

Lodge & Thomas Chartered Surveyors
58 Lemon Street
Truro
TR1 2PY

Your ref:
My ref: PA26/00592/PREAPP
Date: 22 June 2026

Dear Sir/Madam

Pre-application enquiry reference Proposal	PA26/00592/PREAPP Pre application advice for conversion of traditional barn to single dwelling
Location Applicant	Derelict Cottage Carn Poldrouse The Carn Black Rock XXXXX

I refer to your enquiry received on 11 May 2026 concerning the above and would inform you that this letter is written on the basis of the information supplied with your enquiry and the submitted drawings.

I have taken the opportunity to review the proposal, the site planning history and planning policy, and would offer the following advice based upon this information.

Site Description

The site, outlined in red on the accompanying location and site plan, comprises a barn and a smaller outbuilding/shed. It is located to the south-east of the property Carn Poldrouse, accessed from the public highway known as The Carn (C0327) in Black Rock.

Proposal Summary

From the pre-application form, plans and information provided, it appears your enquiry relates to the conversion of the existing barn on site to form a single dwelling. It is specifically noted that this preapplication seeks advice as to whether the principle of the development can be supported.

Constraints

- Carnmenellis Candidate Area of Great Landscape Value (AGLV) 2022
- RNAS Culdrose Airfield Safeguarding Zone
- Camborne Met Station Meteorological Safeguarding Zone
- Zone of Influence of the Fal and Helford Special Area of Conservation (SAC)
- Site is accessed via a Class C public highway (The Carn)

Development Management Service
Cornwall Council

Correspondence Address: Cornwall Council Planning Dept, New County Hall, Treyew Rd, Truro, TR1 3AY
planning@cornwall.gov.uk

22 June 2026

The constraints list above is not exhaustive and only includes those that are of particular relevance to the works proposed within this preapplication.

Site Planning History

No planning history was found for the site that was felt to be of particular importance to this preapplication. Only the following historic applications were found:

- W2/89/00081/F - Conversion of farm building into dwelling - Refused.
- W2/PA04/00076/F - Reinstatement of a dwelling and installation of a septic tank - Refused.
- W2/PA05/00356/F - Conversion of redundant building to a dwelling and installation of a septic tank - Refused.

Relevant Planning Policies

Your preapplication submission has been considered against local and national policies, which in this instance includes the following relevant documents. This list is not exhaustive but provides a focus for the key issues against which the scheme should be considered.

Crowan Neighbourhood Development Plan 2018 - 2030:

Policy HT1 - Development Boundaries

Policy HT3 - Conversion of Buildings in the Countryside

Policy HT4 - Design

Policy FAS4 - Car Parking

Policy FAS5 - General Infrastructure

Policy FAS9 - Transport & Links - Improvement

Policy FAS10 - Transport & Links - Sustainability & Special Needs

Policy HLE1 - Heritage, Landscape & Environment - Boundaries, Flora & Fauna

Policy HLE2 - Heritage, Landscape & Environment - Local Characteristics

Policy RE1 - Renewable Energy

Cornwall Local Plan Strategic Policies 2010-2030 (Adopted 22nd November 2016):

Policy 1 Presumption in favour of sustainable development

Policy 2 Spatial Strategy

Policy 2a Key targets

Policy 3 Role and function of places

Policy 7 Housing in the countryside

Policy 12 Design

Policy 13 Development standards

Policy 16 Health and wellbeing

Policy 18 Minerals safeguarding

Policy 21 Best use of land and existing buildings

Policy 23 Natural environment

Policy 24 Historic environment

Policy 25 Green infrastructure

Policy 26 Flood risk management and coastal change

Policy 27 Transport and accessibility

Climate Emergency Development Plan Document February 2023:

22 June 2026

Policy C1 - Climate Change Principles
Policy G1 - Green Infrastructure Design and Maintenance
Policy G2 - Biodiversity Net Gain
Policy T1 - Sustainable Transport
Policy T2 - Parking
Policy RE1 - Renewable and Low Carbon Energy
Policy SEC1 - Sustainable Energy and Construction
Policy CC3 - Reduction of Flood risk
Policy CC4 - Sustainable Drainage System Design

