

Cornwall Council

## Planning and Sustainable Development Service



Clean Earth Energy  
Clean Earth Energy Investments Ltd  
2A Bess Park Road  
Trenant Industrial Estate  
Wadebridge  
Cornwall  
PL27 6hb

My ref: PA21/09244  
Date: 01/10/2021

Dear Vivek Kodige

Statutory Instruments 2017

The Town and Country Planning (Environmental Impact Assessment)  
Regulations 2017

Regulation 6

Application Number PA21/09244

Proposal EIA screening opinion request for a single wind turbine.  
Location Land east of Blackpool pit at Burngallow Common PL26

Applicant Clean Earth Energy

Further to your screening request received 14 September 2021 - please find attached the Screening Opinion now adopted by Cornwall Council, as the Local Planning Authority, which concludes that:

The development proposed is not considered to be an EIA development within the meaning of the EIA Regulations. The decision is based on the information known at the time and selection criteria for screening Schedule 2 development - specifically Category 3 (i) Installations for the harnessing of wind power for energy production (wind farms) - and Planning Practice Guidance. This decision is given without prejudice to any final determination of any subsequent planning application.

The development does not require an Environmental Impact Assessment (EIA), as it lies outside of a sensitive area as defined and although it exceeds

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the applicable threshold i.e. the hub height of any turbine or height of any other structure exceeds 15 metres - it is considered unlikely to have significant effects on the environment.

This decision is given without prejudice to any final determination of any planning application.

Yours faithfully



Service Director Planning and Sustainable Development

Town and Country Planning (Environmental Impact Assessment) Regulations  
2017

Regulation 6 – screening opinion checklist

Screening request under Regulation 6 of the Town and Country Planning  
(Environmental Impact Assessment) Regulations 2017

Request for a formal EIA Screening Opinion

Proposal:	Screening request for an EIA screening opinion for a single wind turbine of 135metres high to tip.  Imerys Land, Land at Burgullow, Cornwall PL26 7TE
Cornwall Council Ref:	PA21/09244

1	Is this a Schedule 1 development? If YES – EIA development, EIA required If NO – go to Box 2.	NO
2	Is this a Schedule 2 development?	

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(a) Is it of a description mentioned in Column 1 of the table in Schedule 2;	YES
If YES – go to 2(b) and (c);	
If NO – not Schedule 2 development, no EIA required.	
(b) Is any part of the site in a 'sensitive area'? (ie SSSI, AONB, World Heritage site, SAC, scheduled monument etc);	NO
(c) Is any applicable threshold or criterion in the table in Schedule 2 exceeded or met in relation to the development.	YES
If YES to either 2(b) OR (c) – Schedule 2 development – go to Box 3	
If NO to both 2(b) AND (c) – not Schedule 2 development, no EIA required.	
3 Would the development site/proposal be likely to have significant effects on the environment because of factors such as its nature, size or location? (Refer to Schedule 3 for guidance)	NO
If NO – not EIA development, no EIA required.	

## Screening Opinion - reason(s) for decision:

## Characteristics of the development

(a) The size of development	<p>The proposed development comprises the erection of a single wind turbine, 3 blade rotor design with a maximum tip height of 135metres.</p> <p>Two switchgear housing units (approx. 4m x 4m x 3m) temporary access track, underground cabling and temporary crane hard standing (approx. 45mx35m).</p>
(b) The cumulation with other development	<p>There are several operational wind turbines within 4km of the proposal, ranging from 34metres to 77metres, and 1 consented wind turbine at 135metres</p> <p>Approved/Constructed within 4km:</p> <p>PA14/12102 1 x 77m – 0.9km North  PA14/07230 1 x 66m – 1.7km East  PA15/01218 1 x 77m – 05km South  PA14/12172 1 x 77m – 3.5km NE  PA11/08550 1 x 43m - 1.5km West  PA12/12138 1x 54m – 1.8km East  PA11/08457 1x34m – 3.2km South</p>

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	<p>PA20/09318 1x135m – 1.2km North</p> <p>Medium scale (up to 77m to tip) wind developments are located in close proximity to the proposed turbine location.</p> <p>Consented:</p> <p>PA21/02845 1x135m – 2.7km SW</p> <p>There are two further consented/built turbines within 5km:</p> <p>PA11/01122 1x 34m – 4.2km West PA14/10878 1x36m – 4.4km West</p> <p>There would be intervisibility with the turbines and this proposal is for an additional single turbine but it not considered that the cumulative landscape effects, having regard the nature of the turbines and the characteristic of the intervening landscape (which is predominantly china clay pits and a commercial landscape) between them would be significant in EIA terms.</p> <p>Any submission should be supported by a landscape and visual impact assessment which considers cumulative impact.</p>	
(c) The use of natural resources	Wind would be used to power the turbine. Otherwise the use of natural resources is expected to be minimal. Other resources would be used in the manufacture of the turbine but these are insignificant in EIA terms.	
(d) The production of waste	Modest amounts of waste would likely to be generated during the construction phase of development, which could be transported away from the site post-construction as necessary.	
(e) Pollution and nuisances	The main potential pollution and nuisance impacts from this type of development are expected to be a degree of noise, shadow flicker and electro-transmission impacts. This is likely to be a localised impact and capable	

