

NEWHAM LOCAL PLAN

Table 6.60.1: Cumulative impact of policies – 35% affordable housing (residual land values compared to 'Secondary Offices' benchmark land AH %

BLV1: SECONDARY OFFICES

L1: SECONDARY OFFICES		BLV per hectare:		£6,321,552								
Description	No of units	Site area	BLV (£/m	Baseline	Envac waste	BNG	Access	Carbon Low	Carbon high			
1 N7.SA1 Abbey Mills [Scenario 1]	593	7.00	£44.25	£12.63	£11.89	£11.76	£10.22	£4.24	£3.40			
2 N7.SA1 Abbey Mills [Scenario 2]	596	7.00	£44.25	£13.81	£13.03	£12.88	£11.28	£5.16	£4.29			
3 N7.SA1 Abbey Mills [Scenario 3]	620	7.00	£44.25	£13.86	£13.06	£12.92	£11.32	£5.19	£4.31			
4 N11.SA1 Asda Beckton (East Beckton Town Centre) - LGC [Scenario 1]	39	0.49	£3.12	-£4.51	-£4.57	-£4.57	-£4.69	-£5.38	-£5.45			
5 N11.SA1 Asda Beckton (East Beckton Town Centre) - LGC [Scenario 2]	38	0.49	£3.12	-£4.57	-£4.62	-£4.64	-£4.74	-£5.42	-£5.49			
6 N11.SA1 Asda Beckton (East Beckton Town Centre) - LGC [Scenario 3]	41	0.49	£3.12	-£4.51	-£4.56	-£4.58	-£4.69	-£5.38	-£5.45			
7 N11.SA1 Asda Beckton (East Beckton Town Centre) - St Marks Health Centre [Scenario 1]	192	1.03	£6.53	-£12.98	-£13.24	-£13.31	-£13.86	-£16.81	-£17.11			
8 N11.SA1 Asda Beckton (East Beckton Town Centre) - St Marks Health Centre [Scenario 2]	193	1.03	£6.53	-£12.97	-£13.23	-£13.30	-£13.84	-£16.77	-£17.06			
9 N11.SA1 Asda Beckton (East Beckton Town Centre) - St Marks Health Centre [Scenario 3]	200	1.03	£6.53	-£13.01	-£13.29	-£13.35	-£13.90	-£16.86	-£17.15			
10 N11.SA1 Asda Beckton (East Beckton Town Centre) - Beckton Globe and car park [Scenario 1]	134	0.90	£5.71	-£5.46	-£5.64	-£5.68	-£6.06	-£7.51	-£7.81			
11 N11.SA1 Asda Beckton (East Beckton Town Centre) - Beckton Globe and car park [Scenario 2]	141	0.90	£5.71	-£5.51	-£5.70	-£5.74	-£6.13	-£7.62	-£7.93			
12 N11.SA1 Asda Beckton (East Beckton Town Centre) - Beckton Globe and car park [Scenario 3]	146	0.90	£5.71	-£5.54	-£5.74	-£5.77	-£6.17	-£7.68	-£8.00			
13 N11.SA1 Asda Beckton (East Beckton Town Centre) - Asda [Scenario 1]	908	5.97	£37.72	£1.38	£0.24	£0.03	-£2.36	-£11.94	-£13.24			
14 N11.SA1 Asda Beckton (East Beckton Town Centre) - Asda [Scenario 2]	915	5.97	£37.72	-£3.94	-£5.10	-£5.32	-£7.68	-£17.62	-£18.91			
15 N11.SA1 Asda Beckton (East Beckton Town Centre) - Asda [Scenario 3]	954	5.97	£37.72	-£4.16	-£5.37	-£5.60	-£8.01	-£18.14	-£19.48			
16 N17.SA1 Beckton Riverside - Scenario 1 [Scenario 1.1]	3,366	22.10	£139.71	-£38.71	-£42.12	-£42.88	-£50.05	-£86.28	-£90.33			
17 N17.SA1 Beckton Riverside - Scenario 1 [Scenario 1.2]	3,303	22.10	£139.71	-£38.52	-£41.87	-£42.61	-£49.53	-£84.87	-£88.77			
18 N17.SA1 Beckton Riverside - Scenario 1 [Scenario 1.3]	3,366	22.10	£139.71	-£38.73	-£42.14	-£42.88	-£49.80	-£85.14	-£89.03			
19 N17.SA1 Beckton Riverside - Scenario 3 [Scenario 3.1]	2,206	22.10	£139.71	-£83.75	-£86.12	-£86.61	-£91.53	-£114.31	-£116.97			
20 N17.SA1 Beckton Riverside - Scenario 3 [Scenario 3.2]	2,224	22.10	£139.71	-£83.84	-£86.23	-£86.72	-£91.59	-£114.18	-£116.80			
21 N17.SA1 Beckton Riverside - Scenario 3 [Scenario 3.3]	2,309	22.10	£139.71	-£84.08	-£86.56	-£87.06	-£92.01	-£114.91	-£117.59			
22 N17.SA1 Beckton Riverside - Scenario 4 [Scenario 4.1]	8,302	22.10	£139.71	-£45.18	-£51.55	-£52.79	-£66.51	-£130.25	-£138.69			
23 N17.SA1 Beckton Riverside - Scenario 4 [Scenario 4.2]	7,378	22.10	£139.71	-£44.29	-£50.13	-£51.21	-£62.84	-£117.96	-£124.96			
24 N17.SA1 Beckton Riverside - Scenario 4 [Scenario 4.3]	7,658	22.10	£139.71	-£44.94	-£51.00	-£52.09	-£63.92	-£119.76	-£126.88			
25 N8.SA8 Bridgewater Road [Scenario 1]	675	4.01	£25.35	£35.38	£35.38	£35.24	£33.51	£27.49	£26.54			
26 N8.SA8 Bridgewater Road [Scenario 2]	677	4.01	£25.35	£34.77	£34.77	£34.63	£32.93	£27.00	£26.07			
27 N8.SA8 Bridgewater Road [Scenario 3]	702	4.01	£25.35	£35.31	£35.31	£35.17	£33.44	£27.41	£26.46			
28 N4.SA3 Canning Town Holiday Inn Opt 1 [Scenario 1]	136	0.36	£22.28	£9.63	£9.63	£9.60	£9.23	£7.81	£7.62			
29 N4.SA3 Canning Town Holiday Inn Opt 1 [Scenario 2]	130	0.36	£22.28	£9.16	£9.16	£9.13	£8.79	£7.45	£7.26			
30 N4.SA3 Canning Town Holiday Inn Opt 1 [Scenario 3]	136	0.36	£22.28	£9.33	£9.33	£9.30	£8.95	£7.58	£7.39			
31 N4.SA3 Canning Town Holiday Inn Opt 2 [Scenario 1]	222	0.36	£22.28	£15.31	£15.31	£15.25	£14.66	£12.33	£12.01			
32 N4.SA3 Canning Town Holiday Inn Opt 2 [Scenario 2]	216	0.36	£22.28	£14.75	£14.75	£14.70	£14.13	£11.90	£11.59			
33 N4.SA3 Canning Town Holiday Inn Opt 2 [Scenario 3]	226	0.36	£22.28	£15.03	£15.03	£14.98	£14.40	£12.11	£11.79			
34 N4.SA5 Canning Town Riverside [Scenario 1]	747	4.73	£29.90	£54.58	£53.68	£53.49	£51.61	£43.53	£42.50			
35 N4.SA5 Canning Town Riverside [Scenario 2]	749	4.73	£29.90	£53.89	£52.98	£52.80	£50.95	£42.99	£41.97			
36 N4.SA5 Canning Town Riverside [Scenario 3]	777	4.73	£29.90	£54.51	£53.57	£53.39	£51.50	£43.42	£42.39			
37 N8.SA10 Chobham Farm [Scenario 1]	200	1.35	£8.53	£12.91	£12.91	£12.86	£12.33	£10.24	£9.95			
38 N8.SA10 Chobham Farm [Scenario 2]	208	1.35	£8.53	£13.12	£13.12	£13.07	£12.52	£10.40	£10.10			
39 N8.SA10 Chobham Farm [Scenario 3]	217	1.35	£8.53	£13.36	£13.36	£13.31	£12.75	£10.58	£10.27			
40 N2.SA3 Connaught Riverside [Scenario 1]	1,374	9.27	£58.62	£72.82	£71.34	£71.08	£68.00	£56.04	£54.35			
41 N2.SA3 Connaught Riverside [Scenario 2]	1,384	9.27	£58.62	£71.94	£70.46	£70.19	£67.15	£55.32	£53.65			
42 N2.SA3 Connaught Riverside [Scenario 3]	1,437	9.27	£58.62	£73.07	£71.53	£71.26	£68.16	£56.13	£54.43			
43 N13.SA3 East Ham Gas Works [Scenario 1]	244	1.65	£10.43	£4.19	£4.19	£4.13	£3.47	£1.30	£0.76			
44 N13.SA3 East Ham Gas Works [Scenario 2]	246	1.65	£10.43	£4.11	£4.11	£4.05	£3.39	£1.25	£0.71			
45 N13.SA3 East Ham Gas Works [Scenario 3]	254	1.65	£10.43	£4.17	£4.17	£4.11	£3.44	£1.27	£0.73			
46 N13.SA2 East Ham primark [Scenario 1]	85	0.50	£3.16	£2.74	£2.74	£2.71	£2.48	£1.39	£1.26			
47 N13.SA2 East Ham primark [Scenario 2]	85	0.50	£3.16	£2.69	£2.69	£2.67	£2.44	£1.37	£1.24			
48 N13.SA2 East Ham primark [Scenario 3]	88	0.50	£3.16	£2.72	£2.72	£2.69	£2.46	£1.37	£1.25			
52 N4.SA4 Limmo [Scenario 1]	695	6.66	£42.10	£36.03	£35.18	£35.04	£33.26	£27.03	£26.06			
53 N4.SA4 Limmo [Scenario 2]	697	6.66	£42.10	£35.40	£34.54	£34.40	£32.65	£26.53	£25.57			
54 N4.SA4 Limmo [Scenario 3]	723	6.66	£42.10	£35.97	£35.08	£34.94	£33.16	£26.93	£25.95			
55 N2.SA2 Lyle Park West [Scenario 1]	805	7.80	£49.31	£51.10	£50.14	£49.96	£47.96	£40.14	£39.08			
56 N2.SA2 Lyle Park West [Scenario 2]	810	7.80	£49.31	£51.54	£50.57	£50.39	£48.37	£40.52	£39.43			
57 N2.SA2 Lyle Park West [Scenario 3]	843	7.80	£49.31	£53.43	£52.42	£52.23	£50.14	£41.99	£40.88			
58 N10.SA2 Newham 6th Form College Prince Regent Lane [Scenario 1]	201	1.60	£10.11	£12.67	£12.67	£12.63	£12.09	£10.71	£10.35			
59 N10.SA2 Newham 6th Form College Prince Regent Lane [Scenario 2]	201	1.60	£10.11	£12.70	£12.70	£12.66	£12.12	£10.74	£10.38			
60 N10.SA2 Newham 6th Form College Prince Regent Lane [Scenario 3]	209	1.60	£10.11	£13.23	£13.23	£13.20	£12.64	£11.20	£10.82			
61 N7.SA2 Parcellforce [Scenario 1]	1,248	9.56	£60.46	£62.13	£60.77	£60.54	£57.72	£49.58	£48.77			
62 N7.SA2 Parcellforce [Scenario 2]	1,259	9.56	£60.46	£62.92	£61.56	£61.32	£58.48	£50.27	£47.44			
63 N7.SA2 Parcellforce [Scenario 3]	1,307	9.56	£60.46	£65.55	£64.13	£63.88	£60.93	£52.44	£49.50			
64 N9.SA1 Plaistow North [Scenario 1]	318	3.30	£20.86	£2.84	£2.84	£2.77	£1.89	£1.25	£1.73			
65 N9.SA1 Plaistow North [Scenario 2]	319	3.30	£20.86	£2.92	£2.92	£2.85	£1.97	£1.18	£1.66			
66 N9.SA1 Plaistow North [Scenario 3]	332	3.30	£20.86	£3.29	£3.29	£3.22	£2.30	£0.97	£1.47			
67 N8.SA9 Pudding Mill (Town Centre) [Scenario 1]	832	7.58	£47.93	£65.81	£64.84	£64.62	£62.61	£52.84	£51.72			
68 N8.SA9 Pudding Mill (Town Centre) [Scenario 2]	870	7.58	£47.93	£67.98	£66.98	£66.74	£64.62	£54.51	£53.35			
69 N8.SA9 Pudding Mill (Town Centre) [Scenario 3]	900	7.58	£47.93	£69.74	£68.68	£68.45	£66.26	£55.89	£54.68			
74 N8.SA7 Rick Roberts Way [Scenario 1]	372	4.45	£28.13	£10.22	£10.22	£10.12	£9.11	£4.51	£3.95			
74 N8.SA7 Rick Roberts Way [Scenario 2]	389	4.45	£28.13	£11.23	£11.23	£11.12	£10.06	£5.31	£4.73			
75 N8.SA7 Rick Roberts Way [Scenario 3]	403	4.45	£28.13	£12.08	£12.08	£11.97	£10.88	£6.00	£5.40			
76 N3.SA1 Royal Albert North - Connaught North [Scenario 1]	781	28.80	£182.08	£9.59	£8.60	£8.42	£6.36	£1.62	£2.75			
77 N3.SA1 Royal Albert North - Connaught North [Scenario 2]	784	28.80	£182.08	£9.84	£8.85	£8.66	£6.60	£1.41	£2.54			
78 N3.SA1 Royal Albert North - Connaught North [Scenario 3]	811	28.80	£182.08	£11.06	£10.04	£9.85	£7.71	£0.53	£1.70			
79 N3.SA1 Royal Albert North - Beckton [Scenario 1]	1,327	28.80	£182.08	£32.11	£30.59	£30.32	£27.17	£15.19	£13.46			
80 N3.SA1 Royal Albert North - Beckton [Scenario 2]	1,331	28.80	£182.08	£32.41	£30.89	£30.62	£27.46	£15.45	£13.72			
81 N3.SA1 Royal Albert North - Beckton [Scenario 3]	1,378	28.80	£182.08	£33.73	£32.16	£31.88	£28.60	£16.21	£14.41			
82 N2.SA1 Silvertown Quays [Scenario 1]	4,504	21.00	£132.75	£161.55	£158.30	£157.72	£150.96	£125.23	£121.53			
83 N2.SA1 Silvertown Quays [Scenario 2]	4,522	21.00	£132.75	£162.83	£159.58	£159.00	£152.21	£126.40	£122.69			
84 N2.SA1 Silvertown Quays [Scenario 3]	4,											



