

Responses to B1(a) to C3 Article 4 Direction: Exempt areas

Title	First name	Surname	Business Name	Object	Support	Summary of response
Ms	Jacqueline	Young	(landowner)		Y	* Support proposal to protect the existing employment uses within Gunnels Wood and Pin Green
Mr	Peter	Young	(landowner)		Y	* Support proposal to protect the existing employment uses within Gunnels Wood and Pin Green
Mr	Edward	Coles	(landowner)		Y	* Agree with view that change to allow residential should not be agreed for industrial areas
Mrs	Gillian	Coles	(landowner)		Y	* Agree with view that change to allow residential should not be agreed for industrial areas
Ms	Julie	Matthews	Alchemy Metals		Y	* Would negatively affect the unique mix and concentration of technology, advanced manufacturing, pharmaceuticals and aerospace companies in Gunnels Wood * Would be disastrous for the long-term success, stability and growth of the local economy
Mr	Brian	Major	B.I.G. Enterprises Ltd		Y	* Firmly support retention of industrial use in industrial areas
Mr	Mark	Peters	Blythewood Plant Hire Ltd		Y	* Good that Direction seeks to protect existing employment areas in Stevenage
Mrs	Christine	Hogg	CAMS Fire & Security PLC		Y	* Loss of employment will increase out-commuting * Safety concerns around pedestrians and cyclists behaving without due care and attention for an industrial area/commercial traffic, particularly children * Will increase traffic * Inadequate space for residential parking * Changes in road layout, speed restrictions and access routes would make it difficult for commercial vehicles to navigate safely * Requirement for Council to reimburse businesses for lost revenue, business property valuations and insurance costs if Direction is not successful
Mr	Neville	Watts	Compass Property Management		Y	* Land was purchased as commercial investment, would seek compensation from council if Direction is not passed
Mr	Roger	Dixon	Dixons Dispatch Ltd		Y	* An industrial area should mean what it says: an area set aside for industrial use and for people to work * Would cause conflict between residents and businesses and create healthy and safety concerns

Mr	Mike	Gurney	Dyno Developments		Y	<ul style="list-style-type: none"> * Stevenage has been designed with separate industrial, commercial and residential areas * Company is B2 industrial use making noise and vibration - to mix residential would cause business to stop trading and force company to leave * Where are people supposed to work if we lose industrial to residential?
Ms	Sarah	Hewitt	Freelove Group Ltd		Y	<ul style="list-style-type: none"> * Full support for Directions * Pin Green and Gunnels Wood are important to the success of the town and local economy * Mixing residential and commercial is detrimental to the occupiers of the commercial properties due to complaints
Ms	Catherine	Pegna	GV Health Ltd		Y	<ul style="list-style-type: none"> * 100% support for the protection of commercial property * Excellent for security of businesses in the area * Relying on the availability of more commercial space in the future as business grows * Pin Green and Gunnels Wood are strong healthy commercial areas with high employment
Ms	Juanita	Carr	JMJ Precision Sheet Metal Ltd		Y	<ul style="list-style-type: none"> * Object to changing industrial area into residential area * Would not dream of permitting business development in residential area so why allow residential in industrial
Mr	Duncan	Grocott	Serviceline		Y	<ul style="list-style-type: none"> * Support the Directions * Long term certainty over location is essential to growth and investment in the future * The Directions will promote and enable investment, benefiting the local economy
Ms	Michaela	Stephens-Smith	TAG Catering Equipment		Y	<ul style="list-style-type: none"> * Allowing residential will change the structure of the area
Mr	Stephen	Goodman	Willian Design Ltd		Y	<ul style="list-style-type: none"> * Support Direction
Mr	Mike	Ashworth	AJS 22 Ltd. (landowner)	Y		<ul style="list-style-type: none"> * Justification/evidence has not been provided * No evidence that any shortage in employment land in Stevenage is or will be caused by PD rights * Direction could result in vacant and redundant buildings/areas, which cannot be a preferable solution when there is a housing crisis and Green Belt is being developed * Pressure for residential development in industrial areas is likely to be limited; residential market is
Mr	Nic	Gonnermann	Gotec Trading Ltd	Y		<ul style="list-style-type: none"> * Unfair to impose restriction on the few remaining small businesses at Pin Green * Development of the site to enable relocation is an option they wish to retain

Mr	Mark	Winton	Questchart Ltd. (landowner)	Y		* Agree with sentiment of the Directions in principle - commercial parks/industrial estates are unsuitable for residential use * However, Norton Road is a sustainable residential location. The Directions should not be introduced where small units have limited commercial appeal.
Mr	Richard	Moore	TTL Chiltern Property Ltd. (landowner)	Y		* No clear evidence to support the Directions * Direction should only be applied in exceptional circumstances * Widely accepted there is an undersupply of housing in Stevenage. These Directions will exacerbate the situation *No careful or reasoned site selection process, just a blanket area
Mr	Hugh	Madgin		Y		* Anything that breaks down the postwar grid of zoning should be encouraged
Mr	Richard	Carr	TFL		No comments made	
Ms	Natasha	Brennan	Environment Agency		No comments made	

