

Royal Borough of Greenwich Community Infrastructure Levy

| CIL DRAFT CHARGING SCHEDULE PROPOSED RATES (£psm) | | | |
|---------------------------------------------------|---------------------|---------------------------|------|
| Development type | Area | Model Variables | |
| | Borough-wide | % affordable housing | 0.35 |
| Residential | £70 | Net additional floorspace | 0.7 |
| Retail | £100 | Average unit size (sqm) | 70 |

| PROJECTED CIL INCOME | | 2015-2018 |
|----------------------|--------------------|-------------------|
| | Three year totals | Annual Income |
| Development type | Borough-wide | |
| Residential | £22,451,065 | £4,490,213 |
| Retail | £803,400 | £160,680 |
| Totals | £23,254,465 | £4,650,893 |

£ 477,553 Total amount of CIL lost if Abbey Wood, Thamesmead and Plumstead housing identified in trajectory were nil rated (3 years)

| PROJECTED CIL INCOME | | 2018-2023 |
|----------------------|--------------------|-------------------|
| | Five year totals | Annual Income |
| Development type | Borough-wide | |
| Residential | £30,370,249 | £6,074,050 |
| Retail | £1,339,000 | £267,800 |
| Totals | £31,709,249 | £6,341,850 |

£ 3,423,015 Total amount of CIL lost if Abbey Wood, Thamesmead and Plumstead housing identified in trajectory were nil rated (5 years)

| PROJECTED CIL INCOME | | 2023-2028 |
|----------------------|--------------------|-------------------|
| | Five year totals | Annual Income |
| Development type | Borough-wide | |
| Residential | £15,231,944 | £3,046,389 |
| Retail | £1,339,000 | £267,800 |
| Totals | £16,570,944 | £3,314,189 |

£ 3,327,147 Total amount of CIL lost if Abbey Wood, Thamesmead and Plumstead housing identified in trajectory were nil rated (5 years)

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| Boroughwide | | 2015-2018 | |
|--------------------------|--------|-----------|--------|
| | Resi | | Retail |
| | 320730 | | 8034 |
| Proportion of CIL income | 98% | | 2% |

| Boroughwide | | 2018-2023 | |
|--------------------------|--------|-----------|--------|
| | Resi | | Retail |
| | 433861 | | 13390 |
| Proportion of CIL income | 97% | | 3% |

| Boroughwide | | 2023-2028 | |
|--------------------------|--------|-----------|--------|
| | Resi | | Retail |
| | 217599 | | 13390 |
| Proportion of CIL income | 94% | | 6% |

| | |
|---------------------------|-----|
| % affordable housing | 35% |
| Net additional floorspace | 70% |
| Average unit size (sqm) | 70 |

| | | |
|---------------------------------------------|--------|-------------|
| Total amount of CIL liable floorspace (sqm) | 34814 | RETAIL |
| | 972189 | RESIDENTIAL |

These summary tables have been derived from the housing trajectory worksheet and the retail trajectory worksheet and provide the figures, as square metres of floor space, that inform the overall income projection from CIL

