

- Plans were described by the architect as going back to traditional architectural landscape.
- The plan is for a row of cottages along the boundary closest to Station Road – these will be used as accommodation cottages.
- Ben Pentreath worked with landscape architect Kim Wilkie and looked extensively into the history of the site to ensure that the plans were in keeping with the original aesthetic.
- It was noted that the Old Mill building had been swamped by extensions over the years – the whole original building can't breathe anymore. Pentreath explained that the spectacular 19<sup>th</sup> century building, and grazed water meadows wanted restoring back to its original glory.
- Pentreath described it as stitching the building back into the landscape. The long-term plan is to restore the historic water course; however, this will not be in the initial planning proposal as it would involve extensive research by Natural England and environment agencies, and this could set the build back. Later the restoration of the water course will be put forward in a separate planning proposal.
- The space where the current car park resides will be restored back to the original meadow and encourage the natural floodplains. The driveway to the bungalow is a better access point and the car park will be relocated here.
- The plan is for estate cottages – these will be thatched and built with natural stone. Each cottage will be a two-storey building and each floor will have 2 bedrooms, a living area, and a kitchen. Guests can either book the whole of the cottage or just one floor.
- There will be an alehouse/restaurant area, bakehouse, and barn event space. The kitchen/bins/staff area will be located underneath the barn area. This will leave a central uncluttered courtyard.
- Historically the footpath went straight through the middle of The Mill, however this was diverted around as it grew in size over time. The new development will reinstate the path through the middle.
- The restaurant will take 80-100 covers.
- The new development will all be open to the public and it was mentioned that the economics of the business would not work without local use.
- A pre-commencement plan will be drawn up prior to contractors starting. If planning is approved, the full build is predicted to take between 18 months and 2 years.
- It was confirmed that there never was and never will be a plan to use the bridleway running up towards Daylesford Farm Shop for anything other than agricultural access.

- Heating – likely to be traditional heating means, but as sustainable as possible.