

Affordable Workspaces

June 2026

Examination Library Reference: BGP.007

Contents

1. Introduction	2
2. The Need for Affordable Workspaces	2
Introduction	2
Affordability issues	3
High Demand	5
Constrained Supply.....	6
Regeneration Pressure	9
Wider Economic Factors.....	10
Drawing it all together	10
3. Defining Affordable Workspace in Oxford	11
Introduction	11
Oxford's Economic Strategy (2022-2032).....	11
Oxford Local Plan 2045 Definition of Affordable Workspace	13
4. Cost implications: Affordable Workspaces	14
Introduction	14
Local Plan 2045 Viability Study: Affordable workspaces.....	14
5. Local Plan 2045 Policy E4: Affordable Workspaces	15

1. Introduction

- 1.1 This paper considers the need for affordable workspaces in Oxford. It brings together information from a range of published sources, compiling and documenting this published evidence into one place.
- 1.2 It draws on a range of documents including the Oxford Employment Land Needs Assessment, Oxford Local Plan Viability Study Report, and the Oxford Economic Strategy. It also draws from a range of third-party reports such as Advanced Oxford's Innovation Engine Update Report, and up-to-date market assessment reports from local property market agents.
- 1.3 This Background Paper considers the need for affordable workspaces in Oxford, setting out the specific set of circumstances which occur in Oxford, which give rise to a market failure and the need for policy intervention.
- 1.4 It goes on to provide evidence of the specific sectors to which the policy will apply and provides an overview of financial implications of delivering affordable workspaces in Oxford.

2. The Need for Affordable Workspaces

Introduction

- 2.1 It is generally recognised that a range of factors contribute to the need for affordable workspaces in an area. These factors usually amount to a situation involving a 'market failure'. A market failure in this context relates to the inability of the market to provide sufficient, appropriately priced commercial space to accommodate a range of identified business sectors, in a specific area.
- 2.2 As set out above, a range of factors can contribute to the specific set of circumstances requiring a need for policy intervention. In Oxford these factors can be summarised as follows:
 - Affordability issues
 - High demand
 - Constrained supply
 - Regeneration pressure
 - Wider factors
- 2.3 Each is discussed in turn below. Then, to conclude this section, the findings are drawn together.

Affordability issues

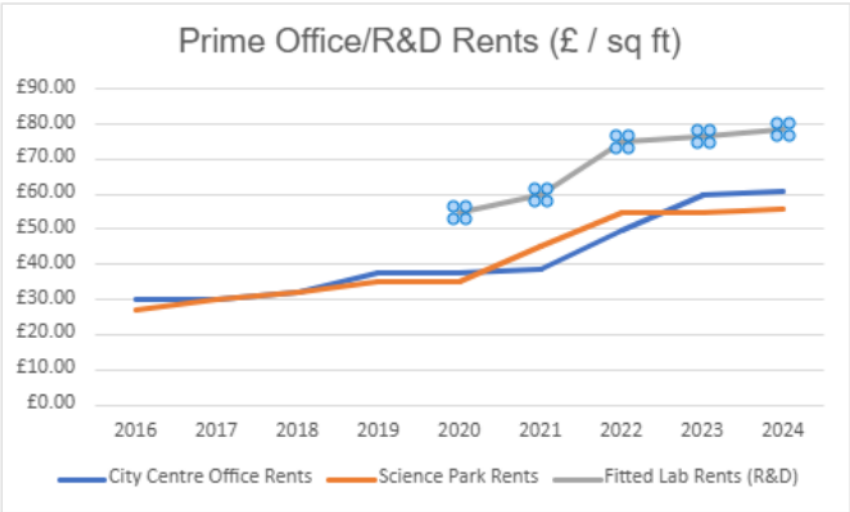
2.4 This section provides an overview of affordability issues within the office/R&D market and the industrial/warehousing market in Oxford.

Office/ R&D Market

2.5 Prime office rents in Oxford have risen from between £27-30 per square foot (sqft) to £61per sqft in 2024. These rent increases (most significantly rising between 2021 (£38.50 per sqft) and 2023 (£60 per sqft), mean that Oxford currently is in a somewhat unusual situation (outside of Central London). This is because certain commercial typologies appear to be more profitable than other traditionally higher land-use values (such as housing). For instance, recorded R&D/lab rents in Oxford are £78.50 per sqft.

