Contents

Local Development Framework for Wirral - Annual Monitoring Report 2013

1 Executive Summary

1.1 The Annual Monitoring Report is a statutory document setting out progress on the delivery of Local Plans and the extent to which national and local priorities are being achieved.

1.2 This report covers the period of twelve months ending on 31 March 2013.

Monitoring Policy Implementation

1.3 The prolonged national recession has continued to have a noticeable impact on a wide range of indicators but significant improvements have continued to take place in some key areas.

Population

1.4 For the first time in recent years, the 2011 Census showed a growth in the local population, up by 2.4 percent since 2001 to 319,800 people. The population recorded was significantly higher than the previous national mid-year estimate of 308,800 and previous projections which had anticipated continued decline.

1.5 This growth has now been fed into the latest national projections, which show the number of people living in Wirral increasing to 324,000 and the number of households increasing to 144,000 by 2021.

Economy and Retail

1.6 Economic activity within the local population continued to recover to 75.6% during 2012/13, compared with the previous high of 76.4% in 2007 and the number of residents who were economically inactive decreased further to 45,900.

1.7 There were 1,700 fewer working age residents claiming key benefits than in February 2012 and the number of residents claiming Job Seekers Allowance had continued to reduce to 8,283 by March 2013.

1.8 The completion of new employment floorspace has, however, continued to be suppressed and was only just above the level of the previous low point in 2009/10.

1.9 The amount of new retail floorspace completed had slowed after the previous significant increase during 2011/12 but the amount of new completed leisure floorspace was only slightly lower than in 2011/12.

1.10 While the proportion of new retail floorspace located within an existing centre had continued to increase, to just over half, the vast majority of new leisure projects were continuing to take place outside existing centres.

Housing

1.11 Gross housing completions increased to 640 in 2012/13 but were still almost a quarter lower than the levels achieved during the previous market peak in 2007/08.

1.12 Net performance has continued to be affected by a high number of demolitions, which increased to 355 in 2012/13, as part of a targeted programme to remove poor quality social housing stock.

1.13 A higher number of completions have begun to be recorded within the west of the Borough, following the revocation of the Council's Interim Planning Policy for New Housing Development in October 2012 and the proportion of dwellings completed on previously developed land has continued to exceed 80% .

1.14 The completion of new affordable dwellings was only slightly lower than the level achieved in 2011/12, at 96 units.

1.15 Over 90 per cent of the new housing provided during 2012/13 fell within 400m walking distance of a bus stop or railway station.

Environment and Resources

1.16 The inclusion of Victoria Park in Tranmere, raised the proportion of public open space maintained to the Green Flag Award standard to 39% during 2012/13.

1.17 The Environment Agency submitted two objections to planning applications on issues related to flood risk during 2012/13, which were resolved through the application of appropriate planning conditions. No objections were submitted on issues related to water quality.

1.18 The number of domestic photovoltaic installations has continued to rise and the number of cavity wall and loft installations remains significantly higher than the average for Great Britain.

1.19 The percentage of households living in fuel poverty continued to decrease between 2010 and 2011 but remained four percentage points higher than the national average, at 18.5%.

Monitoring Plan Preparation

1.20 The Regional Spatial Strategy for the North West was formally revoked on 20 May 2013 and now no longer forms part of the statutory Development Plan for Wirral.

1.21 The Joint Waste Local Plan for Merseyside and Halton, which was submitted to the Secretary of State for public examination in February 2012, was formally adopted by each of the six partner councils in July 2013, following the publication of a series of proposed modifications in November 2012.

1.22 The Council published a Proposed Submission Draft Core Strategy Local Plan in December 2012 and a series of initial proposed modifications were published for public comment in July 2013.

1.23 A revised Proposed Submission Draft Core Strategy is expected to be published in early 2014, following the completion of a revised Strategic Housing Market Assessment, to take account of the latest population and household projections; a Core Strategy Viability Assessment; and a sub-regional assessment of accommodation requirements for gypsies and travellers.

1.24 The Core Strategy is currently expected to adopted by April 2015.

1.25 Two community groups have now been designated as neighbourhood forums for their areas, at Devonshire Park and at Hoylake.

1.26 The Devonshire Park Neighbourhood Forum completed their statutory consultation on a draft Neighbourhood Plan for Devonshire Park in July 2013.

1.27 Effective joint working has continued with the surrounding districts, prescribed agencies and infrastructure providers.

Questions and Comments

1.28 Any questions and comments on the data or analysis provided in this Annual Monitoring Report should be directed to Rob Oates in the Regeneration and Planning Service at Wallasey Town Hall, Brighton Street, Wallasey, Wirral CH44 8ED, who can be contacted on 0151 691 8110 or at robertoates@wirral.gov.uk.

1.29 The Council is keen to identify ways to improve the range and quality of the monitoring information provided and would encourage approaches to provide regular, up-to-date data sets for relevant indicators.

2 Introduction

Background

2.1 This document is the ninth Annual Monitoring Report for Wirral (AMR) prepared under Section 35 of the Planning and Compulsory Purchase Act 2004 (as amended).

2.2 The AMR is a statutory document setting out progress on the preparation of Local Plans and the extent to which national and local policies are being achieved.

2.3 This AMR principally covers the period of twelve months ending on 31 March 2013 but also includes more up-to-date information where this is available.

2.4 Changes introduced by national regulations in April 2012 mean that information collected for monitoring purposes should in future be made available for inspection and published on the Council's website as soon as it becomes available[1].

2.5 The national Code of Recommended Practice for Local Authorities on Data Transparency (CLG, September 2011) also encourages data to made available in a format that can be more readily analysed and re-used.

2.6 The latest available monitoring data collected by the Council will now therefore be made available on the Council's website, in addition to the summary of the data presented in this report, at http://www.wirral.gov.uk/my-services/environment-and-planning/planning/local-development-framework/annual-monitoring-reports.

Contents

2.7 Section 3 of the AMR sets out the latest policy context within the area.

2.8 Section 4 of the AMR sets out the extent to which the policy priorities for the area are being achieved under the heading of monitoring policy implementation.

2.9 Section 5 of the AMR sets out progress on the delivery of up-to-date Local Plans under the heading of monitoring plan preparation.

2.10 Section 6 of the AMR sets out details of the action that has been taken to co-operate with other local authorities and prescribed bodies under Section 33A of the Planning and Compulsory Purchase Act.

3 Policy Context

3.1 This section of the AMR sets out the latest position with regard to existing Development Plans and other significant policy initiatives.

3.2 Local policies and initiatives are strongly influenced by national legislation and by national planning policies.

3.3 The Government published a new National Planning Policy Framework in March 2012, which can be viewed on the Government's website at http://www.communities.gov.uk/publications/planningandbuilding/nppf.

The Development Plan for Wirral

3.4 At April 2013, the statutory Development Plan for the Metropolitan Borough of Wirral comprised:

1 the Town and Country Planning (Local Planning) (England) Regulations 2012 [SI 2012 No.767]

- the Regional Spatial Strategy for the North West, issued by the Secretary of State in September 2008[2]; and
- the Unitary Development Plan for Wirral, adopted by the Council in February 2000[3].

3.5 The North West Regional Strategy was formally revoked by the Government on 20 May 2013 and no longer forms part of the statutory Development Plan for Wirral.

3.6 The Merseyside districts and Halton Council formally adopted the Joint Waste Local Plan for Merseyside and Halton in July 2013. A copy of the adoption documents can now be viewed on Wirral Council's website at http://www.wirral.gov.uk/my-services/environment-and-planning/planning/local-development-framework/joint-merseyside-waste-development-plan.

3.7 The statutory Development Plan for Wirral now therefore comprises the Unitary Development Plan (February 2000) and the Joint Waste Local Plan (July 2013).

Regional Spatial Strategy

3.8 The Regional Spatial Strategy (RSS) divided Wirral into three spatial areas, which are illustrated on Picture 3.1 below.

