

Collaborative Benefits Report



For two wind turbines on Land at Dubbers China-Clay Works,
Nanpean, St. Stephen-in-Brannel, PL26 8XT.

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1. Introduction

- 1.1.1 This Collaborative Benefits Report (CBR) has been prepared by Clean Earth (The Applicant) and seeks to demonstrate the core benefits of the proposed development and The Applicant's inherent compliance with relevant policy. It will also demonstrate the engagement that has taken place to date and outline the plan for continuing engagement - alongside the expected outcomes.
- 1.1.2 On the 21st of February 2023, Cornwall Council formally adopted The Climate Emergency Development Plan Document (CEDPD) which added to Cornwall Local Plan's Strategic Policies as part of a positive and flexible planning policy framework. The CEDPD introduced Policy RE1- Renewable and Low Carbon Energy which includes the requirement:
- (f) 'Commercial led energy schemes with a capacity over 5MW shall provide an option to communities to own at least 5% of the scheme subject to viability'.*
- 1.1.3 This CBR records the engagement completed to date in regard to this policy and includes a record of discussions with the community in regard to community ownership. This includes details of how Clean Earth are offering the community a percentage of the wind farms revenue without the need to raise any capital investment.

2. Policy & Guidance

- 2.1.1 The accompanying Policy Guidance for the CEDPD states that *‘the policy does not require the community to take up the option’* and *‘it is expected that this option would be secured outside of the planning process’*.
- 2.1.2 The Policy Guidance Climate Emergency DPD document specifically references further information to help demonstrate compliance with Policy RE1(f) ***‘Community Engagement and Benefits from Onshore Wind Developments: good practice guidance for England’*** updated in December 2021 and the ***‘Guidance for developers, local communities and decision-makers’*** document published by the Welsh Government in June 2022.
- 2.1.3 Whilst some of the shared ownership or community engagement documents recommended in the CEDPD guidance are detailed, they are limited to shared ownership in Wales or specific to community engagement or descriptive of community ownership models. Neither provide detailed guidance on how Cornwall Council expect policy RE1(f) to be applied and are not specific to the CEDPD and the policy requirement of RE1(f).
- 2.1.4 Nevertheless, it is important to note that the Welsh guidance specifically lists local ownership as a form of community ownership and to highlight that Cornwall Council references this particular document as a useful guide to show how compliance with this Cornwall policy could be met. In particular, the Welsh guidance is for developers, local communities and decision-makers and has defined ‘local ownership’ as;

‘Energy installations, located in Wales, which are owned by one or more individuals or organisations wholly owned and based in Wales, or organisations whose principal headquarters are located in Wales.’ This includes the following categories:

- *Businesses;*
- *Farms and estates;*
- *Households and other domestic scale generation;*
- *Local Authorities;*
- *Other public sector organisations;*

- *Registered Social Landlords; and*
- *Third sector organisations including social enterprises and charities, their subsidiaries, trading arms and special purpose vehicles.*

2.1.5 The guidance defines ‘shared ownership’ as a project owned by more than one legal entity, with an expectation that one or more of the parties would be in one of the categories included in the definition of ‘local ownership’.

2.1.6 The Welsh policy acknowledges that energy projects can provide both financial and non-financial benefits in the following ways:

- Ownership;
- Supply chain jobs/profit during construction and Operation and Maintenance;
- Non-domestic rates payments;
- Legacy infrastructure such as roads, grid and broadband;
- Investor profit; and
- Community Benefit funds.

3. Proposed Development Benefits

Energy Generation and Carbon Saving

3.1.1 The proposed development will:

- Produce approximately 25GWh of renewable energy annually, the equivalent of powering over 5,500 Cornish homes; and
- Offset an estimated 5,321 metric tonnes of carbon each year, equating to over 180,000 metric tonnes across the proposed developments 35-year lifetime.

Community Benefit Fund

3.1.2 The proposal will be associated with a Community Benefit Fund (CBF). Community Benefit is the term generally used to refer to the voluntary provision of a payment (financial, or in kind) to the host community. These payments are not considered part of the material considerations for an application unless they are (i) directly related to the proposal; (ii) necessary to make the proposal acceptable in planning terms; and (iii) fairly and reasonably related in scale and kind to the proposal. The wording of Policy RE1 states that schemes that provide these types of social and community benefits will be given ‘encouragement’ and therefore do weigh into the planning balance.