2.6 Advanced Oxford, in their 2023 Innovation Engine Update Report, undertook analysis of achieved city centre prime office rents, comparing them to prime science park rents and fitted laboratory rents for which data emerges from 2020 onwards. This analysis drew on published data from a range of local property market agents. Figure 2.1 shows this data (2016-2022), supplemented with additional published data from local property market agents for the years 2023-2024.

Figure 2.1 – Oxford prime office/ R&D market rent changes 2016-2024

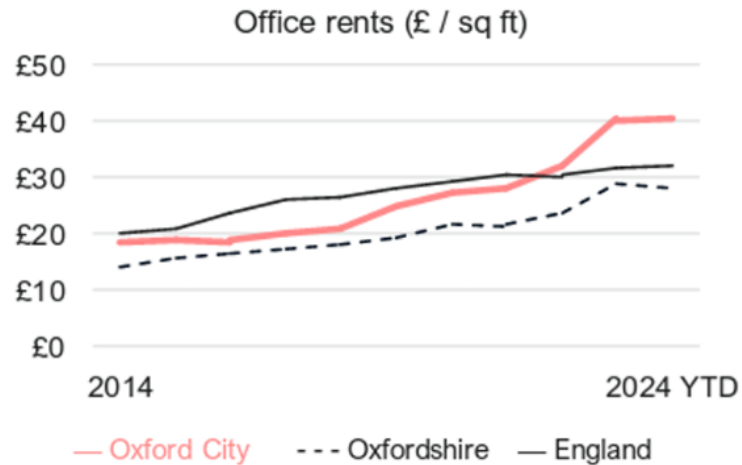


Source: Advanced Oxford (2023) and Bidwells Oxford Offices and Labs Databook (2024, 2025)

2.7 Data from the CoStar database shows a similar picture post-2020 with rising average rents across the ‘wider’ office market. As set out in the Employment Land Needs Assessment (2026) (hereafter ‘ELNA’) the CoStar database does not distinguish between office and R&D/ lab spaces for analysis purposes.

2.8 The ELNA presented the findings of an analysis of Oxford's office/R&D market. Figure 2.1 shows the change in rents across the 'wider' office market for the ten-year period between 2014-2024.

Figure 2.2 Oxford average 'wider' office market rent changes 2014-2024



Source: CoStar (2024)

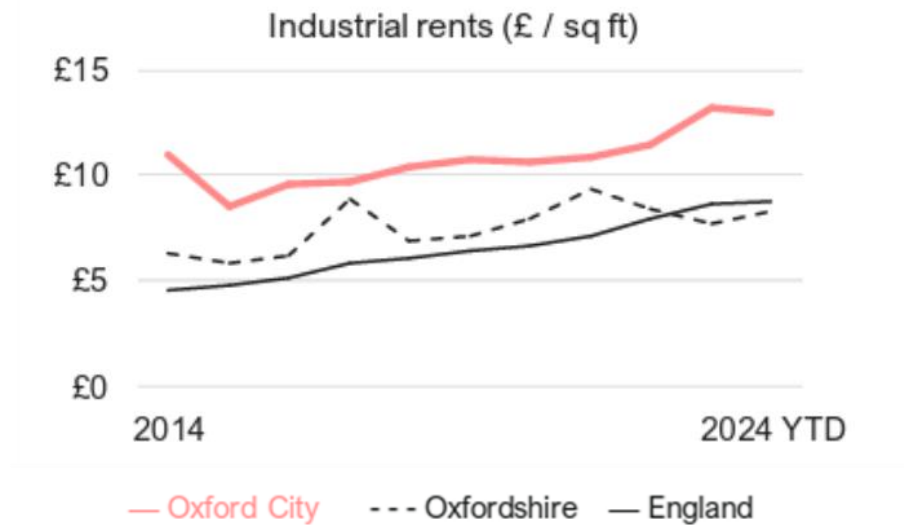
Industrial/ Warehousing Market

2.9 The ELNA also undertook analysis of the industrial/warehousing market in the city. The findings of this analysis show that Oxford's industrial/warehousing market has remained fairly static over the past five years. The ELNA reported that through consultation with local property market agents, it was mentioned that there had been no new industrial/ warehouse development in the city for around 25 years. As such, there was no evidence of new build prime rents.

