

**(Energy Development)**

**From:**  
**Sent:** 29 July 2016 13:13  
**To:** National Infrastructure Consents  
**Subject:** "Both windfarms"

To  
 Energy Infrastructure Planning Team,  
 Department of Energy and Climate Change,  
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In the context of *the combined cumulative impact of the proposed Llanbrymair and Carnedd Wen Developments with other wind farms in the Powys area which have already been granted planning permission or where planning permission has been applied for* I would draw your attention to the record of house price trends taken from the Land Registry website (<http://landregistry.data.gov.uk/app/hpi>). I display a graph showing the trend of house prices over 10 years from 2006, comparing Powys with the England & Wales average. I include a line showing the relative percentage value of Powys' prices as a proportion of that England & Wales average. In Powys prices were slightly below the average for England & Wales until the date of the Public Inquiry into the expansion of windfarms across Powys. I think it is obvious that there has been a steady and continuous decline in the value of property in Powys since that date as shown by these figures. If we estimate a current drop of ~20% in value for a price of £150,000 (£30,000), for an estimated 1,000 properties sold in a year, that would be equal to an annual total of £30,000,000 value taken from Powys if the current position remains.

House prices Powys vs England & Wales



Regards,