

**Question for written answer E-003618/2013
to the Commission**
Rule 117
Struan Stevenson (ECR)

Subject: Industrial wind farms and impacts on property values

According to a recent ruling by the European Court of Justice, Member States can now be forced to pay compensation to citizens adversely affected by projects built without an environmental impact assessment (EIA). Such a ruling sets an important precedent whereby EU citizens can claim damages for loss of property value under the EIA Directive.

In the United Kingdom, national governments and local authorities are currently dealing with an overwhelming number of planning applications for wind farms, ranging from proposals for one turbine to large-scale developments with hundreds of turbines.

Where wind farms and wind turbines are concerned, UK authorities, particularly in Scotland, have stated that 'a development's impact on housing values of adjacent properties is not a material consideration in the determination of planning applications.'

If citizens can now claim compensation for loss of property value where no EIA was conducted, or where an EIA was conducted improperly, then it is logical and necessary for potential impacts on property values to be assessed either in the EIA or elsewhere.

Could the Commission outline what steps will be taken to ensure that both national and local authorities in Member States assess and evaluate all potential impacts on property values prior to giving consent for planning applications?