National Planning Policy Framework 2024:

Section 1. Introduction
Section 2. Achieving sustainable development
Section 3. Plan-making
Section 4. Decision-making
Section 5. Delivering a sufficient supply of homes
Section 8. Promoting healthy and safe communities
Section 9. Promoting sustainable transport
Section 11. Making effective use of land
Section 12. Achieving well-designed places
Section 14. Meeting the challenge of climate change, flooding and coastal change
Section 15. Conserving and enhancing the natural environment
Section 16. Conserving and enhancing the historic environment

Planning Practice Guidance

Cornwall Design Guide 2021

European Sites Mitigation Supplementary Planning Document July 2021

Assessment

Given the proposed development and the context of the site, it is felt that some of the key issues to consider are:

- Principle
- Impact on the surrounding environment
- Ecology
- Impact on highways/parking
- European Site
- Land contamination
- Amenity for future occupiers
- Impact on neighbour amenity

As such, I have assessed each part of the development in terms of these and offered my thoughts accordingly, which have been set out below.

Principle:

The proposal relates to the conversion of an existing building to a dwelling within the open countryside. As such, Policy HT3 of the Crowan Parish Neighbourhood

22 June 2026

Development Plan (NDP) is of relevance and states "The conversion of existing non-residential buildings to dwellings or live/work units will be subject to the following criteria:

- i. the building is suitable for conversion and would not require substantial rebuilding and the change to a dwelling would not cause significant harm to the character or appearance of the building and its landscape or the countryside; and
- ii. the conversion would not result in the loss of employment or facilities, for example, shop, toilets, pubs, community buildings, unless the application can demonstrate lack of demand or viability following active marketing for at least twelve months."

Policy 7(3) of the Cornwall Local Plan also permits new dwellings within the open countryside where they are for the reuse of suitably constructed redundant, disused or historic buildings that are considered appropriate to retain and would lead to an enhancement to the immediate setting. It is also made clear that these buildings to be converted should have an existing lawful residential or non-residential use and be ten years old or greater.

Within the supporting text to policy 7 of the Local Plan, paragraph 2.33 states that "The appropriateness of buildings for conversion will depend on their scale and method of construction, structural soundness and the ability to convert the building without the necessity of substantial demolition or substantial rebuilding operations. The conversion of large portal framed buildings will rarely be appropriate."

The building in question appears to benefit from a lawful non residential use, is currently disused or redundant, and is over ten years old.

No Structural Survey has been submitted with the application, nor are there detailed plans clearly setting out the extent of the proposed works or identifying which elements of the existing building are to be retained. In the absence of this information, it is not possible to determine whether the building is structurally sound or capable of conversion without substantial demolition or rebuilding operations. Furthermore, without full and detailed plans, it cannot be established whether the proposed works constitute a conversion.

To enable a robust assessment, any future application will need to be supported by a Structural Survey prepared by a suitably qualified individual. This should demonstrate that the building is structurally sound, of a suitable and robust construction, and therefore capable of conversion. In addition, a comprehensive set of existing and proposed drawings should be provided, with the proposed plans clearly identifying and labelling the elements of the existing building to be retained and those to be newly constructed.

In considering the acceptability of the proposal, it is also important to assess whether the building is worthy of retention in its own right, having regard to its condition, structure, and overall contribution to the site and surrounding area.

In assessing whether the building is appropriate to retain, it is also necessary to consider whether it is worthy of retention in heritage and visual terms. In this regard,

22 June 2026

it is noted within the accompanying supporting letter that the barn is historic, being over a century old and identified on Ordnance Survey mapping dating from circa 1875-1901. The outbuilding within the site is similarly shown on mapping from circa 1906-1908.

From the photographs submitted as part of the application, the barn appears to be of traditional construction, predominantly comprising stone walls, and it presents as a building of pleasing traditional character. However, Google Street View imagery from October 2024 suggests that, at that point in time, the building may not have presented as positively and does not appear to have exhibited as pleasing or as traditional an appearance.

Notwithstanding this, the submitted photographs, assumed to be more recent than the Street View, indicate that the building retains a level of traditional character and integrity. On this basis, I consider that it has the potential to possess some architectural and historic merit, and it may make a positive contribution to the visual amenities of the surrounding area.