3.9 The regional priorities for the sub-region were the Regional Centre of Liverpool and the surrounding Inner Areas. In Wirral, the key priorities included:

- In the **Inner Area -** to support major regeneration and population growth including housing market renewal at the heart of the urban area, to maximise economic potential and promote urban renaissance and social inclusion.
- In the **Outer Area -** to promote economic development, maximise employment potential, address worklessness, expand the quality and choice of housing and enhance the role of existing centres.
- In the **Rural Area -** to focus development on key service centres, address barriers to affordability, meet identified local needs and enhance the value of the rural environment.

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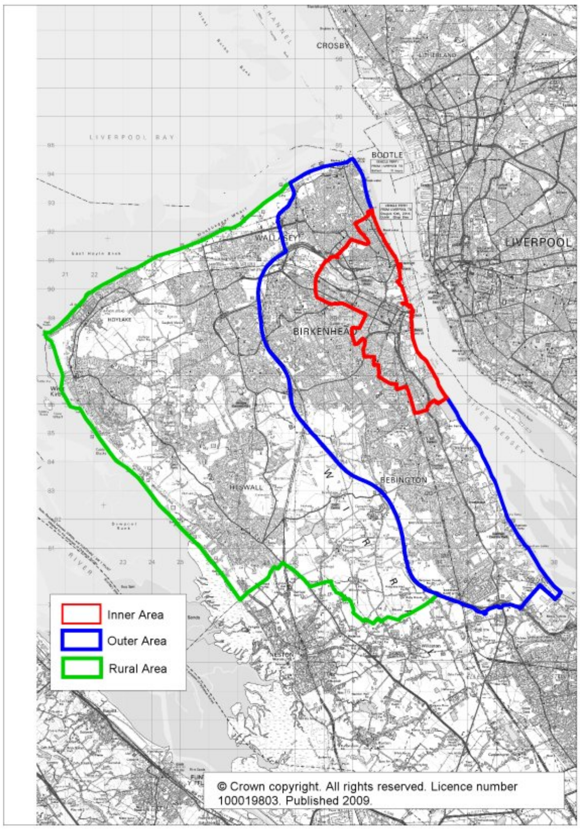
2 the North West of England Plan Regional Spatial Strategy to 2021 (Government Office for the North West, September 2008) which can be viewed at http://webarchive.nationalarchives.gov.uk/20100528142817/http://www.gos.gov.uk/497468/docs/248821/RSSlowresolution

3 The text of the UDP can be viewed at http://www.wirral.gov.uk/udp and the Proposals Maps can be viewed at http://www.wirral.gov.uk/udpmaps/index.html.



Picture 3.1 RSS Areas

3.10 Now that RSS has been revoked, local decisions will need to be guided by the Unitary Development Plan, the Joint Waste Local Plan and the National Planning Policy Framework, until local priorities are re-set as part of the emerging Local Development Framework, including the Council's Core Strategy Local Plan.

3.11 Although these three spatial areas no longer apply in terms of the application of local planning policies, they have continued to be used in the statistical analysis set out in section 4 of this AMR, to allow the comparison with previous years to be maintained.

Unitary Development Plan

3.12 The Unitary Development Plan for Wirral (UDP) provides for urban regeneration across the Borough, supported by a tight Green Belt, with priority given to regeneration within the older inner urban areas and the (former) outer Council estates.

3.13 The UDP will be progressively replaced by new style Local Plans, such as the the adopted Joint Waste Local Plan for Merseyside and Halton and the Council's emerging Core Strategy Local Plan. The programme for the preparation of the Core Strategy is set out in section 5 of this AMR.

3.14 Appendix 1 lists the UDP policies and proposals that are no longer in force within the area, following the adoption of the Joint Waste Local Plan and a Direction issued by the Secretary of State in September 2007[4].

3.15 A list of the UDP policies that are intended to be replaced by new policies within the Council's emerging Core Strategy Local Plan, was included in section 29 of the Proposed Submission Draft Core Strategy, which was published by the Council in December 2012[5].

Local Development Documents

3.16 The following Local Development Documents have been adopted and are now in force within the area:

Document	Date of adoption
Statement of Community Involvement	December 2006
SPD1 - Designing for Development by Mobile Phone Mast Operators	October 2006
SPD2 - Designing for Self-Contained Flat Development and Conversions	October 2006
SPD3 - Hot Food Takeaways, Restaurants, Cafes and Drinking Establishments	October 2006
SPD4 - Parking Standards	June 2007
Local Development Scheme	February 2012
Joint Waste Local Plan for Merseyside and Halton	July 2013

Table 3.1 Adopted Documents

3.17 The Council consulted on the contents of a draft revised Statement of Community Involvement in July 2013. The final revised Statement of Community Involvement is expected to be recommended for adoption by the Council towards the end of 2013[6].

3.18 A series of Supplementary Planning Guidance Notes are also available to assist in the delivery of existing Unitary Development Plan policies, which are listed in the Annex to the Local Development Scheme.

3.19 Proposals for the preparation of new and replacement Supplementary Planning Documents were included in the Proposed Submission Draft Core Strategy Local Plan, which was published by the Council in December 2012.

4 The Direction can be viewed at www.wirral.gov.uk/downloads/1856
5 The Proposed Submission Draft Core Strategy can be viewed on the Council's website at http://www.wirral.gov.uk/downloads/5640
6 The text of the draft revised Statement of Community Involvement (July 2013) can be viewed at http://www.wirral.gov.uk/downloads/6014

3.20 The Council has since resolved to prepare four new Supplementary Planning Documents, to cover issues related to housing, employment, town centre uses and telecommunications. Initial consultation on the content of these emerging Documents was undertaken in July 2013[7].

Interim Planning Policy for New Housing Development

3.21 The Council's Interim Planning Policy for New Housing Development, which restricted new housing development in the west of the Borough in line with the Regional Spatial Strategy, was revoked by the Council in October 2012.

Neighbourhood Planning

3.22 No neighbourhood development orders or neighbourhood development plans were made by the Council during the period to 31 March 2013.

3.23 The Council formally designated two Neighbourhood Areas and their accompanying Neighbourhood Forums in April 2013, at Devonshire Park and at Hoylake.

3.24 The Devonshire Park Neighbourhood Forum consulted on their draft Neighbourhood Plan for Devonshire Park in May 2013 and are expected to submit their proposals to the Council for public examination towards the end of 2013.

3.25 The Hoylake Community Planning Forum are still drawing up their initial proposals for statutory consultation.

3.26 The latest position with regard to neighbourhood planning proposals can be viewed on the Council's website at http://www.wirral.gov.uk/my-services/environment-and-planning/planning/local-development-framework/neighbourhood-planning.

Community Infrastructure Levy

3.27 The Council has not yet resolved to become a charging authority but will be undertaking preparatory investigations as part of the Core Strategy Local Plan Development Viability Assessment.

3.28 The likely future viability of a Community Infrastructure Levy in Wirral is expected to be reported in early 2014.

Wirral Sustainable Community Strategy

3.29 The Sustainable Community Strategy prepared by the Wirral Partnership, Wirral 2025 - More Prosperous, More Equal, was adopted by the Council in May 2009.

7 Further information can be viewed at http://www.wirral.gov.uk/my-services/environment-and-planning/planning/local-development-framework/supplementary-planning-documents

3.30 The Strategy sets out how statutory agencies, the private sector and the community and voluntary sectors will work collectively to deliver six strategic aims:

- a strong local economy;
- safer, stronger communities in all parts of the Borough;
- the best possible health and well-being for all families and individuals;
- excellent life chances for children and young people;
- a high quality living and working environment; and
- sustainable, appropriate housing for all.

3.31 The Strategy also expresses the intention to ensure that the increased prosperity resulting from a stronger local economy is accessible to all and the intention to narrow the gap between the most affluent and most deprived communities in Wirral, in terms of health, education and crime.

3.32 A copy of the Sustainable Community Strategy can be viewed at http://www.wirral.gov.uk/downloads/990

3.33 The delivery of the Sustainable Community Strategy is supported by the Council's Corporate Plan and by the Council's Investment Strategy.

Wirral Council Corporate Plan 2014/16

3.34 The Council's latest Corporate Plan was approved in December 2013. The Corporate Plan seeks to make Wirral a place where the vulnerable are safe and protected; where employers will want to invest and local businesses thrive; and where good health and an excellent quality of life is within the reach of everyone who lives there.