T= Table 6.60.2: Cumulative impact of policies – 35% affordable housing (residual land values compared to 'Secondary Industrial' benchmark landvalue)

BLV2: SECONDARY INDUSTRIAL		BLV per hectare:		£5,275,753		% change in residual land values resulting from policy change									
Description		No of units	BLV (£/m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y	EVC	BNG	Access	Carbon A+X	Carbon B+Y	
1	N7.SA1 Abbey Mills [Scenario 1]	593	7.00	£36.93	£12.63	£11.89	£11.76	£10.22	£4.24	£3.40	5.87%	6.94%	19.13%	66.41%	73.09%
2	N7.SA1 Abbey Mills [Scenario 2]	596	7.00	£36.93	£13.81	£13.03	£12.88	£11.28	£5.16	£4.29	5.68%	6.75%	18.32%	62.64%	68.98%
3	N7.SA1 Abbey Mills [Scenario 3]	620	7.00	£36.93	£13.86	£13.06	£12.92	£11.32	£5.19	£4.31	5.78%	6.83%	18.37%	62.57%	68.89%
4	N11.SA1 Asda Beckton (East Beckton Town Centre) - LGC [Scenario 1]	39	0.49	£2.61	-£4.51	-£4.57	-£4.58	-£4.69	-£5.38	-£5.45	1.18%	1.54%	3.99%	19.17%	20.83%
5	N11.SA1 Asda Beckton (East Beckton Town Centre) - LGC [Scenario 2]	38	0.49	£2.61	-£4.57	-£4.62	-£4.64	-£4.74	-£5.42	-£5.49	1.13%	1.49%	3.80%	18.52%	20.08%
6	N11.SA1 Asda Beckton (East Beckton Town Centre) - LGC [Scenario 3]	41	0.49	£2.61	-£4.51	-£4.56	-£4.58	-£4.69	-£5.38	-£5.45	1.24%	1.61%	4.09%	19.37%	21.05%
7	N11.SA1 Asda Beckton (East Beckton Town Centre) - St Marks Health Centre [Scenario 1]	192	1.03	£5.45	-£12.98	-£13.24	-£13.31	-£13.86	-£16.81	-£17.11	2.02%	2.54%	6.73%	29.51%	31.77%
8	N11.SA1 Asda Beckton (East Beckton Town Centre) - St Marks Health Centre [Scenario 2]	193	1.03	£5.45	-£12.97	-£13.23	-£13.30	-£13.84	-£16.77	-£17.06	2.03%	2.55%	6.68%	29.28%	31.51%
9	N11.SA1 Asda Beckton (East Beckton Town Centre) - St Marks Health Centre [Scenario 3]	200	1.03	£5.45	-£13.01	-£13.29	-£13.35	-£13.90	-£16.86	-£17.15	2.10%	2.62%	6.80%	29.56%	31.82%
10	N11.SA1 Asda Beckton (East Beckton Town Centre) - Beckton Globe and car park [Scenario 1]	134	0.90	£4.77	-£5.46	-£5.64	-£5.68	-£6.06	-£7.51	-£7.81	3.35%	4.03%	10.99%	37.56%	43.16%
11	N11.SA1 Asda Beckton (East Beckton Town Centre) - Beckton Globe and car park [Scenario 2]	141	0.90	£4.77	-£5.51	-£5.70	-£5.74	-£6.13	-£7.62	-£7.93	3.49%	4.18%	11.30%	38.31%	44.04%
12	N11.SA1 Asda Beckton (East Beckton Town Centre) - Beckton Globe and car park [Scenario 3]	146	0.90	£4.77	-£5.54	-£5.74	-£5.77	-£6.17	-£7.68	-£8.00	3.60%	4.29%	11.48%	38.68%	44.46%
13	N11.SA1 Asda Beckton (East Beckton Town Centre) - Asda [Scenario 1]	908	5.97	£31.48	£1.38	£0.24	£0.03	£2.36	-£11.94	-£13.24	82.40%	98.03%	271.64%	967.72%	1062.76%
14	N11.SA1 Asda Beckton (East Beckton Town Centre) - Asda [Scenario 2]	915	5.97	£31.48	-£3.94	-£5.10	-£5.32	-£7.68	-£17.62	-£18.91	29.42%	35.11%	95.00%	347.46%	380.29%
15	N11.SA1 Asda Beckton (East Beckton Town Centre) - Asda [Scenario 3]	954	5.97	£31.48	-£4.16	-£5.37	-£5.60	-£8.01	-£18.14	-£19.46	29.04%	34.52%	92.56%	335.98%	367.75%
16	N17.SA1 Beckton Riverside - Scenario 1 [Scenario 1.1]	3,366	22.10	£116.59	-£38.71	-£42.12	-£42.88	-£50.05	-£86.28	-£90.33	8.83%	10.78%	29.31%	122.91%	133.38%
17	N17.SA1 Beckton Riverside - Scenario 1 [Scenario 1.2]	3,303	22.10	£116.59	-£38.82	-£41.87	-£42.61	-£49.53	-£84.87	-£88.77	8.70%	10.61%	28.58%	120.32%	130.45%
18	N17.SA1 Beckton Riverside - Scenario 1 [Scenario 1.3]	3,366	22.10	£116.59	-£38.73	-£42.14	-£42.88	-£49.80	-£85.14	-£89.03	8.82%	10.72%	28.59%	119.84%	129.91%
19	N17.SA1 Beckton Riverside - Scenario 3 [Scenario 3.1]	2,206	22.10	£116.59	-£83.75	-£86.12	-£86.61	-£91.53	-£114.31	-£116.97	2.83%	3.42%	9.30%	36.50%	39.67%
20	N17.SA1 Beckton Riverside - Scenario 3 [Scenario 3.2]	2,224	22.10	£116.59	-£83.84	-£86.23	-£86.72	-£91.59	-£114.18	-£116.80	2.85%	3.44%	9.24%	36.19%	39.32%
21	N17.SA1 Beckton Riverside - Scenario 3 [Scenario 3.3]	2,309	22.10	£116.59	-£84.08	-£86.56	-£87.06	-£92.01	-£114.91	-£117.59	2.95%	3.54%	9.44%	36.67%	39.85%
22	N17.SA1 Beckton Riverside - Scenario 4 [Scenario 4.1]	8,302	22.10	£116.59	-£45.18	-£51.55	-£52.79	-£66.51	-£130.25	-£138.69	14.10%	16.85%	47.22%	188.31%	207.00%
23	N17.SA1 Beckton Riverside - Scenario 4 [Scenario 4.2]	7,378	22.10	£116.59	-£44.29	-£50.13	-£51.21	-£62.84	-£117.96	-£124.96	13.20%	15.63%	41.90%	166.36%	182.18%
24	N17.SA1 Beckton Riverside - Scenario 4 [Scenario 4.3]	7,658	22.10	£116.59	-£44.94	-£51.00	-£52.09	-£63.92	-£119.76	-£126.88	13.50%	15.93%	42.25%	166.51%	182.35%
25	N8.SA8 Bridgewater Road [Scenario 1]	675	4.01	£21.16	£35.38	£35.38	£35.24	£33.51	£27.49	£26.54	0.00%	0.39%	5.28%	22.31%	24.99%
26	N8.SA8 Bridgewater Road [Scenario 2]	677	4.01	£21.16	£34.77	£34.77	£34.63	£32.93	£27.00	£26.07	0.00%	0.39%	5.28%	22.34%	25.02%
27	N8.SA8 Bridgewater Road [Scenario 3]	702	4.01	£21.16	£35.31	£35.31	£35.17	£33.44	£27.41	£26.46	0.00%	0.39%	5.29%	22.37%	25.05%
28	N4.SA3 Canning Town Holiday Inn Opt 1 [Scenario 1]	136	0.36	£1.90	£9.63	£9.63	£9.60	£9.23	£7.61	£7.62	0.00%	0.34%	4.12%	18.87%	20.52%
29	N4.SA3 Canning Town Holiday Inn Opt 1 [Scenario 2]	130	0.36	£1.90	£9.16	£9.16	£9.13	£8.79	£7.45	£7.26	0.00%	0.34%	4.06%	18.71%	20.32%
30	N4.SA3 Canning Town Holiday Inn Opt 1 [Scenario 3]	136	0.36	£1.90	£9.33	£9.33	£9.30	£8.95	£7.58	£7.39	0.00%	0.34%	4.09%	18.80%	20.82%
31	N4.SA3 Canning Town Holiday Inn Opt 2 [Scenario 1]	222	0.36	£1.90	£15.31	£15.31	£15.25	£14.66	£12.33	£12.01	0.00%	0.35%	4.23%	19.44%	21.56%
32	N4.SA3 Canning Town Holiday Inn Opt 2 [Scenario 2]	216	0.36	£1.90	£14.75	£14.75	£14.70	£14.13	£11.90	£11.59	0.00%	0.35%	4.20%	19.33%	21.43%
33	N4.SA3 Canning Town Holiday Inn Opt 2 [Scenario 3]	226	0.36	£1.90	£15.03	£15.03	£14.98	£14.40	£12.11	£11.79	0.00%	0.35%	4.22%	19.42%	21.54%
34	N4.SA5 Canning Town Riverside [Scenario 1]	747	4.73	£24.95	£54.58	£53.68	£53.49	£51.61	£43.53	£42.50	1.66%	2.00%	5.45%	20.24%	22.13%
35	N4.SA5 Canning Town Riverside [Scenario 2]	749	4.73	£24.95	£53.89	£52.98	£52.80	£50.95	£42.99	£41.97	1.69%	2.02%	5.47%	20.24%	22.12%
36	N4.SA5 Canning Town Riverside [Scenario 3]	777	4.73	£24.95	£54.51	£53.57	£53.39	£51.50	£43.42	£42.39	1.73%	2.07%	5.53%	20.35%	22.24%
37	N8.SA10 Chobham Farm [Scenario 1]	200	1.35	£7.12	£12.91	£12.91	£12.86	£12.33	£10.24	£9.95	0.00%	0.37%	4.52%	20.70%	22.97%
38	N8.SA10 Chobham Farm [Scenario 2]	208	1.35	£7.12	£13.12	£13.12	£13.07	£12.52	£10.40	£10.10	0.00%	0.37%	4.54%	20.76%	23.04%
39	N8.SA10 Chobham Farm [Scenario 3]	217	1.35	£7.12	£13.36	£13.36	£13.31	£12.75	£10.58	£10.27	0.00%	0.37%	4.56%	20.82%	23.11%
40	N2.SA3 Connaught Riverside [Scenario 1]	1,374	9.27	£48.92	£72.82	£71.34	£71.08	£68.00	£56.04	£54.35	2.02%	2.39%	6.62%	23.04%	25.36%
41	N2.SA3 Connaught Riverside [Scenario 2]	1,384	9.27	£48.92	£71.94	£70.46	£70.19	£67.15	£55.32	£53.65	2.06%	2.43%	6.66%	23.10%	25.43%
42	N2.SA3 Connaught Riverside [Scenario 3]	1,437	9.27	£48.92	£73.07	£71.53	£71.26	£68.16	£56.13	£54.43	2.11%	2.48%	6.72%	23.18%	25.51%
43	N13.SA3 East Ham Gas Works [Scenario 1]	244	1.65	£8.70	£4.19	£4.19	£4.13	£3.47	£1.30	£0.78	0.00%	1.33%	17.30%	69.00%	81.91%
44	N13.SA3 East Ham Gas Works [Scenario 2]	246	1.65	£8.70	£4.11	£4.11	£4.05	£3.39	£1.25	£0.71	0.00%	1.34%	17.45%	69.63%	82.64%
45	N13.SA3 East Ham Gas Works [Scenario 3]	254	1.65	£8.70	£4.17	£4.17	£4.11	£3.44	£1.27	£0.73	0.00%	1.34%	17.43%	69.51%	82.51%
46	N13.SA2 East Ham primark [Scenario 1]	85	0.50	£2.64	£2.74	£2.74	£2.71	£2.48	£1.39	£1.26	0.00%	0.91%	9.35%	49.22%	53.82%
47	N13.SA2 East Ham primark [Scenario 2]	85	0.50	£2.64	£2.69	£2.69	£2.67	£2.44	£1.37	£1.24	0.00%	0.92%	9.33%	49.29%	53.88%
48	N13.SA2 East Ham primark [Scenario 3]	88	0.50	£2.64	£2.72	£2.72	£2.69	£2.46	£1.37	£1.25	0.00%	0.92%	9.38%	49.42%	54.04%
52	N4.SA4 Limmo [Scenario 1]	695	6.66	£35.14	£36.03	£35.18	£35.04	£33.26	£27.03	£26.06	2.38%	2.77%	7.71%	24.98%	27.69%
53	N4.SA4 Limmo [Scenario 2]	697	6.66	£35.14	£35.40	£34.54	£34.40	£32.65	£26.53	£25.57					



