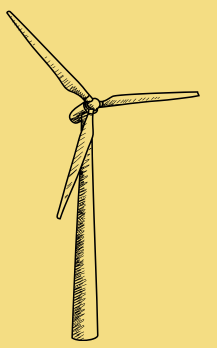


# The proposed Wind Turbines at Dubbers



## The Project

CleanEarth Energy Ltd. is proposing **two wind turbines**, with a maximum tip height of 135m, on land at Dubbers China-Clay Works, Nanpean, St. Stephen-in-Brannel, PL26 8XT.

The proposed turbines are situated within a landscape that already exhibits strong industrial characteristics, with much of the immediate area dominated by the China clay industry. The proposal is in Landscape character assessment CA17 – St Austell or Hensbarrow China Clay Area, which has been deemed suitable to accommodate Band D turbine developments – up to 150m to tip.

This promotes sustainable development by prioritising proposals on previously developed land. The site is within the **China Clay Mining area**, featuring spoil heaps and existing turbines; therefore, the landscape is already impacted by industrial activity.



Viewpoint 10

## Benefits

**Installed capacity: 8.6MW**

**Annual Generation: 25GWh of renewable energy**

**Generate power for 5,500 Cornish Homes annually**

**Over 5,300 metric tonnes of carbon saved per year**

**Over £20,000 a year community benefit for St. Stephen-in-Brannel Parish.**

This proposed development, located on land at Dubbers, will comprise two turbines with a 35-year lifespan. Over the course of this lifespan, the project will offset over **180,000** metric tonnes of carbon. This directly responds to Cornwall Council's Climate Emergency declaration from 2019, as this contribution to offsetting carbon emissions helps to support the council's commitment to achieving carbon **neutrality by 2030**.

This aligns with the St Stephen in Brannel Parish Neighbourhood Development Plan 2023–2030, whose policies support achieving net-zero carbon in line with the National Planning Policy Framework, Cornwall Local Plan, and Climate Emergency DPD. The proposal contributes to these objectives by **providing green, renewable energy** to the local network.



# Report Conclusions



## Landscape & Visual

A Landscape and Visual Impact Assessment (LVIA) was undertaken assessing the development's effects on the surrounding landscape, visual amenity, and its relationship to existing wind turbines. The proposal would introduce two vertical moving elements but would avoid any direct impact on designated landscapes. The site lies within a landscape already strongly shaped by China Clay works, which has the capacity to accommodate further change and is identified by Cornwall Council and St Stephen-in-Brannel Parish Council as suitable for wind energy development. Although the turbines would appear as prominent vertical features in close proximity to similar operational and consented turbines, they would quickly become absorbed within the wider undulating landscape. Overall, the LVIA concludes the proposal would have limited effects on landscape designations, character, and visual amenity.

Reviewed by Amalgam Landscapes

## Ecology

It has been determined that there will be no significant effects as a result of the Proposed Development. There will also be a minimum of 10% net gain in biodiversity as set out in the accompanying BNG Strategy.

Reviewed by Western Ecology

## Aviation

Concluded that the scale and location of the proposed turbines are appropriate and will not adversely affect the safety, operation, or functioning of aviation activities at Cornwall Airport Newquay.

Reviewed by Straten CSL

## Operational Noise

The assessment results show that predicted cumulative wind turbine noise levels are below the Total ETSU-R-97 Noise Limits at most of the Noise Assessment Locations, with three exceptions which can be mitigated via the use of Low Noise Modes in specific time periods, wind speeds and directions. This indicates that the candidate turbine model, a Vestas V117 4.3MW, would be a suitable wind turbine model in regard to noise for the proposed development.

Reviewed by TNEI Services Ltd

## Contamination

In the absence of a significant source of contamination, it can be concluded that the proposed Site is suitable for its intended future use and that no further investigation will be required.

Reviewed by Wheal Jane Consultancy

## The planning process

Clean Earth adopts a comprehensive approach to the planning process and have worked to ensure the proposal considers key criteria from consultees and aligns with both national and local guidance.

The assessments carried out in support of this application have influenced the design process and location of the proposed development.

## Heritage

The assessment concludes that the proposed development is unlikely to have any significant direct effects on archaeological features. The expansion of China Clay extraction in the 20th century has limited archaeological value.

For most, the effect of the proposed turbines are judged as No Change/Neutral, with the remainder assessed as Negligible Adverse.

The aggregate impact of the proposed development is judged to be Negligible Adverse and the cumulative impact as Minor Adverse.

As the previous use of the site – as a China clay quarry and bench tip – has removed or deeply buried any archaeological sites or features, archaeological mitigation is irrelevant, and no further work is possible

Reviewed by Southwest Archaeology Ltd

## Flood Risk

The FRA and Hydrology Assessment concludes that there is no risk of flooding on site, and that the development will not increase the risk of flooding elsewhere with the installation of the proposed sustainable drainage system.