3.35 The Corporate Plan is based on the three principles of: local solutions, local decisions - using devolved powers and responsibilities to address local need; promoting independence - to ensure that all residents, especially the most vulnerable, are recognised for the talents and assets they have; and driving growth and aspiration - to reduce poverty and secure a healthier economic future, supported by the delivery of the Wirral Investment Strategy.

3.36 A copy of the latest Corporate Plan can be viewed at http://www.wirral.gov.uk/downloads/5738

Wirral Investment Strategy

3.37 The Wirral Investment Strategy, originally published in 2007, recognised that a successful economy is fundamental to the Borough's future prosperity and to achieve social equity outcomes. The Strategy aimed to deliver a Borough founded on a strong, vibrant economy, with high levels of employment and investment, where businesses flourish and all Wirral residents have the skills and opportunities to work.

3.38 The original Strategy and evidence base has been reviewed and updated, through in-depth consultation with the business community and strategic partners, against the backdrop of changing economic conditions and a rapidly shifting national policy landscape.

3.39 The refreshed Strategy, in 2011, which can be viewed at http://www.wirral.gov.uk/downloads/3548, sets out how the Council and its partners will drive economic growth and increase investment in Wirral, including the key programmes and projects that will form the direction of travel to 2016. It also sets out key principles to further enhance the responsiveness of the Council through working in partnership with private sector partners to achieve maximum value from the investment made in economic regeneration.

3.40 The Investment Strategy sets out a number of drivers that will be used to develop the employment and entrepreneurial skills of Wirral people, to make Wirral the most business friendly place to invest and locate, focused on three themes: People; Place and Business, to form the basis of a clear, delivery focused Investment Prospectus that will:

- provide a strategic context for guiding regeneration and co-ordinating investment in Wirral;
- set a clear vision and programme of activity to further enhance partnership with the private sector;
- drive investment marketing;
- ensure that economic growth is linked to supporting local people into employment; and
- align with existing and emerging key polices and initiatives.

3.41 The key priorities of the refreshed Investment Strategy include commitments to:

- tackle barriers to work and low skills in parts of Wirral and within disadvantaged groups;
- increase the number of jobs and employment opportunities for Wirral residents;
- ensure young people have excellent skills and opportunities for employment;
- ensure that economic growth is linked to tackling worklessness;
- promote and expand the portfolio of high quality employment sites;
- support the development of key sectors by facilitating investment into specific key projects, such as infrastructure for offshore wind;
- continue to improve the interface with the private sector to attract key investment;
- maximise available resources by co-ordinating business support services through an Investment Support Services Framework delivered by Invest Wirral;
- enable an increasing role for social enterprise in the Wirral economy;

- play a lead role in promoting Wirral as an investment location on an international stage, to support Wirral businesses to access new markets and opportunities; and
- attract and support the development of successful businesses, through a sector based strategy.

3.42 Key projects include the promotion of the Mersey Waters Enterprise Zone within the Birkenhead Docklands, including Wirral Waters and the International Trade Centre at Beaufort Road; marine engineering; maximising the City Region's status as a Centre for Offshore Renewable Engineering through the facilities at Cammell Lairds; Wirral International Business Park; Birkenhead Town Centre; the regeneration of Woodside and Hind Street; housing market renewal in south Wallasey, north Birkenhead and Rock Ferry; Port Sunlight River Park; Port Wirral at Eastham; and the Hoylake Golf Resort.

3.43 Birkenhead and Wirral have recently been identified by NESTA as one of the top locations in Britain for growth, in terms of the percentage concentration of fastest-growing companies; by Duport, in their Business Confidence Report, as top in the list of top 100 UK towns for the relative net growth in the number of active companies registered by Companies House during the last quarter of 2012; and with Ellesmere Port, as performing above the UK average against the Good Growth for Cities Index, published by PWC and Demos in November 2013.

4 Monitoring Policy Implementation

4.1 This section of the AMR seeks to provide information on the extent to which land use planning policy priorities are being achieved, based on information drawn from nationally published data sets and locally collected statistics.

4.2 Although the Government has removed the need to report on a series of nationally defined indicators, the data provided in this section of the AMR has, wherever possible, continued to follow the format provided over previous years. Future indicators will be set by the adoption of the Joint Waste Local Plan for Merseyside and Halton and by the adoption of the Core Strategy Local Plan.

4.3 A fuller overview of the main characteristics of the Borough is contained within the Proposed Submission Draft Core Strategy Spatial Portrait[8].

Population

4.4 Initial figures from the 2011 Census showed that the Wirral population had increased by 2.4 percent since 2001 to 319,800, significantly higher than than the previous national mid-year estimate of 308,800[9].

8 The latest Spatial Portrait can be viewed at http://www.wirral.gov.uk/downloads/5706

9 ONS 2010 Mid-Year Estimate (September 2011)

4.5 The latest revised national population projections now expect the population in Wirral to increase to 324,000 by 2021[10], rather than decline to 305,200 by 2023[11].

People (Thousands)	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	Change 2011-2021
Wirral	320	320	321	321	321	322	322	323	323	324	324	+1.25%
Merseyside	1,381	1,382	1,383	1,384	1,385	1,386	1,387	1,388	1,389	1,390	1,391	+0.73%

Table 4.1 Population Projections (2011-based)

4.6 The Census recorded 140,600 households in Wirral in 2011. The latest sub-national household projections expect the number of households to increase to 144,000 by 2021[12], significantly earlier than previous projections which had not expected this number to be reached until 2033[13].

Households (Thousands)	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	Change 2011-2021
Wirral	140	141	141	141	142	142	142	143	143	143	144	+2.9%
Merseyside	602	604	605	607	608	610	612	613	615	616	618	+2.7%

Table 4.2 Household Projections (2011-based)

4.7 The implications of these higher projections are being taken into account as part of a revised Strategic Housing Market Assessment, which is expected to report in early 2014, which will also recommend a new housing requirement for Wirral to replace the housing requirement set out in the former Regional Spatial Strategy.

National Mid Year Population Estimate (Wirral)	Young People (0-15 years)	Working Age (males 16-64 & females 16-60)[14]	Retired (males 65 & over & females 60 & over)
2012	59,500	191,200	69,500
2011	59,200	189,600	71,000
2010	58,700	180,600	69,600
2009	58,900	180,600	69,000
2008	58,900	182,300	68,200
2007	59,500	183,300	67,400
2006	60,300	184,200	66,700
2005	56,800	198,500	57,700
2004	57,600	197,900	57,600
2003	58,400	197,900	57,500

10 ONS Subnational Population Projections for England (Interim 2011-based)
11 ONS Subnational Population Projections for England (2008-based)
12 CLG 2011-based household projections (April 2013)
13 CLG 2008-based household projections (November 2010)
14 the ONS Mid Year Estimate for males & females 16-64 in 2012 was 197,400. The estimate for males & females 65 and over was 63,300

National Mid Year Population Estimate (Wirral)	Young People (0-15 years)	Working Age (males 16-64 & females 16-60)[14]	Retired (males 65 & over & females 60 & over)
2002	59,400	197,500	57,400

Table 4.3 Population Change 2002 to 2012

4.8 Table 4.3 shows how the structure of the population has changed since 2002, based on national mid-year estimates, which were re-based in 2011 to take account of the higher number of working age adults recorded in the 2011 Census[15].