Ta Table 6.60.3: Cumulative impact of policies – 35% affordable housing (residual land values compared to 'Cleared/undeveloped land' benchmark landvalue

BBLV3: CLEARED/UNDEVELOPED SITES		BLV per hectare:		£500,000		% change in residual land values resulting from policy change								
		No of units	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y	EVC	BNG	Access	Carbon A+X	Carbon B+Y
1	N7.SA1 Abbey Mills [Scenario 1]	593	7.00	£3.50	£12.63	£11.89	£11.76	£10.22	£4.24	5.87%	6.94%	19.13%	66.41%	73.09%
2	N7.SA1 Abbey Mills [Scenario 2]	596	7.00	£3.50	£13.81	£13.03	£12.88	£11.28	£4.29	5.68%	6.75%	18.32%	62.64%	68.98%
3	N7.SA1 Abbey Mills [Scenario 3]	620	7.00	£3.50	£13.86	£13.06	£12.92	£11.32	£4.31	5.78%	6.83%	18.37%	62.57%	68.89%
4	N11.SA1 Asda Beckton (East Beckton Town Centre) - LGC [Scenario 1]	39	0.49	£0.25	-£4.51	-£4.57	-£4.58	-£4.69	-£5.38	1.18%	1.54%	3.99%	19.17%	20.83%
5	N11.SA1 Asda Beckton (East Beckton Town Centre) - LGC [Scenario 2]	38	0.49	£0.25	-£4.57	-£4.62	-£4.64	-£4.74	-£5.42	1.13%	1.49%	3.80%	18.52%	20.08%
6	N11.SA1 Asda Beckton (East Beckton Town Centre) - LGC [Scenario 3]	41	0.49	£0.25	-£4.51	-£4.56	-£4.58	-£4.69	-£5.38	1.24%	1.61%	4.09%	19.37%	21.05%
7	N11.SA1 Asda Beckton (East Beckton Town Centre) - St Marks Health Centre [Scenario 1]	192	1.03	£0.52	-£12.98	-£13.24	-£13.31	-£13.86	-£16.81	2.02%	2.54%	6.73%	29.51%	31.77%
8	N11.SA1 Asda Beckton (East Beckton Town Centre) - St Marks Health Centre [Scenario 2]	193	1.03	£0.52	-£12.97	-£13.23	-£13.30	-£13.84	-£16.77	2.03%	2.55%	6.68%	29.28%	31.51%
9	N11.SA1 Asda Beckton (East Beckton Town Centre) - St Marks Health Centre [Scenario 3]	200	1.03	£0.52	-£13.01	-£13.29	-£13.35	-£13.90	-£16.86	2.10%	2.62%	6.80%	29.56%	31.82%
10	N11.SA1 Asda Beckton (East Beckton Town Centre) - Beckton Globe and car park [Scenario 1]	134	0.90	£0.45	-£5.46	-£5.64	-£5.68	-£6.06	-£7.51	3.35%	4.03%	10.99%	37.56%	43.16%
11	N11.SA1 Asda Beckton (East Beckton Town Centre) - Beckton Globe and car park [Scenario 2]	141	0.90	£0.45	-£5.51	-£5.70	-£5.74	-£6.13	-£7.62	3.49%	4.18%	11.30%	38.31%	44.04%
12	N11.SA1 Asda Beckton (East Beckton Town Centre) - Beckton Globe and car park [Scenario 3]	146	0.90	£0.45	-£5.54	-£5.74	-£5.77	-£6.17	-£7.68	3.60%	4.29%	11.48%	38.68%	44.46%
13	N11.SA1 Asda Beckton (East Beckton Town Centre) - Asda [Scenario 1]	908	5.97	£2.98	£1.38	£0.24	£0.03	-£2.36	-£11.94	82.40%	98.03%	271.64%	967.72%	1062.76%
14	N11.SA1 Asda Beckton (East Beckton Town Centre) - Asda [Scenario 2]	915	5.97	£2.98	-£3.94	-£5.10	-£5.32	-£7.68	-£17.62	29.42%	35.11%	95.09%	347.46%	380.29%
15	N11.SA1 Asda Beckton (East Beckton Town Centre) - Asda [Scenario 3]	954	5.97	£2.98	-£4.16	-£5.37	-£5.60	-£8.01	-£18.14	29.04%	34.52%	92.56%	335.98%	367.75%
16	N17.SA1 Beckton Riverside - Scenario 1 [Scenario 1.1]	3,366	22.10	£11.05	-£38.71	-£42.12	-£42.88	-£50.05	-£86.28	8.83%	10.78%	29.31%	122.91%	133.38%
17	N17.SA1 Beckton Riverside - Scenario 1 [Scenario 1.2]	3,303	22.10	£11.05	-£38.82	-£41.87	-£42.61	-£49.53	-£84.87	8.70%	10.61%	28.58%	120.32%	130.45%
18	N17.SA1 Beckton Riverside - Scenario 1 [Scenario 1.3]	3,366	22.10	£11.05	-£38.73	-£42.14	-£42.88	-£49.80	-£85.14	8.82%	10.72%	28.59%	119.84%	129.91%
19	N17.SA1 Beckton Riverside - Scenario 3 [Scenario 1.3.1]	2,206	22.10	£11.05	-£83.75	-£86.12	-£86.61	-£91.53	-£114.31	2.83%	3.42%	9.30%	36.50%	39.67%
20	N17.SA1 Beckton Riverside - Scenario 3 [Scenario 3.2]	2,224	22.10	£11.05	-£83.84	-£86.23	-£86.72	-£91.59	-£114.18	2.85%	3.44%	9.24%	36.19%	39.32%
21	N17.SA1 Beckton Riverside - Scenario 3 [Scenario 3.3]	2,309	22.10	£11.05	-£84.08	-£86.56	-£87.06	-£92.01	-£114.91	2.95%	3.54%	9.44%	36.67%	39.85%
22	N17.SA1 Beckton Riverside - Scenario 4 [Scenario 4.1]	8,302	22.10	£11.05	-£45.18	-£51.55	-£52.79	-£66.51	-£130.25	14.10%	16.85%	47.22%	188.31%	207.00%
23	N17.SA1 Beckton Riverside - Scenario 4 [Scenario 4.2]	7,378	22.10	£11.05	-£44.29	-£50.13	-£51.21	-£62.84	-£117.96	13.20%	15.63%	41.90%	166.36%	182.18%
24	N17.SA1 Beckton Riverside - Scenario 4 [Scenario 4.3]	7,658	22.10	£11.05	-£44.94	-£51.00	-£52.09	-£63.92	-£119.76	13.50%	15.93%	42.25%	166.51%	182.35%
25	N8.SA8 Bridgewater Road [Scenario 1]	675	4.01	£2.01	£35.38	£35.38	£35.24	£35.51	£27.49	0.00%	0.39%	5.28%	22.31%	24.99%
26	N8.SA8 Bridgewater Road [Scenario 2]	677	4.01	£2.01	£34.77	£34.77	£34.63	£33.93	£27.00	0.00%	0.39%	5.28%	22.34%	25.02%
27	N8.SA8 Bridgewater Road [Scenario 3]	702	4.01	£2.01	£35.31	£35.31	£35.17	£33.44	£27.41	0.00%	0.39%	5.29%	22.37%	25.05%
28	N4.SA3 Canning Town Holiday Inn Opt 1 [Scenario 1]	136	0.36	£0.18	£9.63	£9.63	£9.60	£9.23	£7.61	0.00%	0.34%	4.12%	18.87%	20.52%
29	N4.SA3 Canning Town Holiday Inn Opt 1 [Scenario 2]	130	0.36	£0.18	£9.16	£9.16	£9.13	£8.79	£7.45	0.00%	0.34%	4.06%	18.71%	20.32%
30	N4.SA3 Canning Town Holiday Inn Opt 1 [Scenario 3]	136	0.36	£0.18	£9.33	£9.33	£9.30	£8.95	£7.58	0.00%	0.34%	4.09%	18.80%	20.42%
31	N4.SA3 Canning Town Holiday Inn Opt 2 [Scenario 1]	222	0.36	£0.18	£15.31	£15.31	£15.25	£14.66	£12.33	0.00%	0.35%	4.23%	19.44%	21.58%
32	N4.SA3 Canning Town Holiday Inn Opt 2 [Scenario 2]	216	0.36	£0.18	£14.75	£14.75	£14.70	£14.13	£11.90	0.00%	0.35%	4.20%	19.33%	21.43%
33	N4.SA3 Canning Town Holiday Inn Opt 2 [Scenario 3]	226	0.36	£0.18	£15.03	£15.03	£14.98	£14.40	£12.11	0.00%	0.35%	4.22%	19.42%	21.54%
34	N4.SA5 Canning Town Riverside [Scenario 1]	747	4.73	£2.37	£54.58	£53.68	£53.49	£51.61	£43.53	1.66%	2.00%	5.45%	20.24%	22.13%
