



To Phil Drain

Re: Development in Western Road and other areas

I am writing to you to object to the density of housing Brentwood Council is proposing on the office site in Western Road which equates to something like 229 dwellings per Hectare, which is far the biggest of any of the proposed sites and can only possibly be achieved with high rise blocks of flats, which is inappropriate in a residential street of houses with a maximum height of two and a half stories.

I understand that there other sites which also fall short of policy in the Local Development Plan to which I object. I quote from the Local Development Plan:

“ Efficient land use is essential in a borough like Brentwood where land is scarce and enables new homes to be provided without encroaching on the countryside. Good design makes it appropriate to develop in a way that is sympathetic to local character, uses land efficiently and creates or maintains a high-quality living and working environment. The right density will depend on the scheme, dwelling mix, site characteristics and location.

6.19 Proposals for housing developments should promote an effective use of land in line with the NPPF. Policy HP03 Residential Density sets out the Council's expectations on the net density of sites in the borough, supporting development proposals that make efficient use of land and discouraging low density development to ensure optimal use of each site.

6.20 The Council considers it reasonable to expect proposals to achieve densities of at least 35 dwellings per hectare except where this would harm the special character of an area, have an adverse transport impact or cause harm to residential amenities. Densities of 65 dwellings to the hectare or more will generally be expected in locations well served by retail, commercial and community facilities and services, and/or locations with good public transport accessibility.”

Yours sincerely

Lesley Lynn