Social Context

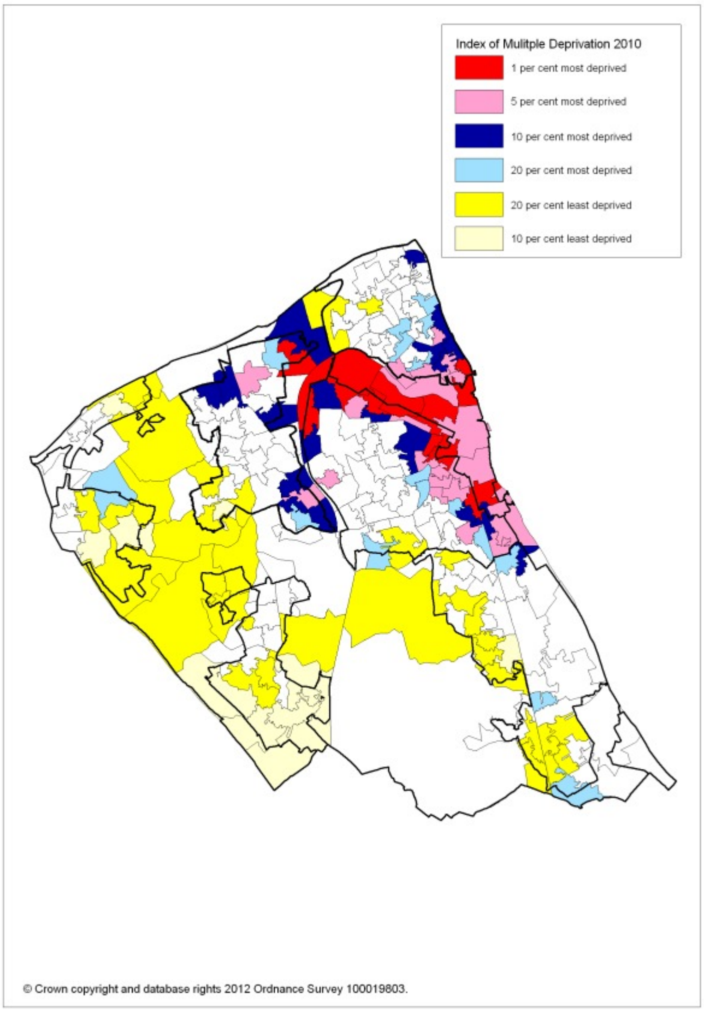
4.9 Almost a third of the Wirral population lives in areas ranked as having some of the greatest social, economic and environmental needs in England. These localities score poorly across the full range of indicators for income; employment; health and disability; education, skills and training; living environment; and crime and disorder. Picture 4.1 shows the spatial distribution of need from the latest national Index of Multiple Deprivation.

4.10 There is a significant gap in life expectancy between the poorest and most affluent areas, with a ten-year gap in average life expectancy at birth between areas in east and west Wirral. Rates of coronary heart disease, obesity and hypertension are all higher than national and regional averages. Rates of diabetes are still slightly higher than the regional average but are now lower than the national average[16].

4.11 In 2013, 86% of 15 year olds achieved five or more A*-C GCSEs, which was slightly less than last year (88%) but still ahead of the national average of 83%[17].

4.12 The crime rate across Merseyside decreased for the seventh year running, and by 6% during 2012/13. District-level statistics for 2012/13 are not yet available but statistics for 2011/2012 showed that the Borough continued to have one of the lowest rates of recorded crime per thousand people on Merseyside. Rates of burglaries, violent crimes, robberies and vehicle crimes were also among the lowest in the country[18].

14 the ONS Mid Year Estimate for males & females 16-64 in 2012 was 197,400. The estimate for males & females 65 and over was 63,300
15 ONS Mid-2012 Population Estimates: Single year of age and sex for local authorities in the United Kingdom; estimated resident population
16 Wirral Compendium of Health Statistics (NHS Wirral, 2013)
17 Table 16: GCSE and Equivalent Results of Pupils at the End of Key Stage 4 by Gender for Each Local Authority and Region 2012/2013 (Department for Education)
18 Local Authority Areas: Recorded Crime for Seven Key Offences and Recorded Crime BCS Comparator 2010-2011 to 2011-2012 (Home Office, 2012)



Picture 4.1

Economy

GVA per Capita (£)	2003	2004	2005	2006	2007	2008	2009	2010	2011	Change 2010-2011
Wirral	9,570	9,876	10,141	10,604	11,046	11,043	10,625	10,987	11,167	+1.6%
Merseyside	12,683	13,199	13,700	14,318	15,057	15,282	14,962	15,437	15,615	+1.2%
North West	14,514	15,149	15,717	16,424	17,206	17,408	16,973	17,532	17,754	+1.2%
UK	16,991	17,845	18,682	19,617	20,643	21,026	20,472	21,023	21,368	+1.6%

Table 4.4 Gross Value Added 2003 to 2011

4.13 Wirral has the lowest Gross Value Added per capita of any NUTS3 area in England and Wales. Growth in Wirral, between 2010 and 2011, was however ahead of both the regional and national averages[19].

19 ONS Headline GVA Per Head at Current Basic Prices 2011, Table 3:2

Total Employees	Full Time (percentage)	Part Time (percentage)	Job Density
Wirral	59.4%	40.5%	0.56%
Merseyside	64.4%	35.6%	0.65%
North West	67.9%	32.1%	0.74%
Great Britain	67.4%	32.6%	0.78%

Table 4.5 Total Employees 2011[20]

4.14 The most recent data showed 96,300 employee jobs in Wirral in 2012, 1,300 (or 1.3%) below the pre-recession figure of 97,600 in 2007. There was still a higher proportion of part-time jobs in the local economy, compared with the averages for Merseyside, the North West and Great Britain[21].

4.15 The ratio of total jobs to the working-age population (job density) remains considerably lower than national, regional and sub-regional averages[22].

Percentage of Employee Jobs	Wirral MBC	Liverpool City Region	North West	Great Britain
Agriculture, forestry & fishing	0.1%	0.1%	0.4%	0.8%
Mining, quarrying & utilities	1.1%	0.8%	1.1%	1.3%
Manufacturing	7.6%	7.1%	9.7%	8.6%
Construction	4.0%	3.7%	4.9%	4.5%
Motor trades	1.6%	1.4%	1.8%	1.7%
Wholesale	3.2%	2.4%	4.3%	4.1%
Retail	11.5%	11.2%	10.9%	10.2%
Transport & storage	3.1%	4.4%	4.6%	4.5%
Accommodation & food services	6.6%	6.9%	6.9%	6.8%
Information & communication	1.5%	1.8%	3.0%	3.9%
Financial & insurance	1.3%	3.3%	3.3%	3.9%
Property	1.2%	1.1%	1.4%	1.6%
Professional scientific & technical	6.4%	5.2%	6.8%	7.5%
Business administration & support	6.9%	7.0%	8.5%	8.3%
Public administration & defence	7.2%	8.9%	5.3%	5.0%
Education	11.1%	10.7%	9.1%	9.5%
Health	21.4%	19.2%	14.7%	13.4%
Arts, entertainment, recreation etc	4.3%	4.9%	3.8%	4.4%

Table 4.6 Employee Jobs by Industry 2012[23]

4.16 Wirral has a high reliance on service-related employee jobs, with a higher than average proportion of jobs in health, retail, education and public administration.

20 ONS Annual Business Inquiry 2011
21 ONS Annual Business Inquiry (Business Register and Employment Survey: Public/Private Sector Data, 2012)
22 ONS Jobs Density 2011 (including employees, self-employed, Government-supported trainees and HM Forces)
23 Wirral Economic Profiles (November 2013)

District	Number of VAT and/or PAYE Based Enterprises in 2012	Number of VAT and/or PAYE Based Enterprises in 2013	% of all VAT and/or PAYE based enterprises in Merseyside 2013	Change 2012-2013
Knowsley	2,255	2,280	7.9%	+1.1%
Liverpool	9,700	9,770	33.9%	+0.7%
St Helens	3,555	3,570	12.4%	+0.4%
Sefton	6,315	6,270	21.7%	-0.7%
Wirral	6,915	6,950	24.1%	+0.5%
Merseyside	28,740	28,840	100.0%	+0.3%

Table 4.7 Change in VAT and PAYE Enterprises[24]

4.17 The latest figures show a total of 6,950 VAT registered and/or PAYE-based enterprises in Wirral in 2013, which represents almost a quarter (24%) of all VAT registered and/or PAYE-based enterprises in Merseyside. Although up from 6,915 in 2012, this is still lower than the 7,090 VAT registered businesses recorded at the end of 2007.