Taking into account its apparent age, traditional stone construction, and retained character, it is my opinion that the building could reasonably be considered a non-designated heritage asset (NDHA).

However, in the absence of a site visit, I am unable to fully assess the current condition of the building, the quality of its fabric, or the extent of its contribution to local character and appearance. As such, no definitive conclusions can be drawn at this stage.

Nevertheless, as the building is likely to be considered a NDHA, it would be essential that any future application is supported by a proportionate Heritage Impact Assessment (HIA). This assessment should clearly describe the significance of any heritage assets affected, including the contribution made by their setting. As a minimum, the relevant Historic Environment Record should be consulted, and the assets should be assessed using appropriate expertise where necessary.

It would also be important that any proposed scheme is informed by, and seeks to preserve, the significance of the NDHA, including the retention of historic fabric wherever reasonably possible. The HIA should robustly assess the potential impacts of the proposed works on the barn and demonstrate how the scheme would preserve, and where appropriate enhance, its significance and setting. The HIA should be prepared in accordance with the requirements of paragraph 207 of the National Planning Policy Framework (NPPF).

In the absence of a Structural Survey, detailed drawings, and a HIA, it is not possible to reach a fully informed view on the acceptability of the principle of the proposed development at this stage. However, subject to a Structural Survey and detailed plans demonstrating that the building is structurally sound, capable of conversion, and that the extent of works would constitute a conversion rather than substantial rebuilding, it is my opinion that, given the building's age, traditional construction, and pleasing character as indicated in the submitted photographs, it could be considered appropriate to retain and potentially suitable for conversion in principle.

22 June 2026

Any such conclusion would, however, remain subject to a full assessment of the visual impacts of the proposal, the extent to which the scheme preserves and enhances the building and its immediate setting, and all other relevant material planning considerations.

Impact on the surrounding environment:

As set out above, policy 7(3) of the Cornwall Local Plan requires conversion proposals to lead to an enhancement to their immediate setting. Policy HT3 of the NDP also seeks to ensure that conversions do not cause significant harm to the character or appearance of the building and its landscape or the countryside.

Amongst other things, policy HT4 also highlights that development proposals should demonstrate how they sustain local distinctiveness and character in both the buildings and the landscape.

Policy 23 of the Cornwall Local Plan reiterates the need to sustain local distinctiveness and character and to protect and where possible enhance Cornwall's natural environment and assets according to their international, national and local significance.

With regard to the Carnmenellis Candidate AGLV, section 2(b) of this policy makes clear that development should maintain the character and distinctive landscape qualities of AGLVs.

Given the apparent historic age and pleasing traditional character of the building, and its likely status as a NDHA, it is important to have regard to relevant policies relating to the historic environment. Accordingly, policy 24 of the Cornwall Local Plan stresses that development proposals will be permitted where they would sustain the cultural distinctiveness and significance of Cornwall's historic rural, urban and coastal environment by protecting, conserving and where appropriate enhancing the significance of designated and non-designated assets and their settings.

The NPPF also makes clear that in determining applications, local planning authorities should take account of:

- (a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- (b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- (c) the desirability of new development making a positive contribution to local character and distinctiveness.

As this pre-application submission is not supported by a full set of plans, and comprises only a location and site plan, the detailed design of the proposal is not known and therefore cannot be assessed at this stage.

However, as noted previously, it will be essential that any future application is accompanied by a sufficiently detailed HIA. Any proposed scheme should be informed by the significance of the building and should prioritise its preservation and, where

22 June 2026

appropriate, enhancement. The HIA should provide a robust assessment of the impacts of the proposed development on the significance of the building.

Furthermore, any scheme should seek to retain as much historic fabric as reasonably possible, minimise interventions, and incorporate sympathetic materials and detailing that respect and respond appropriately to the character and significance of the NDHA. It will therefore be important that any submitted proposed plans clearly identify and label the elements of the existing building to be retained, altered, or removed, alongside any proposed new works.

Any extensions, where justified, should be limited in scale and designed as subordinate additions that are sympathetic to the host building.