2.10 While feedback from consultations undertaken by the ELNA consultants indicated that new build rent in this sector could be £215/sqm (circa £20/sqft). The ELNA considered that this reflects a "reasonable premium" on what has been achieved on the second-hand stock in the city.

2.11 Figure 2.3 (below) shows the rents achieved (from CoStar) within the 'wider' industrial market. This is because the CoStar property definition for "Industrial" includes both industrial and warehousing uses. As such, the data presented in Figure 2.3 represents the rents achieved in the 'wider' industrial market (i.e., both the industrial and warehousing markets).

Figure 2.3 Oxford average 'wider' industrial market rent changes (2014-2024)



Source: CoStar (2024)

2.12 What is noticeable from the data presented in Figure 2.3 is that average rents achieved in Oxford are higher than both the county and national averages. However, given the reported lack of new industrial/ warehouse development in the city, it is likely that these rents are skewed towards the secondary property market. As average industrial rents in the city most likely relate to the secondary industrial/warehousing market, should new stock become available, average rents are likely to increase over time.

High Demand

R&D market

2.13 In relation to the lab and R&D market, Oxford is generally considered as an attractive location due to the presence of two world-class universities and a number of research hospitals.

2.14 Demand for R&D/lab space in Oxford is high. This high demand for R&D/lab space was highlighted to the ELNA consultant team through their consultations with local property market agents. These consultations attributed the creation of Oxford Science Enterprises (OSE) in 2015, with “kick-starting” the market. OSE is a circa. £1bn independent company that provides “very sizeable investments” to spinouts with a focus on life sciences, health tech and deep tech.

2.15 The ELNA highlights that, in addition to OSE, the city’s lab and R&D market responded quickly to the Covid-19 pandemic – helping to develop vaccines, which further enhanced the city’s international reputation. This has helped to drive the market further and Oxford attracts both international and national investment.

2.16 While growth in R&D/ lab space in Oxford over the past decade remained fairly steady, with new R&D space effectively replacing existing office space that was no longer required. In the past two-three years, development activity within the R&D sector has been ‘supercharged’, with around 175,000sqm under construction and an additional circa. 350,000sqm in the pipeline.

Office Market

2.17 The office market in the city is more mixed than the R&D/lab market. While more recently “traditional’ existing office stock has been lost to the R&D/lab market, previously this type of space was being lost due to office to residential conversions. (i.e., through permitted development). In fact, the City Council introduced an Article 4 Direction in 2014 (now lapsed) to try and protect a limited number of well-performing employment sites from loss (via permitted development) to residential.

2.18 The ELNA highlights that there is now an imbalance of office accommodation in the city centre, which is attributed to a lack of quality office stock to meet modern occupier requirements.

Industrial/ Warehouse Market

2.19 The property market analysis within the ELNA considers industrial and logistics uses (i.e., E(g)(iii), B2, and B8 uses) as one market rather than separating industrial from logistics uses. Accordingly, they are considered as such hereafter. It is worth noting that the terms “warehouse” and “logistics” are two different ways of expressing the same broad type of employment.

2.20 Oxford’s industrial/warehouse market is relatively small and most of the space is located to the south of the city. Apart from the two large sites – MINI Plant Oxford and the Unipart site – those remaining sites with industrial/warehouse occupiers mainly service the local market (e.g., vehicle repairs, trade counter operators (electrical and plumbing wholesalers) and builder’s merchants).

2.21 The profile of the existing stock is not always the type of space typically sought by modern occupiers. However, due to the lack of credible alternatives, it remains well-occupied, with low reported vacancy rates. The ELNA also reports demand for new units which could take the form of companies seeking to service the R&D market.