3.1.3 The structure of the CBF for this proposal will be a percentage of the development’s revenue - predicted to be over £20,000 annually. The CBF will become available once the proposed development is energised. It is The Applicant’s intention that the fund will be distributed to the host parish.

3.1.4 For the purpose of establishing the community benefit fund, The Applicant has considered where the potential impacts of the proposal might be felt across the local area and as such has defined ‘the community’ as the host parish - St Stephen-in-Brannel.

3.1.5 Unlike traditional community benefits which offer a set financial offer; the proposed structure here links the financial benefit to a percentage of the development’s income - **without the requirement for the community to raise the investment.**

3.1.6 The proposed CBF structure is a significant change from traditional community benefit mechanisms and should be looked upon positively by the community and decision makers when assessing the offer against policy RE1(f). The Applicant is a local company with local interests (as set out in this CBR) - and has always ensured to support communities in the locality of proposed developments.

Socioeconomic Impact

3.1.7 The Applicant endeavours to hire local businesses, both in the development of this planning application and within the construction phase of the proposed development. This will indirectly benefit third party suppliers, such as accommodation providers and local businesses during the development, construction, and operational works.

3.1.8 Based on different phases of construction such as development services (consultancy, planning advice and project management), construction (roads, access, fences, foundation etc.), civil and electrical engineering and improvements to cabling, a portion of this money will be fed into local businesses who are contracted to complete these works.

Ecological Enhancement

3.1.9 In addition to the above socioeconomic benefits, the proposed development will deliver a scheme of ecological enhancement to the development site that will benefit the local environment.

3.1.10 The proposed development will involve the creation of new habitats which will result in 11.37% of habitat net gain.

Summary of wider benefits

3.1.11 The proposed development is expected to include the following wider benefits:

- Payment of local business rates to Local Authorities, which in turn contribute to the provision of local services;
- Development of local supply chains and skills;
- New jobs in the development sector in Cornwall;
- Direct supply of electricity to Imerys for industrial operations;

- Supply of renewable energy to the grid; and
- Investment into local grid infrastructure.

4. Local & Shared Ownership

Local Ownership

- 4.1.1 The Cornwall policy on community ownership of renewable energy installations, takes inspiration from policy already in place in Wales, referencing the ‘Local and Shared ownership of energy projects in Wales: Guidance for developers, local communities & decision-makers’ in the Climate Emergency Development Plan Document guidance as an example of how to comply with the policy. As such The Applicant has demonstrated below how they comply with the spirit of the policy through local ownership.
- 4.1.2 The guidance in Wales states that Local ownership is defined as *‘installations, located in Wales, which are owned by one or more individuals or organisations wholly owned and based in Wales or organisations whose principal headquarters are located in Wales’*.
- 4.1.3 Clean Earth is a Cornish based business, founded here in 2010 and continuing to operate exclusively from its headquarters in Wadebridge. Clean Earths is responsible for around 45 local jobs, with most employees also residing in Cornwall.
- 4.1.4 The proposed development is approximately 17km southwest of Clean Earths headquarters.
- 4.1.5 Direct benefits of The Applicant being a local entity are as follows;
- Contributing around 45 jobs to local employment;
 - Contributing to local training and upskilling to fill technical job roles within the renewable energy industry;
 - Payment of local business rates to local authorities;
 - Development of local supply chains and skills;
 - Indirect economic benefits through payment for accommodation and subsistence during work times; and
 - Increased spending in the local area through increased employment and indirect spending from employees outside of work hours.

4.1.6 In line with the Welsh guidance and due to the reasons outlined above, The Applicant has met the necessary criteria to categorise the proposed development as ‘locally owned’ and have demonstrated the ways in which the proposed development will directly and indirectly benefit the wider community in Cornwall.

Shared Ownership

4.1.7 According to the ‘Community Engagement and Benefits, best practice guidance for developers in England’ and the Welsh guidance as above, Shared Ownership refers to a project owned by more than one legal entity, with an expectation that one or more of the owning bodies falls under the definition of the local community.

