

Northfield & Willowbrae Community Council

Briefing Note on Planning Application 23/06949/FUL:

Erection of **purpose built student accommodation (PBSA) with commercial space at ground level, associated amenity space, access, landscaping, and cycle parking at 229 Willowbrae Road, Edinburgh. EH8 7ND**

(i.e.; the old 'Radical Road' Pub & Post office site opposite Tesco.)

This application was submitted on 5th December 2023.

The various plans and drawings can be viewed on the Council's City Development Planning portal: <https://citydev-portal.edinburgh.gov.uk/idoxpa-web/simpleSearchResults.do?action=firstPage>

There are 21 days to **comment i.e.; by Monday 26/12/23** to City of Edinburgh Council.

Comments can be made using the following link:

<https://citydev-portal.edinburgh.gov.uk/idoxpa-web/applicationDetails.do?activeTab=makeComment&keyVal=S4KICQEWFFM00>

Northfield & Willowbrae Community Council are concerned about:

- undermines the City of Edinburgh Council (CEC) recently declared 'Housing Crisis';
- the introduction of another large number of students would place further strain on local services such as Doctors and Dentists;
- planning permission for a similar proposal of student flats, including the car showroom site, (17/01565/FUL) was refused in 2017;
- the proposal does not meet a number of Local Development Plan policies:
 - **Policy Hou 8:** - *"Developments, including changes of use, which would have a materially detrimental effect on the living conditions of nearby residents will not be permitted."*;
 - **Policy Hou 8: Student Accommodation** - *"Planning permission will be granted for purpose-built student accommodation where: b. the proposal will not result in an excessive concentration of student accommodation in any one locality."*
 - **DES 1: Design Quality & Context;** and
 - **DES 8: Public Realm & Landscape Design,** - criteria *"a) the design and the materials to be used are appropriate for their intended purpose, to the use and character of the area generally, especially where this has a special interest or importance"*.

The Community Council have also raised issues about:

- the proposed commercial unit;
- flat roof out of context;
- lack of street trees;
- bus stops –width of pavement and also Broadway / Willowbrae Road junction safety;
- lack of parking within development.

The Northfield & Willowbrae Community Council letter of objection will be published shortly on the community Council Website and Facebook page but would encourage residents to comment to the City of Edinburgh Council. (V1- 16.12.23)