Objections:	5	23%
Support:	17	77%
TOTAL	22	100%

Responses to B1(a) to C3 Article 4 Direction: Non-Exempt areas

Title	First name	Surname	Business Name	Object	Support	Summary of response
Ms	Jacqueline	Young	(landowner)		Y	* Support proposal to protect the existing employment uses within Gunnels Wood and Pin Green
Mr	Peter	Young	(landowner)		Y	* Support proposal to protect the existing employment uses within Gunnels Wood and Pin Green
Mr	Edward	Coles	(landowner)		Y	* Agree with view that change to allow residential should not be agreed for industrial areas
Mrs	Gillian	Coles	(landowner)		Y	* Agree with view that change to allow residential should not be agreed for industrial areas
Ms	Julie	Matthews	Alchemy Metals		Y	* Would negatively affect the unique mix and concentration of technology, advanced manufacturing, pharmaceuticals and aerospace companies in Gunnels Wood * Would be disastrous for the long-term success, stability and growth of the local economy
Mr	Brian	Major	B.I.G. Enterprises Ltd		Y	* Firmly support retention of industrial use in industrial areas
Mr	Mark	Peters	Blythewood Plant Hire Ltd		Y	* Good that Direction seeks to protect existing employment areas in Stevenage
Mrs	Christine	Hogg	CAMS Fire & Security PLC		Y	* Loss of employment will increase out-commuting * Safety concerns around pedestrians and cyclists behaving without due care and attention for an industrial area/commercial traffic, particularly children * Will increase traffic * Inadequate space for residential parking * Changes in road layout, speed restrictions and access routes would make it difficult for commercial vehicles to navigate safely * Requirement for Council to reimburse businesses for lost revenue, business property valuations and insurance costs if Direction is not successful
Mr	Neville	Watts	Compass Property Management		Y	* Land was purchased as commercial investment, would seek compensation from council if Direction is not passed
Mr	Roger	Dixon	Dixons Dispatch Ltd		Y	* An industrial area should mean what it says: an area set aside for industrial use and for people to work * Would cause conflict between residents and businesses and create healthy and safety concerns
Mr	Mike	Gurney	Dyno Developments		Y	* Stevenage has been designed with separate industrial, commercial and residential areas * Company is B2 industrial use making noise and vibration - to mix residential would cause business to stop trading and force company to leave * Where are people supposed to work if we lose industrial to residential?

Ms	Sarah	Hewitt	Freelove Group Ltd		Y	<ul style="list-style-type: none"> * Full support for Directions * Pin Green and Gunnels Wood are important to the success of the town and local economy * Mixing residential and commercial is detrimental to the occupiers of the commercial properties due to complaints
Ms	Catherine	Pegna	GV Health Ltd		Y	<ul style="list-style-type: none"> * 100% support for the protection of commercial property * Excellent for security of businesses in the area * Relying on the availability of more commercial space in the future as business grows * Pin Green and Gunnels Wood are strong healthy commercial areas with high employment
Mrs	Kate	Harwood	Hertfordshire Gardens Trust		Y	<ul style="list-style-type: none"> * Support
Ms	Juanita	Carr	JMJ Precision Sheet Metal Ltd		Y	<ul style="list-style-type: none"> * Object to changing industrial area into residential area * Would not dream of permitting business development in residential area so why allow residential in industrial
Mr	Duncan	Grocott	Serviceline		Y	<ul style="list-style-type: none"> * Support the Directions * Long term certainty over location is essential to growth and investment in the future * The Directions will promote and enable investment, benefiting the local economy
Ms	Michaela	Stephens-Smith	TAG Catering Equipment		Y	<ul style="list-style-type: none"> * Allowing residential will change the structure of the area
Mr	Stephen	Goodman	Willian Design Ltd		Y	<ul style="list-style-type: none"> * Support Direction
Mr	Mike	Ashworth	AJS 22 Ltd. (landowner)	Y		<ul style="list-style-type: none"> * Justification/evidence has not been provided * No evidence that any shortage in employment land in Stevenage is or will be caused by PD rights * Direction could result in vacant and redundant buildings/areas, which cannot be a preferable solution when there is a housing crisis and Green Belt is being developed * Pressure for residential development in industrial areas is likely to be limited; residential market is unlikely to be able to attract residents to such areas * Residential development would be limited to areas that are unable to meet business requirements * Council may be liable for compensation
Mrs	Caroline	Alexandrou	Giles Junior School	Y		<ul style="list-style-type: none"> * Good idea to turn office areas into dwellings as the school will be expanding in Sept 2017
Mr	Nic	Gonnermann	Gotec Trading Ltd	Y		<ul style="list-style-type: none"> * Unfair to impose restriction on the few remaining small businesses at Pin Green * Development of the site to enable relocation is an option they wish to retain

Mr	Mark	Winton	Questchart Ltd. (landowner)	Y		* Agree with sentiment of the Directions in principle - commercial parks/industrial estates are unsuitable for residential use * However, Norton Road is a sustainable residential location. The Directions should not be introduced where small units have limited commercial appeal.
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Mr	Richard	Carr	TFL	No comments		
Ms	Natasha	Brennan	Environment Agency	No comments		

Objections:	5	22%
Support:	18	78%
TOTAL	23	100%