Provided the recommendations outlined in this report are adopted in the development proposal then there is the capacity to manage the surface water runoff from the development onsite. The proposed drainage infrastructure has been designed in accordance with guidance outlined in the NPPF, PPG, and Drainage Guidance for Cornwall and therefore the development is entirely appropriate on this site from a flood risk perspective.

Reviewed by Engineering and Development Solutions

## Construction Traffic

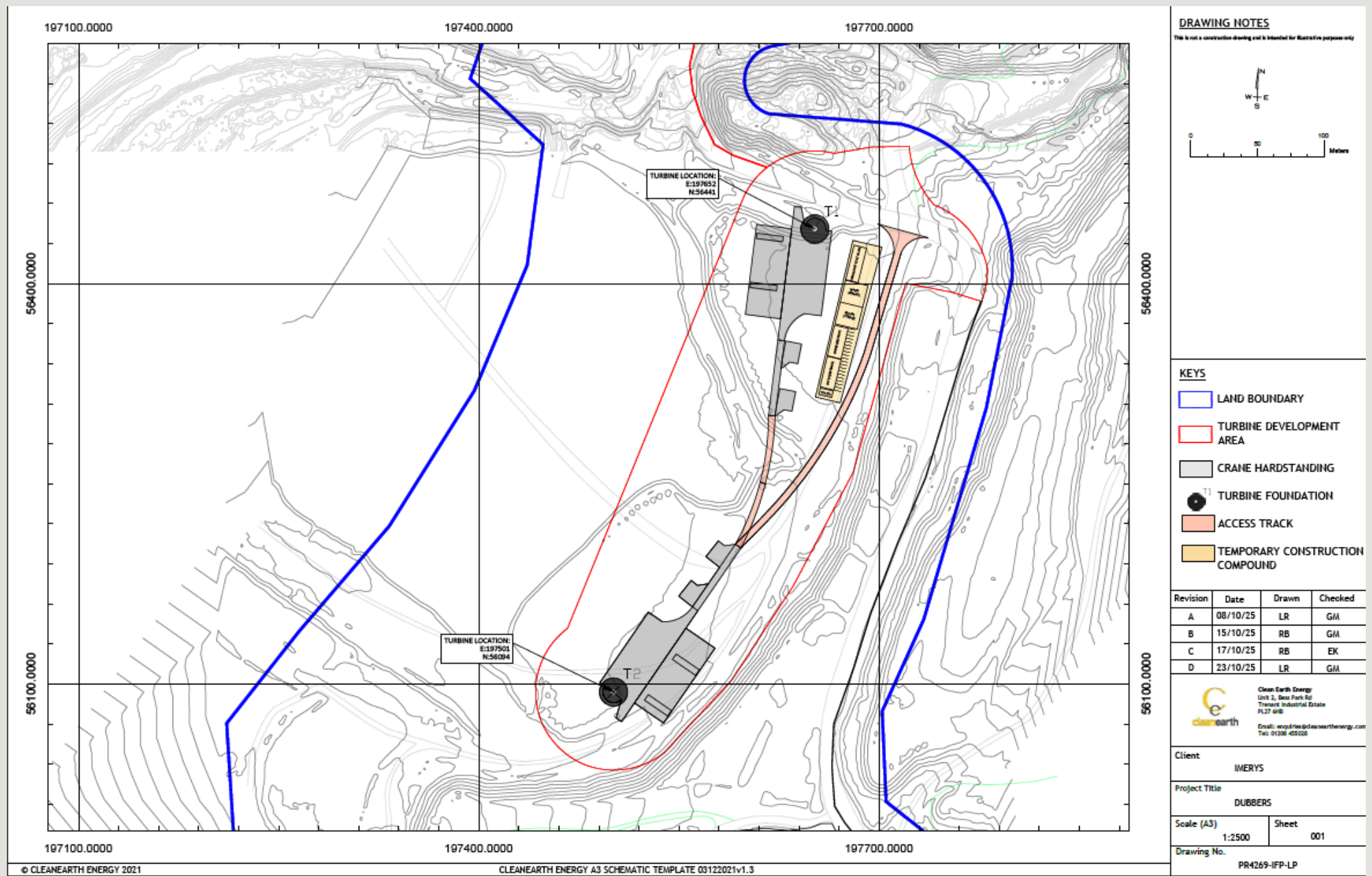
It is not deemed that the potential impact relating to construction traffic over the construction period would be significant. Any major impacts would be of short duration, for example during abnormal load movements.