In the absence of a HIA and a full set of detailed plans, it is not possible to assess the visual impacts of the proposal and its effects on the historic and natural environment. It is therefore advised that any future submission takes full account of the comments set out above and clearly demonstrates how the proposal would preserve and, where possible, enhance both the building and its setting.

Ecology:

Section 3(d) of policy 23 of the Cornwall Local Plan makes clear that "Adverse impacts on European and UK protected species and Biodiversity Action Plan habitats and species must be avoided wherever possible (i) subject to the legal tests afforded to them, where applicable (ii) otherwise, unless the need for and benefits clearly outweigh the loss".

It will be essential that any future application for this proposal is supported by up to date ecological surveys covering protected species as well as other wildlife. These should include, but not be limited to, a Preliminary Bat Roost Assessment. These surveys must be produced by suitably qualified, experienced and where protected species inspections/surveys are required, by a licenced ecologist. If necessary, detailed mitigation for any impacts should be set out within these reports/surveys and shown on the proposed plans. Without the necessary surveys/reports this aspect of the scheme cannot be assessed.

It should be noted that where this report identifies the need for further survey work or studies, these should be completed before submitting a planning application. Applications which do not fully address protected species are at risk of refusal due to a lack of information.

Impact on highways/parking:

Policy 27 of the Cornwall Local Plan states that development must provide safe and suitable access to the site for all people and not cause a significantly adverse impact on the local or strategic road network that cannot be managed or mitigated.

The site is understood to be accessed via a private track leading from the C0327, with an established access point located to the south west providing entry into the site. Based on the limited information submitted, there is no indication that this

22 June 2026

access would not serve the proposed dwelling. Furthermore, no details or plans have been provided to clarify whether any alterations to the access are proposed to facilitate the development.

Notwithstanding the limited information available, the access appears to be long established and could be used in association with the lawful use of the land and buildings. On this basis, I do not anticipate that the use of this access to serve a single dwelling would raise significant concerns.

In terms of parking provision, the submitted information does not include details of a proposed parking layout. However, given the size and configuration of the site, it is considered likely that adequate parking and turning space could be accommodated within the site.

Any future planning application should be supported by a clear and detailed parking layout demonstrating that sufficient on-site parking and manoeuvring can be achieved. In addition, if any works to the existing access are proposed, full detailed plans should be provided, showing the nature of the works and the visibility splays that would be offered.

European Site:

The development lies within the zone of influence of the Fal and Helford SAC where the Council apply Policy 22 of the Cornwall Local Plan. The potential impact of the new development from future occupiers in respect of recreational pressure will need to be considered and appropriate mitigation measures identified in the form of a financial contribution. The European Sites Mitigation SPD has been adopted and therefore all residential development, Active Elderly accommodation, student accommodation and tourist accommodation are required to make the necessary contribution.

As the preapplication is for the conversion of a building to form a dwelling, mitigation will be required for the recreational impacts of this new residential unit on the SAC, which would arise from the use of the development. It is felt that this can be satisfactorily achieved by means of entering into a Section 111 agreement and paying a financial contribution towards the improved management within the European designated site (SAMMS). Therefore, should a future application for the proposed development be submitted, it would be necessary that a Habitat Regulation Assessment (HRA) is submitted, a S111 agreement entered into, and the correct mitigation contribution payment received. More information on these requirements and the SAC can be found on the Cornwall Council website and the Validation Guide.

Land contamination:

The accompanying supporting letter notes that the barn is understood to have originally been used for residential purposes as a cottage, however, has subsequently been used for agricultural and storage purposes, after the residential use was abandoned many years ago.

22 June 2026

Given the building's use for agricultural purposes, and the proposal to convert it to a dwelling, which is a more sensitive end use, it is necessary for any future application to be supported by a contaminated land assessment. Agricultural uses can give rise to potential sources of contamination, which may pose risks to human health when the site is occupied residentially. As such, an assessment is required to ensure that the site is suitable for its proposed use and that any necessary remediation can be appropriately identified and addressed.

