

100
YEARS



Campaign to Protect
Rural England
Cornwall Kernow

Kernow **Matters** September 2026

CPRE Kernow newsletter

issue 24: September 2026

For this issue, **Professor Malcolm Williams** has kindly provided a brief version of the extremely interesting talk he gave at our AGM. The full version of the Report on the research he has led for the School of Social Sciences at Cardiff University is due to be published in the Autumn.

As part of our Centenary Year celebrations, we are presenting three more special events: an Open Garden with Cream Tea on the 13th of September, a curated Farm Visit on the 25th of September and a curated Dairy Visit on the 09th of October.

Our Cream Tea is in one of Cornwall's most beautiful gardens. Host **Jenny Cruse** writes: 'The Cornwall CPRE relies almost solely on volunteers and membership and it would be wonderful if you could find the time to come along and learn more about what we do'. A special bonus is an appearance by Robin and Merlin Hanbury-Tenison, to talk about fundraising for their Thousand Year Trust.

Our special guided visit to **Deer Park Farm** is hosted by leading Cornish farming expert **Martin Howlett**, who will give a walk-and-talk. Our special guided visit to Trink Farm will be hosted by the well-known farmer and owner of **Trink Dairy, Chris Knowles**. *See details for all of the events below.*

The urgent need to replace the disastrously damaging fossil fuels we have all been addicted to with renewable energy has made wind turbines an increasingly controversial issue here in Cornwall. We know we need them – but where? And how should their spread be regulated? **John Killick** presents a detailed appraisal of the case. His research is exemplary and wide-ranging and it should inform the Council's decisions on planning applications for wind farm installations. We will continue to campaign for it to do so.

After twenty-four issues of Kernow Matters and four years of publication, **Elizabeth Knowles** is stepping down as our editor. Elizabeth's editorial skills have shaped Kernow Matters from the very beginning and ensured a variety of interesting articles from an eclectic range of contributors without ever missing a deadline. The back copies archived on our website provide a valuable resource for the many concerns and campaigns we have covered. We would like to thank Elizabeth for all her hard work, not only as editor but as a highly valued and extremely active committee member.

Now, the editorship is passing on to Committee Member Davina Haydon and we are changing to quarterly publication. The next issue will be in December. If any of you, our membership, could offer

some suggestions or time to help with content, we would be extremely grateful. Please contact our Administrator, Paula Johnston, for details of what would be involved: admin@cprecrnwall.org

AND THANK YOU FOR YOUR SUPPORT



Cornwall's Housing Problem:

Symptoms, Causes and possible solutions

(a brief summary based on the talk given at our AGM, 1 June 2026)

Professor Malcolm Williams

Cornwall is popular...too popular and has been for a long time. Cornwall's image has long attracted tourists and many of them move to Cornwall for its environment and lifestyle. This has been happening since the 1970s and has led to a massive crisis of affordability for local people to buy or to rent. This is because those who move to Cornwall move from areas where house prices are higher than Cornwall, so that they are able to easily buy into the Cornish housing market.

Meanwhile the disappearance, or decline, of traditional industries, such as mining, engineering, farming and fishing has led to a low wage economy. The affordability 'gap' between earnings and what can be raised for a mortgage is now high, even in areas such as Camborne, Redruth and Bodmin, where traditionally there had been affordable housing. The same situation is true of renting. Cornwall has a small private rented market, because locals cannot afford the rents

landlords must charge for renting to be viable. Consequently, the holiday home market is more lucrative to landlords.

The lack of affordable housing has a knock on effect, in that Cornwall cannot retain or attract the skilled labour it needs in many sectors, including health. Many migrants leave the labour market and because they are older they increase pressure on an already stretched health and social care sector. Just building more houses will not solve the problem, because the affordability 'gap' is too high. House building needs to concentrate on providing affordable homes, in the right locations, for local people.

Professor Malcolm Williams FAcSS

Honorary Professor, Institute of Cornish Studies, University of Exeter.

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Emeritus Professor of Social Statistics, School of Social Sciences,
Cardiff University

Professor a Statystek Socyal Emeritus, Skol Godhonieth Socyal, Pennskol Kardydh

100 Years of the Campaign to Protect Rural England: Cornwall Branch special events in September 2026



Open Garden Event & Cream Tea with talk by Robin and Merlin Hanbury-Tenison Jenny Cruse

As part of our Cornwall Centenary events, Jenny Cruse, one of our committee members, is hosting an Open Garden and Cream Tea afternoon on Sunday, **September 13th from 2 until 5pm** at her home, Millpool Grange, Millpool PL30 4HZ.

Jenny is delighted to confirm that our Patron Merlin Hanbury-Tenison and his amazing 90 year old father, the famous explorer Robin Hanbury-Tenison, will pop in around 4pm to give us a short talk about their intrepid 100 miles water bike trip down the Thames. They raised a huge amount for the Thousand Year Trust's first dedicated temperate rain forest research station at Cabilla.

Millpool Grange is three-and-a-half acres of garden with a stream (somewhat depleted currently), a semi-formal area with a fountain and two bridges, and a wildlife pond teeming with life. It provides a home for otters, moorhens and, of course, the heron. Wildflowers and helpful weeds are allowed to flourish for wildlife and most plants are grown from seed and specifically for bees and butterflies.

