

**Stevenage Revised Article 4 Directions: Consultation 20 July – 17 August 2022**  
**Summary of Consultation Comments and Council Responses** **APPENDIX C**

ID	Name	Responses
1	Anonymous	<p><b>Comment:</b></p> <p>Support for the revised Article 4 Directions.</p> <p><b>Stevenage Borough Council Response:</b></p> <p><i>Support noted.</i></p>
2	Anonymous	<p><b>Comment:</b></p> <p>We object to this on the grounds that it is totally unnecessary. At a time when demand for housing is greater than it has ever been and businesses are closing at a rapid rate due to the financial pressures they are facing, this removes the ability to make a sensible decision that would support people's livelihoods.</p> <p>The decision was made previously to permit this, so we do not understand what has changed recently to require the need to reverse such a decision, at a time when surely greater flexibility is needed.</p> <p>We do not agree that allowing residential use in the Pin Green area would create conflict with the presence of international businesses or corporate headquarters, in fact many of the local businesses could benefit from a greater residential presence/community, especially when you consider the current rising levels of transport costs which are unlikely to improve in the years ahead (not just a short-term issue).</p> <p><b>Stevenage Borough Council Response:</b></p> <p><i>The Article 4 Direction is not a ban on changes of use to residential; it is a requirement that such changes of use must have planning permission from the Council.</i></p> <p><i>The Council fully appreciates the demand for housing and has allowed for significant levels of housing growth to meet objectively assessed housing need, in the Stevenage Borough Local Plan 2011–2031 as well as the Housing Land Supply Position Statement and Housing Delivery Test Action Plan, all available on the Council website.</i></p>

**Stevenage Revised Article 4 Directions: Consultation 20 July – 17 August 2022**  
**Summary of Consultation Comments and Council Responses** **APPENDIX C**

ID	Name	Responses
		<p><i>The Stevenage Borough Local Plan already identifies sufficient sites to meet the Borough's housing needs within the plan period, in sites it considers are suitable and sustainable for residential. As such, allowing these unrestricted changes of use to take place could upset the balance between homes and jobs.</i></p> <p><i>The Local Plan also identifies the Gunnels Wood and Pin Green Employment Areas as significant employment areas in the town and where offices and light industrial uses, for example, as well as important industries to the town and wider region, are clustered. Residential uses are still permitted in this area, outside of the designated protected sites, as long as they confirm with policies of the Local Plan.</i></p> <p><i>We will also take your views into consideration when the Council conducts a Review of the Local Plan, for which work is scheduled to commence in Autumn 2022.</i></p> <p><i>If we were to leave our existing Article 4 Directions to expire and therefore cease to exist, the consequences for Stevenage would potentially include:</i></p> <ul style="list-style-type: none"> <li><i>• A risk of creating towns that lack in local shops, facilities and services;</i></li> <li><i>• An increased need for longer journeys, contrary to the objectives of sustainable development and the aspirations of the Stevenage Borough Local Plan; and</i></li> <li><i>• Large scale units such as supermarkets or office blocks could be converted to residential use, without securing Section 106 contributions and therefore more affordable homes. This would mean the Local Plan targets for affordable housing not being met as well as loss of important revenue to reinvest in Stevenage.</i></li> </ul>
3	Anonymous	<p><b>Comment:</b></p> <p>The area is no longer suitable for use as an industrial area. The parking facilities are woefully inadequate. The road infrastructure cannot cope with deliveries by articulated lorries.</p>

**Stevenage Revised Article 4 Directions: Consultation 20 July – 17 August 2022**  
**Summary of Consultation Comments and Council Responses** **APPENDIX C**

ID	Name	Responses
		<p>The units are falling apart, they are nearly 50 years old where we are and despite asking for a new roof we have been ignored. We feel the best thing for these units in Wedgwood Gate is for them to be knocked down and made into residential areas. You can't stop progress.</p> <p><b>Stevenage Borough Council Response:</b></p> <p><i>The Article 4 Direction is not a ban on changes of use to residential; it is a requirement that such changes of use must have planning permission from the Council.</i></p> <p><i>The Council fully appreciates the demand for housing and has allowed for significant levels of housing growth to meet objectively assessed housing need, in the Stevenage Borough Local Plan 2011–2031.</i></p> <p><i>By protecting key office and light industrial sites, there will be scope and opportunity to consider maintenance and improvement of those sites being protected. The Council will take these comments into consideration when the Council conducts a Review of the Local Plan, for which work is scheduled to commence in Autumn 2022.</i></p> <p><i>The Council is considering a review of its Parking Strategy, with further details to emerge in due course.</i></p>
4	Anonymous	<p><b>Comment:</b></p> <p>Affecting local businesses looking to relocate into the area. Which in turn creates employment shortages.</p> <p><b>Stevenage Borough Council Response:</b></p> <p><i>Comments noted. By protecting key office and light industrial sites in the town, this will aim to attract new businesses seeking to locate in the area of wider region and therefore further employment opportunities ahead.</i></p> <p><i>The Local Plan identifies the Gunns Wood and Pin Green Employment Areas as significant employment areas in the town and where offices and light industrial uses, for example, as well as important industries to the town and wider region, are clustered and the benefits of clustering and agglomeration can be enjoyed, in line with the wider regeneration plan for the Town Centre and Station Gateway ahead.</i></p>