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	of being mitigated through the planning application process.
(f) The risk of accidents, having regard in particular to substances or technologies used	<p>Provided that the wind turbine is operated in accordance with its operational specifications, there would unlikely be a risk of accidents associated with mechanical failure. The proposed siting of the turbine has an adequate distance to high risk sites such as residential dwellings should the turbine collapse.</p> <p>There is a potential risk of accidents associated with vehicle movements, particularly during the construction phase of development, as it is anticipated that at times - there would be large and abnormal vehicles exiting and entering the A30.</p>
Location of the development	
(a) The existing land use	The site is in Burngallow Common which is suitable as pasture land and bordering onto Blackpool Clay Pit, china clay works.
(b) The relative abundance, quality and regenerative capacity of the natural resources in the area	<p>In this context, 'natural resources' has been taken to mean those resources which exist naturally and can be used to attribute or derive value, including biodiversity interests and the natural landscape.</p> <p>The natural resources in the area have been impacted upon by the commercial mineral extraction that has taken place on the land and there is no evidence to suggest any significant impact from this proposal on the natural environment.</p>
(c) The absorption capacity of the natural environment	<p>The development does not fall within an area statutorily designated for its landscape and scenic beauty.</p> <p>The site is within landscape character area CA17 – St.Austell or Hensbarrow China Clay Area which has been highlighted to have no great sensitivity to turbine development.</p> <p>Cornwall AONB – 4.7km SE</p> <p>The turbine falls within the Burngallow and Gover Valley County Wildlife Site (CWS) and is just south of Longstone Down CWS.</p>