35	N4.SA5 Canning Town Riverside [Scenario 2]	749	4.73	£2.37	£53.89	£52.98	£52.80	£50.95	£42.99	1.69%	2.02%	5.47%	20.24%	22.12%
36	N4.SA5 Canning Town Riverside [Scenario 3]	777	4.73	£2.37	£54.51	£53.57	£53.39	£51.50	£43.42	1.73%	2.07%	5.53%	20.35%	22.24%
37	N8.SA10 Chobham Farm [Scenario 1]	200	1.35	£0.68	£12.91	£12.91	£12.86	£12.33	£10.24	0.00%	0.37%	4.52%	20.70%	22.97%
38	N8.SA10 Chobham Farm [Scenario 2]	208	1.35	£0.68	£13.12	£13.12	£13.07	£12.52	£10.40	0.00%	0.37%	4.54%	20.76%	23.04%
39	N8.SA10 Chobham Farm [Scenario 3]	217	1.35	£0.68	£13.36	£13.36	£13.31	£12.75	£10.58	0.00%	0.37%	4.56%	20.82%	23.11%
40	N2.SA3 Connaught Riverside [Scenario 1]	1,374	9.27	£4.64	£72.82	£71.34	£71.08	£68.00	£56.04	2.02%	2.39%	6.62%	23.04%	25.36%
41	N2.SA3 Connaught Riverside [Scenario 2]	1,384	9.27	£4.64	£71.94	£70.46	£70.19	£67.15	£55.32	2.06%	2.43%	6.66%	23.10%	25.43%
42	N2.SA3 Connaught Riverside [Scenario 3]	1,437	9.27	£4.64	£73.07	£71.53	£71.26	£68.16	£56.13	2.11%	2.48%	6.72%	23.18%	25.51%
43	N13.SA3 East Ham Gas Works [Scenario 1]	244	1.65	£0.83	£4.19	£4.19	£4.13	£3.47	£1.30	0.00%	1.33%	17.30%	69.00%	81.91%
44	N13.SA3 East Ham Gas Works [Scenario 2]	246	1.65	£0.83	£4.11	£4.11	£4.05	£3.39	£1.25	0.00%	1.34%	17.45%	69.63%	82.64%
45	N13.SA3 East Ham Gas Works [Scenario 3]	254	1.65	£0.83	£4.17	£4.17	£4.11	£3.44	£1.27	0.00%	1.34%	17.43%	69.51%	82.51%
46	N13.SA2 East Ham primark [Scenario 1]	85	0.50	£0.25	£2.74	£2.74	£2.71	£2.48	£1.39	0.00%	0.91%	9.35%	49.22%	53.82%
47	N13.SA2 East Ham primark [Scenario 2]	85	0.50	£0.25	£2.69	£2.69	£2.67	£2.44	£1.37	0.00%	0.92%	9.33%	49.29%	53.88%
48	N13.SA2 East Ham primark [Scenario 3]	88	0.50	£0.25	£2.72	£2.72	£2.69	£2.46	£1.37	0.00%	0.92%	9.38%	49.42%	54.04%
52	N4.SA4 Limmo [Scenario 1]	695	6.66	£3.33	£36.03	£35.18	£35.04	£33.26	£27.03	2.38%	2.77%	7.71%	24.98%	27.69%
53	N4.SA4 Limmo [Scenario 2]	697	6.66	£3.33	£35.40	£34.54	£34.40	£32.65	£26.53	2.43%	2.82%	7.77%	25.07%	27.78%
54	N4.SA4 Limmo [Scenario 3]	723	6.66	£3.33	£35.97	£35.08	£34.94	£33.16	£26.93	2.48%	2.87%	7.83%	25.15%	27.86%
55	N2.SA2 Lyle Park West [Scenario 1]	805	7.80	£3.90	£51.10	£50.14	£49.96	£47.96	£40.14	1.89%	2.24%	6.15%	21.44%	23.66%
56	N2.SA2 Lyle Park West [Scenario 2]	810	7.80	£3.90	£51.54	£50.57	£50.39	£48.37	£40.52	1.88%	2.23%	6.14%	21.39%	23.49%
57	N2.SA2 Lyle Park West [Scenario 3]	843	7.80	£3.90	£53.43	£52.42	£52.23	£50.14	£41.99	1.89%	2.24%	6.16%	21.40%	23.52%
58	N10.SA2 Newham 6th Form College Prince Regent Lane [Scenario 1]	201	1.60	£0.80	£12.67	£12.67	£12.63	£12.09	£10.71	0.00%	0.29%	4.54%	15.43%	18.31%
59	N10.SA2 Newham 6th Form College Prince Regent Lane [Scenario 2]	201	1.60	£0.80	£12.70	£12.70	£12.66	£12.12	£10.74	0.00%	0.29%	4.53%	15.39%	18.26%
60	N10.SA2 Newham 6th Form College Prince Regent Lane [Scenario 3]	209	1.60	£0.80	£13.23	£13.23	£13.20	£12.64	£11.20	0.00%	0.28%	4.52%	15.35%	18.22%
61	N7.SA2 Parcellforce [Scenario 1]	1,248	9.56	£4.78	£62.13	£60.77	£60.54	£57.72	£49.58	2.18%	2.56%	7.09%	20.19%	24.72%
62	N7.SA2 Parcellforce [Scenario 2]	1,259	9.56	£4.78	£62.92	£61.56	£61.32	£58.48	£50.27	2.17%	2.55%	7.06%	20.10%	24.60%
63	N7.SA2 Parcellforce [Scenario 3]	1,307	9.56	£4.78	£65.55	£64.13	£63.88	£60.93	£52.44	2.16%	2.54%	7.04%	20.00%	24.48%
64	N9.SA1 Plaistow North [Scenario 1]	318	3.30	£1.65	£2.84	£2.84	£2.77	£1.89	-£1.25	0.00%	2.53%	33.36%	143.90%	160.77%
65	N9.SA1 Plaistow North [Scenario 2]	319	3.30	£1.65	£2.92	£2.92	£2.85	£1.97	-£1.18	0.00%	2.47%	32.57%	140.45%	156.93%
66	N9.SA1 Plaistow North [Scenario 3]	332	3.30	£1.65	£3.29	£3.29	£3.22	£2.30	-£0.97	0.00%	2.28%	30.04%	129.38%	144.58%
67	N8.SA9 Pudding Mill (Town Centre) [Scenario 1]	832	7.58	£3.79	£65.81	£64.84	£64.62	£62.61	£52.84	1.47%	1.80%	4.88%	19.71%	21.51%
68	N8.SA9 Pudding Mill (Town Centre) [Scenario 2]	870	7.58	£3.79	£67.98	£66.96	£66.74	£64.62	£54.51	1.49%	1.82%	4.93%	19.81%	21.52%
69	N8.SA9 Pudding Mill (Town Centre) [Scenario 3]	900	7.58	£3.79	£69.74	£68.69	£68.46	£66.26	£55.89	1.50%	1.83%	4.98%	19.86%	21.59%
73	N8.SA7 Rick Roberts Way [Scenario 1]	372	4.45	£2.23	£10.22	£10.22	£10.12	£9.11	£4.51	0.00%	1.02%	10.91%	55.90%	61.31%
74	N8.SA7 Rick Roberts Way [Scenario 2]	389	4.45	£2.23	£11.23	£11.23	£11.12	£10.06	£5.31	0.00%	0.96%	10.37%	52.70%	57.83%
75	N8.SA7 Rick Roberts Way [Scenario 3]	403	4.45	£2.23	£12.38	£12.08	£11.97	£10.88	£6.00	0.00%	0.92%	9.98%	50.37%	55.33%
76	N3.SA1 Royal Albert North - Connaught North [Scenario 1]	781	28.80	£14.40	£9.59	£8.60	£8.42	£6.36	-£1.62	10.32%	12.22%	33.67%	116.88%	128.62%
77	N3.SA1 Royal Albert North - Connaught North [Scenario 2]	784	28.80	£14.40	£9.84	£8.85	£8.66	£6.60	-£1.41	10.10%	11.96%	32.94%	114.29%	125.77%
78	N3.SA1 Royal Albert North - Connaught North [Scenario 3]	811	28.80	£14.40	£11.06	£10.04	£9.85	£7.71	-£0.53	9.29%	11.00%	30.31%	104.79%	115.35%
79	N3.SA1 Royal Albert North - Beckton [Scenario 1]	1,327	28.80	£14.40	£32.11	£30.59	£30.32	£27.17	£15.19	4.73%	5.58%	15.40%	52.70%	58.07%
80	N3.SA1 Royal Albert North - Beckton [Scenario 2]	1,331	28.80	£14.40	£32.41	£30.89	£30.62	£27.46	£15.45	4.70%	5.54%	15.30%	52.34%	57.68%
81	N3.SA1 Royal Albert North - Beckton [Scenario 3]	1,378	28.80	£14.40	£33.73	£32.16	£31.88	£28.60						



NEWHAM LOCAL PLAN

Table 6.60.4: Cumulative impact of policies – 60% affordable housing (residual land values compared to 'Secondary Offices' benchmark land value)