This assessment should include a Phase 1 report with a desk study listing current and historic uses of the site and adjoining land, together with a site reconnaissance, to determine the likelihood of contamination. The report shall include a preliminary conceptual site model (showing all potential pathways between contaminants and receptors - known as pollutant linkages) together with a preliminary risk assessment of these pollutant linkages. This report should be completed by a suitably qualified individual.

Environmental Health's Contaminated Land team would be a key consultee for any future application for the development and therefore their consultation response would be crucial. Without this report and the necessary consultation, this aspect of the scheme cannot be assessed.

Amenity for future occupiers:

Paragraph 135(f) of the NPPF makes clear that planning policies and decisions should ensure that developments create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

As this pre-application enquiry is supported only by a location and site plan, and limited accompanying information, it is not possible to provide detailed advice on the amenity to be provided for future occupants of the site.

Nonetheless, any future application should be carefully designed to ensure that the proposed dwelling provides a high standard of accommodation. Internally, the dwelling should comply with the requirements of the Technical Housing Standards - Nationally Described Space Standard, and all habitable rooms should benefit from adequate levels of natural light.

Externally, and in accordance with paragraph G1(8) of the Climate Emergency DPD, the dwelling should have access to a well-proportioned and well-orientated garden, which should be generally equal to the footprint of the house.

It should also be demonstrated that the dwelling would afford an adequate level of privacy for its future occupiers, both internally and within external amenity areas.

Subject to a suitable design and layout, I have no major concerns regarding the site's ability to accommodate a dwelling capable of providing a good standard of residential amenity. Any future application should clearly demonstrate this through detailed

22 June 2026

plans and supporting documentation, showing how a high-quality living environment would be achieved for future occupants.

Impact on neighbour amenity:

Policy 12 of the Cornwall Local Plan requires development proposals to protect individuals and property from overlooking, unreasonable loss of privacy, overshadowing and overbearing impacts.

As this pre-application enquiry is supported only by a location and site plan and limited accompanying information, it is not possible to provide detailed advice on this aspect of the proposal. However, whilst the detailed design of the scheme is not yet known, I do not have any major concerns at this stage and consider that a suitably designed proposal could be achieved. Given the location of the nearest dwelling, I do not envisage any significant issues in terms of impacts on neighbouring amenity, including overlooking, loss of privacy, overshadowing or overbearing effects.

Nonetheless, any future application will need to appropriately consider the impacts of overlooking, overbearing and overshadowing on any neighbouring properties, and this should be shown in the design.

Community Infrastructure Levy

The Community Infrastructure Levy (CIL) Charging Schedule came into effect in Cornwall on 1 January 2019. This means that any development granted permission after this date may be liable to pay the levy. CIL allows local authorities to raise funds from new building projects undertaken in their area. It is governed by the CIL Regulations 2010 (as amended). CIL is charged as a fixed rate per square metre of new floor space created. The money raised can be used to help fund a wide range of infrastructure that is needed to support development. The CIL Charging Schedule sets out the rates charged on new development in Cornwall. It also details the types of development that will not be charged and those that can apply for exemption/relief from paying CIL. Since 1 January 2020, indexation has applied to the adopted rates. These are set out in the Annual CIL Rate Summary 2023. This shows the rates that will be applied to permissions granted during the calendar year 2023.

All full planning applications, including householder applications and reserved matters following an outline planning permission, and applications for lawful development certificates, are required to submit a CIL Form 1: Additional Information. You are encouraged to submit this form with your planning application as it may delay registration and validation of your application without it. Completion of this form will enable the Council to determine whether the development might be required to pay a CIL, or whether it is eligible to apply for relief.

For more information on CIL and how it may affect your development, please visit the Council's website at www.cornwall.gov.uk/cil. Please send any queries to cil@cornwall.gov.uk

Biodiversity Net Gain (BNG)

22 June 2026

BNG applies to all minor development planning applications (except exempt development) made on or after 2 April 2024.

Biodiversity is calculated using the Statutory Biodiversity Metric. The metric is a spreadsheet-based tool and calculates the value of habitats as 'biodiversity units'. There are three types of unit that are measured in the metric:

- Area habitat units
- Hedgerow units including lines of trees, and
- Watercourse units

The Biodiversity Metric should be used in line with the relevant rules, guidance and user guide. A small sites metric has also been produced for use on smaller development sites. This metric should only be used for developments that are defined as small sites within the relevant user guide. Both metrics should be completed by a competent person, and using a suitably qualified ecologist is strongly encouraged. You must be a qualified assessor to undertake a river condition assessment.