Cornwall CPRE relies almost solely on volunteers and membership and it would be wonderful if you could find the time to come along and learn more about what we do. Entrance is free and the cream tea which is £5 payable on the day will be home-made scones (I have an excellent recipe passed down). Well behaved dogs are welcome (on a lead) as we have moorhens in the little lake.

Millpool is just half a mile or so off the A30 at Preeze Cross. Parking will be along the lane on the right just past the Grange. There is some space available in the driveway by prior arrangement and we may be able to use the Millpool Chapel car park. All will be signposted on the day.

Jenny Cruse

To book your ticket, click on the link:

<https://www.eventbrite.co.uk/e/open-garden-and-cream-tea-millpool-tickets-1998747972992?aff=oddtcreator>

Farming with Nature: Guided Farm Visit, Deer Park Farm



Deer Park Farm, Martin Howlett

To mark the CPRE Cornwall Centenary, you are warmly invited to a free two-hour guided walk exploring the harmonious balance between productive agriculture and thriving ecosystems. Hosted by Martin Howlett at Deer Park Farm, this exclusive event offers a first-hand look at pioneering climate-resilient, nature-friendly farming and the journey of food from plough to plate, including the challenges the farming community faces in delivering nutritious and sustainable food.

Join us to celebrate 100 years of CPRE protecting the countryside and see how the future of farming is also adapting to protect the countryside we love.

You will see:

- **Nature-Led Agriculture:** how traditional suckler beef cattle, continental sheep, and majestic Highland cattle play a critical role in managing and enriching the local ecosystem.
- **Pioneering Climate Resilience:** Learn about practical, soil-first techniques used to reach Net Zero emissions, including the use of deep-rooting spring beans and renewable Miscanthus crops.
- **Slowing the Flow:** Walk the landscape to see how natural flood management and "slow the flow" interventions are successfully preventing local flash flooding.
- **Protected Habitats:** Explore dedicated wildlife corridors specifically maintained to save rare species, such as the Heath Fritillary butterfly, alongside a vibrant Forest School wildlife pond.

Date: **Friday 25 September**

Time: **Arrive from 10:00 am** for a sharp 10:30 am start. The visit will conclude at 12:30 PM, followed immediately by a free light lunch served at the farm's dedicated Education Centre.

Location: **Deer Park Farm, Luckett, near Callington, PL17 8NW.**

Admission is free, but **pre-booking through Eventbrite is essential.**

<https://www.eventbrite.co.uk/e/1997554162272?aff=oddtcreator>

Trink Dairy: Walk & Talk with Chris Knowles

Trink Dairy, Trink, St Ives, Cornwall. TR26 3JG - 10am to 1pm on Friday 9th October. Join us for a free farm walk and talk hosted by Trink Dairy owner Chris Knowles.

Trink is an important driver of the food supply chain in west Cornwall, supplying local businesses. At this event, you will learn about the practical impact of climate change on a dairy farm of 300 cows in west Cornwall's AONB, on the edge of an SSSI, and how the farm works with bodies such as Landscape Cornwall and Natural England in implementing a landscape recovery plan while maintaining and encouraging access to healthy food and the countryside. Issues such as soil quality, climate change and farming economics will be covered and there will be an opportunity to see the milk being bottled.

There is ample free on-site parking on the left at the dairy next to the farm machinery

Refreshments can be purchased in the 'Made by the Lake' cafe which is on the other side of the main road to Trink.

To book your ticket click on the link: <https://www.eventbrite.co.uk/e/free-farm-walk-and-talk-at-trink-dairy-hosted-by-owner-chris-knowles-tickets-1998352751875?aff=oddtcreator>



