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**From:** [REDACTED]@btinternet.com>  
**Sent:** 21 March 2019 19:28  
**To:** LDP  
**Subject:** MIR Consultation Response

MIR Consultation Response for Bid site GR015, Inch, Aberdeenshire.

I would like to raise the following concerns regarding the proposed bid:

- Loss of prime agricultural land:

According to number 80 of the Scottish Planning Policy (2014), prime agricultural land should only be developed *"... where it is essential: • as a component of the settlement strategy or necessary to meet an established need, for example for essential infrastructure, where no other suitable site is available; or • for small-scale development directly linked to a rural business; or • for the generation of energy from a renewable source or the extraction of minerals."* The bid site does not meet the above criteria.

- Should the site be included in LDP 2021, it would become 'reserved' status. I believe that these reserved sites would potentially not come to fruition until 2031. The disabled access to the station needs a speedier resolution than this.
- School capacity since the extension in 2015 is currently sitting at 95% capacity. When sites OP1 and OP2 within the current plan are fulfilled, the school will not be adequately sized to accommodate the demand, therefore an additional 60 houses would not be conducive to the current infrastructure. A larger school on an alternative site is currently not being considered.
- I have concerns that this should this bid be passed, by the time it reached planning application stage, the developer would not fulfil the original criteria, leaving the option of disabled access to the south railway platform out of the final proposal.
- In recent years there has been several incidents of flooding on North Road, due to heavy rain fall or thawing snow, I am concerned that the current drainage systems, which I assume any development proposed would also connect to, would not withstand the demands from additional houses, in these conditions.
- I have concerns about the visibility from the access/egress point of the site and the safety of entering/exiting as it is located near to a sharp bend on the B992.
- The proposal of allotments in close proximity to properties has the potential to attract vermin if not correctly managed.

Regards

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