



Valuing Green Infrastructure

The commercial angle:

**Demonstrating the financial benefits to
development conferred by green infrastructure**



Arlington business parks

**25-30% on plot landscape within business parks can
dramatically raise rental income**

Introduction

Arlington Securities has built its £800 million business park portfolio around the concept of locating business premises in high quality green space. It consistently devotes 30% of its sites to unoccupied, communal parkland, designing to formulas and rules that convey a brand identity through landscape.

The design of each “product” is determined in advance. For each new development, Arlington prepares a masterplan which lays down building plots, densities, landscape, car parks and infrastructure zones. The entire development is planned before any buildings have been started or any tenants have been signed up. The communal landscaping for the entire development is completed before the first tenant moves in.

High quality green space is vital to every Arlington masterplan. Central to Arlington’s planning at any new sites is the condition that 25% of the plot area of all buildings must be devoted to green space (with typically 25% being taken up by the building footprint and 50% by car parking and circulation). The soft landscape component represents between 0.8% and 2% of the total build cost on a plot.

Objectives

- A brand designed around green space
- Locating business premises within high quality green space
- Creating a loyal client base
- Offer an attractive out of town option



Communal green space in Stockley business park

Actions

- Prepare a masterplan for each site which lays down building plots, densities and landscape
- Implement planning condition that 25% of the plot area of all buildings must be devoted to green space
- Work closely with landscape consultants, landscape architects and nurseries
- Set up a programme of mature tree planting off site which can then be incorporated at the outset of new development

Achievements

- Communal green space occupies 30% of each site area
- Arlington business parks command city centre rental values
- Rental income quadrupled within four years to the end of 2002
- Business tenants contribute service charge towards costs of servicing plots of communal green spaces
- Large species structural trees able to be incorporated at outset of development due to off site planting programme

Lessons Learnt

- 25-30% on plot landscape within business parks can dramatically raise rental income
- Accessible green infrastructure whether composed of structural trees, open space or a combination of both helps create premium commercial properties



Reading business park

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