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| WARDS | single zone | 2015-2018 | 2018-2023 | 2023-2028 | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-----------------------------------|----------------|----------------|-----|
| Abbey Wood Ward | 1 | 59 | 267 | 334 | |
| Blackheath Westcombe Ward | 1 | 93 | 154 | 154 | |
| Charlton Ward | 1 | 84 | 140 | 140 | |
| Coldharbour and New Eltham Ward | 1 | 52 | 131 | 86 | |
| Eltham North Ward | 1 | 135 | 476 | 240 | |
| Eltham South Ward | 1 | 136 | 256 | 364 | |
| Eltham West Ward | 1 | 726 | 1095 | 167 | |
| Glyndon Ward | 1 | 129 | 99 | 99 | |
| Greenwich West Ward | 1 | 724 | 779 | 258 | |
| Kidbrooke with Hornfair Ward | 1 | 58 | 97 | 97 | |
| Middle Park and Sutcliffe Ward* | 1 | 54 | 91 | 163 | |
| Peninsula Ward | 1 | 5223 | 3666 | 529 | |
| Plumstead Ward | 1 | 123 | 218 | 160 | |
| Shooters Hill Ward | 1 | 51 | 86 | 86 | |
| Thamesmead Moorings Ward | 1 | 32 | 1051 | 999 | |
| Woolwich Common Ward | 1 | 417 | 338 | 246 | |
| Woolwich Riverside Ward | 1 | 1973 | 4678 | 2710 | |
| Totals | | 10070 | 13622 | 6832 | |
| | | final 3 years of 5 year supply | 10 year supply | 15 year supply | |
| Figures are taken from the totals calculated from Worksheets 5, 6 and 7. Amount of floorspace derived from the number of units in square metres from the assumption of an average unit size of 70sqm. | | TOTAL: | 30,524 | units | |
| | | AREA: | 972,189 | sqm | |
| | | % affordable housing | | | 35% |
| | | Net additional floorspace | | | 70% |
| | | Average unit size (sqm) | | | 70 |

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| Reference | Local Plan phases | Retail market area | AI Retail | Capacity share |
|---------------|-------------------|--------------------|-----------|----------------|
| CORE STRATEGY | 2013-2018 | Woolwich | 6427 | 80% |
| CORE STRATEGY | 2013-2018 | Eltham | 723 | 9% |
| CORE STRATEGY | 2013-2018 | Greenwich | 884 | 11% |
| CORE STRATEGY | 2018-2023 | Woolwich | 10712 | 80% |
| CORE STRATEGY | 2018-2023 | Eltham | 1205 | 9% |
| CORE STRATEGY | 2018-2023 | Greenwich | 1473 | 11% |
| CORE STRATEGY | 2023-2028 | Woolwich | 10712 | 80% |
| CORE STRATEGY | 2023-2028 | Eltham | 1205 | 9% |
| CORE STRATEGY | 2023-2028 | Greenwich | 1473 | 11% |

Only three years of this local plan phase are calculated, as CIL will be implemented from April 2015

34814

Total amount of floorspace over the plan period from 2015-2028

comparison floorspace capacity 32904

convenience floorspace capacity 7266

15 years' retail capacity 40170

capacity per year 2678

| TOTALS | |
|--------|-----------|
| 8034 | 2015-2018 |
| 13390 | 2018-2023 |
| 13390 | 2023-2028 |

** 2013-15 CIL NOT CHARGED

Figures are from the Royal Greenwich Local Plan: Core Strategy with Detailed Policies, with supporting evidence from the Retail Capacity Study. Totals are used to calculate the amount of CIL raised from retail across Royal Greenwich, which is divided into three retail market areas.

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| Last 3 years of 5 year supply (04/2015 - 03/2018) | | | | |
|---------------------------------------------------|-------|-------------|-----|-------------|
| Ward | Units | small sites | | large sites |
| Abbey Wood Ward | 59 | 59.24 | 3% | 0 |
| Blackheath Westcombe Ward | 93 | 92.51 | 8% | 0 |
| Charlton Ward | 84 | 84.29 | 6% | 0 |
| Coldharbour and New Eltham Ward | 52 | 51.85 | 2% | 0 |
| Eltham North Ward | 135 | 57.19 | 2% | 78 |
| Eltham South Ward | 136 | 86.35 | 7% | 50 |
| Eltham West Ward | 726 | 41.59 | 0% | 684 |
| Glyndon Ward | 129 | 59.24 | 3% | 70 |
| Greenwich West Ward | 724 | 136.04 | 14% | 588 |
| Kidbrooke with Hornfair Ward | 58 | 58.01 | 3% | 0 |
| Middle Park and Sutcliffe Ward | 54 | 54.32 | 2% | 0 |
| Peninsula Ward | 5223 | 130.29 | 13% | 5093 |
| Plumstead Ward | 123 | 89.22 | 7% | 34 |
| Shooters Hill Ward | 51 | 51.44 | 2% | 0 |
| Thamesmead Moorings Ward | 32 | 31.73 | -1% | 0 |
| Woolwich Common Ward | 417 | 101.54 | 9% | 315 |
| Woolwich Riverside Ward | 1973 | 186.14 | 21% | 1787 |

