

My wife and I have been following objections to the proposed "Mallard Pass" development and here are our comments:-

**Loss of farming land** the land for the proposal is high quality, well drained pasture and will be necessary to produce food stuff, where as alternative

'brown field sites' cannot, but would be a viable alternative ie; Woolfox and/or Cottesmore, North Luffenham , North Witham all redundant airfields.

**Amenity** - Rutland already has one of the largest manmade reservoirs in Britain, it however is an asset and a major amenity not only to Rutland but all the surrounding counties and further afield, Mallard Pass will be neither.

**General Area** due to the area having no major development it is considered by visitors, sightsee-ers, bird watchers to be rural and relatively unspoilt, with small villages, ancient churches and buildings. This project will detract hugely from that view and blight our area for all generations to come.

**Efficiency** Solar panels are less efficient overall than either wind or hydrogen.

**Human Rights** both [REDACTED]  
[REDACTED]

[REDACTED] we should distance ourselves from this practise.

**Mental Health** local walks and general access to the area will be greatly affected and lost for generations. Local bye-ways will not be able to cope with the construction and maintenance traffic. These local roads are used daily for transporting children to school and people going to work.

**General** Small groups of trees, pathways and landscaped areas do not compensate for the amenity that the general community have lost, they get

no gain from the scheme, in fact suffer a further loss of employment for labour no longer needed on the farms who have decided to offer their land for use.

**Well being of Residents** the value of all property will be adversely affected, generally estimated by 20% - 30%

**Personal View** I was involved in the construction of Rutland Water for 7 years and prior to that I followed the parliamentary phase (Empingham Reservoir Act).

Many compromises were made from the entire area being fenced off and access denied to the public, to the amazing facility it currently is. This cannot be achieved with Mallard Pass as it is inherently dangerous and cannot be used for any other purpose than that for which it is intended.

#### HOUSING VALUES

House values will fall particularly in Essendine and Belmesthorpe with no chance of them ever recovering.

This value drop will spread slowly outwards affecting a larger and larger as time passes, rather like on the

East Coast affected by cliff erosion or in coal mining areas subject to subsidence.

#### LOCAL BUSINESSES

At the moment the area supports three public houses and two local shops that rely to some extent on passing

Trade. This will be hugely affected as the numbers of casual walkers, cyclists and general visitors will fall as they will

no longer be attracted to the area. This area is of particular interest with our present churches dating back to Norman

times. Roman, Saxon and Bronze Age settlements evident.

#### NEW INDUSTRY & HOUSE BUILDING

New houses will be almost impossible to sell at anything like market prices and at such we will be left with old

housing stock that will gradually become redundant as the population ages, downsizes and then attempts to

sell their homes in the area.

Long term this effect industry as the local work force retires and cannot sell their homes to allow for new

younger workers to settle. Light industry will not develop in an area that has little or no undeveloped country

side as they are attracted to the more rural aspects of this area.

#### BLIGHTING OF LOCAL AREA

This area has never been industrialized for many years, the Mill, the Foundry & Engineering Works in Ryhall

and the Allis Chalmers Factory in Essendine are long gone and other lighter industries or housing having taken

their place. We cannot return to those days without a blight settling on the whole community with the social

and financial implications mentioned previously.

As is happening in industrial areas many children do not know where milk comes from and how farming life

Supplies our food. Children need green countryside for health and their mental well being and development.

*Annette & Gordon Haynes*

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