Percentage of Working Age Population	Economically Active	In Employment (employees)	In Employment (self-employed)	Economically Inactive
Wirral	75.6%	62.9%	7.2%	24.4%
Merseyside	73.0%	59.0%	9.7%	27.9%
North West	75.6%	60.3%	12.0%	24.4%
Great Britain	77.1%	60.9%	13.2%	27.0%

Table 4.8 Economic Activity 2013[25]

4.18 Economic activity in Wirral has increased from 74.9% in 2012 to 75.6% in 2013, compared with the most recent high point of 76.4% in 2007. 146,600 people were classified as economically active, with 137,300 people in employment including 14,700 self employed. The number of people who were economically inactive has continued to decrease from 46,900 in 2012 to 45,900 in 2013, compared to the most recent high point of 54,400 in 2010.

Average Household Income (£)	2005	2007	2009	2010
Wirral	£28,326	£31,232	£34,452	£33,172
Sefton	£29,018	£30,932	£30,659	£32,929
St Helens	£27,868	£30,795	£30,223	£32,331
Liverpool	£25,251	£28,239	£26,380	£29,283
Knowsley	£25,238	£28,286	£28,143	£29,312
United Kingdom	£31,000	£33,706	£35,000	£35,299

Table 4.9 Household Incomes 2005 to 2010[26]

24 UK Business 2013: Table B1.3 (ONS, 2012 and 2013)
25 ONS Annual Population Survey 2013 (NOMIS)
26 CACI Income Data, 2010

4.19 Although average household incomes continued to be among the highest in Merseyside, average household incomes in Wirral had declined by 3.7% between 2009 and 2010.

Average Weekly Earnings	Gross Weekly Pay by Workplace (Full-time Workers)				
	2008/09	2009/10	2010/11	2011/12	2012/13
Wirral	£420.00	£406.20	£414.80	£417.70	£432.60
Merseyside	£447.30	£460.60	£469.60	£462.10	£474.00
North West	£450.20	£460.00	£467.10	£460.30	£469.90
Great Britain	£479.10	£490.00	£500.40	£502.60	£507.60

Table 4.10 Gross Weekly Pay by Workplace 2008 to 2013[27]

4.20 Average weekly earnings for employees working in Wirral remained below regional, sub-regional and national levels and below the average weekly earnings for employees living in Wirral.

Average Weekly Earnings	Gross Weekly Pay by Residence (Full-time Workers)				
	2008/09	2009/10	2010/11	2011/12	2012/13
Wirral	£452.50	£482.70	£507.80	£484.90	£498.10
Merseyside	£441.60	£452.60	£472.60	£463.70	£477.30
North West	£451.30	£460.20	£471.20	£460.00	£472.50
Great Britain	£479.30	£491.00	£501.80	£503.10	£508.00

Table 4.11 Gross Weekly Pay by Residence 2008 to 2013[28]

4.21 Average weekly pay for employees living in Wirral was, however, only 2% below the national average in 2012/13.

Claimants (Percentage of Working Age Population)	February 2009	February 2010	February 2011	February 2012	February 2013
Wirral	22.7%	21.8%	21.2%	21.6%	20.0%
Merseyside	22.7%	23.2%	22.6%	23.0%	21.7%
North West	19.1%	18.4%	17.8%	18.2%	17.4%
Great Britain	15.6%	15.1%	14.7%	15.0%	14.3%

Table 4.12 Key Benefits Claimants 2009 to 2013[29]

27 ONS Annual Survey of Hours and Earnings by Workplace (NOMIS, October 2013)
28 ONS Annual Survey of Hours and Earnings by Residence (NOMIS, October 2013)
29 DWP Benefit Claimants Working Age Client Group

4.22 By February 2013, 39,470 working age residents in Wirral were claiming one or more key benefits, compared to the most recent high point of 41,580 in February 2010. Although this was 4.3% lower than in February 2012, the proportion of people affected was still higher than the national and regional averages[30].

Claimants (Percentage of Working Age Population)	March 2008	March 2009	March 2010	March 2011	March 2012	March 2013
Wirral	3.3%	4.8%	4.9%	4.4%	4.7%	4.2%
Merseyside	3.9%	5.6%	5.7%	5.5%	5.9%	5.4%
North West	2.8%	4.2%	4.4%	4.1%	4.6%	4.4%
Great Britain	2.1%	3.8%	3.9%	3.7%	4.0%	3.8%

Table 4.13 Job Seekers Allowance Claimants[31]

4.23 By March 2013, 8,283 people in Wirral were actively seeking work as claimants for Job Seekers' Allowance, a decrease of 5% since March 2012, compared to the most recent high point of 10,353 people in September 2009. The highest numbers of claimants continued to be focused in the east of the Borough, in the Electoral Wards of Birkenhead and Tranmere; Bidston and St James; Seacombe; and Rock Ferry.

Floorspace (thousand square meters)	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
Industrial	1,282	1,319	1,390	1,349	1,344	1,344	1,340	1,335	1,323	1,289	1,237	1,218	1,201
Office	208	211	211	218	218	214	221	219	224	221	218	220	222
Retail	593	606	610	607	607	598	597	595	602	602	599	593	614
Other	176	186	184	183	179	198	201	201	202	191	185	193	195
Total	**2,259**	**2,322**	**2,395**	**2,357**	**2,348**	**2,354**	**2,359**	**2,350**	**2,351**	**2,303**	**2,239**	**2,224**	**2,232**

Table 4.14 Business Floorspace 2000 to 2012[32]

4.24 Figures from the Valuation Office Agency, for a range of classes of property liable for business rates between 2000 and 2012, show that the amount of industrial floorspace rose by 5% between 2000 and 2005 but has since declined year on year to 2012. By contrast, the amount of office floorspace reached a high point in 2008, declined by 3% to 2010 but is now rising once again to 2012[33].

30 Key Benefits include bereavement benefit, carers allowance, disability living allowance, incapacity benefit, severe disablement allowance, income support, jobseekers allowance and widows benefit
31 ONS Claimant Counts with Rates and Proportions (NOMIS, November 2013)
32 Valuation Office Agency (2012)
33 warehouse floorspace is now split between the 'industrial' and 'retail' categories

4.25 A higher than average proportion of Wirral's factory, office and warehouse building stock originates from between 1940 and 1970[34].

Business Development

Floorspace (square metres)	Use Class B1(a)	Use Class B1(b)	Use Class B1(c)	Use Class B2	Use Class B8	Total Floorspace
Completed floorspace (gross)	1,008	Nil	Nil	159	1,956	3,123
Completed floorspace (net)	627	Nil	Nil	-7,908	941	-6,340
Total completed on previously developed land (gross)	1,008	Nil	Nil	159	1,956	3,123
Percentage completed on previously developed land (gross)	100%	100%	100%	100%	100%	100%

Table 4.15 Amount of Floorspace Developed by Type and on Previously Developed Land 2012/13

4.26 The year to April 2013 saw a significant reduction in the amount of new employment floorspace completed. The amount of completed new office floorspace (Use Class B1) had showed some improvement on the previous year but new general industrial floorspace (Use Class B2) and storage and distribution floorspace (Use Class B8) were both significantly lower than in 2011/12 and the overall trend was for the loss of employment floorspace to other uses, including leisure and training.

Completed Floorspace (square metres)	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13
Use Class B1(a)	961	4,857	8,542	3,801	8,803	275	1,426	91	1,008
Use Class B1(b)	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil
Use Class B1(c)	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil
Use Class B2	23,497	24,407	13,576	12,797	19,099	1,948	14,380	7,571	159
Use Class B8	Nil	Nil	53	Nil	Nil	Nill	440	18,964	1,956
Total Floorspace	**24,458**	**29,264**	**22,171**	**16,598**	**27,902**	**2,223**	**16,242**	**26,626**	**3,123**

Table 4.16 Amount of Floorspace Developed by Type (Gross)

4.27 Projects to provide up to 651 square metres of new office floorspace (Use Class B1), up to 1,862 square metres of new industrial floorspace (Use Class B2) and up to 24 square metres of new storage or distribution floorspace (Use Class B8) were registered as under construction at the end of the reporting period.

4.28 This is mirrored in the initial findings of the Core Strategy Local Plan Viability Assessment, which showed that all of the office and industrial schemes tested were currently unviable in the present market, in the absence of grant funding.

