GLOSSARY OF TERMS AND APPLICATION OF GROSS: NET RATIOS

The application of gross: net ratios

Take up of employment land is typically recorded on a plot by plot basis, which equates to a net developable area. To be consistent, availability should be measured on the same basis. So for some sites, goes to net adjustments may be appropriate. We have considered each site and estimated the proportion of land likely to be lost to servicing and landscaping having regard to typical goess net ratios achieved on industrial estates and business parks elsewhere in the region. Research by Lambert Smith Hampton has shown that ratios range from 100% where a site is insingle occupation, to 56% for a business park on a sloping site with large areas set aside for landscaping and sloping barks between development plots. A guide to the adjustments appropriate in different circumstances is set out in the following table.

TYPICAL GROSS: NET RATIOS TO BE APPLIED TO EMPLOYMENT LAND

Туре	Ratio	Comment
Serviced plot on industrial estate fronting road	100%	
Area of land that could easily subdivide into serviced plots with road frontage.	100%	
Large area of land on industrial estate too big for single scheme, having regard to other buildings on estate.	95%	Provision for sportcoad
Majorum leveloped part of inclustrial estate or extension to inclustrial estate.	90%	Provision for roads and landscaping to one or more sides.
Small local allocation, requiring infrastructure.	90%	Provision for sportcoad, but landscaping Hely to be minimal
Level site allocated for industrial estate	85%	Provision for sport cod and landscaping
Site allocated for industrial estate where tenacing or bunding required	80%	Provision for sport cod and landscaping
Landallocated for business park with high landscape quality	75%	Provision for spurnoad extensive landscaping balancing ponds etc.
Landallocated for employment use where a single end user could be in the market	100%	All land to be taken by single user; suplus areas to be kept for its expansion