Constrained Supply

2.22 This section looks at how the supply of different employment uses in Oxford has changed over the past twenty years. It also discusses the future supply of different employment uses over the plan period, considering any implications of that future supply on the existing

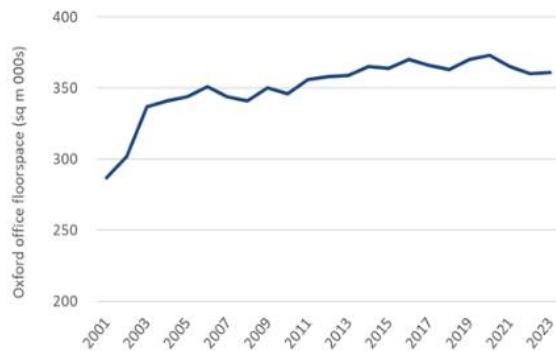
stock. Firstly, the section covers the supply of space within the office/R&D market. It then goes on to discuss the industrial/warehousing market. Finally drawing together some of the key findings from published sources.

Office/R&D Market (looking to the past)

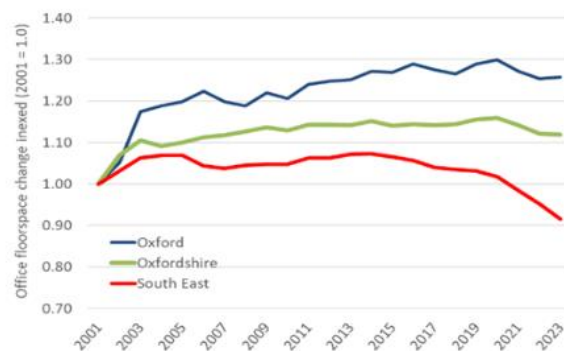
2.23 The ELNA provides an analysis of the wider office market (i.e., office/R&D), looking back over the past two decades. This analysis sets out that following strong growth in the early years of the millennium (when office floorspace increased by around 50,000sqm). In subsequent years, steady, but less spectacular growth has continued ever since. Figure 2.4 shows the office floorspace changes in absolute terms, while Figure 2.5 shows the benchmarked change (indexed at 2001).

2.24 The ELNA highlights that for some time the traditional office stock has been in decline, impacted by ‘office to residential’ permitted development rights from 2013 onwards. However, the ELNA recognises that the steady growth in the ‘office’ market in Oxford has been due to the growth in R&D floorspace, that has masked the decline in traditional office stock.

Figures 2.4 (left) and 2.5 (right) showing absolute and benchmarked changes in office floorspace in Oxford



Source: VOA



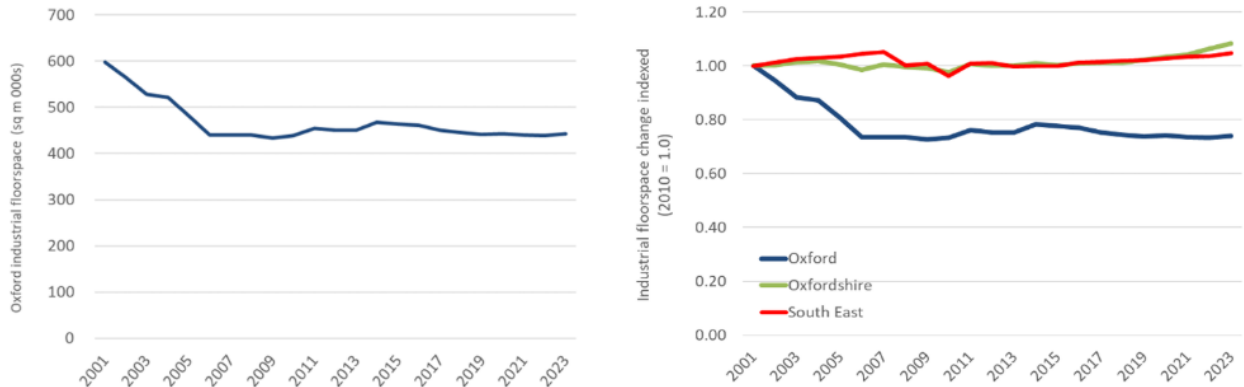
Source: Oxford Employment Land Needs Assessment (2026)

2.25 The benchmarking analysis compares changes in Oxford, Oxfordshire and the southeast region, showing changes in floorspace indexed at 2001. The ELNA sets out that the data for the southeast very clearly shows the impact of ‘office to residential’ permitted development rights however, neither Oxfordshire nor Oxford itself share this trend. The ELNA sets out that, to place the steady upward trend of the city’s office stock in context, since 2014, the southeast has lost close to 20% of total office stock.