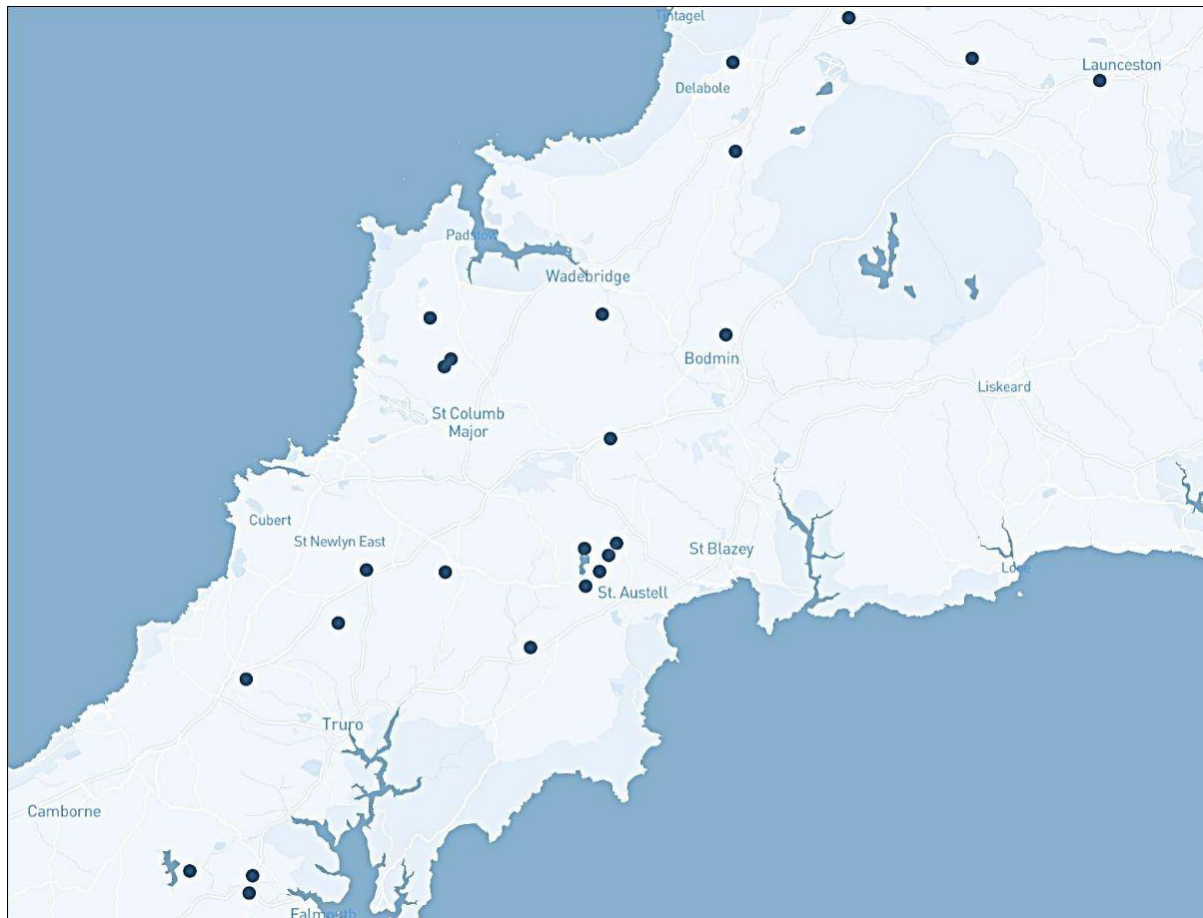
Trink Dairy

The Location of Wind Turbines in Cornwall

John Killick

In the last few years, it has become apparent that renewable energy combined with batteries can provide an effective replacement for fossil fuels at reasonable cost and that the increasing effects of climate change – this year clearly visible in Cornwall – make that transition essential. Inevitably though, the necessary new infrastructure for wind (and solar) farms raises concern about the environmental costs, especially in areas that have so far avoided – or have recovered from – industrialisation.

Map 1: All operational, planned and applied-for Windfarms, June 2026.



Source: DNEZ, 2026

Map 1, above, prepared by the Department of Energy Security and Net Zero, shows all current (Summer 2026) operational turbines in a wide area of Cornwall, together with applications submitted, granted and under construction. If turbines under 50m high are excluded, the numbers are far fewer. The newer operational and proposed turbines are all much larger, as old windfarms are 'repowered' to make them more efficient, or new ones are proposed.

The first windfarm in Cornwall was established at Delabole in 1991, but in 2015 windfarm development was stalled and solar farms attracted most interest and opposition – See Newsletter November 2025. However, now policy has changed and onshore windfarms are officially encouraged, with several very large new proposals in Cornwall.

Table 1: Select List of Windfarms, Operational, Repowered Approved, or Proposed, 1991-2026

Windfarms	Date	Turbine	Turbine	MW-per	MW per	GwH-per	GwH per
Turbines	.	Nos	Height	Farm	Turbine	Farm	Turbine
	.					pa	pa
Delabole - Camelford	1991	10	50	4	0.40	10.80	1.08
Carland Cross - Truro	1992	15	49	4.95	0.33	14.03	0.94
Cold Northcott - Lnstn	1993	23	42	6.8	0.30	16.00	0.73
St Breock - Wadebridge	1994	11	54	5	0.45	11.00	1.00
Bears Down - St Eval	2001	16	57	9.6	0.60	20.00	1.25
Roskrow-Barton -Penryn	2008	2	70	1.7	0.85	4.47	2.23
Delabole - Camelford	2011	4	100	9.2	2.30	24.15	6.04
Imerys - St Austell	2012	4	70	9.5	2.38	8.00	2.00
Carland Cross - Truro	2013	10	100	20	2.00	51.00	5.10
St Breock - Wadebridge	2015	5	100	10	2.00	48.00	9.60
Denzell Downs - St Eval	2015	5	100	10	2.00	31.62	6.32
Cold Northcott - Lnstn	2025	22?	115?	66?	-	-	-
Helland - Bodmin	2026	7	100	14	2.00	32.00	4.57
Imerys - St Austell	2026	5	117.5	20	4.00	60.00	12.00
Bears Down - St Eval	2026	4	150	18	4.50	71.00	17.75

Source: DNEZ.

Note: Original turbines were usually removed on repowering.

Table 1 above, organised by date, is a partial list – derived from AI as accurately as possible given the time available - of the most interesting existing and proposed new wind farms. Initially, wind farms often had up to 20 turbines, but the machines themselves were quite small – about 50m tall. Since 2011, however, wind farm developers have increasingly chosen larger but fewer turbines to gain scale economies which rise disproportionately with the height and size of the machines.