AH tenure (rent / SO):  
AH %

83%  
60%

17%

BLV1: SECONDARY OFFICES

V1: SECONDARY OFFICES		BLV per hectare:	Site area	BLV (£/m	£6,321,552		Baseline	Envac waste	BNG	Access	Carbon Low	Carbon high
Description		No of units										
1 N7.SA1 Abbey Mills [Scenario 1]		593	7.00			£44.25	-£27.96	-£28.75	-£28.89	-£30.52	-£36.75	-£37.63
2 N7.SA1 Abbey Mills [Scenario 2]		596	7.00			£44.25	-£28.37	-£29.20	-£29.36	-£31.05	-£37.50	-£38.41
3 N7.SA1 Abbey Mills [Scenario 3]		620	7.00			£44.25	-£28.34	-£29.18	-£29.34	-£31.04	-£37.49	-£38.40
4 N11.SA1 Asda Beckton (East Beckton Town Centre) - LGC [Scenario 1]		39	0.49			£3.12	-£6.46	-£6.51	-£6.53	-£6.64	-£7.32	-£7.40
5 N11.SA1 Asda Beckton (East Beckton Town Centre) - LGC [Scenario 2]		38	0.49			£3.12	-£6.43	-£6.48	-£6.50	-£6.60	-£7.27	-£7.35
6 N11.SA1 Asda Beckton (East Beckton Town Centre) - LGC [Scenario 3]		41	0.49			£3.12	-£6.47	-£6.53	-£6.54	-£6.65	-£7.34	-£7.42
7 N11.SA1 Asda Beckton (East Beckton Town Centre) - St Marks Health Centre [Scenario 1]		192	1.03			£6.53	-£22.51	-£22.81	-£22.87	-£23.42	-£26.38	-£26.67
8 N11.SA1 Asda Beckton (East Beckton Town Centre) - St Marks Health Centre [Scenario 2]		193	1.03			£6.53	-£22.40	-£22.66	-£22.73	-£23.27	-£26.20	-£26.49
9 N11.SA1 Asda Beckton (East Beckton Town Centre) - St Marks Health Centre [Scenario 3]		200	1.03			£6.53	-£22.60	-£22.87	-£22.94	-£23.48	-£26.44	-£26.74
10 N11.SA1 Asda Beckton (East Beckton Town Centre) - Beckton Globe and car park [Scenario 1]		134	0.90			£5.71	-£12.13	-£12.31	-£12.35	-£12.73	-£14.18	-£14.49
11 N11.SA1 Asda Beckton (East Beckton Town Centre) - Beckton Globe and car park [Scenario 2]		141	0.90			£5.71	-£12.40	-£12.59	-£12.63	-£13.02	-£14.51	-£14.82
12 N11.SA1 Asda Beckton (East Beckton Town Centre) - Beckton Globe and car park [Scenario 3]		146	0.90			£5.71	-£12.53	-£12.73	-£12.77	-£13.17	-£14.68	-£15.00
13 N11.SA1 Asda Beckton (East Beckton Town Centre) - Asda [Scenario 1]		908	5.97			£37.72	-£41.76	-£42.94	-£43.17	-£45.63	-£55.44	-£56.77
14 N11.SA1 Asda Beckton (East Beckton Town Centre) - Asda [Scenario 2]		915	5.97			£37.72	-£46.75	-£47.94	-£48.17	-£50.61	-£60.71	-£62.02
15 N11.SA1 Asda Beckton (East Beckton Town Centre) - Asda [Scenario 3]		954	5.97			£37.72	-£47.94	-£49.18	-£49.42	-£51.91	-£62.20	-£63.54
16 N17.SA1 Beckton Riverside - Scenario 1 [Scenario 1.1]		3,366	22.10			£139.71	-£176.43	-£180.04	-£180.84	-£188.37	-£225.43	-£229.49
17 N17.SA1 Beckton Riverside - Scenario 1 [Scenario 1.2]		3,303	22.10			£139.71	-£171.17	-£174.72	-£175.50	-£182.75	-£218.83	-£222.73
18 N17.SA1 Beckton Riverside - Scenario 1 [Scenario 1.3]		3,366	22.10			£139.71	-£171.31	-£174.92	-£175.70	-£182.94	-£219.01	-£222.91
19 N17.SA1 Beckton Riverside - Scenario 3 [Scenario 3.1]		2,206	22.10			£139.71	-£174.94	-£177.30	-£177.80	-£182.73	-£205.51	-£208.17
20 N17.SA1 Beckton Riverside - Scenario 3 [Scenario 3.2]		2,224	22.10			£139.71	-£174.03	-£176.41	-£176.91	-£181.79	-£204.38	-£207.00
21 N17.SA1 Beckton Riverside - Scenario 3 [Scenario 3.3]		2,309	22.10			£139.71	-£175.90	-£178.38	-£178.88	-£183.85	-£206.75	-£209.42
22 N17.SA1 Beckton Riverside - Scenario 4 [Scenario 4.1]		8,302	22.10			£139.71	-£342.10	-£349.84	-£351.33	-£367.45	-£435.69	-£444.37
23 N17.SA1 Beckton Riverside - Scenario 4 [Scenario 4.2]		7,378	22.10			£139.71	-£288.82	-£296.70	-£296.95	-£310.14	-£368.19	-£375.29
24 N17.SA1 Beckton Riverside - Scenario 4 [Scenario 4.3]		7,658	22.10			£139.71	-£293.49	-£300.64	-£301.91	-£315.32	-£374.12	-£381.35
25 N8.SA8 Bridgewater Road [Scenario 1]		675	4.01			£25.35	-£9.57	-£9.57	-£9.72	-£11.55	-£17.07	-£18.69
26 N8.SA8 Bridgewater Road [Scenario 2]		677	4.01			£25.35	-£9.46	-£9.46	-£9.60	-£11.41	-£17.73	-£18.71
27 N8.SA8 Bridgewater Road [Scenario 3]		702	4.01			£25.35	-£9.67	-£9.67	-£9.81	-£11.65	-£18.07	-£19.07
28 N4.SA3 Canning Town Holiday Inn Opt 1 [Scenario 1]		136	0.36			£2.28	-£0.26	-£0.26	-£0.26	-£0.12	-£1.60	-£1.81
29 N4.SA3 Canning Town Holiday Inn Opt 1 [Scenario 2]		130	0.36			£2.28	-£0.41	-£0.41	-£0.38	-£0.02	-£1.37	-£1.57
30 N4.SA3 Canning Town Holiday Inn Opt 1 [Scenario 3]		136	0.36			£2.28	-£0.35	-£0.35	-£0.32	-£0.04	-£1.48	-£1.67
31 N4.SA3 Canning Town Holiday Inn Opt 2 [Scenario 1]		222	0.36			£2.28	-£0.05	-£0.05	-£0.00	-£0.63	-£3.05	-£3.39
32 N4.SA3 Canning Town Holiday Inn Opt 2 [Scenario 2]		216	0.36			£2.28	-£0.19	-£0.19	-£0.14	-£0.46	-£2.78	-£3.10
33 N4.SA3 Canning Town Holiday Inn Opt 2 [Scenario 3]		226	0.36			£2.28	-£0.09	-£0.09	-£0.04	-£0.57	-£2.95	-£3.28
34 N4.SA5 Canning Town Riverside [Scenario 1]		747	4.73			£29.90	-£5.59	-£5.65	-£5.46	-£2.48	-£5.96	-£7.05
35 N4.SA5 Canning Town Riverside [Scenario 2]		749	4.73			£29.90	-£5.71	-£5.76	-£5.58	-£2.64	-£5.69	-£6.76
36 N4.SA5 Canning Town Riverside [Scenario 3]		777	4.73			£29.90	-£5.49	-£5.50	-£5.31	-£2.34	-£6.12	-£7.21
37 N8.SA10 Chobham Farm [Scenario 1]		200	1.35			£8.53	-£0.87	-£0.87	-£0.92	-£1.48	-£3.65	-£3.96
38 N8.SA10 Chobham Farm [Scenario 2]		208	1.35			£8.53	-£0.95	-£0.95	-£1.00	-£1.57	-£3.78	-£4.09
39 N8.SA10 Chobham Farm [Scenario 3]		217	1.35			£8.53	-£1.03	-£1.03	-£1.08	-£1.67	-£3.93	-£4.25
40 N2.SA3 Connaught Riverside [Scenario 1]		1,374	9.27			£58.62	-£10.45	-£12.10	-£12.40	-£15.86	-£29.22	-£31.11
41 N2.SA3 Connaught Riverside [Scenario 2]		1,384	9.27			£58.62	-£10.34	-£12.00	-£12.30	-£15.72	-£29.34	-£30.61
42 N2.SA3 Connaught Riverside [Scenario 3]		1,437	9.27			£58.62	-£10.74	-£12.46	-£12.76	-£16.25	-£29.69	-£31.99
43 N13.SA3 East Ham Gas Works [Scenario 1]		244	1.65			£10.43	-£10.60	-£10.60	-£10.66	-£11.35	-£13.58	-£14.14
44 N13.SA3 East Ham Gas Works [Scenario 2]		246	1.65			£10.43	-£10.52	-£10.52	-£10.58	-£11.27	-£13.47	-£14.02
45 N13.SA3 East Ham Gas Works [Scenario 3]		254	1.65			£10.43	-£10.65	-£10.65	-£10.71	-£11.40	-£13.63	-£14.19
46 N13.SA2 East Ham primark [Scenario 1]		85	0.50			£3.16	-£2.36	-£2.36	-£2.39	-£2.63	-£3.77	-£3.90
47 N13.SA2 East Ham primark [Scenario 2]		85	0.50			£3.16	-£2.31	-£2.31	-£2.33	-£2.57	-£3.69	-£3.82
48 N13.SA2 East Ham primark [Scenario 3]		88	0.50			£3.16	-£2.36	-£2.36	-£2.39	-£2.63	-£3.76	-£3.89
52 N4.SA4 Limmo [Scenario 1]		695	6.66			£42.10	-£10.27	-£11.18	-£11.33	-£13.21	-£19.84	-£20.87
53 N4.SA4 Limmo [Scenario 2]		697	6.66			£42.10	-£10.16	-£11.07	-£11.21	-£13.07	-£19.59	-£20.61
54 N4.SA4 Limmo [Scenario 3]		723	6.66			£42.10	-£10.37	-£11.32	-£11.47	-£13.36	-£19.99	-£21.02
55 N2.SA2 Lyle Park West [Scenario 1]		805	7.80			£49.31	-£0.85	-£1.86	-£2.05	-£4.18	-£12.50	-£13.66
56 N2.SA2 Lyle Park West [Scenario 2]		810	7.80			£49.31	-£0.77	-£1.80	-£1.99	-£4.13	-£12.49	-£13.66
57 N2.SA2 Lyle Park West [Scenario 3]		843	7.80			£49.31	-£1.07	-£2.14	-£2.34	-£4.56	-£13.24	-£14.45
58 N10.SA2 Newham 6th Form College Prince Regent Lane [Scenario 1]		201	1.60			£10.11	-£0.85	-£0.85	-£0.82	-£0.28	-£1.17	-£1.55
59 N10.SA2 Newham 6th Form College Prince Regent Lane [Scenario 2]		201	1.60			£10.11	-£0.88	-£0.88	-£0.84	-£0.28	-£1.15	-£1.53
60 N10.SA2 Newham 6th Form College Prince Regent Lane [Scenario 3]		209	1.60			£10.11	-£0.94	-£0.94	-£0.90	-£0.32	-£1.17	-£1.56
61 N7.SA2 Parcellforce [Scenario 1]		1,248	9.56			£80.46	-£14.01	-£15.52	-£15.78	-£19.93	-£29.03	-£31.16
62 N7.SA2 Parcellforce [Scenario 2]		1,259	9.56			£80.46	-£13.93	-£15.45	-£15.72	-£18.89	-£28.06	-£31.22
63 N7.SA2 Parcellforce [Scenario 3]		1,307	9.56			£80.46	-£14.28	-£15.86	-£16.14	-£19.43	-£28.93	-£32.21
64 N9.SA1 Plaistow North [Scenario 1]		318	3.30			£20.86	-£16.52	-£16.52	-£16.59	-£17.50	-£20.71	-£21.19
65 N9.SA1 Plaistow North [Scenario 2]		319	3.30			£20.86	-£16.51	-£16.51	-£16.58	-£17.49	-£20.71	-£21.20
66 N9.SA1 Plaistow North [Scenario 3]		332	3.30			£20.86	-£16.93	-£16.93	-£17.01	-£17.95	-£21.30	-£21.81
67 N8.SA9 Pudding Mill (Town Centre) [Scenario 1]		832	7.58			£47.93	£12.72	£11.71	£11.48	£9.35	-£0.86	-£2.04
68 N8.SA9 Pudding Mill (Town Centre) [Scenario 2]		870	7.58			£47.93	£12.38	£11.31	£11.07	£8.84	-£1.73	-£2.96
69 N8.SA9 Pudding Mill (Town Centre) [Scenario 3]		900	7.58			£47.93	£12.14	£11.03	£10.79	£8.48	-£2.37	-£3.65
73 N8.SA7 Rick Roberts Way [Scenario 1]		372	4.45			£28.13	-£16.00	-£16.00	-£16.11	-£17.16	-£21.93	-£22.50
74 N8.SA7 Rick Roberts Way [Scenario 2]		389	4.45			£28.13	-£16.19	-£16.19	-£16.30	-£17.41	-£22.34	-£22.93
75 N8.SA7 Rick Roberts Way [Scenario 3]		403	4.45			£28.13	-£16.33	-£16.33	-£16.44	-£17.59	-£22.66	-£23.28
76 N3.SA1 Royal Albert North - Connaught North [Scenario 1]		781	28.80			£182.08	-£40.83	-£41.87	-£42.06	-£44.21	-£52.51	-£53.67
77 N3.SA1 Royal Albert North - Connaught North [Scenario 2]		784	28.80			£182.08	-£40.80	-£41.83	-£42.02	-£44.18	-£52.51	-£53.67
78 N3.SA1 Royal Albert North - Connaught North [Scenario 3]		811	28.80			£182.08	-£41.91	-£42.38	-£42.58	-£44.81	-£55.40	-£56.60
79 N3.SA1 Royal Albert North - Beckton [Scenario 1]		1,327	28.80			£182.08	-£40.89	-£41.74	-£42.04	-£46.48	-£55.47	-£56.32
80 N3.SA1 Royal Albert North - Beckton [Scenario 2]		1,331	28.80			£182.08	-£40.03	-£41.69	-£41.99	-£45.44	-£58.47	-£59.32
81 N3.SA1 Royal Albert North - Beckton [Scenario 3]		1,378	28.80			£182.08	-£41.30	-£43.02	-£43.33	-£46.90	-£60.35	</