Industrial/Warehousing (looking to the past)

2.26 Figure 2.6 shows the industrial floorspace changes in absolute terms, while Figure 2.7 shows the benchmarked change (indexed at 2001).

Figures 2.6 (left) and 2.7 (right) showing absolute and benchmarked changes in industrial floorspace in Oxford



Source: VOA

Source: Oxford Employment Land Needs Assessment (2026)

2.27 The ELNA analysis of the changes to the city's industrial (i.e., all light and general industrial and warehousing/logistics activities) shows that following a significant loss of floorspace in the first half of the 2000s (when a third of the city's stock was lost), the stock of 'industrial' floorspace in the city has remained stable at circa 440,000sqm.

2.28 The indexed change shows the county and region seeing positive take-up and an increase in overall stock, in contrast to the city, has lost approximately a quarter of its stock since 2001.

Office/R&D market (future supply)

2.29 While the analysis presented in the ELNA suggests that the wider office market has generally been 'balanced', the analysis of the future pipeline of development shows that Oxford's planning employment commitments are almost exclusively R&D-related. In fact, a large number of planning commitments involve the re-purposing, or wholesale redevelopment of older secondary 'traditional' office accommodation to create modern, flexible R&D/ laboratory space. The extant planning commitments (as at October 2025) are presented in the ELNA. This amounts to a net increase of 352,180 sqm (GIA) for flexible R&D/lab space in Oxford.

2.30 What this boost in supply masks, however, is a lack of delivery of smaller traditional office spaces. This, coupled with the losses of the secondary office space to make way for high demand R&D floorspace in the city, as well as the on-going (and historic) losses of traditional office space to residential conversions through permitted development, has resulted in the

existing secondary stock becoming more valuable. This is despite most secondary office stock (particularly that located in the historic city centre) lacking the quality to meet modern occupier requirements. The ELNA shows a small positive increase in floorspace for 'traditional' office accommodation in the city, amounting to a net increase of just under 1.900sqm (GIA).

- 2.31 The future supply position shows, in combination with the view of the past presented in the ELNA that, while secondary office space does exist in the city, its losses (both to high demand, R&D/lab space and to residential conversions through permitted development), are not being replaced. This constrained supply of floorspace has led to an increased demand (and associated higher rents) for the remaining secondary office space, even though it does not meet modern occupier requirements.

Industrial market (future supply)

- 2.32 The industrial/warehouse market has seen very little new stock in Oxford over the past 25 years (see figures 2.6 and 2.7 above). The known future supply position (i.e., extant permissions/ current planning applications) as presented in the ELNA shows limited new floorspace for these uses (acknowledging that any industrial floorspace coming forward at MINI Plant Oxford would not be available for the wider market). Extant permission for industrial uses amount to a net increase of less than 200m (GIA) floorspace.
- 2.33 The ELNA does acknowledge that some site allocations have the potential to contribute to the future supply of employment floorspace, however recognition is given to the fact that, at the time of writing, not all site owners/ developers were able to quantify the scale of opportunity at their sites. Several sites and specific areas of the city were mentioned in this regard, including Osney Mead and the Unipart site.

Regeneration Pressure

- 2.34 The biggest regeneration pressure facing the city's secondary office and industrial/ warehousing stock is through its loss to R&D and associated servicing sectors.
- 2.35 This could lead to further erosion of the city's smaller secondary office stock (which is also under pressure from losses through office to residential conversions). Without suitable replacement, losses of existing smaller office space could result in an increased demand for, and value of, the secondary office market, even though much of it lacks quality (particularly in accessible locations such as the city centre, where post-Covid, modern occupiers have been seeking smaller, high-quality spaces with good sustainability credentials).