The newer applications in Cornwall are generally 100m tall, and the most recent at Bears Down, accepted but not yet built, is 150m. This is a general trend. The Scottish Government reported in 2024 that more than twenty Scottish wind-farm consents had been granted for turbines with tip heights of at least 180m and at least one of 250m. So, the critical question is how far Cornwall will follow this trend.

Cols 5-6 of Table 1 measure the generating power of the windfarms, and of the individual turbines in MW. (Watts= Volts * Amps). Cols 7-8 measure the likely annual production in GWHs (GWHs = Volts * Amps * Hours) of each wind farm and turbine over a year. It appears a 150m turbine might be rated 2.25 times the power of an older 100m turbine, but over a year – because of modern blade-wings etc - might produce 2.6 times as much electricity. Compare the last five windfarms listed in Table 1. (Cold Northcott appears an exception, but is as yet thinly specified).

From this, the largest turbines in the windiest positions are likely to be the most profitable – but usually and necessarily set against that are new artistic and visual rules of thumb – embodied in Cornwall, England, Scotland, Wales and international environmental and planning policies – to position these turbines with the minimum environmental cost. Ambitious companies and many

The countryside deserves equal attention, or the cumulative results could be equally regrettable and change Cornwall and England's landscapes for ever. There is no question that smaller than the maximum size turbines, in greater numbers, carefully arranged can be efficient and profitable, and therefore we should consider seriously and trade-off as effectively as possible the extra environmental cost of much larger or badly placed machines.

The turbines in view to the north - an area of rolling plateaux, small fields within Cornish hedges, shallow ridges, interlocking valleys, woods, and dispersed settlements - are mostly under 100m tall and were built between 1990 and 2015. As a result, with so many features to catch the eye the existing relatively small windfarms and turbines are one element among many and do not dominate the horizon. Unfortunately, far to the north-east near Newquay Airport at St Colum Major are new proposals for turbines up to 150m in large, disorganised groups at Bears Down – see large blue dots - which clearly break Cornwall Council’s Climate Change policy. It is questionable whether these will fit easily into the landscape. These detailed test cases will be discussed in a future Newsletter.

Operational Wind Turbines/Wind Farms - CENTRAL 15/08/2025
(from data available on 30/07/2025)

Cornwall Operational WindTurbine/Wind Farm Sites

Turbine tip height

- 0.000 - 15.000
- 15.001 - 50.000
- 50.001 - 110.000

Cornwall Operational WindTurbine/Wind Farm Sites (allowed on appeal)

Turbine tip height

- 0 - 15m
- >15 - 50m
- >50m and over

Map labels include: St Columb Minor School C2/08/00484, Higher Denzell Farm PA13/04805, Trevonick Farm PA12/11304, Trevonick Farm PA14/06277, Trebelsue Farm, PA12/07846, Trebelsue Farm PA15/05672, St Columb Minor, Newquay Cornwall Airport, St Columb Major, A3059, A392, A3075, A3038, A3076, A39, A30, A31, A32, A33, A34, A35, A36, A37, A38, A39, A40, A41, A42, A43, A44, A45, A46, A47, A48, A49, A50, A51, A52, A53, A54, A55, A56, A57, A58, A59, A60, A61, A62, A63, A64, A65, A66, A67, A68, A69, A70, A71, A72, A73, A74, A75, A76, A77, A78, A79, A80, A81, A82, A83, A84, A85, A86, A87, A88, A89, A90, A91, A92, A93, A94, A95, A96, A97, A98, A99, A100, A101, A102, A103, A104, A105, A106, A107, A108, A109, A110, A111, A112, A113, A114, A115, A116, A117, A118, A119, A120, A121, A122, A123, A124, A125, A126, A127, A128, A129, A130, A131, A132, A133, A134, A135, A136, A137, A138, A139, A140, A141, A142, A143, A144, A145, A146, A147, A148, A149, A150, A151, A152, A153, A154, A155, A156, A157, A158, A159, A160, A161, A162, A163, A164, A165, A166, A167, A168, A169, A170, A171, A172, A173, A174, A175, A176, A177, A178, A179, A180, A181, A182, A183, A184, A185, A186, A187, A188, A189, A190, A191, A192, A193, A194, A195, A196, A197, A198, A199, A200, A201, A202, A203, A204, A205, A206, A207, A208, A209, A210, A211, A212, A213, A214, A215, A216, A217, A218, A219, A220, A221, A222, A223, A224, A225, A226, A227, A228, A229, A230, A231, A232, A233, A234, A235, A236, A237, A238, A239, A240, A241, A242, A243, A244, A245, A246, A247, A248, A249, A250, A251, A252, A253, A254, A255, A256, A257, A258, A259, A260, A261, A262, A263, A264, A265, A266, A267, A268, A269, A270, A271, A272, A273, A274, A275, A276, A277, A278, A279, A280, A281, A282, A283, A284, A285, A286, A287, A288, A289, A290, A291, A292, A293, A294, A295, A296, A297, A298, A299, A300, A301, A302, A303, A304, A305, A306, A307, A308, A309, A310, A311, A312, A313, A314, A315, A316, A317, A318, A319, A320, A321, A322, A323, A324, A325, A326, A327, A328, A329, A330, A331, A332, A333, A334, A335, A336, A337, A338, A339, A340, A341, A342, A343, A344, A345, A346, A347, A348, A349, A350, A351, A352, A353, A354, A355, A356, A357, A358, A359, A360, A361, A362, A363, A364, A365, A366, A367, A368, A369, A370, A371, A372, A373, A374, A375, A376, A377, A378, A379, A380, A381, A382, A383, A384, A385, A386, A387, A388, A389, A390, A391, A392, A393, A394, A395, A396, A397, A398, A399, A400, A401, A402, A403, A404, A405, A406, A407, A408, A409, A410, A411, A412, A413, A414, A415, A416, A417, A418, A419, A420, A421, A422, A423, A424, A425, A426, A427, A428, A429, A430, A431, A432, A433, A434, A435, A436, A437, A438, A439, A440, A441, A442, A443, A444, A445, A446, A447, A448, A449, A450, A451, A452, A453, A454, A455, A456, A457, A458, A459, A460, A461, A462, A463, A464, A465, A466, A467, A468, A469, A470, A471, A472, A473, A474, A475, A476, A477, A478, A479, A480, A481, A482, A483, A484, A485, A486, A487, A488, A489, A490, A491, A492, A493, A494, A495, A496, A497, A498, A499, A500, A501, A502, A503, A504, A505, A506, A507, A508, A509, A510, A511, A512, A513, A514, A515, A516, A517, A518, A519, A520, A521, A522, A523, A524, A525, A526, A527, A528, A529, A530, A531, A532, A533, A534, A535, A536, A537, A538, A539, A540, A541, A542, A543, A544, A545, A546, A547, A548, A549, A550, A551, A552, A553, A554, A555, A556, A557, A558, A559, A560, A561, A562, A563, A564, A565, A566, A567, A568, A569, A570, A571, A572, A573, A574, A575, A576, A577, A578, A579, A580, A581, A582, A583, A584, A585, A586, A587, A588, A589, A590, A591, A592, A593, A594, A595, A596, A597, A598, A599, A600, A601, A602, A603, A604, A605, A606, A607, A608, A609, A610, A611, A612, A613, A614, A615, A616, A617, A618, A619, A620, A621, A622, A623, A624, A625, A626, A627, A628, A629, A630, A631, A632, A633, A634, A635, A636, A637, A638, A639, A640, A641, A642, A643,

