



Ms Sam Pigden
Permitted Development - Development Management
Department of Communities & Local Government
Zone J4, Eland House
Bressenden Place
London, SW1E 5DU

Tel: 0117 922729

Email: jane.middleton@westofenglandlep.co.uk

Date: 19th February 2013

Dear Ms Pigden

Subject: West of England LEP response to CLG consultation: Exemptions on the proposed changes to permitted development rights

The West of England LEP is one of the drivers of the national economic recovery. This is supported in the City Deal, where government and the West of England have agreed measures to support the delivery of 60,000+ jobs in the Bristol Temple Quarter Enterprise Zone (EZ), and 5 Enterprise Areas (EAs). These are: Bath City of Ideas EA, J21 (Weston-super-Mare) EA, Filton EA, Emersons Green EA, Avonmouth/Sevenside EA (see Map at Appendix 1).

The LEP are seeking continued support for the approach agreed in the City Deal, and would consider that unregulated change of use from office to residential would put this at risk and would dilute the commitment to long term and continued employment growth in these areas. This could potentially lead to the loss of employment premises and opportunities at a time when the economic markets may be depressed, and, which potentially could not be re-captured when economic conditions improve.

Specifically the Enterprise Zone is part of a suite of nationally recognised growth areas, the Science Park is one of BIS national economic assets, and there are substantive flooding issues at Avonmouth/Sevenside which are solvable for employment uses but which would be problematic for any residential uses.

For these reasons the West of England LEP believes that the EZ and EAs represent exceptions of national significance and should be granted exemption from the changes to permitted development rights.

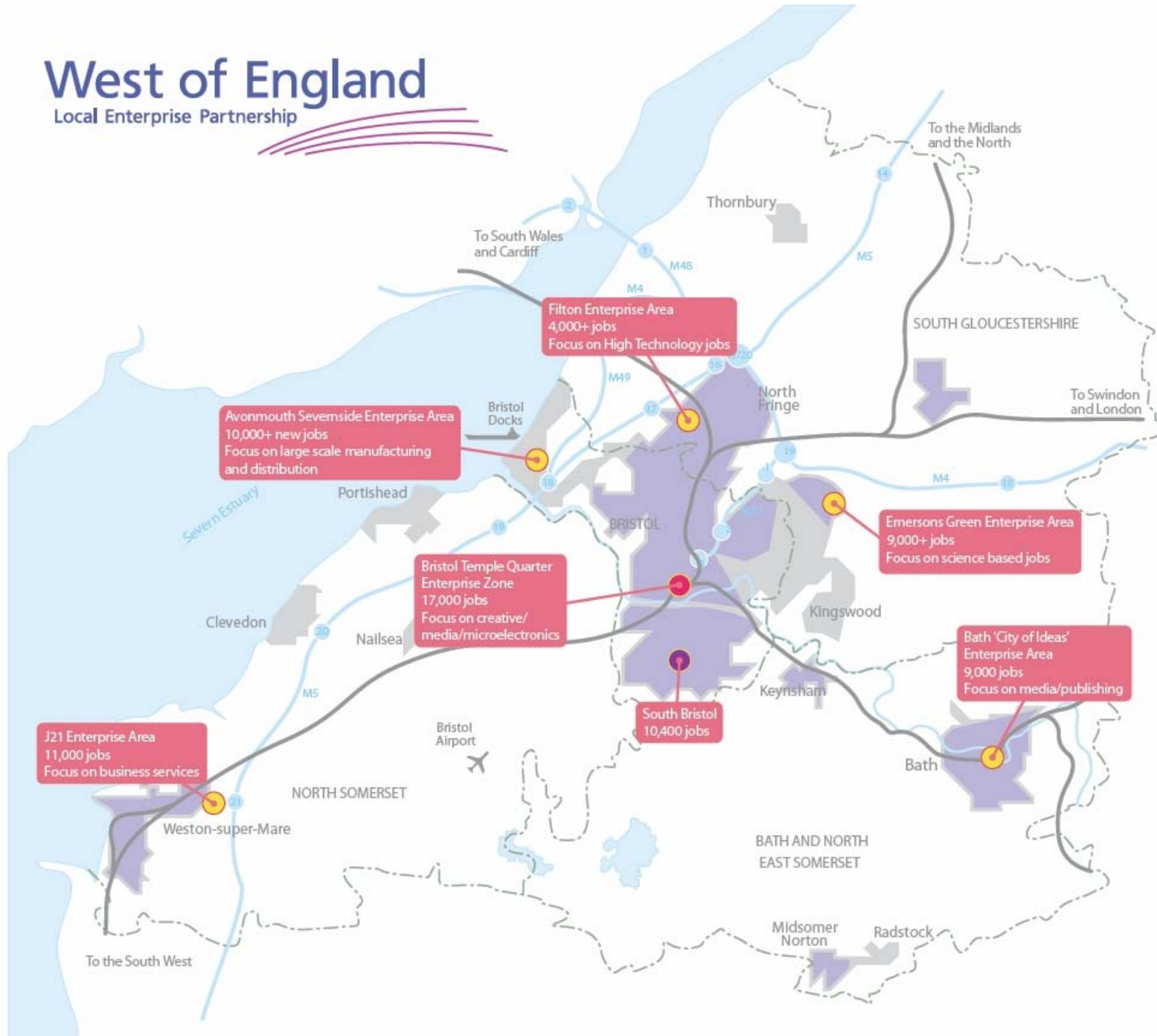
In addition to this, the LEP notes that the West of England Authorities have prepared a Strategic Framework which sets out their spatial strategy for the West of England. The Framework highlights other "Priority Growth Locations", which may be addressed in responses to the consultation from individual authorities.

Yours sincerely

Jane Middleton
LEP Director

West of England

Local Enterprise Partnership



Key:

Existing Network:

- Motorway
- Local Authority Boundary

New Homes and Jobs, 2006 - 2030:

- Enterprise Zone
- Enterprise Areas
- Other Major Employment Site
- Priority Growth locations