2.36 Similarly, the industrial/ warehousing market is under pressure, most notably at Osney Mead, where there is an ambition to convert the existing industrial estate into an innovation district, within the plan-period.

2.37 The ELNA highlights that, to mitigate displacement caused by rising rents and to support a balanced economy, the Council should progress its affordable workspace policy.

Wider Economic Factors

2.38 A selection of wider economic factors, also influence the need for affordable workspaces in the city. Data from the Office for National Statistics shows business survival rates at a Local Authority scale across the UK. The most recent [Business demography dataset](#) released in November 2025 shows that for the five-years post 2019, the survival rate of new businesses in Oxford is 48.7% - the highest in Oxfordshire and a higher rate than the southeast average (40.2%).

2.39 The same dataset also includes counts of business births. This shows the number of businesses starting-up in the city ranged from 595 in 2019, to 535 in 2024 - an average of 544 business starts per year between 2019-2024.

2.40 Although the total number of new business starts in Oxford is comparatively low, the city consistently ranks the highest in terms of new spinouts/ start-ups. These are businesses generated through the commercialisation of research stemming from the University of Oxford. According to the University of Oxford, the University's technology transfer office facilitates the creation of 15 spinout companies each year on average.

2.41 Data from NOMIS shows that the number of employees in Oxford has risen steadily between 2019 (121,000) to 2024 (124,000) - accounting for the Covid-19 associated falls in 2020 and 2021. However, the total number of businesses in the city has remained constant. The ELNA (2026) notes that Oxford supported 4,890 enterprises in 2019, a number which remained almost unchanged at 4,885 in 2024.

2.42 Analysis of the wider factors shows an increase in employee jobs while there has been a corresponding decline in new business starts. This suggests the existence of barriers to entry for new businesses and barriers to support the early growth of businesses in Oxford. These barriers, which include access to affordable workspaces, are constraining the economic diversity of the city.

Drawing it all together

2.43 The above evidence demonstrates that, without intervention, it is likely that the city's economic diversity would be further reduced through the plan-period, due to the likely continued strength of the R&D market in the city. Oxford is able to meet its identified

employment land needs within the city boundary and without new land being required for employment purposes (i.e., Office/R&D/Industrial/Warehousing). This means that demand for R&D space in Oxford is being realised predominantly through brownfield redevelopment opportunities across the city's existing employment site network and in the city and district centres.

2.44 Redevelopment opportunities involving R&D/lab space in Oxford have been, and continue to target the existing stock, focusing not only on the city's secondary office stock but also coming forward at a range of sites in lawful Use Class E (including retail and leisure uses). While future opportunities for the redevelopment of long-standing industrial spaces (such as Osney Mead), will result in increased pressure for locally focused industrial/warehouse space in the city, resulting in an even tighter local market.

2.45As set out above, it is generally recognised that a range of factors contribute to the need for affordable workspaces in an area. As set out above, affordability issues, high demand, constrained supply, regeneration pressure and wider factors all contribute to the specific set of circumstances requiring the need for policy intervention in Oxford.

3. Defining Affordable Workspace in Oxford

Introduction

3.1 This next section brings together information relating to affordable workspaces contained within existing published City Council strategy documentation. This, alongside the information presented in Section 2 (above), which documents the specific set of conditions that give rise to a market failure in Oxford, has informed the Local Plan 2045 definition of affordable workspaces.

Oxford's Economic Strategy (2022-2032)

3.2 Oxford's Economic Strategy provides an important context for affordable workspace in Oxford. This strategy, which is based around three pillars, considers issues and opportunities related to each pillar, providing a bespoke response to each pillar. The Oxford Economic Strategy also includes a set of guiding principles to achieve its aims. The three pillars of the Oxford Economic Strategy are as follows:

- a. Moving towards a Zero Carbon economy;
- b. Enabling a more Inclusive Economy; and
- c. Global Impact and Purpose

3.3 The strategy's second pillar, "*Enabling a more Inclusive Economy*" is of particular relevance to affordable workspaces in the city. Part of the "response" to the issues and opportunities identified to this pillar recognises that:

- *Oxford needs a more inclusive economy in which wealth is distributed across our communities and where all citizens can share the benefits of growth. This will require challenging traditional ways of working to guarantee a minimum standard of economic and social prosperity for all of Oxford's residents as well as developing local interventions aimed at giving communities more influence over their economic future.*

3.4 The strategy's guiding principles cover a range of areas to create a more inclusive city, including principles that relate to affordable workspaces and key sectors recognised for their contribution towards enabling a more inclusive economy. The following "guiding principles" are most relevant to affordable workspaces in Oxford:

- *Guiding Principle 4: Support social enterprise, cooperative businesses and civil society sectors, and pursue a more prominent role in the city's future economy; and*
- *Guiding Principle 7: Deliver affordable workspace that supports local businesses and organisations providing security to stay in spaces and lower risks to growth.*

3.5 Oxford's Economic Strategy provides a definition of what is meant by the 'Inclusive Economy' for Oxford. This is the definition used in Oxford's Local Plan 2045. The Economic Strategy defines the 'inclusive economy' as follows:

- *Growing prosperity that reduces inequality and is sustainable. An Inclusive Economy offers a genuine progressive conceptual frame in which greater consideration is given to social benefits that flow from, and feed into, economic activity.*

3.6 Finally, Oxford's Economic Strategy includes a Delivery Plan, which includes a suite of actions grouped into focus areas. The first of these focuses on: *Space and Growth for New Ideas*. The Delivery Plan sets out the importance of providing space for all types of businesses to grow stating that:

- *Our Ambition is to provide a rapid and significant uplift in good quality space through planned sites and redevelopment of existing sites to enable higher value sectors to grow and expand, while also providing more affordable workspace for small businesses in target sectors, as well as important civil society activity and social or cooperative businesses.*

3.7 Specific actions identified within Oxford's Economic Strategy Delivery Plan relating to affordable workspaces and their target sectors are set out below:

- *Ensure sufficient quantum of affordable space is available to meet the needs of businesses in these sectors and others that will help diversify the local economy;*

- *Support good quality workspace across the city for small businesses, start-ups and innovative businesses;*
- *Explore the potential of affordable workspace policy in planning to support creative activity, social enterprise and cooperative businesses;*
- *Focus on understanding and meeting the evolving requirements of Creative Production and Low Carbon (e.g. studio and makerspace) and Technology & Digital sectors (e.g. co-working and office space);*
- *Recognising the role that new spaces can play in supporting the evolution of local neighbourhoods and district centres. (e.g. office and coworking space) across the city*

Oxford Local Plan 2045 Definition of Affordable Workspace

3.8 The Oxford Local Plan 2045 Glossary provides the following definition of Affordable Workspaces:

Workspace that overcomes a market failure and is delivered to support certain social, or cultural or economic purposes including:

- *Sectors that have social value such as charities, voluntary and community organisations or social enterprises*
- *Sectors that have cultural value such as creative and artists' workspaces, rehearsal and performance space and makerspace and*
- *Supporting start-up and early-stage businesses or regeneration.*

Affordable workspaces should be provided using a discounted or "alternative" rent model, and/or by providing suitable premises to meet end-user requirements (i.e., through the provision of a specific use class).

3.9 This definition recognises that a market failure exists in Oxford (Section 2). It also targets the key sectors highlighted above in Oxford's Economic Strategy as enabling an inclusive economy.

3.10 The last aspect of the definition of affordable workspaces relates specifically to the delivery and implementation of affordable workspaces. It is worth noting that a review of current affordable workspace policies was carried out as part of the work informing the development of this policy.

3.11 Looking predominantly at affordable workspaces policies in London Boroughs (comparable to Oxford given their similar characteristics (i.e., affordability issues, high demand, constrained supply and regeneration pressures), the majority of successful affordable workspace policies include rent models which provided end-users with more than just simply a premises rental discount. This was because, while rents are one aspect of end-user occupancy costs, there are a range of other important costs that

contribute to the total cost of occupancy, and hence the affordability of premises. Examples of additional costs include:

- Business rates;
- Service charges; and
- Operator costs (where premises are run and managed by a third-party)

3.12 The use of rent models that took account of additional business costs, was found to help to support the delivery of affordable workspaces in areas where there are known affordability issues.