34 TMP Merseyside Economic Review 2007 Data Annex, Section 8, Figure 6

Land Area (hectares)	Mersey Waters Enterprise Zone[35]	Wirral International[36]	Borough Total
Land Allocated for B1 Uses[37]	0.00	0.00	1.50
Land Allocated for B1, B2 and B8 Uses[38]	1.01	24.49	52.93
Other Land Falling Within Primarily Industrial Areas[39]	1.18	30.74	76.74
Other Land with Planning Permission for B1, B2 or B8 Uses	41.63	0.00	43.29
Total	**43.82**	**55.23**	**174.46**

Table 4.17 Employment Land Available by Type (April 2013)

4.29 The Unitary Development Plan for Wirral (UDP) set aside 843 hectares of land across the Borough for employment uses falling within Use Classes B1, B2 and B8, with 658 hectares within the Primarily Industrial Areas and 185 hectares on allocated Employment Development Sites. Less than a third (29%) of the land allocated as an Employment Development Site remained undeveloped at April 2013.

4.30 The UDP also identified 227 hectares within the Dock Estates at Birkenhead and Eastham, subject to former UDP Policy EM10[40].

4.31 There was an additional 28.46 hectares of vacant land within the Dock Estates at April 2013, including a further 10.97 hectares within the Mersey Waters Enterprise Zone, which is not included within the figures in Table 4.17.

Town Centres

4.32 The former Regional Spatial Strategy identified Birkenhead as the sub-regional service and retail centre for the Borough.

36 Wirral International Business Park Strategic Regional Site, Bromborough
35 designated by Government in The Plan for Growth (HM Treasury, March 2011)
37 Land allocated in the UDP under Proposal EM2 - Conway Park, is allocated for uses falling within Use Class B1
38 Land allocated in the UDP under Proposal EM1 – Former Cammell Laird's Shipyard; Proposal EM3 – Land for General Employment Use; Proposal EM4 – Expansion Land for Existing Businesses; and Proposal EM5 – Land at Dock Road South, Bromborough; is allocated for uses falling within Use Class B1 and/or Use Class B2 and/or Use Class B8
39 UDP Policy EM8 provides for uses falling within Use Classes B1, B2 and B8 within Primarily Industrial Areas
40 Policy EM10 of the UDP, which also provided for uses falling within Use Classes B1, B2 and B8 to be permitted within the Dock Estates, was removed from the Development Plan as a result of the Direction issued by the Secretary of State in September 2007

4.33 Croft Retail Park in Bromborough is now the second largest destination for comparison retail spending behind Birkenhead Town Centre.

4.34 A large amount of spending by Wirral residents on comparison (non-food) goods continues to leak outside the Borough to places like Liverpool, Chester and the Cheshire Oaks retail outlet in Ellesmere Port. Internet sales are also forming an increasingly significant part of comparison expenditure. Expenditure on convenience goods is largely contained within the Borough[41].

4.35 Liverpool is a significant destination for visits to restaurants, pubs, bars and nightclubs, museums and art galleries, theatres and concerts, in addition to existing centres and attractions in Wirral[42].

4.36 The Valuation Office Agency estimate that total retail floorspace in Wirral had increased by 3.5% since 2000[43].

Use Class	Completed Floorspace (square metres)				% in Town Centres	
	Town Centre		Borough Total			
	Gross	Net	Gross	Net	Gross	Net
Use Class A1	2,542	1,354	4,635	2,418	55%	56%
Use Class A2	114	114	265	265	43%	43%
Use Class B1a	207	-48	1,008	627	21%	-
Use Class D2	80	80	4,195	2,763	2%	3%

Table 4.18 Total Amount of Floorspace Developed for Town Centre Uses 2012/13

4.37 Table 4.18 shows the total amount of new floorspace completed for 'town centre' uses during 2012/13. While an increasing proportion of new retail floorspace (Use Class A1) was provided within an existing centre, almost all the new leisure (Use Class D2) and office (Use Class B1a) floorspace was provided outside existing centres, with the completion of Bubbles World of Play at New Brighton and the re-location of the bowling alley in Bromborough.

4.38 Table 4.19 shows the changing trend over time.

Completed Floorspace (square metres)	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13
Use Class A1 (gross)	4,963	5,363	2,385	10,366	967	2,484	1,603	21,880	4,635
(percentage in town centres)	36%	11%	28%	66%	63%	0%	23%	40%	55%
Use Class A1 (sales)	4,239	4,602	1,786	7,844	559	1,767	1,236	12,205	2,418

41 the latest expenditure forecasts are included in the Wirral Retail Strategy Update (GVA, March 2012)

42 Further information on local spending is contained within the Wirral Town Centres Retail and Commercial Leisure Study (Roger Tym and Partners, 2009)

43 AMR Table 4.14 Business Floorspace refers

Completed Floorspace (square metres)	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13
(percentage in town centres)	28%	8%	28%	58%	59%	0%	21%	35%	56%
Use Class A2	-	-	-	-	-	-	-	-	265
(percentage in town centres)	-	-	-	-	-	-	-	-	43%
Use Class D2	522	5,594	488	4,044	1,826	-	3,739	4,304	4,195
(percentage in town centres)	0%	8%	34%	14%	6%	-	27%	0%	2%

Table 4.19 Completed Floorspace for Town Centre Uses 2004/05 to 2011/12

4.39 A Town, District and Local Centre Study and Delivery Framework, to guide future action within each the Borough's twenty-three existing centres (excluding Birkenhead), was completed in July 2011. A phased programme of individual centre Action Plans is now in preparation.

4.40 Action Plans for the centres at Liscard, New Ferry, Seabank Road, Seacombe (Poulton Road), Irby and Wallasey Village were completed during 2013, to be followed by a second round of Plans, for the centres at Moreton, New Brighton (Victoria Road), Hoylake, Heswall, Prenton (Borough Rd) and Bromborough Village.

Tourism

4.41 The visitor economy in Wirral was estimated to be worth £313 million in 2012, up by 4% since 2011. The total number of visits to Wirral rose by 3%, to 6.9 million during 2012, of which 790,000 were staying visits, up by 5% on 2011[(44)].

Expenditure by Sector (£ million)	2011	2012	Change 2011-2012
Accommodation	20.18	23.75	+13%
Food & Drink	45.93	49.36	+3%
Recreation	12.23	13.17	+4%
Shopping	84.26	90.41	+3%
Transport	18.51	19.88	+3%
Total Direct Revenue	181.11	196.56	+4%
Indirect Expenditure	71.68	77.54	+4%
VAT	36.22	39.31	+4%
Total	**289.01**	**313.42**	**+4%**

Table 4.20 Visitor Spending by Sector

4.42 In Wirral, the sector also supported approximately 4,400 full-time equivalent jobs, up by 5% since 2011.

44 STEAM (Liverpool City Region Local Enterprise Partnership, 2013)

Employment by Sector (jobs)	2011	2012	Change 2011-2012
Accommodation	584	601	+3%
Food & Drink	867	913	+5%
Recreation	280	295	+5%
Shopping	1,450	1,524	+5%
Transport	156	164	+5%
Total Direct Employment	3,338	3,497	+5%
Indirect Employment	874	926	+6%
Total	**4,212**	**4,424**	**+5%**

Table 4.21 Visitor-Related Employment by Sector

Housing

4.43 Wirral has many areas of attractive high quality housing but large concentrations of poorer stock, particularly in east Wirral. In 2013, it was estimated that approximately 12,000 private sector dwellings (9.8%) were subject to Category 1 Hazards under the Housing Health and Safety Rating System[45].

Dwelling Stock by Sector (number of dwellings)	Total Stock	Vacant	Percentage Vacant
Registered Provider	25,027	616	2.5%
Private Sector	121,376	5,080	4.8%
Totals	**146,403**	**5,696**	**3.9%**

Table 4.22 Wirral Dwelling Stock (April 2013)

4.44 Wirral had 146,403 residential properties in April 2013. Just under 83% were privately owned and 17% were owned by a Registered Provider. There were 136 vacant dwellings awaiting demolition in April 2013. The vast majority of vacancies (89%) were within the private sector housing stock and the vacancy rate for private sector dwellings is still higher than the target of 3% set out in the former Regional Spatial Strategy.

4.45 Table 4.23 shows the change in dwelling stock over time. The number of occupied dwellings has increased from 135,664 in 2003 to 140,571 in 2013, representing an annual average increase of 583 over the last ten years.