## Shadow Flicker

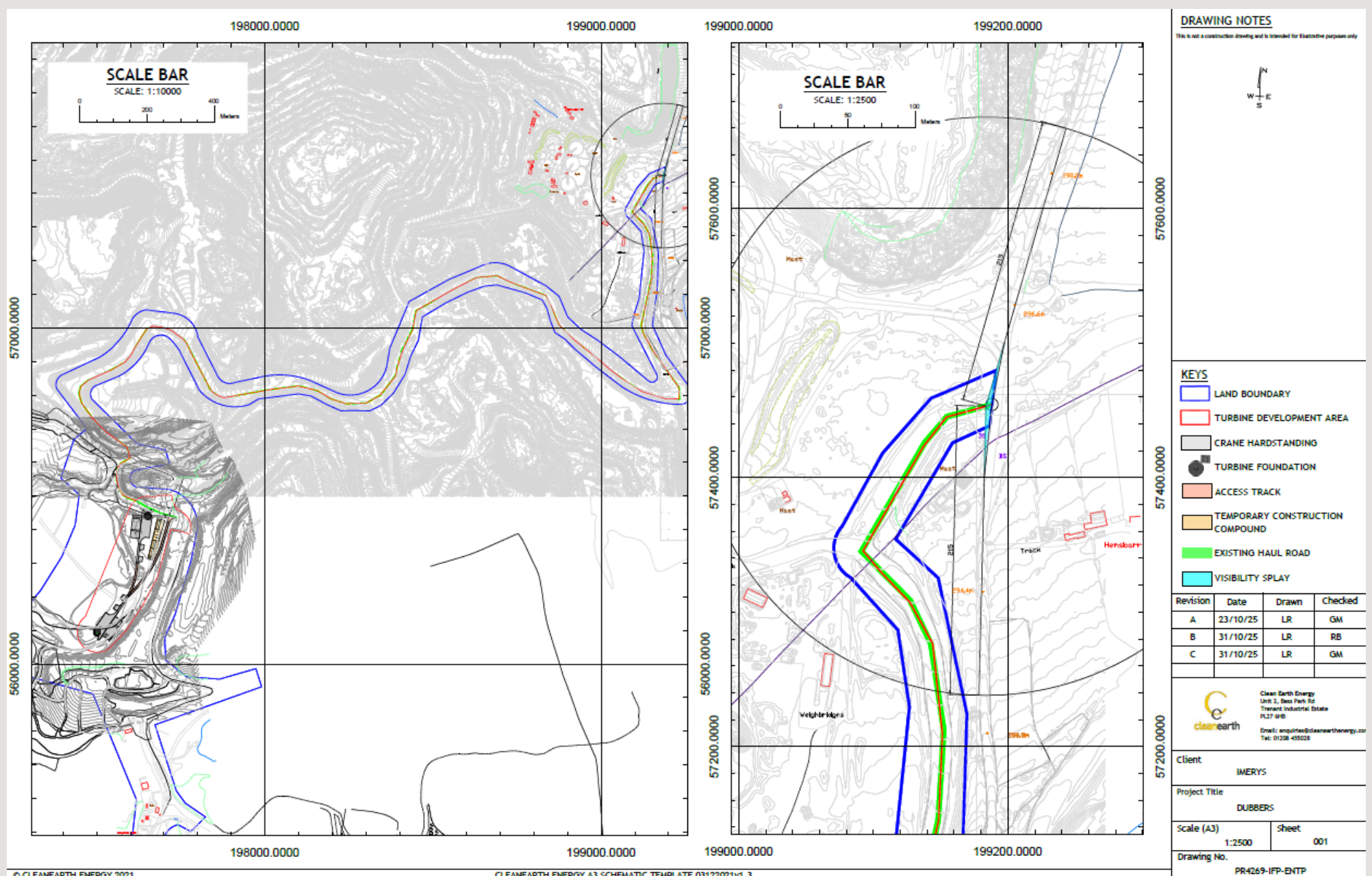
The proposed turbines will have a shadow flicker mitigation program installed. This program will allow shutdown in the event of shadow flicker, effectively nullifying any impact.



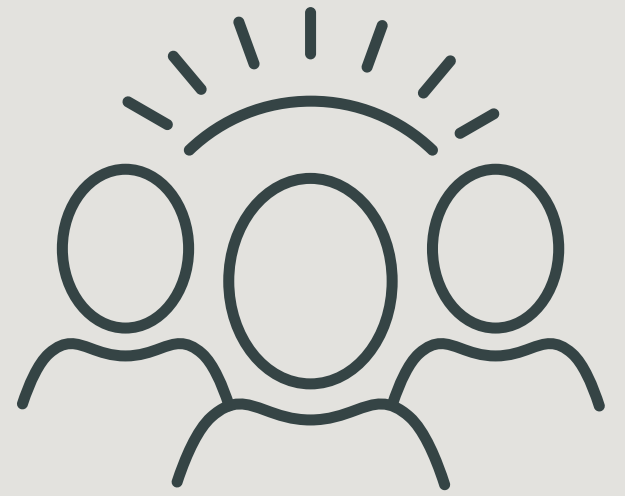
# The Proposed 2 Turbine Site Layout



# The Proposed Entrance Plan



# 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@cleanearthenergy.com](mailto:dubbers@cleaneearthenergy.com)**