Table 6.60.5: Cumulative impact of policies – 60% affordable housing (residual land values compared to 'Secondary Industrial' benchmark landvalue

BLV2:SECONDARY INDUSTRIAL		BLV per hectare:		£5,275,763							% change in residual land values resulting from policy change				
Description		No of units	BLV (£/m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y		EVC	BNG	Access	Carbon A+X	Carbon B+Y
1	N7.SA1 Abbey Mills [Scenario 1]	593	7.00	£36.93	-£27.96	-£28.76	-£28.89	-£30.52	-£36.75	-£37.63	2.80%	3.31%	9.15%	31.43%	34.58%
2	N7.SA1 Abbey Mills [Scenario 2]	596	7.00	£36.93	-£28.37	-£29.20	-£29.36	-£31.05	-£37.50	-£38.41	2.92%	3.48%	9.45%	32.17%	35.39%
3	N7.SA1 Abbey Mills [Scenario 3]	620	7.00	£36.93	-£28.34	-£29.18	-£29.34	-£31.04	-£37.49	-£38.40	2.99%	3.53%	9.52%	32.30%	35.52%
4	N11.SA1 Asda Becton (East Becton Town Centre) - LGC [Scenario 1]	39	0.49	£2.61	-£6.46	-£6.51	-£6.53	-£6.64	-£7.32	-£7.40	0.82%	1.08%	2.79%	13.41%	14.57%
5	N11.SA1 Asda Becton (East Becton Town Centre) - LGC [Scenario 2]	38	0.49	£2.61	-£6.43	-£6.48	-£6.50	-£6.60	-£7.27	-£7.35	0.81%	1.06%	2.70%	13.17%	14.29%
6	N11.SA1 Asda Becton (East Becton Town Centre) - LGC [Scenario 3]	41	0.49	£2.61	-£6.47	-£6.53	-£6.54	-£6.65	-£7.34	-£7.42	0.86%	1.12%	2.85%	13.49%	14.66%
7	N11.SA1 Asda Becton (East Becton Town Centre) - St Marks Health Centre [Scenario 1]	192	1.03	£5.45	-£22.55	-£22.81	-£22.87	-£23.42	-£26.38	-£26.67	1.16%	1.46%	3.88%	17.00%	18.30%
8	N11.SA1 Asda Becton (East Becton Town Centre) - St Marks Health Centre [Scenario 2]	193	1.03	£5.45	-£22.40	-£22.66	-£22.73	-£23.27	-£26.20	-£26.49	1.17%	1.47%	3.87%	16.96%	18.25%
9	N11.SA1 Asda Becton (East Becton Town Centre) - St Marks Health Centre [Scenario 3]	200	1.03	£5.45	-£22.60	-£22.87	-£22.94	-£23.48	-£26.44	-£26.74	1.21%	1.51%	3.92%	17.03%	18.33%
10	N11.SA1 Asda Becton (East Becton Town Centre) - Becton Globe and car park [Scenario 1]	134	0.90	£4.77	-£12.13	-£12.31	-£12.35	-£12.73	-£14.18	-£14.48	1.51%	1.81%	4.95%	16.90%	19.42%
11	N11.SA1 Asda Becton (East Becton Town Centre) - Becton Globe and car park [Scenario 2]	141	0.90	£4.77	-£12.40	-£12.59	-£12.65	-£13.03	-£14.51	-£14.82	1.55%	1.86%	5.03%	17.03%	19.57%
12	N11.SA1 Asda Becton (East Becton Town Centre) - Becton Globe and car park [Scenario 3]	146	0.90	£4.77	-£12.53	-£12.73	-£12.77	-£13.17	-£14.68	-£15.00	1.59%	1.90%	5.08%	17.10%	19.65%
13	N11.SA1 Asda Becton (East Becton Town Centre) - Asda [Scenario 1]	908	5.97	£31.48	-£41.76	-£42.94	-£43.17	-£45.63	-£55.44	-£56.77	2.83%	3.37%	9.27%	32.76%	35.94%
14	N11.SA1 Asda Becton (East Becton Town Centre) - Asda [Scenario 2]	915	5.97	£31.48	-£46.75	-£47.94	-£48.17	-£50.61	-£60.71	-£62.02	2.55%	3.04%	8.25%	29.86%	32.66%
15	N11.SA1 Asda Becton (East Becton Town Centre) - Asda [Scenario 3]	954	5.97	£31.48	-£47.94	-£49.18	-£49.42	-£51.91	-£62.20	-£63.54	2.59%	3.08%	8.27%	29.74%	32.54%
16	N17.SA1 Becton Riverside - Scenario 1 [Scenario 1.1]	3,366	22.10	£116.59	-£176.43	-£180.04	-£180.84	-£188.37	-£225.43	-£229.49	2.05%	2.50%	6.77%	27.78%	30.07%
17	N17.SA1 Becton Riverside - Scenario 1 [Scenario 1.2]	3,303	22.10	£116.59	-£171.17	-£174.72	-£175.50	-£182.75	-£218.83	-£222.73	2.07%	2.53%	6.76%	27.84%	30.12%
18	N17.SA1 Becton Riverside - Scenario 1 [Scenario 1.3]	3,366	22.10	£116.59	-£171.31	-£174.92	-£175.70	-£182.94	-£219.01	-£222.91	2.11%	2.56%	6.79%	27.85%	30.12%
19	N17.SA1 Becton Riverside - Scenario 3 [Scenario 1.1]	2,206	22.10	£116.59	-£174.94	-£177.30	-£177.80	-£182.73	-£205.51	-£208.17	1.35%	1.64%	4.46%	17.48%	19.00%
20	N17.SA1 Becton Riverside - Scenario 3 [Scenario 3.2]	2,224	22.10	£116.59	-£174.03	-£176.41	-£176.91	-£181.79	-£204.38	-£207.00	1.37%	1.66%	4.46%	17.44%	18.95%
21	N17.SA1 Becton Riverside - Scenario 3 [Scenario 3.3]	2,309	22.10	£116.59	-£175.90	-£178.38	-£178.88	-£183.85	-£206.75	-£209.42	1.41%	1.69%	4.52%	17.54%	19.06%
22	N17.SA1 Becton Riverside - Scenario 4 [Scenario 4.1]	8,302	22.10	£116.59	-£342.10	-£349.84	-£351.33	-£367.45	-£435.69	-£444.37	2.26%	2.70%	7.41%	27.36%	29.90%
23	N17.SA1 Becton Riverside - Scenario 4 [Scenario 4.2]	7,378	22.10	£116.59	-£288.82	-£295.70	-£296.95	-£310.14	-£368.19	-£375.29	2.38%	2.82%	7.38%	27.48%	29.94%
24	N17.SA1 Becton Riverside - Scenario 4 [Scenario 4.3]	7,658	22.10	£116.59	-£293.49	-£300.64	-£301.91	-£315.32	-£374.12	-£381.35	2.43%	2.87%	7.44%	27.47%	29.93%
25	N8.SA8 Bridgewater Road [Scenario 1]	675	4.01	£21.16	-£9.97	-£9.97	-£9.72	-£11.55	-£17.97	-£18.97	0.00%	1.53%	20.69%	87.79%	98.25%
26	N8.SA8 Bridgewater Road [Scenario 2]	677	4.01	£21.16	-£9.46	-£9.46	-£9.60	-£11.41	-£17.73	-£18.73	0.00%	1.53%	20.59%	87.38%	97.79%
27	N8.SA8 Bridgewater Road [Scenario 3]	702	4.01	£21.16	-£9.67	-£9.67	-£9.81	-£11.65	-£18.07	-£19.07	0.00%	1.52%	20.49%	86.97%	97.33%
28	N4.SA3 Canning Town Holiday Inn Opt 1 [Scenario 1]	136	0.36	£1.90	-£0.29	-£0.29	-£0.26	-£0.12	-£1.60	-£1.81	0.00%	11.58%	141.61%	652.45%	723.14%
29	N4.SA3 Canning Town Holiday Inn Opt 1 [Scenario 2]	130	0.36	£1.90	-£0.41	-£0.41	-£0.38	-£0.02	-£1.37	-£1.57	0.00%	7.76%	93.90%	436.11%	483.15%
30	N4.SA3 Canning Town Holiday Inn Opt 1 [Scenario 3]	136	0.36	£1.90	-£0.35	-£0.35	-£0.32	-£0.04	-£1.48	-£1.67	0.00%	9.27%	112.69%	521.77%	578.15%
31	N4.SA3 Canning Town Holiday Inn Opt 2 [Scenario 1]	222	0.36	£1.90	-£0.05	-£0.05	-£0.00	-£0.63	-£3.05	-£3.39	0.00%	109.53%	1347.39%	6176.74%	6844.96%