Source: Cornwall Council.

The approach uphill towards the Carland Cross turbines themselves, either north-eastwards along the A39 from Truro, or westwards on the A30 from Mitchell, provides a different experience. The new, mostly concrete, roundabout sits on the top of the hill with the 100m turbines on its flanks. Approaching it over several miles and gaining height sinuously on either the A30 or A39, at first part of one turbine is seen - and then the next. Finally at the apex, the upgraded roundabout system overhung by turbines provides the driver with a view of a harsh but powerful modern ensemble. This is not tranquil countryside: the massive infrastructure of the A30/A39 interchange necessarily sets the pattern, and the turbines complement it. These turbines are 100m tall, but 150m turbines could overwhelm the interchange.

Image 1: Wind Turbines at Carland Cross, July 2026



Source: JRK. Personal Photo.

Far less successful is the small windfarm of only two 70m turbines at Roskrow Barton near Mabe, which stick up like sore thumbs from many viewpoints around Falmouth and Penryn. They are smaller than the turbines at Carland Cross, but unlike Carland Cross they sit on an elevated plateau rather than on the flanks of a ridge. It may matter that they are a pair rather than an organised assembly. Artistic and landscape-design traditions have long recognised that pairs can create a visual tension, whereas larger groups are more readily perceived as unified compositions. The visual issue may lie less in the number of turbines than in whether the arrangement forms a coherent pattern within the landscape. 150m turbines would be far worse.

Image 2: 80m Turbine at Blackpool Quarry, St Austell.



Source: Imerys

The visual effects of wind farms can be seen up close, stationary from a distance, against a skyline or when moving through the landscape by road or rail. It is easy to see that in flat plains as in East Anglia, both within individual windfarms or in a wide-angle view over the countryside, the aim should be a pleasant, considered arrangement rather than a straggle. In Cornwall, Wales and Scotland hilly and mountainous areas inevitably add complexity. Similarly, in some old or modern industrial areas, existing construction changes the calculus. For instance, the Clay Country in south Cornwall should be able to absorb well-planned, i.e. well-sited turbines such as this 80m one near St Austell, but doubling the height could overwhelm this landscape.

Scottish practice provides the best clues for how to proceed. Windfarm development continued apace in Scotland after 2015, despite the English ban and encouraged both by the dominant winds and the ability of highland areas to absorb large new structures with less harm. Some Scottish Facebook comment has mocked Cornwall's 'Baby turbines', but a substantial difference is rational given the Highlands' far more robust landscapes, its low population density and Cornwall's high dependence on its natural beauty for tourism.