SHLAA sites 10070 1371 100% 8699

Proportion coming forward in Thamesmead, Abbey Wood and Plumstead 2.13%
Amount of vacant returning to use and non-self contained for each ward 40.76

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| 10 year supply (04/2018 - 03/2023) | | | | |
|-------------------------------------------|--------------|--------------------|-----|--------------------|
| Ward | Units | small sites | | large sites |
| Abbey Wood Ward | 267 | 98.74 | 3% | 168 |
| Blackheath Westcombe Ward | 154 | 154.18 | 8% | 0 |
| Charlton Ward | 140 | 140.49 | 6% | 0 |
| Coldharbour and New Eltham Ward | 131 | 86.42 | 2% | 45 |
| Eltham North Ward | 476 | 95.32 | 2% | 381 |
| Eltham South Ward | 256 | 143.91 | 7% | 112 |
| Eltham West Ward | 1095 | 69.31 | 0% | 1026 |
| Glyndon Ward | 99 | 98.74 | 3% | 0 |
| Greenwich West Ward | 779 | 226.73 | 14% | 552 |
| Kidbrooke with Hornfair Ward | 97 | 96.69 | 3% | 0 |
| Middle Park and Sutcliffe Ward | 91 | 90.53 | 2% | 0 |
| Peninsula Ward | 3666 | 217.15 | 13% | 3449 |
| Plumstead Ward | 218 | 148.70 | 7% | 69 |
| Shooters Hill Ward | 86 | 85.74 | 2% | 0 |
| Thamesmead Moorings Ward | 1051 | 52.88 | -1% | 998 |
| Woolwich Common Ward | 338 | 169.24 | 9% | 169 |
| Woolwich Riverside Ward | 4678 | 310.23 | 21% | 4368 |

SHLAA sites 13622 2285 100% 11337

Proportion coming forward in Thamesmead, Abbey Wood and Plumstead 11.27%
Amount of vacant returning to use and non-self contained for each ward 67.94

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| 15 year supply (04/2023 - 03/2028) | | | | |
|-------------------------------------------|-------|-------------|-----|-------------|
| Ward | Units | Small Sites | | Large Sites |
| Abbey Wood Ward | 334 | 98.74 | 3% | 235 |
| Blackheath Westcombe Ward | 154 | 154.18 | 8% | 0 |
| Charlton Ward | 140 | 140.49 | 6% | 0 |
| Coldharbour and New Eltham Ward | 86 | 86.42 | 2% | 0 |
| Eltham North Ward | 240 | 95.32 | 2% | 145 |
| Eltham South Ward | 364 | 143.91 | 7% | 220 |
| Eltham West Ward | 167 | 69.31 | 0% | 98 |
| Glyndon Ward | 99 | 98.74 | 3% | 0 |
| Greenwich West Ward | 258 | 226.73 | 14% | 31 |
| Kidbrooke with Hornfair Ward | 97 | 96.69 | 3% | 0 |
| Middle Park and Sutcliffe Ward | 163 | 90.53 | 2% | 72 |
| Peninsula Ward | 529 | 217.15 | 13% | 312 |
| Plumstead Ward | 160 | 148.70 | 7% | 11 |
| Shooters Hill Ward | 86 | 85.74 | 2% | 0 |
| Thamesmead Moorings Ward | 999 | 52.88 | -1% | 946 |
| Woolwich Common Ward | 246 | 169.24 | 9% | 77 |
| Woolwich Riverside Ward | 2710 | 310.23 | 21% | 2400 |

SHLAA sites 6832 2285 100% 4547

Proportion coming forward in Thamesmead, Abbey Wood and Plumstead 21.84%
 Amount of vacant returning to use and non-self contained for each ward 67.94