Wraxall & Failand Parish Council

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Hinkley C Connection Project
Consultation Response
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21 January 2010

Dear Sirs

Consultation Response to National Grid Proposals for Hinkley Point C Connection Project

Please find enclosed an Addendum to our Report dated December 2009.

This Addendum contains further and better information which we wish to include in our report.

This replaces Appendix 6.

We are keen to work with you on this extremely important decision and to that end we are intending to commence a "working document" which will develop and build on the work done to date.

It is hoped that we can develop this together and establish a "Statement of Common Ground" that should benefit the planning process.

Yours Sincerely

Chris Ambrose CEng
Chairman Wraxall and Failand Parish Council

Cc IPC, Minister of State, Dr Liam Fox MP, Save our Valley

ADDENDUM

To

Report

Commissioned by Wraxall and Failand Parish Council

On

Hinkley point C connection project

The National Grid's proposals for the erection of 400KV

Transmission lines and associated pylons

THE

AMBROSE & PRATT

REPORT

Report produced by:

Hugh Pratt

Chris Ambrose

Ben O'Connor

Alyce Merry

Amanda Sutherland

January 2010

Correction

Please make sure your version of report reads on page 26:

4.2.1 The energy directly inputted to warming the globe is 18cables x 60km x 120W/m x 1000m/km. This amounts to 129.6 MW.

4.2.2 This 129.6 MW is a loss of about 3% of the power being transmitted or said in another way adds 3.24% to our bills.

APPENDIX 6

PROPERTY BLIGHT

Section 1 - Overview

6.1.1 The documents referenced are produced by The Royal Institution of Chartered Surveyors and Stake holder Advisory Group on Extremely Low Frequency, ELFs, and Electric Magnetic Fields, EMFs, SAGE. SAGE is a government advisory body set up to work in conjunction with National Grid to investigate the effects of high voltage power lines.

6.1.2 There are American studies, which whilst not being entirely relevant to the legal system in the UK, cite examples where people have experienced a negative impact on their property values.

6.1.3 Anecdotal buying evidence is that property near a power line has extended periods of viewing, discounted value and still unsold after several years. Despite devaluations being estimated by various bodies anecdotal devaluation rates are more commonly 30% to 50%.

6.1.4 Personal buying experience has been to reject a house on arrival after viewing an "undisclosed" power line on property.

Section 2 – Studies

6.2.1 In summary, the reports suggest a negative impact on property values by between 5 and 30% in Europe and The USA.

6.2.2 The Stake holder Advisory Group's, SAGE , reports[19,20] conclude that National Grid estimate an average of 15% reduction in value if a residential property is located less than 50 metres from a High Voltage Power Line, HVPL, in attractive rural areas. Wraxall and Failand would qualify for an attractive rural area.

6.2.2.1 SAGE states: *"The impact of the power line on the value of a property very much depends on the type of property. For individual homes in a rural location within 50m of National Grid lines, an average diminution in value of up to 15% (compared to what the same property would be worth without the power line) has been experienced. Larger devaluations are quite possible where the visual setting is a large part of the attractiveness of the property. However, on large housing estates, where the visual setting is less important, the average devaluation per house for properties close to the overhead line is probably less than 5%."*

6.2.3 In respect of compensation, SAGE[20] sets outs its interpretation of the law in respect of compensation as follows:

6.2.3.1 SAGE states: *"Electricity companies do not usually own the land the lines pass over. Lines are present by a contractual arrangement between the landowner and the electricity company called a "wayleave" or an easement". If a landowner loses value because of the presence of a line over it, they can claim compensation from the electricity company, but owners of adjacent land have no rights to compensation. More detail on contractual and legal issues is in Supporting Paper S16."*

6.2.4 The Royal Institution of Chartered Surveyors, RICS , reports[17,18] outline guidance to it's valuers/chartered surveyors and comments that properties may be down-valued by 1-15% (depending on distance from the line), prices achieved on the open market (between a willing buyer and willing seller) often do not reflect this level.

6.2.5 In addition, the RICS[18] published a survey, undertaken on their behalf, risks as perceived by members of the public, table 1.

	Rank
smoking cigarettes	1
driving down a motorway in the rush hour	2
drinking alcohol	3
living near high voltage overhead power cables	4
living near a sewage works	5
using a garden pesticide	6
having an x-ray	7
taking paracetomol	8
using an intercity train	9
driving down a motorway when it is very quiet	10=
using a bus to get into town	10=

Table 1

6.2.6 The RICS[18] and American report[22] cites real examples where private housing has been purchased and HVPL's increased and up to 30% loss of value has been experienced within 30m.