4. Cost implications: Affordable Workspaces

Introduction

4.1 This section presents the findings of the Local Plan 2045 Viability Study (December 2025), produced by BNP Paribas. It shows, for a range of employment land use types (i.e., Use Classes E(g), B2/B8 - defined in the Local Plan 2045 glossary as “employment generating uses”), that generally, the larger typologies for employment generating uses (i.e., those proposing 5,000sqm net (GIA) or more floorspace), could support the delivery of some affordable workspaces on site. This next section presents the findings from the Local Plan 2045 Viability Study in more detail.

Local Plan 2045 Viability Study: Affordable workspaces

4.2 The Oxford Local Plan 2045 Viability Study considered the cost implications of delivering affordable workspaces. The study tested two approaches.

4.3 The first assessed the financial implications of provision of 10% of the floorspace at a variety of discounted rents. The second approach looked at the cost implications of delivering 1,000sqm floorspace discounted for typologies at the same rent reductions.

4.4 The 1,000sqm testing threshold was selected as, according to the London Alliance Affordable Workspace Study (2021), where affordable workspace is delivered (that requires an operator to manage it), 1,000sqm was generally considered to be the minimum floorspace required to operate a sustainable business model. The study tested a variety of rental discounts for each typology and considered the financial implications of discounting rents by 25%, 50%, and 100% (i.e., peppercorn rent).

4.5 The study also considered the viability implications of applying each approach both inside and outside the city centre. The study found that the residual land values generated by

office/R&D developments both inside and outside the city centre exceeded all four benchmarks. The study recognised that, for office/R&D typologies, delivering affordable workspace at 25%-50% discount to market rents (applied to ten percent of the floorspace), would reduce residual land values by 4-8% respectively. However, the actual residual land values achieved remained well above the benchmark land values.

- 4.6 For industrial/warehousing uses, the results varied widely between the typologies tested. However, across the range of rent discounts applied, the larger typologies tested were better able to accommodate the delivery of affordable workspaces than smaller typologies.
- 4.7 In conclusion, the Local Plan Viability Study showed that typologies of 5,000sqm or more tested across both office/R&D and industrial/warehousing were better able to accommodate the tested amounts of affordable workspaces.

5. Local Plan 2045 Policy E4: Affordable Workspaces

- 5.1 The Oxford Local Plan 2045 proposes a flexible approach to affordable workspace delivery in the city through Policy E4: Affordable Workspaces. The policy introduces a requirement for qualifying development proposals, at a list of named sites, all of which are capable of delivering larger schemes involving employment-generating uses.
- 5.2 Policy E4: Affordable Workspaces does not set a specific percentage or floorspace requirement, even though the Local Plan Viability Study shows that it could. The threshold for qualifying development aligns with the evidence which showed that the larger typologies for employment-generating uses (i.e., those delivering a net gain of 5,000 sqm or more GIA) were better able to accommodate a range of rental discounts than the smaller typologies. Policy E4 therefore proposes a qualifying threshold of a net gain or 5,000sqm or more floorspace (GIA) for development proposals involving employment generating uses.
- 5.3 The majority of employment sites listed in Policy E4 are focused on office/R&D uses rather than industrial/warehousing uses. This is supported by the Local Plan site allocations chapter, and by the supply-side analysis presented in the ELNA, which presented a significant pipeline of “R&D/lab” space, and found that there was continuing demand for these uses in Oxford. While the Local Plan Viability Study found that the residual land values generated by office/R&D developments both inside and outside the city centre exceeded all four benchmark land values.
- 5.4 The ELNA recognises that there is a “logic” to looking towards R&D uses to contribute to an affordable workspace offer because of the big differences between R&D and existing general industrial/ secondary office values. The ELNA presented evidence that R&D uses are

displacing both existing industrial/light industrial uses and poorer quality secondary offices in the city.

- 5.5 The City Council considers that the approach provided in Policy E4 creates a framework within which affordable workspaces can be delivered at a variety of locations across the city in a way that minimises impacts on development viability, while supporting economic diversity and the inclusive economy.