

RA & KE Ralph

12<sup>th</sup> January 2023

Chief Planning Officer  
East Devon District Council

We attended a consultation at Clyst St Mary Village Hall in December to look at the proposed plans for a new town. We were surprised and shocked that in your preferred option ie Option 1 that our family home and farm have been included in this proposal. At no stage have we been approached by anyone from any department in East Devon District Council or any Councilor either by letter, email, telephone or in person to discuss the inclusion of our land in any development scheme – as stated we only found out at this consultation. When discussing this with your attending planning officers and Councillors they ‘assumed’ that all the land owners in all three schemes had agreed and signed up to promoting their land – THIS IS NOT THE CASE. We were approached by Mr. Troy Stuart two or so years ago with regard to him promoting our land in a potential housing scheme, but we declined any offers made.

**We would like to make it clear that we have no intention of promoting/selling our land for any proposed scheme.**

We are already receiving from housing developers letters and maps showing which parts of our land they would be interested in developing, and congratulating us on promoting our land and being included in as part of the preferred location for the new town. We are sure you will agree that this is very distressing for us. As we have not agreed to anything we wondered who or what organization is possibly promoting our land without any authorization.

Perhaps East Devon District Council should now re-evaluate Option 1 to exclude our 230+ acres to see if this option is a viable proposition without the inclusion of our land.

As there are two other options on the table we do not see the necessity of including Dymonds Farm in any scheme especially Option 1.

If any of these options are to go ahead we hope that you appreciate the tremendous loss of grade 2-3 prime agricultural land that would be lost to the East Devon area. Given the nature of the fact that this country has only 2 to 3 days worth of food available at any one time the loss of this land would be of significance importance in maintaining a solid production of locally produced quality food.

Should you proceed with Option 1 then we can foresee that much of the run off water would fall into the catchment of the River Clyst which then flows down to Topsham which can already experience flooding. After the development and continuous development of Cranbrook we have experienced a considerable rise in water accumulating in and around our meadows despite reassurances that the water holding facilities at Cranbrook would suffice. Again this is not the case. Please do not blame Global Warming as this happened virtually overnight.

As stated Dymonds Farm is our family home and livelihood and has been for three generations of our family with the fourth now having been born, and feel that we have been dealt a bitter blow with inclusion in Option 1 without any consultation whatsoever. It is very hard to understand how as a Council you can draw a line around an area of land and decide that this is to be built on without any thought for those who own and farm it.

We are sure there are several land owners who would welcome development and the excessive money generated by selling their land, we however, do not welcome this development nor are we interested in the money generated – all we want to do is carry on our family farming as has happened on this land for over 60 years.

We would appreciate a quick response to these comments.

Yours faithfully,

RA, KE & TM Ralph  
Land owners Dymonds Farm