Housing Stock	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Private	118,526	119,823	120,708	121,139	121,725	122,524	122,957	123,276	122,679	123,301	121,376
RSL	8,661	8,398	22,432	22,258	22,275	22,193	22,461	22,837	23,074	23,037	25,027
Other public	15,298	14,554	81	25	23	9	9	2	-	-	-
Total stock	142,485	142,775	143,221	143,422	144,023	144,726	145,427	146,115	145,753	146,338	146,403
% vacant	4.7%	4.2%	4.1%	4.2%	4.3%	5.0%	3.5%	4.2%	4.4%	4.1%	4.0%

Table 4.23 Changes in Wirral Dwelling Stock 2003 to 2013

45 Wirral Private Sector House Condition Survey 2013

4.46 Average house prices decreased by 2.8% in Wirral in the year to March 2013. This was, however, lower than the overall decline for Merseyside (4.7%) and across the rest of the North West Region (4.8%).

Average House Prices	Wirral	Merseyside	North West
Overall	£113,151	£102,730	£106,796
Detached	£252,734	£203,294	£207,504
Semi-detached	£126,876	£108,122	£108,946
Terraced	£73,049	£61,995	£64,308
Flat/Maisonette	£93,328	£103,864	£101,427

Table 4.24 Average House Prices (March 2013)

4.47 The average property price for the Borough as a whole was nearly three times the average income for the Borough in March 2013[46].

4.48 The Wirral Housing Strategy 2011-2026 can be viewed at http://www.wirral.gov.uk/downloads/3590.

Housing Land Supply

4.49 The Borough's gross housing land supply with planning permission at 31 March 2013 was 3,155 units, down slightly from 3,250 units in March 2012. The proportion of units with planning permission on previously developed land increased from 85% to 94%. Outline planning permission was also granted for 13,521 new dwellings at Wirral Waters in May 2012.

4.50 Table 4.22 shows an initial assessment of the revised capacity of additional sites without planning permission based on the initial findings of the Core Strategy Viability Assessment[47].

Source of Supply	April 2012	April 2013
Category 1 Sites - developable within five years	1,214	1,354
Category 2 Sites - deliverable within ten years	2,432	1,731
Category 3 Sites - not currently deliverable	5,539	3,818
Small Sites - below 0.4 hectares	603	n/a[48]

Table 4.25 Capacity of Housing Land Supply (dwellings)

4.51 An initial calculation of the Borough's five-year housing land supply at April 2013 is set out in Appendix 3 to this AMR.

46 Land Registry House Prices Index - Custom Report (October 2013)
47 This does not yet include the potential additional capacity at Wirral Waters, which is still to be assessed as part of the Core Strategy Viability Assessment and is expected to report in early 2014
48 small sites are no longer shown separately and have now been incorporated into the overall categorisation of sites

Housing Requirements

4.52 Table 4.26 shows the number of additional dwellings that would have been needed to meet the previous requirements of the former Regional Spatial Strategy (RSS) to 2021, at the end of March 2013:

Net Annual Average Dwelling Requirements	Total Net Housing Provision 2003-2021	Annual Average (number of net dwellings)	Net Completions (2003/04 -2012/13)	Remaining	Annual Implied Target (2013/14 -2020/21
RSS (September 2008) Table 7.1	9,000	500	2,740	6,260	696

Table 4.26 Plan Period and Housing Targets

4.53 RSS was formally revoked by the Government on 20 May 2013 and no longer remains in force.

4.54 The Council initially resolved to adopt the national CLG 2008-based household projections to calculate housing requirements in the period between the revocation of RSS and the adoption of the Core Strategy Local Plan. CLG 2011-based interim projections have, however, now also been published, in April 2013, to take account of the 2011 Census. Initial analyses based on the CLG 2008-based and CLG 2011-based interim household projections are therefore also contained within Appendix 3 to this AMR.

4.55 The Council is currently seeking to replace the requirement set out in the former RSS through an updated Strategic Housing Market Assessment, which is expected to report in early 2014.

Housing Delivery

4.56 The level of new completed housing development has begun to show improvement after four years of decline but is still 22% below the levels achieved during the market peak in 2007/08.

4.57 Gross completions increased to 640 during 2012/13 from 268 units during 2011/2012. The number of demolitions, however, also increased, from 242 to 355, as a result of a programme to remove poor quality, obsolete stock owned by Magenta Living (formerly Wirral Partnership Homes).

Completed Dwellings (gross)	RSS Inner Area	RSS Outer Area	RSS Rural Area	Whole Borough
Total Dwellings	195	300	145	**640**
New Build	134	201	128	**463**
Conversions	61	99	17	**177**

Completed Dwellings (gross)	RSS Inner Area	RSS Outer Area	RSS Rural Area	Whole Borough
% on PDL	100%	94%	96%	**96%**

Table 4.27 New and Converted Dwellings and Percentage on Previously Developed Land 2012/13

4.58 Development on previously developed land continued to exceed the former RSS target of 80%[49]. Flats accounted for 52% of gross completions in 2012/13, up from 31% in 2011/12 and 43% in 2010/2011.

4.59 Table 4.28 sets out a breakdown of the various components of the Borough's housing delivery over the last eight years.

Completed Dwellings	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13
Gross New Build	442	606	639	422	284	258	254	463
Demolitions	277	215	230	242	131	175	242	355
Net New Build	165	391	409	180	153	83	12	108
Gross Conversions	69	130	181	177	56	14	14	177
Net Conversions	55	115	155	154	47	14	10	144
Total Gross Additional	511	736	820	599	340	272	268	640
Total Net Additional	220	506	564	334	200	97	22	252

Table 4.28 Components of Housing Delivery 2005/06 to 2012/13

4.60 Table 4.29 shows how the geographical pattern of development has changed across the Borough since April 2005. The contribution from areas to the west of the M53 Motorway[50] has begun to increase again, since the removal of the Council's Interim Planning Policy for New Housing Development in October 2012.

Completed Dwellings (gross)	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13
RSS Inner Area	72	177	189	211	120	145	47	195
	14%	24%	23%	35%	35%	53%	18%	30%
RSS Outer Area	306	473	528	311	137	103	209	300
	60%	64%	64%	52%	40%	38%	78%	47%
RSS Rural Area	133	86	103	77	83	24	12	145
	26%	12%	13%	13%	25%	9%	4%	23%
Total Borough	**511**	**736**	**820**	**599**	**340**	**272**	**268**	**640**

Table 4.29 Distribution of Dwellings Completed 2005/06 to 2012/13

49 RSS (September 2008) Table 7.1
50 within the RSS Rural Area

Gypsies and Travellers

4.61 Wirral does not have any existing pitches for Gypsies or Travellers.

4.62 A sub-regional study of accommodation requirements is expected to report in early 2014, for inclusion in the emerging Core Strategy Local Plan.

Affordable Housing

4.63 The number of affordable housing completions decreased slightly, from 109 in 2012/12 to 96 in 2012/13. The new dwellings were located in Hoylake (25), Bromborough (16), Woodchurch (12), Rock Ferry (10), Leasowe (10), Beechwood (8), Claughton (6) Seacombe (6) and Oxton (3).

4.64 The current targets for the provision of affordable housing based on the Strategic Housing Market Assessment Update and Affordable Housing Viability Assessment 2010 are 10% within the RSS Inner Area and 20% across the rest of Wirral, applied to sites with a capacity of 5 dwellings and above. The aspiration for the longer-term, once the market recovers, is a target of 40% across the Borough as a whole.

4.65 Revised up-to-date targets will be provided as part of the revised Strategic Housing Market Assessment and Core Strategy Local Plan Viability Assessment, which will report in early 2014.

