

## Matter 60: Low Cost and Affordable Business Space

### Further Suggested Changes

**Key:**

- **Bold red** – Minor suggested change text
- ~~Red strikethrough~~ – original text deletion, minor suggested changes
- **Bold blue** – new text
- ~~Blue strikethrough~~ – deleted original plan text
- ~~Purple strikethrough~~ – deleted minor suggested change text

Change Ref No	Policy / para / table / map	Further Suggested Change
FSC 60.1	Policy E2B	<p>Development proposals that involve the loss of existing B1 space (including creative and artists' studio <b>workspace</b>) in areas where there is an identified shortage of lower-cost space should:</p> <p>1) demonstrate that there is no reasonable prospect of the site being used for business purposes, or</p> <p>2) ensure that an equivalent amount of B1 space is re-provided in the proposal (which is appropriate in terms of type, <b>fit-out specification</b>, use and size), incorporating existing businesses where possible, <del>or. In exceptional circumstances where this is not feasible, it must be</del></p> <p><b>3) demonstrated that suitable alternative accommodation (in terms of type, fit-out specification, use and size) is available in reasonable proximity to the development proposal and, where existing businesses are affected, that they are subject to relocation support arrangements before the commencement of new development.</b></p>
FSC 60.2	Paragraph 6.2.4	<p>Where there is demand for workspace or viable existing business uses on site, development proposals for alternative uses should deliver an equivalent amount of workspace through the <b>intensification or reconfiguration of space</b>. <del>In Part B.2,3 of the policy applies in exceptional circumstances, where it can be demonstrated that it is not feasible to accommodate replacement workspace and existing businesses on site through intensification or reconfiguration. W</del> <b>what</b> constitutes a reasonable proximity should be determined on the circumstances of each case having regard to the impact on business supply chains and access to labour supply. <del>Where appropriate, R</del> <b>relocation arrangements should be put in place prior to the commencement of development to ensure that disruption to existing businesses is minimised.</b></p>

Change Ref No	Policy / para / table / map	Further Suggested Change
FSC 60.3	Policy E3A1	In defined circumstances, planning obligations may be used to secure affordable workspace at rents maintained below the market rate for that space for a specific social, cultural or economic development purpose. Such circumstances include workspace that is: <ol style="list-style-type: none"> <li>1) <b>dedicated</b> for specific sectors that have social value such as charities, <b>voluntary and community organisations</b> or social enterprises</li> </ol>
FSC 60.4	Policy E3B	1) where there is <b>existing</b> affordable workspace on-site <b>currently, or has been at any time since 1 December 2017</b>
FSC 60.5	New paragraph 6.3.3B	<b>In exceptional circumstances, the requirements of policy E3B1 may not apply where it is demonstrated that the affordable workspace has been provided on a temporary basis pending redevelopment of the site. The temporary nature of the workspace and the timetable for redevelopment should be made clear to occupants from the outset and should generally be secured through a temporary planning permission.</b>
FSC 60.6	Paragraph 6.3.1	Affordable workspace is defined here as workspace that is provided at <b>rents maintained below the market rate</b> for that space <b>for a specific social, cultural, or economic development purpose</b> . It can be provided <b>and/or managed</b> directly by a <b>dedicated workspace provider, a</b> public, <b>private,</b> charitable or other supporting body; through grant and management arrangements (for example through land trusts); and/or secured <b>permanently in perpetuity or for a period of at least 15 years</b> by planning or other agreements.