Section 3 – Values of homes near power lines

6.3.1 The exact number of properties can be obtained by detailed ordinance survey mapping.
6.3.2 The exact devaluation of properties can be obtained by detailed valuations of those properties obtained in 6.3.1.
6.3.3 In our modeling we suggest using National and National Grid's data to get an approximate value of number of households affected by the proposed power line.
6.3.4 This model excluded industrial properties.
6.3.5 The 2001 Census indicated 21,660,475 households in England and Wales and 79,985 households in North Somerset.
6.3.6 The corridor of the proposed power line runs through a large part of North Somerset comprising of towns such as Nailsea and countryside.
6.3.7 Although North Somerset households are not the exact census of the corridor of the proposed power line – we suggest it as a starting point.
6.3.8 The 2001 Census indicated 8.4 people per acre, in England and Wales and 12.4 people per acre households in North Somerset.
6.3.9 Based upon the 2001 Census the household density in North Somerset is thus 1.48 times the national average.
6.3.10 National Grid has performed analyses for all England and Wales households within 70km of a power line, Table 2.

From Centerline	Households	%
10 m	1,800	0.0%
20 m	4,800	0.0%
30 m	8,700	0.0%
40 m	12,600	0.1%
50 m	17,000	0.1%
100 m	46,000	0.2%
200 m	139,000	0.6%
300 m	264,000	1.2%
400 m	416,000	1.9%
500 m	599,000	2.7%
1 km	1,759,000	8.0%
2 km	4,591,000	20.9%
5 km	11,658,000	53.0%
10 km	17,694,000	80.4%
20 km	20,938,000	95.1%
50 km	21,946,000	99.7%
70 km	22,013,000	100.0%

table 2

6.3.11 The National Grid shows 22,013,000 households within 70km of a power line.
6.3.12 In North Somerset all 79,985 households will be within 10km of the proposed power line.
6.3.13 North Somerset household numbers were thus calculated, tables 3.

From Centerline	North Somerset Households	%
10 m	8	0.0%
20 m	22	0.0%
30 m	39	0.0%
40 m	57	0.1%
50 m	77	0.1%
100 m	208	0.3%
200 m	628	0.8%
300 m	1,193	1.5%
400 m	1,881	2.4%
500 m	2,708	3.4%
1 km	7,951	9.9%
2 km	20,753	25.9%
5 km	52,700	65.9%
10 km	79,985	100.0%

table 3

6.3.14 Using the number of households in table 3, in red, we suggest the total devaluation.

6.3.15 Based on figures provided by the Land Registry of England and Wales the average cost of a home in December 2009 in the South West is £225,000.

6.3.16 National Grid have estimated the devaluation rate near to a power line[20,21].

Private Housing	Distance from power line m	Number of Dwellings	Average Value £	Reduction in Value %	Reduction in Value £
	0	8	£225,000	50%	£915,390
	10	22	£225,000	25%	£1,220,520
	20	39	£225,000	20%	£1,769,755
	30	57	£225,000	19%	£2,370,861
	40	77	£225,000	17%	£2,939,420
	50	208	£225,000	15%	£7,017,993
	100	628	£225,000	12%	£16,965,235
	200	1,193	£225,000	10%	£26,851,451
	300	1,881	£225,000	5%	£21,155,689
		4113			£81,206,314

table 4

6.3.17 This demonstrates a £81 million devaluation of household values as a result of building the proposed power line, table 4.

6.3.18 There is also a devaluation of agricultural land, being the corridor of land near the power line.

6.3.19 This corridor can be modeled as 60km long and parceled in sections under the power line.

Agricultural land	Distance from power line m	Area Acres	Average Value £	Reduction in Value %	Reduction in Value £
	0	0	£30,000	50%	£0
	10	297	£30,000	25%	£2,224,419
	20	297	£30,000	20%	£1,779,535
	30	297	£30,000	19%	£1,646,070
	40	297	£30,000	17%	£1,512,605
	50	297	£30,000	15%	£1,334,652
	100	1,483	£30,000	12%	£5,338,606
	200	2,966	£30,000	10%	£8,897,677
	300	2,966	£30,000	5%	£4,448,838
		8898			£27,182,402

table 5

6.3.20 This area is some 8,898 acres being devalued at current prices by some £27m, table 5.

6.3.21 It is possible that compensation could be paid.

Section 4 – Conclusions

4.6.1 The impact of proposed overhead transmission pylons can have on:

4.6.1.1 Agricultural land is to devalue by up to £27m from the sterilization of the corridor under the lines due to the requirements of the Health and Safety at Work Act, HASAW.

4.6.1.2 Households is to devalue by up to £81m even when only in the vicinity of transmission lines.

4.6.1.3 Industrial property blight has not been accounted for.

4.6.1.4 High value property when combined with location and view then this devaluation is higher and in some cases can become worthless and even unsaleable.

4.6.1.5 Our model is that at least £108m will be removed from the value of properties.