

Development and Allocations Plan (DAP) Examination action 32

Gross to net ratios applied to employment land

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, gross 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 gross: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 in single occupation, to 56% for a business park on a sloping site with large areas set aside for landscaping and sloping banks between development plots. A guide to the adjustments appropriate in different circumstances is set out in the following table.

Based on a review of existing premises

TYPICAL GROSS:NET RATIOS

Type	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 spur road.
Major undeveloped part of industrial estate or extension to industrial estate.	90%	Provision for roads and landscaping to one or more sides.
Small local allocation, requiring infrastructure.	90%	Provision for spur road, but landscaping likely to be minimal
Level site allocated for industrial estate	85%	Provision for spur road and landscaping.
Site allocated for industrial estate where terracing or bunding required	80%	Provision for spur road and landscaping.

Land allocated for business park with high landscape quality	75%	Provision for spur road extensive landscaping, balancing ponds etc.
Land allocated for employment use where a single end user could be in the market.	100%	All land to be taken by single user, surplus areas to be kept for its expansion.

In addition to the basic assumptions above, further adjustments were made where specific constraints were considered to justify a reduction in the developable site area. Not all constraints were considered to merit reduced developable area i.e. the need to carry out archaeological investigations.

NCC assumptions on Gross to net ratio

Site Number	Address	Approximate % applied	Justification
1	Site to the South of Shields Road, Byker	100	Large plot within existing industrial area, on industrial estate fronting road.
2	Site to the North of Shields Road / Adjacent to Depot Road, Byker	100	Large plot within existing industrial area, on industrial estate fronting road.
3	Site to the North of Shields Road, Byker	50	Partly developed site. Developed area deducted. Accessibility, servicing and circulation would have to be improved as part of the redevelopment. Existing site access from partial development on site.
4	Site to the South of Whitehouse Road, Scotswood	80	Site is in a 1 in 100 year water flood area. Wildlife Enhancement Corridor in proximity to site. Proximity to Scotswood Medieval Village (limited archaeological interest).
5	Site to the West of Shelley Road, Newburn	90	Undeveloped plot with access onto industrial estate. Site constraints. Newburn Registered Historic battlefield/

			Wildlife Enhancement Corridor/ LWS
6	Site North of Westway Industrial Park, Ponteland Road, Throckley	35	Site near to Throckley and Wallbottle Dene Local Nature Reserve (LNR). Site partly developed.
7	Site West of Ruby Park, Brunswick Industrial Estate, Brunswick	100	Accessible plot within established industrial estate.
8	Site to the East of Riversdale Way, Newburn	60	Site access improvements to surrounding serviced industrial estate required. Proximity to Newburn Medieval Village and possible wagonways cross site. Site within 100m of two Grade II Listed Buildings. Near to Newburn Haugh Wetland Site of Local Conservation Interest (SLCI) & Lemmington Gut Local Wildlife Site (LWS).
9	Site to the West of Goldcrest Way, Newburn Riverside Industry Park	90	Proximity to Wildlife Enhancement Corridor. Near to River Tyne Local Wildlife Site (LWS).
10	Woodside Avenue, Walker Riverside	100	Cleared plot in proximity to existing industrial sites.
11	Site to the North of Kingfisher Boulevard, Newburn Riverside Industry Park, Newburn	100	Area of land that could easily subdivide into serviced plots with road frontage.
12	Site to the South of Shelley Road, Newburn Industrial Estate	100	Serviced plot on industrial estate fronting road.