4.1.8 There are three main models laid out in the best practice guidance. The Applicant is following the ‘shared revenue’ model in which a legally constituted community organisation buys the rights to a future virtual revenue stream which will be calculated on the basis of a specified proportion of the output of the proposed development.

4.1.9 The benefits of shared ownership can include:

- The retention of a greater proportion of the rewards of onshore wind projects within the local community;
- Greater co-operation, coordination, and collaboration at a local level; and
- Raised local and community pride.

4.1.10 As the shared ownership model effectively represents the local community becoming an investor in the proposed development, there are also risks associated with it. The risks are laid out in the Welsh policy as below:

- The return from the investment can fluctuate;
- The investment should not be regarded as a short-term venture and a community group must be prepared to take a long-term view of their investment;
- Onshore wind projects can have significant construction risks including delayed operation and commissioning, and costs escalation during the construction period; and
- Changes in economic conditions and legislation can adversely affect investment.

- 4.1.11 The Applicant is committed to providing a community benefit fund directly linked to the income of the proposed wind farm. This demonstrates that a portion of the proposed development will be offered to the community. The community surrounding the proposed development will already share in the profit of the wind farm, without having to raise funds to invest at an early stage, avoiding the potential risks as listed above.
- 4.1.12 Although The Applicant feels they have more than complied with policy through local ownership and a community benefit fund, The Applicant is offering a 5% share of the proposed development to 'the community' - the scope of which is defined within this report - subject to investment criteria being met.

Collaborative Benefits Process

- 4.1.13 The Applicant feels it is important to engage with the local community prior to submitting a planning application to the local authority. As such The Applicant follows a pre-application consultation process that involves holding a public consultation event, to which residents of the surrounding community within 1.5km of the development and the local parish councils are sent invitations via post with further advertising of the event in the St Austell Voice newspaper.
- 4.1.14 The collaborative benefits display includes details of the community share offer, the criteria to be eligible to participate and an expression of interest specific email address to contact.
- 4.1.15 The Applicant has decided to open the expression of interest window for 90 days following a valid submission. The Applicant feels allowing expressions of interest for this period of time allows members of the community to make an informed decision on investing in the proposal based on all of the information available during the planning process.
- 4.1.16 In line with the 90-day expression of interest window, the information on collaborative benefits will remain live on The Applicants website until this window has closed.
- 4.1.17 As above, outlined for the community benefit fund, it is reasonable to apply the same definition of 'the community' here and as such community ownership offers will only be

accepted from residents and social enterprises within the parish of the proposed development.

4.1.18 Following the expression of interest period, The Applicant will seek to hold a further community meeting with any who have registered their interest. The aim of this meeting will be to share more information about what a community share offer could look like and explain the next steps of the process to interested parties.

4.1.19 Following this meeting, The Applicant will look to enter into a 'memorandum of understanding' with still interested parties, although the final details of the share offer would likely be concluded once planning consent had been obtained and the project is at financial close.

4.1.20 It should be noted, as in the best practice guidance for England, that any accepted community share offer would not constitute decision making rights in regard to the proposed development.

5. Pre-Submission Community Engagement log

Communication	Date	Notes
Email to St Stephen-in-Brannel Council	22 nd May 2025	Request to present the proposed turbine development at parish meeting.
Applicant attendance at St Stephen-in-Brannel parish council meeting.	9 th July 2025	Present details of the proposed development to the parish council and answered questions.
Applicant attendance at Stephen-in-Brannel parish Planning & Licencing committee.	17 th September 2025	Present details of the proposed development to the parish council and answered questions.
St Stephen-in-Brannel parish sent advise following on from parish meetings.	19 th September 2025	The letter advised that members looked favourably at the proposed development.
Letter drop to residents within 1.5km of the proposed turbines.	11 th November 2025	Invitation to the public consultation event to all residents within 1.5km of the proposed turbines.
Letter drop to the parish councils.	10 th November 2025	Invitation to the public consultation event to St Stephen-in-Brannel Parish council & Steve Trevelyan (ward member for Roche & Bugle.
Local press advertisement-both online and in print.	12 th & 19 th November 2025	Notice of the public consultation event placed in the St Austell Voice newspaper and advertised on their webpage.
In-Person Public Consultation Event at Brannel Room, St Stephens.	25 th November 2025.	Event to be held between 5-8pm.