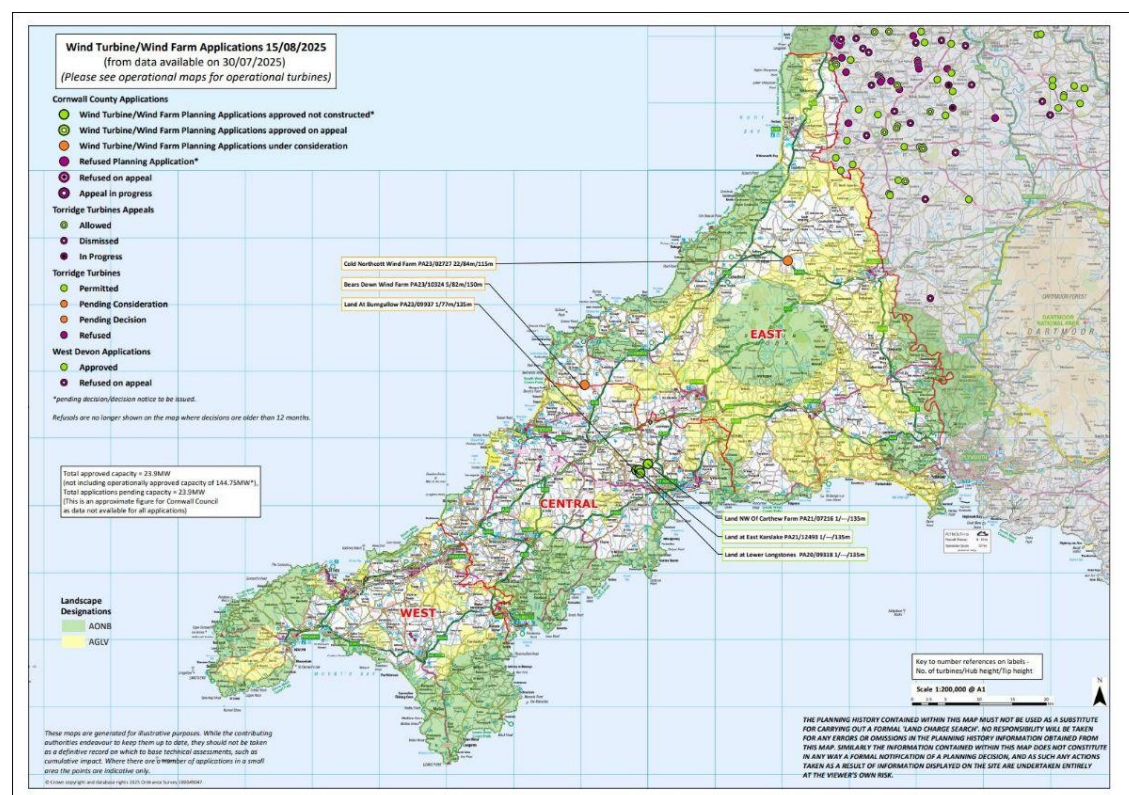
Naturally therefore, effective rules developed faster in Scotland than in England. Moderating climate change and balancing the objectives of renewables and landscape became main aims in the Scottish NPPF. There, more explicitly than in England, landscape is treated as a limited environmental resource whose capacity to absorb development varies locally, and careful assessments are used to direct and limit development in more sensitive landscapes.

NatureScots' *Siting and Designing Wind Farms in the Landscape* 2017 (pp.11–13, 21–23, 30–33) examines how well windfarms fit against characteristic Scottish mountainous landforms, how they should be grouped, and what turbine scale is acceptable. Discussions include skyline dominance, sub-skyline siting, coherent grouping and landscape thresholds, and when reasonable limits are breached. The critical question is whether each particular proposal is acceptable in this particular landscape. Energy requirements stretch the boundaries but occasionally a hard limit is reached.

Thus: “A key design objective will be finding an appropriate scale for the wind farm that is in keeping with that of the landscape. The wind farm should be:

- a) of minor vertical scale in relation to the other key features of the landscape
- b) of minor horizontal scale in relation to the key features of the landscape (where the wind farm is surrounded by a much larger proportion of open space than occupied by the development).
- c) of minor size compared to other key features and foci within the landscape; or separated from these by a sufficiently large area of open space”. NatureScot, op.cit.p.20. There is a wider literature including a second guide, Cumulative Landscape and Visual Impact Guidance 2021, that tackles cumulative development in the same spirit.

Map 3: Cornwall Protected Areas and Windfarm Applications, 2026



Source: Cornwall Council

Wind farm development stopped in England in 2015 but the Labour government lifted the ban in 2024 and encouraged all new forms of renewable power. Since 2019, Cornwall, unusually in England, has developed its own landscape and energy policies in a series of Climate Emergency Documents. Cornwall Council Climate Change Policy RE1 allows only the smallest turbines in National Landscapes and then only in the most exceptional circumstances. Areas of Great Landscape Value (AGLVs) have a higher tolerance. The coast has similar restrictions. Map 3 showing National Landscapes (formerly AONBs) as green, and AGLVs as yellow, both showing large areas covered.

These general rules are articulated in detailed landscape studies of particular Character Areas (CAs) called Renewable Landscape Units (RLUs) banded according to landscape sensitivity. Band A includes turbines 10-25m tall, band B turbines of 26-60m, band C 61-99m, and Band D 100-150m.

Table 3 below is a small section of a summary table listing all 33 RLUs, and coloured in yellow to red to indicate levels of sensitivity. The policy encourages further development in areas such as Newlyn Downs, which overlaps the area discussed above in Map 2, and in the old industrial landscape of Camborne-Redruth, but it is more restrictive in the Falmouth and Helford areas.