Information Required

If a future application is submitted for the development as outlined in this preapplication, it would be essential that all relevant plans and assessments are submitted that clearly assess all aspects of the development and the impacts it will have. Other than any previously mentioned information, some further assessments/information that will be of particular importance would be:

- Application form - A full application for planning permission form will need to be completed in full with the correct ownership certificate completed.
- Full drainage details will be expected alongside any future application in respect of both foul drainage and surface water run-off.
- Ecology Trigger List - The Ecology Trigger List for Minor/Other Applications can be found on the following web page under 'Ecology Checklist and Trigger Lists': <https://www.cornwall.gov.uk/planning-and-building-control/planning-applications/make-a-planning-application/>.
- Green Infrastructure Statement
- Bird box/bat box/bee brick - In line with policy G1(10) of the Climate Emergency DPD, details of the incorporation of either a bird box, bee brick or bat box will be required on the proposed plans. Such details shall include the location and specific details of the feature.

Further information and guidance on the previously mentioned assessments/reports can be found within the validation guide on the Cornwall Council website.

It is worth noting that the information required for a future application is not necessarily limited to that mentioned, however this will be necessary in any submission.

Access and facilities for Fire Service

Cornwall Council Building Control, Planning and the Fire & Rescue Service have produced guidance on water supplies for firefighting and access for fire appliances.

22 June 2026

The Guidance can be found on the Council's 'Additional Development Guidance' webpage via the link as follows: <https://www.cornwall.gov.uk/planning-and-building-control/planning-advice-and-guidance/planning-technical-guidance/>

South West Water

South West Water provide pre-application advice which includes details of point of connection and likely site costs. For more details, please visit <https://www.southwestwater.co.uk/building-and-development/services/pre-development-services> and <https://www.southwestwater.co.uk/siteassets/documents/developer/pre-development/customer-flowchart---pre-planning-point-of-connection-flowchart.pdf>

Building Regulations

Cornwall Council's Building Control Service is pleased to offer a pre-application advice service including:

- Advising whether a Building Regulations application is likely to be required for your proposal.
- Helping you to interpret how the Building Regulations may apply to your proposal.
- Giving valuable time-saving feedback on whether key aspects your proposed design are likely to meet the requirements of The Building Regulations, which may help you to resolve issues prior to you submitting any formal Planning Permission applications that may be required.

The service is free where the advice can be provided in less than 1 hour. More complex projects may attract a modest charge based on an hourly rate.

You can find more information here: www.cornwall.gov.uk/planning-and-building-control/building-control/do-i-need-building-control/

Or by emailing us at: buildingcontrol@cornwall.gov.uk Please title your email 'Pre-application advice request'.

Cornwall and Isles of Scilly Nature Recovery Strategy

The Environment Act 2021 creates a statutory obligation for Cornwall Council to produce a Local Nature Recovery strategy every 5 years. Local Nature Recovery Strategies are based on the Lawton Principles that nature recovery should be "bigger, better and more connected". The [Cornwall and Isles of Scilly Local Nature Recovery Strategy](#) has now been adopted by the Council and is a material consideration in the determination of planning applications. Our strategy describes opportunities and priorities for Cornwall to help nature recover. It is the Strategy that informs the detail and designations in the map based Local Nature Recovery Network.

The Network is a map-based representation of the Strategy. Zones 1 and 2 comprise the Nature Recovery Network:

- Zone 1: Existing Nature Recovery Network (15% of Cornwall's land area): Zone 1 includes areas currently benefiting from existing environmental protection: Sites of Special Scientific Interest, Special Protection Areas,

22 June 2026

Special Areas of Conservation, National Nature Reserves, and Marine Conservation Zones. When combined with our Local Nature Reserves, County Wildlife Sites (which has lesser levels of protection) and irreplaceable habitat, these sites collectively make up the best-known existing areas for nature. The Existing Nature Network and environmental designations featured within it, are all subject to existing national and local policies and legislation, which must be adhered to when considering any activity within Zone 1.