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	<p>The Brenergy Common and Goss and Tregoss Moors SAC &amp; Goss and Tregoss SSSI - 4.8km north</p> <p>The River Camel SAC 7.7km to the north</p> <p>Crowhill Valley SSSI – 5.5km SW</p> <p>Carn Grey Rock and Quarry SSSI – 5km East</p> <p>Wheal Martyn SSSI- 2.3km NE</p> <p>St.Austell Clay Pits SSSI - 3.9km East, 4.02km West and 4.62km North.</p> <p>St.Mewan Beacon SSSI - 0.6km SW</p> <p>Roche Rock SSSI - 5.6km North</p> <p>Mid-Cornwall Moors SSSI - 4.9km NW</p> <p>Trelavour Downs SSSI – 4.1km NW</p> <p>Tregargus Quarry SSSI - 3.4km West</p> <p>Goss Moor National Nature Reserve - 5.41km NW</p> <p>Taking into consideration the nature of these protected areas and the proposal itself which is not within any of these areas it is considered that there is unlikely to be significant impact upon these designations due to the siting and nature of the proposal to trigger an EIA.</p> <p>There are a number of listed buildings within 5km of the site.</p> <p>Grade II *: Menacuddle Baptistery Church - 3km East</p> <p>Grade II: Carlyon Farm China Clay Dry – 2.97km East</p> <p>Grade II: Sticker Methodist Church/Sunday School &amp; Trudgeons &amp; Hews Inn – 3.84km SW</p> <p>Grade II: Pondhu House – 3.25km SE</p> <p>Grade II: White House, Tregorrick – 3.84km SE</p>	
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	<p>Grade II: Gover Railway Viaduct – 1.82km SE</p> <p>Grade II: Hembal Manor – 1.74km South</p> <p>Grade II*: Parkandillack Engine House – 4.37km NW</p> <p>Grade II: Coldreath Mill – 4.32km North</p> <p>Grade II*: Goonvean China Clay Works Engine House with Boiler-House and detached Chimney – 3.64km NW</p> <p>Grade II: Trethosa School – 4.16km West</p> <p>Grade II: Railway Viaduct, Combe – 4.96km SW</p> <p>Grade II*: Chapel Mill, St Stephen in Brannel 3.68km SW</p> <p>Grade II: Tregarrus Mill – 3.5km West</p> <p>Grade II*: Treveor Farmhouse wall and gate – 3.48km West</p> <p>Grade I: Holy Trinity Church, St Austell - 3.43km SW</p> <p>(also in St Austell and located fairly close to Holy Trinity: Grade II – St Austell Branch Library; White Hart Hotel; Elm Terrace; Corn Mill. Grade II* - Market House; Trevarrick Hall; St Johns Methodist Church and School Rooms)</p> <p>Grade II*: Church of St Mewan - 2.7km South</p> <p>Most of the listed buildings cited above are within the Theoretical Zone of Visibility as shown on the submitted plan, however it is noted that topography, tree cover and extant buildings will screen some views of the turbine and even when it is visible the distance at more than one kilometer from the nearest listed building and existing turbines, combined with the general industrialised/China clay landscape character of the area will mitigate against any significant harm to the setting of listed buildings.</p>
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	<p>There are a number of Scheduled Monuments within 5km of the application site:</p> <p>Wheal Martyn China Clay works SM - 2.32km NE</p> <p>Hensbarrow Beacon - 3.37km North</p> <p>Platform cairn 180m NW of Hensbarrow Farm - 3.38km North</p> <p>Menacuddle Well SM - 2.9km East</p> <p>Churchyard cross, Wayside cross St Stephens - approx. 3.96km West</p> <p>St. Stephens Beacon SM &amp; Round 310m east of Carloggas Moor Farm SM - approx. 2.9km West</p> <p>Tregargus stone grinding mill no. 2 SM - 3.47km West</p> <p>Sticker Camp SM - 3.62km South</p> <p>South Polgooth Mine SM - 4.25km South</p> <p>Due to distances, topography, foliage and trees and existing buildings visual impacts will be limited. The proposed site will not directly impact on archaeology associated with the scheduled monuments.</p> <p>There is some evidence of archaeological remains near to the site including a medieval leat and prospecting pits. However this can be addressed and evaluated through standard procedures during the lifecycle of any future application and is not considered to be a significant constraint at the site</p> <p>Closest registered parks and gardens:</p> <p>Tregrehan Gardens - 6.7km East</p> <p>Gardens of Heligan - 7.9km South</p> <p>Trewithen Gardens - 8.9k SW</p> <p>Due to the distance and the surrounding topography it is unlikely that any significant impact upon the setting of these Scheduled Monuments would occur.</p>
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	<p>A Heritage Impact Assessment would be required with any formal application.</p> <p>The absorption capacity of the natural environment is overall considered to be moderate to good.</p>	
<p>Characteristics of potential impact</p>		
<p>(a) Extent of the impact</p>	<p>A wind turbine of the proposed scale of 135m to tip in this location would be clearly visible and would have an impact on landscape character.</p> <p>In terms of impacts related to the proposed development, these relate to visual effects on the landscape character of the area. It is considered however, that these impacts would not be likely to be significant in EIA terms due to the nature of this development, being a single turbine, and the environment that it is to be located within has a commercial/industrial character, Whilst there are listed buildings and Scheduled Monuments in the vicinity it is unlikely that the proposal would have a significant impact which would result in the application being EIA positive.</p> <p>Any future application should be supported by a full LVIA and Heritage Impact Assessment., The nearest residential properties are located 0.6km East and 0.8km South of the proposal.</p> <p>Some properties are likely to experience impacts including visual, however these are not considered to be significant in EIA terms.</p>	
<p>(b) The transfrontier nature of the impact</p>	<p>Not applicable in this location.</p>	
<p>(c) The magnitude and complexity of the impact</p>	<p>The proposed wind turbine would be a reasonably tall structure with some prominence in the landscape and would be likely to be visible from far-reaching views. However the area has several existing turbines and is a long-established industrial landscape with China clay workings, spoil heaps and pits which could decrease visual impacts.</p>	

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	As the site is not subject to any statutory landscape designations, and there is potential for ecological mitigation, archaeological recording and monitoring, and only relatively few residential properties in proximity to the site which would likely be affected by the development, the impacts are unlikely to be complex and acceptable to be addressed singularly as part of standard planning and other regulatory processes.
(d) The probability of the impact	The development would create landscape and visual impacts. Otherwise, appropriate assessments would determine the probability of the impact upon other interests.
(e) The duration, frequency and reversibility of the impact	Initial construction impacts would be for a period of months. Once in place, the on-site structures are likely to be operational for 35 years, after which all structures would be decommissioned and removed, with minimal restoration of the site required in restoring it to its original state.

Conclusion

The development proposed is not considered to be an EIA development within the meaning of the EIA Regulations. The decision is based on the information known at the time and selection criteria for screening Schedule 2 development - namely Category 3 (i) Installations for the harnessing of wind power for energy production (wind farms) and Planning Practice Guidance. This decision is given without prejudice to any final determination of any subsequent planning application.

The development does not require an Environmental Impact Assessment (EIA), as it lies outside of a sensitive area as defined and although it exceeds the applicable threshold i.e. the hub height of any turbine or height of any other structure exceeds 15 metres - it is considered unlikely to have significant effects on the environment in EIA terms.

This decision is given without prejudice to any final determination of any planning application.

Alex Lawrey Case Officer	Date: 01/10/2021

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