**Stevenage Revised Article 4 Directions: Consultation 20 July – 17 August 2022**  
**Summary of Consultation Comments and Council Responses** **APPENDIX C**

ID	Name	Responses
		<p><i>The amenity of residents of these new homes would likely be affected by the issues that arise from employment uses such as noise, lighting, HGV access and adverse visual impacts. Complaints could lead to businesses being subject to tighter environmental or operational, thus making the Employment Areas a less attractive option for existing and new occupiers, potentially resulting in a domino effect of businesses vacating the area.</i></p> <p><i>If we were to leave our existing Article 4 Directions to expire and therefore cease to exist, the consequences for Stevenage would potentially include:</i></p> <ul style="list-style-type: none"> <li><i>• A risk of creating towns that lack in local shops, facilities and services;</i></li> <li><i>• An increased need for longer journeys, contrary to the objectives of sustainable development and the aspirations of the Stevenage Borough Local Plan; and</i></li> <li><i>• Large scale units such as supermarkets or office blocks could be converted to residential use, without securing Section 106 contributions and therefore more affordable homes. This would mean the Local Plan targets for affordable housing not being met as well as loss of important revenue to reinvest in Stevenage.</i></li> </ul>

# Stevenage Revised Article 4 Directions: Consultation 20 July – 17 August 2022

## Summary of Consultation Comments and Council Responses

### APPENDIX C



Pay

[Home](#) > [Planning and Building Control](#) > [Planning Policy](#) > [Consultation on two Article 4 Directions](#)

## Consultation on two Article 4 Directions

Posted on 21 Jul 2022

Share: [Facebook](#) [Twitter](#) [LinkedIn](#) [Instagram](#)

We are consulting on two Article 4 Directions that are being reviewed.

We are proposing to implement two revised Article 4 Directions which will remove permitted development rights regarding change of use from office to residential use, and from light industrial to residential use.

We are identifying specific properties that are currently operating as a Use Class E(g)(i) (offices) or E(g)(iii) (light industrial) under the Use Classes Order September 2020, in order to apply the Article 4 Directions to the smallest possible area.

### [Information about Article 4 Directions](#)

Implementing an Article 4 Direction is a three-stage process:

- The Direction is made;
- Consultation is undertaken for 28 days;
- The Direction is confirmed.



You can view the Notices of Direction and the revised Article 4 Directions by downloading the documents below.

- [Appendix E - Notice of Direction Light Industrial to Residential - PDF \(935.4 KB\)](#) [Download](#)
- [Appendix F - Notice of Direction Offices to Residential - PDF \(278.9 KB\)](#) [Download](#)
- [Appendix C - Article 4 Direction Light Industrial E\(g\)\(iii\) to Residential \(C3\) - PDF \(279.4 KB\)](#) [Download](#)
- [Appendix D - Article 4 Direction Office E\(g\)\(i\) to Residential \(C3\) - PDF \(285.9 KB\)](#) [Download](#)
- [Article 4 Directions – List of Consultation Sites - PDF \(494.2 KB\)](#) [Download](#)

You can view the Notices of Direction and the revised Article 4 Directions by downloading the documents below.

- [Appendix E - Notice of Direction Light Industrial to Residential - PDF \(935.4 KB\)](#) [Download](#)
- [Appendix F - Notice of Direction Offices to Residential - PDF \(278.9 KB\)](#) [Download](#)
- [Appendix C - Article 4 Direction Light Industrial E\(g\)\(iii\) to Residential \(C3\) - PDF \(279.4 KB\)](#) [Download](#)
- [Appendix D - Article 4 Direction Office E\(g\)\(i\) to Residential \(C3\) - PDF \(285.9 KB\)](#) [Download](#)
- [Article 4 Directions – List of Consultation Sites - PDF \(494.2 KB\)](#) [Download](#)

The revised Article 4 Direction relating to change of use from light industrial to residential would replace the existing Article 4 Direction. The revised Article 4 Direction relating to change of use from office to residential would replace the existing Article 4 Direction. If confirmed, the revised Article 4 Directions would cover individual buildings in the Employment Areas of Gunnels Wood and Pin Green.

Public consultation will begin on 20 July 2022 and will run for 28 days until 17 August 2022.

[Give us your feedback on the Article 4 Directions review](#)