

Responses to B1(c) to C3 Article 4 Direction

Title	First name	Surname	Business Name	Object	Support	Summary of response
Ms	Catherine	Pegna			Y	<ul style="list-style-type: none"> * 100% 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	Jacqueline	Young			Y	<ul style="list-style-type: none"> * Support proposal to protect the existing employment uses within Gunnels Wood and Pin Green
Ms	Julie	Matthews	Alchemy Metals		Y	<ul style="list-style-type: none"> * 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	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 convert industrial to residential
Mr	Peter Young				Y	<ul style="list-style-type: none"> * Support proposal to protect the existing employment uses within Gunnels Wood and Pin Green
Mr	Stephen	Goodman	William Design Ltd		Y	<ul style="list-style-type: none"> * Support Direction
Ms	Michaela	Stephens-Smith	TAG Catering Equipment		Y	<ul style="list-style-type: none"> * Change the structure of the area
Mr	Neville	Watts	Compass Property Management		Y	<ul style="list-style-type: none"> * Land was purchased as commercial investment, would seek compensation from council if Direction is not passed
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
Mrs	Christine	Hogg	CAMS Fire & Security PLC		Y	<ul style="list-style-type: none"> * Increase commuting due to less jobs * Consider the ratio of business rate income against domestic rate income * Increase in pedestrians and cyclists behave without due care and attention for an industrial area * Increase in traffic * Concerns for when a child is run over by a commercial vehicle * Inadequate space available for residential parking * Changes in road layout, speed restrictions and access routes 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	Brian	Major	B.I.G. Enterprises Ltd		Y	<ul style="list-style-type: none"> * Firmly support retention of industrial use in industrial areas

Mr	Duncan	Grocott	Serviceline		Y	* Support the Directions * Uncertainty of site and land redevelopment impacts on long-term growth and investment plans
Mr	Edward	Coles			Y	* Agree with view that change to allow residential should not be agreed for industrial areas
Mrs	Gillian	Coles			Y	* Agree with view that change to allow residential should not be agreed for industrial areas
Ms	Sarah	Hewitt	Freelove Group Ltd		Y	* Full support of Direction * 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
Mr	Mark	Peters	Blythewood Plant Hire Ltd		Y	* Good that Direction seeks to protect existing employment areas in Stevenage
Mr	Roger	Dixon	Dixons Dispatch Ltd		Y	* An industrial 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 H&S concerns
Mr	Mark	Winton		Y		* Agrees with sentiment of the Directions * Main principle underpinning PD rights is to convert underutilised space to residential * Should not be introduced where small units have limited commercial appeal
Mr	Mike	Ashworth	WYG	Y		* Justification has not been clearly evidenced * No evidence that any shortage in employment land in Stevenage is caused by PD rights * Vacant and underused buildings can not be a preferable solution when there is a housing crisis * Direction could leave parts of the industrial areas vacant and redundant which would appear illogical and unjustified * 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 subject to costs
Mr	Nic	Gonnermann	Gotec Trading Ltd	Y		* 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	Richard	Carr	TFL		No comments	
Ms	Natasha	Brennan	Environment Agency		No comments	

Objections:	3	15%
Support:	17	85%
TOTAL	20	100%