Table 3: Landscape Sensitivity scores for existing and new wind farms

Table 4.1: Landscape sensitivity scores to new wind energy developments and future opportunities associated with existing wind energy development

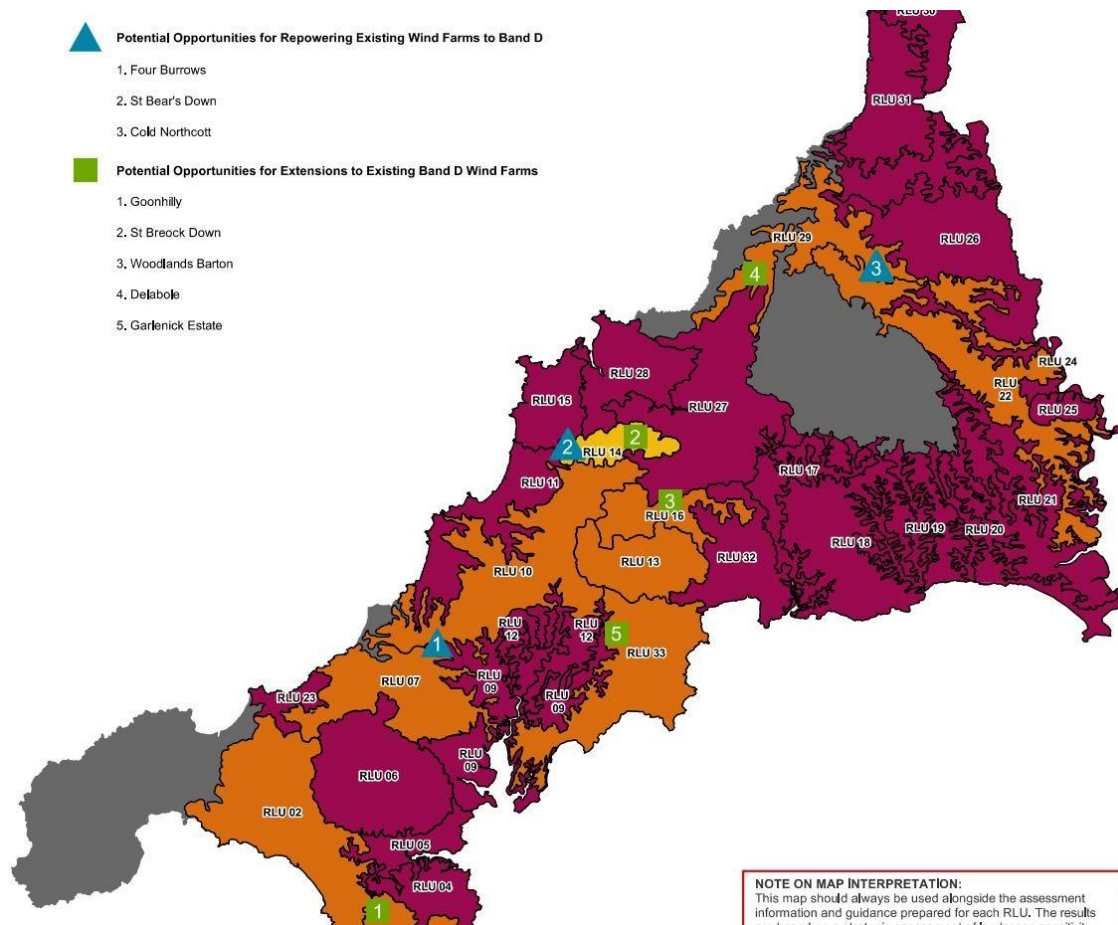
RLU Number	RLU Name	Sensitivity to new wind energy developments				Future opportunities associated with existing wind energy development (see relevant profile for full information)
		BAND A (18-25m)	BAND B (26-60m)	BAND C (61-99m)	BAND D (100-150m)	
RLU 02	Mount's Bay East	M	M	M	M-H	None identified.
RLU 03	South Lizard Peninsula	M-H	M-H	M-H	M-H	Extension to Goonhilly Downs Wind Farm (Band D). Replacement of a single Band B turbine with a larger turbine.
RLU 04	North-East Lizard Peninsula	M	M-H	H	H	None identified.
RLU 05	Helford Ria	M-H	M-H	H	H	None identified.
RLU 06	Cammenellis	M	M	M	H	Extension to Roskrow Barton Wind Farm (Band C).
RLU 07	Redruth, Camborne and Gwennap	L-M	M	M	M-H	Replacement of single Band A and B turbines with a larger single turbine.
RLU 09	Fal Ria, Truro and Falmouth	M	M	M-H	H	None identified.
RLU 10	Newlyn Downs	L-M	L-M	M	M-H	Repowering of Four Burrows Wind Farm from Band B to Band D.
RLU 11	Newquay and Perranporth Coast	M	M-H	M-H	H	None identified.

Source: Cornwall Council.

Cornwall Council's Climate Change Draft Policy Document is careful to note that: "The Policies Map identifies broad areas that may be suitable for wind energy. Falling within the broad areas does not mean that proposals will automatically be granted planning permission. They are essentially an area of search within which the council will consider whether turbines should be granted permission in line with local and national policy which sets out a series of technical tests (including distances from homes and heritage assets (including scheduled monuments and listed buildings) and demonstrate the acceptability of their visual impact)."

