

We are grateful to everyone (over 30 people by my count) who took the time to attend our presentation in the Village Hall and give feedback on the day. For those who were unable to attend, hopefully the attached information will help and we look forward to receiving any questions or comments in response.

Here are some key points to be considered alongside the presentation itself:

- The proposal for guest accommodation at Lily Farm is proposed instead of, NOT as well as, the earlier proposals for Searts Farm, which already received planning approval. We would resolutely not do both.
- The type of accommodation proposed is small units (1 and 2 bedroom) of self catering guest accommodation, ideally suited to couples and smaller families wishing to spend up to a week in the area. This type would complement the Newts existing hotel accommodation which has very few 2 bedroom suites and tends to suit 2-3 night stays only. There is a general paucity of this type of accommodation in the region.
- The intention for Lily Farm is much smaller scale and lower profile – 14 bedrooms compared to 27 approved at Searts Farm – also with no swimming pool, spa or restaurant, just a simple reception and breakfast room.
- Lily Farm's location is contained within the 'home patch' of the Estate and already much better linked to the garden and existing hotel for guests to use. Searts on the other hand is more remote and guests would have to move around farther including crossing the public road.
- The scale of construction work proposed at Lily Farm is considerably less than that approved at Searts Farm.
- The recently built farm barns directly to the south of Lily Farm will continue to be used by our own farmer for animal and feed housing.
- All of the remaining buildings and rubble on the east side of Cattle Hill would be removed and restored to pasture and hedgerows.
- The volume of vehicle movements associated with the proposed guest accommodation use at Lily Farm is relatively small and far less than would be associated with the approved scheme at Searts. We would do our best, both during construction and operation, to prevent vehicle movements through Shepton Montague and Welham, instead directing contractors and guests to use the A371 from the south.