32	N4.SA3 Canning Town Holiday Inn Opt 2 [Scenario 2]	216	0.36	£1.90	-£0.19	-£0.19	-£0.14	-£0.46	-£2.78	-£3.10	0.00%	28.05%	342.88%	1581.47%	1751.53%
33	N4.SA3 Canning Town Holiday Inn Opt 2 [Scenario 3]	226	0.36	£1.90	-£0.09	-£0.09	-£0.04	-£0.57	-£2.95	-£3.28	0.00%	60.18%	739.10%	3396.06%	3762.32%
34	N4.SA5 Canning Town Riverside [Scenario 1]	747	4.73	£24.95	£5.59	£4.65	£4.46	£2.48	-£5.96	-£7.05	16.93%	20.34%	55.60%	206.59%	226.12%
35	N4.SA5 Canning Town Riverside [Scenario 2]	749	4.73	£24.95	£5.71	£4.76	£4.58	£2.64	-£5.69	-£6.76	16.62%	19.91%	53.86%	199.56%	218.36%
36	N4.SA5 Canning Town Riverside [Scenario 3]	777	4.73	£24.95	£5.49	£4.50	£4.31	£2.34	-£6.12	-£7.21	17.95%	21.43%	57.40%	211.47%	231.39%
37	N8.SA10 Chobham Farm [Scenario 1]	200	1.35	£7.12	-£0.87	-£0.87	-£0.92	-£1.48	-£3.65	-£3.96	0.00%	5.71%	70.03%	319.68%	354.81%
38	N8.SA10 Chobham Farm [Scenario 2]	208	1.35	£7.12	-£0.95	-£0.95	-£1.00	-£1.57	-£3.78	-£4.09	0.00%	5.35%	65.74%	299.76%	332.73%
39	N8.SA10 Chobham Farm [Scenario 3]	217	1.35	£7.12	-£1.03	-£1.03	-£1.08	-£1.67	-£3.93	-£4.25	0.00%	5.00%	61.61%	280.53%	311.43%
40	N2.SA3 Connaught Riverside [Scenario 1]	1,374	9.27	£48.92	-£10.45	-£12.10	-£12.40	-£15.88	-£29.22	-£31.11	15.72%	18.62%	51.74%	179.58%	197.66%
41	N2.SA3 Connaught Riverside [Scenario 2]	1,384	9.27	£48.92	-£10.34	-£12.00	-£12.30	-£15.72	-£28.94	-£30.81	16.01%	18.91%	51.98%	179.79%	197.86%
42	N2.SA3 Connaught Riverside [Scenario 3]	1,437	9.27	£48.92	-£10.74	-£12.46	-£12.76	-£16.25	-£29.69	-£31.56	16.04%	18.88%	51.32%	178.50%	194.21%
43	N13.SA3 East Ham Gas Works [Scenario 1]	244	1.65	£8.70	-£10.60	-£10.60	-£10.65	-£11.35	-£13.58	-£14.14	0.00%	0.55%	7.08%	28.10%	33.34%
44	N13.SA3 East Ham Gas Works [Scenario 2]	246	1.65	£8.70	-£10.52	-£10.52	-£10.58	-£11.27	-£13.47	-£14.02	0.00%	0.55%	7.06%	28.02%	33.24%
45	N13.SA3 East Ham Gas Works [Scenario 3]	254	1.65	£8.70	-£10.65	-£10.65	-£10.71	-£11.40	-£13.63	-£14.19	0.00%	0.55%	7.06%	28.01%	33.24%
46	N13.SA2 East Ham primark [Scenario 1]	85	0.50	£2.64	-£2.36	-£2.36	-£2.39	-£2.63	-£3.77	-£3.90	0.00%	1.11%	11.33%	59.55%	65.06%
47	N13.SA2 East Ham primark [Scenario 2]	85	0.50	£2.64	-£2.31	-£2.31	-£2.33	-£2.57	-£3.69	-£3.82	0.00%	1.12%	11.38%	60.01%	65.53%
48	N13.SA2 East Ham primark [Scenario 3]	88	0.50	£2.64	-£2.36	-£2.36	-£2.39	-£2.63	-£3.76	-£3.89	0.00%	1.10%	11.29%	59.38%	64.86%
52	N4.SA4 Limmo [Scenario 1]	695	6.66	£35.14	-£10.27	-£11.18	-£11.33	-£13.21	-£19.84	-£20.87	8.82%	10.29%	28.67%	93.23%	103.27%
53	N4.SA4 Limmo [Scenario 2]	697	6.66	£35.14	-£10.16	-£11.07	-£11.21	-£13.07	-£19.59	-£20.61	8.95%	10.41%	28.69%	92.93%	102.91%
54	N4.SA4 Limmo [Scenario 3]	723	6.66	£35.14	-£10.37	-£11.32	-£11.47	-£13.36	-£19.99	-£21.02	9.09%	10.54%	28.76%	92.74%	102.69%
55	N2.SA2 Lyle Park West [Scenario 1]	805	7.80	£41.15	-£0.85	-£1.86	-£2.05	-£4.18	-£12.50	-£13.66	120.59%	142.96%	394.13%	1378.69%	1515.85%
56	N2.SA2 Lyle Park West [Scenario 2]	810	7.80	£41.15	-£0.77	-£1.80	-£1.99	-£4.13	-£12.49	-£13.66	132.40%	156.94%	432.70%	1512.80%	1663.38%
57	N2.SA2 Lyle Park West [Scenario 3]	843	7.80	£41.15	-£1.07	-£2.14	-£2.34	-£4.56	-£13.24	-£14.45	99.45%	117.81%	324.95%	1133.20%	1246.31%
58	N10.SA2 Newham 6th Form College Prince Regent Lane [Scenario 1]	201	1.60	£8.44	£0.85	£0.85	£0.82	£0.26	-£1.17	-£1.55	0.00%	4.37%	69.46%	237.72%	282.31%
59	N10.SA2 Newham 6th Form College Prince Regent Lane [Scenario 2]	201	1.60	£8.44	£0.88	£0.88	£0.84	£0.28	-£1.15	-£1.53	0.00%	4.25%	67.52%	231.08%	274.42%
60	N10.SA2 Newham 6th Form College Prince Regent Lane [Scenario 3]	209	1.60	£8.44	£0.94	£0.94	£0.90	£0.32	-£1.17	-£1.58	0.00%	4.13%	65.64%	224.60%	266.74%
61	N7.SA2 Parcellorfe [Scenario 1]	1,248	9.56	£50.46	-£14.01	-£15.52	-£15.78	-£18.93	-£28.06	-£31.16	10.78%	12.68%	35.10%	100.06%	122.42%
62	N7.SA2 Parcellorfe [Scenario 2]	1,259	9.56	£50.46	-£13.93	-£15.45	-£15.72	-£18.89	-£28.06	-£31.22	10.93%	12.84%	35.62%	101.47%	124.13%
63	N7.SA2 Parcellorfe [Scenario 3]	1,307	9.56	£50.46	-£14.28	-£15.86	-£16.14	-£19.43	-£28.93	-£32.21	11.07%	13.00%	36.05%	102.55%	125.47%
64	N9.SA1 Plaistow North [Scenario 1]	318	3.30	£17.41	-£16.52	-£16.52	-£16.59	-£17.50	-£20.71	-£21.19	0.00%	0.45%	5.92%	25.37%	28.31%
65	N9.SA1 Plaistow North [Scenario 2]	319	3.30	£17.41	-£16.51	-£16.51	-£16.58	-£17.49	-£20.71	-£21.20	0.00%	0.45%	5.94%	25.46%	28.41%
66	N9.SA1 Plaistow North [Scenario 3]	332	3.30	£17.41	-£16.93	-£16.93	-£17.01	-£17.95	-£21.30	-£21.81	0.00%	0.46%	6.02%	25.82%	28.81%
67	N8.SA9 Pudding Mill (Town Centre) [Scenario 1]	832	7.58	£40.00	£12.72	£11.71	£11.48	£9.35	-£0.86	-£2.04	7.94%	9.73%	26.50%	106.72%	116.01%
68	N8.SA9 Pudding Mill (Town Centre) [Scenario 2]	870	7.58	£40.00	£12.38	£11.31	£11.07	£8.84	-£1.73	-£2.96	8.62%	10.55%	28.57%	113.96%	123.94%
69	N8.SA9 Pudding Mill (Town Centre) [Scenario 3]	900	7.58	£40.00	£12.14	£11.03	£10.79	£8.48	-£2.37	-£3.65	9.13%	11.14%	30.14%	119.56%	130.08%
70	N8.SA7 Rick Roberts Way [Scenario 1]	372	4.45	£23.48	-£16.00	-£16.11	-£17.16	-£21.93	-£22.50	-£22.50	0.00%	0.68%	7.29%	37.06%	40.62%
74	N8.SA7 Rick Roberts Way [Scenario 2]	389	4.45	£23.48	-£16.19	-£16.19	-£16.30	-£17.41	-£22.34	-£22.93	0.00%	0.70%	7.52%	37.98%	41.66%
75	N8.SA7 Rick Roberts Way [Scenario 3]	403	4.45	£23.48	-£16.33	-£16.33	-£16.44	-£17.59	-£22.66	-£23.28	0.00%				



Table 6.60.6: Cumulative impact of policies – 60% affordable housing (residual land values compared to 'Cleared/undeveloped land' benchmark landvalue