Map 4 below shows Band D (100-150m) turbines' Character Area sensitivity sketched onto an all-Cornwall map. There are three similar maps showing all Cornwall sensitivities for Bands A, B, and C. The grey areas - Bodmin Moor and West Penwith, both AONB sections - were not assessed. Elsewhere, the deeper the shade of red, the higher the sensitivity. The map also shows three potential opportunities for repowering, at (1) Four Burrows, (2) St Breocks Down including Bears Down and (3) Cold Northcott, together with five possibilities for extension. The principle of expansion is accepted – but how it is done is controversial, and hopefully the subject for a further essay.

Map 4: Opportunities for Repowering or Extending Band D Wind Farms



Source: Cornwall Council

Taken together, the Cornwall Council CA and RLU sensitivity assessments and the Nature Scot landform considerations do provide coherent and detailed guides for deciding any critical new, fast up-coming windfarm planning applications. The Cornwall Council rules are based on a careful study of each CA and RLU and are especially useful for local building and solar installations etc., but the Scottish rules are better at dealing with how new large windfarms and their turbines engage with distant as well as local landform. The Scottish rules potentially add a useful dimension, and should be relevant here, but are likely to be treated as the product of a separate and devolved administration.

Developers nevertheless may decide they are too restrictive and ignore or appeal against them. The '£64,000' question is how seriously Planning Inspectors will take the CC Climate Policies rules, or the parallel NatureScot procedures. There are signs, in the Bears Down and other applications, of an

over-lax approach. In future issues we hope to consider a case by case assessment of some of the key considerations on each site.

Planning



Land East Of Pandarosa Farm, Bodmin. (Picture: Wainhomes)

Pandarosa Farm, Bodmin

The Pandarosa saga continues as developer Wain Homes makes an outrageous bid to axe all community infrastructure funding.

Wain Homes was granted planning permission just five months ago and has submitted an application (PA26/04559) to completely wipe out its financial obligations under the signed Section 106 legal agreement. CPRE Cornwall has lodged a formal objection, warning that if approved, the local community will be left with "almost nothing" while bearing the brunt of unmitigated strain on local services.

The site, located Land East Of Pandarosa Farm, has already been granted a massive concession. The

approved scheme contains absolutely zero affordable housing, after the developer claimed providing affordable homes was unviable. Now, just months after signing the contract, the developer has returned to demand that its contributions to local secondary schools, healthcare, and transport links also be slashed to zero.

Having accepted zero affordable homes, the public is now being asked to accept zero infrastructure funding. That is not a reasonable request. A 58-home scheme will still add pupils to Bodmin College, patients to the Bosvena Health practice, and traffic to the Bodmin network. The community's need has not changed since March.

CPRE Cornwall's objection highlights several critical flaws in the developer's application:

No Risk of Loss: Under national planning rules, "unviable" does not mean losing money; it simply means the developer's profit margin might fall slightly below 17.5%.

Active Construction: The developer has already started building the site, proving that they believe the scheme remains highly profitable and worth delivering.

Phased Payments: The community funding isn't required upfront. Payments are tied to the actual occupation and sale of the houses, meaning they are paid directly from incoming revenue.

Dangerous Precedent: If a developer can sign a contract, start building, and walk away from its community promises weeks later, it sets a disastrous precedent for all future developments across Cornwall.

As the site is designated as a strategic allocation, it is completely exempt from the standard Community Infrastructure Levy (CIL), meaning the Section 106 agreement is the only mechanism to secure public funding from this development. If cancelled, the taxpayer will bear the full cost of managing the extra traffic, patients, and school pupils.

CPRE Cornwall is urging Cornwall Council to stand firm, use its statutory powers under the Town and Country Planning Act to refuse the modification, and ensure an elected planning committee makes the decision transparently rather than behind closed doors.

It is time for Cornwall Council to stand up for Bodmin's residents and show that public infrastructure is not an optional extra.

Recent Decisions	
APP/3373503 (PA24/00042) Pendower Beach House Hotel 20 unit aparthotel complex DISMISSED	Scarcewater, Grampound Road Solar Farm Planning application PA24/05312 REFUSED
APP/6000863 (PA25/00680) Boat Cove Lane Perranuthnoe Replacement chalet DISMISSED	Pengelly, Bosavern, St Just Barn conversion Planning application PA26/03605 APPROVED
Bears Down Wind Farm St Eval Repowering of wind farm Planning application PA23/10324 APPROVED	

Objections Awaiting Decision

Coinagehall, St Penzance Removal of S106 commitments Planning application PA26/04346	Mary's Well, Illogan 40 dwellings Planning application PA26/04237
Pandarosa Farm Removal of S106 obligations Planning application PA26/04559	St Ewe Egg Laying Shed Planning application PA26/00787
White Cross, Cury Outline permission for 12 dwellings Planning application PA25/06135	Lost Gardens of Heligan Car park and crossing Planning application PA25/02624
Mawgan Outline permission for 33 houses Planning application PA25/07215	Tyringham Place, Lelant Development of 50 dwellings Planning application PA25/01847
Rezare Reserved Matters, one dwelling Planning application PA26/01211	Halgavor Moor Development of up to 540 dwellings. Planning application PA20/10618