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**From:** [REDACTED]@yahoo.co.uk>  
**Sent:** 21 March 2019 21:55  
**To:** LDP  
**Subject:** MIR Consultation Response

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

I want to raise the following concerns regarding the proposed bid:

- Loss of prime agricultural land. The bid site does not meet the following criteria stipulated in 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."*
- If the site was included in LDP 2021, it would resume a 'reserved' status. These reserved sites would potentially not be actioned until 2031. The need for disabled access to the station is more urgent than this.
- School capacity is currently sitting at 95% capacity. When sites OP1 and OP2 within the current plan are complete, the school will not be adequately sized to accommodate the demand, therefore an additional 60 houses would be detrimental to the school. A bigger school on an alternative site is currently not under consideration.
- By the time the bid, if passed, reached planning application stage, the developer may not fulfil the original criteria, leaving the option of disabled access to the south railway platform out of the final proposal and potentially impossible to achieve once ground was developed.
- Incidents of flooding along North Road, caused by heavy rain fall and thawing snow, I am concerned that the current drainage systems would not withstand the demands from additional houses, in these conditions.
- Visibility from the access/egress point of the site and safety of entering/exiting due to location near to a sharp bend on the B992.
- Allotments in close proximity to properties has the potential to attract vermin if not correctly managed.

Regards

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