- Zone 2: Nature Recovery Opportunity Areas: This is made up of non-statutory designations and irreplaceable habitats within the Existing Nature Network, priority habitats that are not currently designated (and should be retained and restored as part of any project or development), areas of existing habitat (that can be restored and enhanced to provide greater benefits to wildlife) and areas that could be suitable for habitat creation.
- Zone 3: Recovery beyond the network: Nature recovery can take place anywhere.

The Local Nature Recovery Strategy (LNRS) provides more information on these zones. Policy 4 of the Climate Emergency DPD requires that 'where development is sited within or adjacent to an adopted Local Nature Recovery Network it should demonstrate how the proposal will maintain and enhance the integrity and connectivity of the network and support the principles of the Local Nature Recovery Strategy.'

You can view the nature recovery network maps here:

<https://experience.arcgis.com/experience/0f354c9cacab4d52a10a719e0b6503b5>

Interaction of the LNRN with BNG

The Defra Biodiversity Metric measures and scores the extent, type and quality of habitats to determine whether the net gain achieved is sufficient and appropriate. Through our extensive mapping work, the Strategy seeks to direct development away from higher nature-value land and incentivise delivery of offsets in the most beneficial locations for nature recovery. The Strategy can support a strategic approach to off-site BNG delivery, agreeing locations to expand and connect existing habitats and provide nature-based solutions. By helping to determine the 'strategic significance' aspect of the biodiversity metric, the Strategy aims to incentivise the delivery of off-site BNG in the LNRN.

Community Engagement

If you are minded to submit an application, it would be beneficial to discuss your proposal with the Local Council for the area, Crowan Parish Council, and/or the Divisional Member for the area, Cllr Loveday Jenkin, to gauge their opinions. Details for both parties are given below:

Crowan Parish Council - clerk@crowan-pc.gov.uk

Cllr Loveday Jenkin - cllr.loveday.jenkin@cornwall.gov.uk

22 June 2026

Conclusion

When considering the proposed development as set out in the submitted pre-application information, it is my opinion that subject to the submission of sufficient supporting information to demonstrate that the building is structurally sound, capable of conversion, and that the extent of works would not amount to substantial rebuilding, there may be scope in principle for the conversion of the existing barn to a single residential dwelling. However, the limited level of detail provided at this stage represents a significant constraint, and in the absence of a Structural Survey, a full set of detailed plans, and a HIA, it is not possible to reach a definitive view on the acceptability of the principle of the proposed development or whether officer support would be offered.

However, the building's apparent age, traditional construction and indicated pleasing character suggest that it could be worthy of retention and is likely to be considered a NDHA. Accordingly, it would be essential that any future scheme is informed by, and led by, the preservation and, where appropriate, enhancement of the building and its setting. A robust HIA should therefore clearly establish the significance of the building and demonstrate how the proposed works would impact upon that significance.

The proposal is also subject to a number of key material planning considerations, including, but not limited to, heritage, landscape, ecology and residential amenity. It will be important that any future scheme adequately addresses these matters and demonstrates that the proposal would result in a high-quality, well-designed and sustainable form of development.

If a future application is submitted for the development, it would be crucial that all previously mentioned assessments and information are provided alongside this, as well as a full set of both existing and proposed plans. Please note that the application is not necessarily limited to the information mentioned, however this will be necessary in any submission.

You should note that this letter does not constitute a formal decision by the Council (as local planning authority). It is only an officer's opinion given in good faith, and without prejudice to the formal consideration of any planning application. However, the advice note issues will be considered by the Council as a material consideration in the determination of future planning related applications, subject to the proviso that circumstances and information may change or come to light that could alter the position. It should be noted that the weight given to preapplication advice notes will decline over time and that the Local Planning Authority dispose of preapplication records after three years. Therefore, preapplication records that are more than three years old will not hold any weight in the subsequent determination of related planning applications.

Yours faithfully

Georgia Rowe

Page 15

22 June 2026

Development Officer
Development Management Service
Tel: 01872 322222
Email: planning@cornwall.gov.uk