BLV3:CLEARED UNDEVELOPED SITES		BLV per hectare:		£500,000		% change in residual land values resulting from policy change							
Description	No of units	BLV (£/m	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y	EVC	BNG	Access	Carbon A+X	Carbon B+Y
1 N7.SA1 Abbey Mills [Scenario 1]	593	7.00	£3.50	-£27.96	-£28.75	-£28.89	-£30.52	-£36.75	2.80%	3.31%	9.15%	31.43%	34.58%
2 N7.SA1 Abbey Mills [Scenario 2]	596	7.00	£3.50	-£28.37	-£29.20	-£29.36	-£31.05	-£37.50	2.92%	3.48%	9.45%	32.17%	35.39%
3 N7.SA1 Abbey Mills [Scenario 3]	620	7.00	£3.50	-£28.34	-£29.18	-£29.34	-£31.04	-£37.49	2.99%	3.53%	9.52%	32.30%	35.52%
4 N11.SA1 Asda Becton (East Becton Town Centre) - LGC [Scenario 1]	39	0.49	£0.25	-£6.46	-£6.51	-£6.53	-£6.64	-£7.32	0.82%	1.08%	2.79%	13.41%	14.57%
5 N11.SA1 Asda Becton (East Becton Town Centre) - LGC [Scenario 2]	38	0.49	£0.25	-£6.43	-£6.48	-£6.50	-£6.60	-£7.27	0.81%	1.06%	2.70%	13.17%	14.29%
6 N11.SA1 Asda Becton (East Becton Town Centre) - LGC [Scenario 3]	41	0.49	£0.25	-£6.47	-£6.53	-£6.54	-£6.65	-£7.34	0.86%	1.12%	2.85%	13.49%	14.66%
7 N11.SA1 Asda Becton (East Becton Town Centre) - St Marks Health Centre [Scenario 1]	192	1.03	£0.52	-£22.55	-£22.81	-£22.87	-£23.42	-£26.38	1.16%	1.46%	3.88%	17.00%	18.30%
8 N11.SA1 Asda Becton (East Becton Town Centre) - St Marks Health Centre [Scenario 2]	193	1.03	£0.52	-£22.40	-£22.66	-£22.73	-£23.27	-£26.20	1.17%	1.47%	3.87%	16.96%	18.25%
9 N11.SA1 Asda Becton (East Becton Town Centre) - St Marks Health Centre [Scenario 3]	200	1.03	£0.52	-£22.60	-£22.87	-£22.94	-£23.48	-£26.44	1.21%	1.51%	3.92%	17.03%	18.33%
10 N11.SA1 Asda Becton (East Becton Town Centre) - Becton Globe and car park [Scenario 1]	134	0.90	£0.45	-£12.13	-£12.31	-£12.35	-£12.73	-£14.18	1.51%	1.81%	4.95%	16.90%	19.42%
11 N11.SA1 Asda Becton (East Becton Town Centre) - Becton Globe and car park [Scenario 2]	141	0.90	£0.45	-£12.40	-£12.59	-£12.63	-£13.02	-£14.51	1.55%	1.86%	5.03%	17.03%	19.57%
12 N11.SA1 Asda Becton (East Becton Town Centre) - Becton Globe and car park [Scenario 3]	146	0.90	£0.45	-£12.53	-£12.73	-£12.77	-£13.17	-£14.68	1.59%	1.90%	5.08%	17.10%	19.65%
13 N11.SA1 Asda Becton (East Becton Town Centre) - Asda [Scenario 1]	908	5.97	£2.98	-£41.76	-£42.94	-£43.17	-£45.63	-£56.74	2.83%	3.37%	9.27%	32.76%	35.94%
14 N11.SA1 Asda Becton (East Becton Town Centre) - Asda [Scenario 2]	915	5.97	£2.98	-£46.75	-£47.94	-£48.17	-£50.61	-£60.71	2.55%	3.04%	8.25%	29.86%	32.66%
15 N11.SA1 Asda Becton (East Becton Town Centre) - Asda [Scenario 3]	954	5.97	£2.98	-£47.94	-£49.18	-£49.42	-£51.91	-£62.20	2.59%	3.08%	8.27%	29.74%	32.54%
16 N17.SA1 Becton Riverside - Scenario 1 [Scenario 1.1]	3,366	22.10	£11.05	-£176.43	-£180.04	-£180.84	-£188.37	-£229.43	2.05%	2.50%	6.77%	27.78%	30.07%
17 N17.SA1 Becton Riverside - Scenario 1 [Scenario 1.2]	3,303	22.10	£11.05	-£171.17	-£174.72	-£175.50	-£182.75	-£218.83	2.07%	2.53%	6.76%	27.84%	30.12%
18 N17.SA1 Becton Riverside - Scenario 1 [Scenario 1.3]	3,366	22.10	£11.05	-£171.31	-£174.92	-£175.70	-£182.94	-£219.01	2.11%	2.56%	6.79%	27.85%	30.12%
19 N17.SA1 Becton Riverside - Scenario 3 [Scenario 3.1]	2,206	22.10	£11.05	-£174.94	-£177.30	-£177.80	-£182.73	-£205.51	1.35%	1.64%	4.46%	17.48%	19.00%
20 N17.SA1 Becton Riverside - Scenario 3 [Scenario 3.2]	2,224	22.10	£11.05	-£174.03	-£176.41	-£176.91	-£181.79	-£204.38	1.37%	1.66%	4.46%	17.44%	18.95%
21 N17.SA1 Becton Riverside - Scenario 3 [Scenario 3.3]	2,309	22.10	£11.05	-£175.90	-£178.38	-£178.88	-£183.85	-£206.75	1.41%	1.69%	4.52%	17.54%	19.06%
22 N17.SA1 Becton Riverside - Scenario 4 [Scenario 4.1]	8,302	22.10	£11.05	-£342.10	-£349.84	-£351.33	-£367.45	-£435.69	2.26%	2.70%	7.41%	27.36%	29.90%
23 N17.SA1 Becton Riverside - Scenario 4 [Scenario 4.2]	7,378	22.10	£11.05	-£288.82	-£295.70	-£296.95	-£310.14	-£368.19	2.38%	2.82%	7.38%	27.48%	29.94%
24 N17.SA1 Becton Riverside - Scenario 4 [Scenario 4.3]	7,658	22.10	£11.05	-£293.49	-£300.64	-£301.91	-£315.32	-£374.12	2.43%	2.87%	7.44%	27.47%	29.93%
25 N8.SA8 Bridgewater Road [Scenario 1]	675	4.01	£2.01	-£9.97	-£10.97	-£10.72	-£11.55	-£17.97	0.00%	1.53%	20.69%	87.79%	98.25%
26 N8.SA8 Bridgewater Road [Scenario 2]	677	4.01	£2.01	-£9.46	-£10.46	-£10.60	-£11.41	-£17.73	0.00%	1.53%	20.59%	87.38%	97.79%
27 N8.SA8 Bridgewater Road [Scenario 3]	702	4.01	£2.01	-£9.87	-£10.87	-£10.91	-£11.65	-£18.07	0.00%	1.52%	20.49%	86.97%	97.33%
28 N4.SA3 Canning Town Holiday Inn Opt 1 [Scenario 1]	136	0.36	£0.18	-£0.29	-£0.29	-£0.26	-£0.12	-£1.60	0.00%	11.58%	141.61%	652.45%	723.14%
29 N4.SA3 Canning Town Holiday Inn Opt 1 [Scenario 2]	130	0.36	£0.18	-£0.41	-£0.41	-£0.38	-£0.02	-£1.37	0.00%	7.76%	93.90%	436.11%	483.15%
30 N4.SA3 Canning Town Holiday Inn Opt 1 [Scenario 3]	136	0.36	£0.18	-£0.35	-£0.35	-£0.32	-£0.04	-£1.48	0.00%	9.27%	112.69%	521.77%	578.15%
31 N4.SA3 Canning Town Holiday Inn Opt 2 [Scenario 1]	222	0.36	£0.18	-£0.05	-£0.05	-£0.00	-£0.63	-£3.05	0.00%	109.53%	1347.39%	6176.74%	6844.99%
32 N4.SA3 Canning Town Holiday Inn Opt 2 [Scenario 2]	216	0.36	£0.18	-£0.19	-£0.19	-£0.14	-£0.46	-£2.78	0.00%	28.05%	342.88%	1581.47%	1751.53%
33 N4.SA3 Canning Town Holiday Inn Opt 2 [Scenario 3]	226	0.36	£0.18	-£0.09	-£0.09	-£0.04	-£0.57	-£2.95	0.00%	60.18%	739.10%	3396.06%	3762.32%
34 N4.SA5 Canning Town Riverside [Scenario 1]	747	4.73	£2.37	-£5.59	-£4.65	-£4.46	-£2.48	-£5.96	16.93%	20.34%	55.60%	206.59%	226.12%
35 N4.SA5 Canning Town Riverside [Scenario 2]	749	4.73	£2.37	-£5.71	-£4.76	-£4.58	-£2.64	-£5.69	16.62%	19.91%	53.86%	199.56%	218.36%
36 N4.SA5 Canning Town Riverside [Scenario 3]	777	4.73	£2.37	-£5.49	-£4.50	-£4.31	-£2.34	-£5.12	17.95%	21.43%	57.40%	211.47%	231.39%
37 N8.SA10 Chobham Farm [Scenario 1]	200	1.35	£0.68	-£0.87	-£0.87	-£0.92	-£1.48	-£3.65	0.00%	5.71%	70.03%	319.68%	354.81%
38 N8.SA10 Chobham Farm [Scenario 2]	208	1.35	£0.68	-£0.95	-£0.95	-£1.00	-£1.57	-£3.78	0.00%	5.35%	65.74%	299.76%	332.73%
39 N8.SA10 Chobham Farm [Scenario 3]	217	1.35	£0.68	-£1.03	-£1.03	-£1.08	-£1.67	-£3.93	0.00%	5.00%	61.61%	280.53%	311.43%
40 N2.SA3 Connaught Riverside [Scenario 1]	1,374	9.27	£4.64	-£10.45	-£12.10	-£12.40	-£15.88	-£29.22	15.72%	18.62%	51.74%	179.58%	197.66%
41 N2.SA3 Connaught Riverside [Scenario 2]	1,384	9.27	£4.64	-£10.34	-£12.00	-£12.30	-£15.72	-£28.94	16.01%	18.91%	51.98%	179.79%	197.86%
42 N2.SA3 Connaught Riverside [Scenario 3]	1,437	9.27	£4.64	-£10.74	-£12.46	-£12.76	-£16.25	-£29.69	16.04%	18.88%	51.32%	178.50%	194.21%
43 N13.SA3 East Ham Gas Works [Scenario 1]	244	1.65	£0.83	-£10.60	-£10.60	-£10.66	-£11.35	-£13.58	0.00%	0.55%	7.08%	28.10%	33.34%
44 N13.SA3 East Ham Gas Works [Scenario 2]	246	1.65	£0.83	-£10.52	-£10.52	-£10.58	-£11.27	-£13.47	0.00%	0.55%	7.06%	28.02%	33.24%
45 N13.SA3 East Ham Gas Works [Scenario 3]	254	1.65	£0.83	-£10.65	-£10.65	-£10.71	-£11.40	-£13.63	0.00%	0.55%	7.06%	28.01%	33.24%
46 N13.SA2 East Ham primark [Scenario 1]	85	0.50	£0.25	-£2.36	-£2.36	-£2.39	-£2.63	-£3.77	0.00%	1.11%	11.33%	59.55%	65.06%
47 N13.SA2 East Ham primark [Scenario 2]	85	0.50	£0.25	-£2.31	-£2.31	-£2.33	-£2.57	-£3.69	0.00%	1.12%	11.38%	60.01%	65.53%
48 N13.SA2 East Ham primark [Scenario 3]	88	0.50	£0.25	-£2.36	-£2.36	-£2.39	-£2.63	-£3.76	0.00%	1.10%	11.29%	59.38%	64.86%
52 N4.SA4 Limmo [Scenario 1]	695	6.66	£3.33	-£10.27	-£11.18	-£11.33	-£13.21	-£19.84	8.82%	10.29%	28.67%	93.23%	103.27%
53 N4.SA4 Limmo [Scenario 2]	697	6.66	£3.33	-£10.16	-£11.07	-£11.21	-£13.07	-£19.59	8.95%	10.41%	28.69%	92.93%	102.91%
54 N4.SA4 Limmo [Scenario 3]	723	6.66	£3.33	-£10.37	-£11.32	-£11.47	-£13.36	-£19.99	9.09%	10.54%	28.76%	92.74%	102.69%
55 N2.SA2 Lyle Park West [Scenario 1]	805	7.80	£3.90	-£0.85	-£1.86	-£2.05	-£4.18	-£12.50	120.59%	142.96%	394.13%	1378.69%	1515.85%
56 N2.SA2 Lyle Park West [Scenario 2]	810	7.80	£3.90	-£0.77	-£1.80	-£1.99	-£4.13	-£12.49	132.40%	156.94%	432.70%	1512.80%	1663.38%
57 N2.SA2 Lyle Park West [Scenario 3]	843	7.80	£3.90	-£1.07	-£2.14	-£2.34	-£4.56	-£13.24	99.45%	117.81%	324.95%	1131.20%	1246.31%
58 N10.SA2 Newham 6th Form College Prince Regent Lane [Scenario 1]	201	1.60	£0.80	-£0.85	-£0.85	-£0.82	-£0.26	-£1.17	0.00%	4.37%	69.46%	237.72%	282.31%
59 N10.SA2 Newham 6th Form College Prince Regent Lane [Scenario 2]	201	1.60	£0.80	-£0.88	-£0.88	-£0.84	-£0.28	-£1.15	0.00%	4.25%	67.52%	231.08%	274.42%
60 N10.SA2 Newham 6th Form College Prince Regent Lane [Scenario 3]	209	1.60	£0.80	-£0.									