6. Conclusion

- 6.1.1 The policy RE1(f) within the CEDPD outlines that all renewable energy developments proposed in Cornwall must at least offer a 5% ownership share to the local community. This Collaborative Benefits Report (CBR) has addressed the relevant guidance and processes that The Applicant has followed when considering this policy.
- 6.1.2 The guidance document to accompany the CEDPD references the Welsh Guidance ‘Local and Shared ownership of energy projects in Wales: Guidance for developers, local communities & decision-makers’ as a helpful guide to illustrate how compliance with policy RE1(f) could be satisfied. Within the Welsh guidance, it is outlined that developers that meet the criteria of ‘local ownership’ automatically qualify as having satisfied the need for community ownership within Wales.
- 6.1.3 The Applicant, Clean Earth Energy Ltd, does meet the required definition of local ownership, as a developer founded and based entirely within the county of Cornwall, and indeed based within 17km of the proposed development site. This CBR has outlined the direct and indirect benefits to Cornwall that result from The Applicant being a local company.
- 6.1.4 In addition to the benefits linked to The Applicant operating out of Cornwall, wider benefits of the proposed development have been detailed above. In summary these are:
- Renewable Energy Generation & Carbon Savings
 - 25GWh of renewable energy produces annually.
 - Over 180,000 metric tonnes of carbon saved over the lifetime of the project.
 - Community Benefit Fund
 - Expected 2% of project income allocated to CBF, predicted to be over £20,000 per year.
 - Ecological Enhancements
 - 11.37% of habitat net gain.
 - Socioeconomic impacts

- 6.1.5 Although The Applicant feels they have more than complied with the policy, through local ownership and the income linked community benefit fund, The Applicant has gone above and beyond, offering a 5% share of the proposed development to ‘the community’ - the scope of which is defined within this report - subject to investment criteria being met.
- 6.1.6 The expression of interest window will remain open for 90 days post valid submission of the application with all documentation relating to the collaborative benefits process remaining live on The Applicants website.

Appendix A- Collaborative Benefits Display

Collaborative Benefits



The collaborative benefits scheme is in regard to The Climate Emergency Development Plan Document (CEDPD), which states that **commercial-led energy schemes with a capacity over 5MW shall provide an option to communities to own at least 5% of the scheme, subject to viability.**

A 90-day expression-of-interest window will open after the planning submission, allowing local residents and organisations to participate.

Local Ownership

Clean Earth is a **Cornish** company, founded in Wadebridge in 2010 and employing around **45 local people**.

All project development, operation, and management are run from Cornwall, meaning jobs and expertise stay in the local economy.

- A Cornish company developing and running the turbines.
- Local jobs, training, and supply chain growth in renewables.
- Business rates and economic value retained in Cornwall.
- Direct investment into Cornish communities.

This structure meets the principles of Cornwall Council's Policy RE1(f) on community benefit and ownership — ensuring renewable energy is both locally led and locally rewarding.

Community Benefit Fund

A separate Community Benefit Fund (CBF) will fund local initiatives, environmental projects, and community facilities — decided locally, for local people.

- A Community Benefit Fund (CBF) will provide around **£20,000** every year, linked directly to the wind farm's income.
- This fund will support local projects and be managed for the benefit of residents within **St Stephen-in-Brannel Parish**.
- The community doesn't need to invest any money upfront to benefit from this scheme.

Shared Ownership a 5% community offer

- Community members can invest directly in the project.
- Returns are linked to project revenue, not fixed rates.
- Participants share in the long-term financial benefits of the wind farm.
- The offer follows a **90-day** "expression of interest" period after planning submission.
- Only applicable for **St. Stephen-in-Brannel Parish, residents and social enterprises**.

The Community ownership being offered, represents the local community becoming an investor in the proposed development and as such there are also risks associated with this:

- The return from the investment is variable;
- The investment should not be regarded as a short-term venture and a community group must be prepared to take a long-term view of their investment;
- Changes in economic conditions and legislation can adversely affect investment; and
- A Community Ownership offer requires the local community to raise the equivalent of 5% of the proposed development capital cost.

If you would like to register an expression of interest in the Community Ownership offer, please send your name, contact information, organisation name (if applicable) and address to the email address below:

dubbers@cleaneartenergy.com