Settlement Area	Affordable Completions	Total Gross Completions	% of Total Completions
Area 1 - Wallasey	6	130	5%
Area 2 - Commercial Core	0	8	0%
Area 3 - Suburban Birkenhead	27	219	12%
Area 4 - Bromborough & Eastham	16	135	12%
Area 5 - Mid-Wirral	22	89	25%
Area 6 - Hoylake & West Kirby	25	37	67%
Area 7 - Heswall	0	9	0%
Area 8 - Rural Areas	0	13	0%
Total Borough	**96**	**640**	**15%**

Table 4.30 Gross Affordable Housing Completions 2012/13

Heritage

4.66 The Wirral Heritage Strategy, adopted in February 2012, now sets out a comprehensive and integrated heritage framework for the Borough, which will form the basis for local heritage activities in the short and medium term and establish principles to be followed in the longer term.

4.67 Wirral has a significant built heritage, with 734 nationally designated entries on the English Heritage National Heritage List for England for 2013, including nine Scheduled Ancient Monuments and four Historic Parks and Gardens, and twenty-five Council-designated Conservation Areas.

4.68 The following buildings, Conservation Areas, monuments and parks are currently included on the English Heritage Heritage at Risk Register 2013:

- Storeton Hall, Storeton Village (North Wing)
- Fort Perch Rock, New Brighton
- Church of St Andrew, Bebington
- Church of St James, New Brighton
- Christ Church, Port Sunlight
- Birkenhead Priory
- Bromborough Court House (Moated Site and Fishponds)
- Flaybrick Memorial Gardens
- Thornton Manor, Bebington
- Flaybrick Cemetery, Conservation Area, Bidston
- Hamilton Square Conservation Area, Birkenhead
- Rock Park Conservation Area, Rock Ferry
- Church of St Peter and St Paul, New Brighton
- St Paul's Church, Wallasey

4.69 Flaybrick Memorial Gardens has been identified as a Priority Heritage at Risk site, which English Heritage has identified for additional support, by working with owners, developers, trusts and local authorities, so that they can be removed from the Heritage at Risk Register.

4.70 The Council has recently secured a grant of £393,100 from the Heritage Lottery Fund, to improve accessibility, provide a multi-purpose community space and complete other restoration works in order to remove Birkenhead Priory from the Heritage At Risk Register.

Biodiversity

4.71 The latest information from monitoring undertaken by Local Sites Partnerships, indicates that positive conservation management has been or is being implemented on 42% of the Borough's Local Wildlife Sites, up from 26% in 2009[51].

4.72 Four of the Borough's ten nationally designated Sites of Special Scientific Interest (SSSI), at Dee Cliffs; Dibbinsdale; Meols Meadows; and Red Rocks are currently not considered to be meeting the Government's Public Service Agreement Target to have 95% of the SSSI in favourable or recovering condition[52].

51 Nature Conservation: Local Sites in Positive Conservation Management 2011/12 (DEFRA November 2012)

52 SSSI Condition Summaries (Natural England, September 2013)

Public Open Space

4.73 Fifteen of the Borough's open spaces gained Green Flag Awards in 2013. The addition of Victoria Park in Tranmere means that the percentage of public open space managed to Green Flag Award Standard has increased from 1% in 2005/06 to just over 39% in 2012/13.

4.74 Tam O'Shanter Urban Farm also secured a Green Flag Community Award, for sites managed by voluntary and community groups and Birkenhead Park retained Green Heritage Site Accreditation, in recognition of achieving the required standard in the management and interpretation of a site with local or national historic importance[53].

Total Public Open Space	1,192 hectares[54]
Area of Public Open Space Managed to Green Flag Award Standard	463.35 hectares
Percentage of Public Open Space Managed to Green Flag Award Standard	39%

Table 4.31 Amount of Public Open Space Managed to Green Flag Standards 2012/13

Water Quality

4.75 Wirral's beaches have consistently been among the cleanest in the North West and three of Wirral's beaches, at Meols, Moreton and Red Rocks, the only beaches in the North West to receive such recommendation, were named in the 2013 Good Beach Guide as beaches that meet the highest European standard for water quality on the basis of regular testing by the Environment Agency[55].

4.76 During 2013, only three of the Borough's European designated bathing waters, at Meols, Moreton and at West Kirby, achieved the 'higher' water quality standard, while Wallasey was classified as meeting the 'minimum' standard for water quality[56].

Environment Agency Objections

4.77 The Environment Agency submitted two objections on flood risk grounds during 2012/13, which were both satisfied through the addition of appropriate planning conditions[57]. The Agency did not submit any objections to planning applications on water quality grounds during 2012/13[58].

53 The Green Flag Award® 2013
54 includes sites within the designated Green Belt
55 Marine Conservation Society, Good Beach Guide 2013, Recommended Beaches
56 Environment Agency, Bathing Water Data Explorer, 2013
57 Planning Applications 12/01081 and 12/01062 refer
58 Environment Agency - Objections to Planning Applications 2012/13

Energy

Total Final Energy Consumption by Sector 2011 (percentages)[59]	Industry & Commerce	Domestic	Transport
Wirral	30.7%	44.5%	24.8%
North West	38.5%	32.5%	29.0%
Great Britain	39.9%	32.1%	30.0%

Table 4.32 Energy Consumption by Sector

4.78 Wirral was estimated to have consumed a total of 5,718 GWh of energy in 2011, compared to 5,908 GWh of energy in 2009. The majority was taken up for domestic needs. The proportion taken up by industry and commerce had dropped from 35% in 2003 to just below 31% in 2011[60].

Energy Consumption from Renewables and Waste (percentage of total energy consumption)[61]	2005	2006	2007	2008	2009	2010	2011
Wirral	0.03%	0.03%	0.03%	0.04%	0.04%	0.05%	0.05%
North West	0.54%	0.47%	0.46%	0.49%	0.60%	0.43%	0.42%
Great Britain	1.03%	1.15%	1.34%	1.46%	1.84%	1.12%	1.21%

Table 4.33 Renewable Energy Consumption 2005 to 2011

4.79 A very small percentage of the total energy consumed currently comes from renewable energy and waste, estimated at 3.0GWh in 2011[62].

4.80 Wirral forms an important part of the Liverpool City Region Centre for Offshore Renewable Engineering, one of only six such centres across the UK and the only one on the west coast. Cammell Lairds is used as a base port for the construction of the 160 turbine, 576MW Gwynt y Môr wind farm in the Irish Sea, around 18 kilometres off the Welsh coast.

4.81 Twenty-five wind turbines, capable of supplying electricity to the equivalent of up to 80,000 households, already operate off the Wirral shoreline at Burbo Bank in Liverpool Bay. A proposed extension of up to 69 turbines, which was accepted for examination in March 2013, could increase the total generation capacity to 258MW, enough to supply approximately 170,000 homes[63].

59 DECC Sub-national total final energy consumption in the United Kingdom 2005-2011 (Published September 2013)
60 DECC Sub-national total final energy consumption in the United Kingdom 2005-2011 (September 2013)
61 DECC Sub-national total final energy consumption in the United Kingdom 2005-2011 (Published September 2013)
62 DECC Sub-national total final energy consumption in the United Kingdom 2005-2011 (September 2013)
63 Dong Energy Newsletter No.5 Spring 2013

4.82 The power generated by Gwynt y Môr and the other wind farm visible from Wirral, at North Hoyle, does not however come ashore within Wirral.

4.83 In terms of the more local generation of renewable energy, twenty nine planning applications for solar panels were approved during 2012/13, up from eleven in 2011/12, and seven 15 metre high wind turbines are now also in operation at Cross Lane, Wallasey[(64)].

4.84 The residual output from the energy-from-waste facility at the former Bidston Moss landfill, continued to reduce to 1,671.2 MWh during 2012/13, compared to the 9,701 MWh achieved during 2003.

4.85 National figures show that there were now 1,030 domestic photovoltaic installations in Wirral, in June 2013, compared to only nine in June 2010, with 475 added since March 2012[(65)].

4.86 The number of cavity wall and loft installations has also steadily increased since 2008, primarily as a result of the Warmer Wirral Free Insulation Scheme.

Installations per 10,000 households	Cavity Wall Installations		Loft Installations	
Year	Wirral	Great Britain	Wirral	Great Britain
2008/09	3,310	1,382	5,718	1,781
2009/10	6,090	2,723	9,688	3,349
2010/11	9,602	3,830	16,870	4,868
2011/12	14,641	5,059	25,398	6,949
2012/13	17,537	6,317	34,155	9,546

Table 4.34 - Cavity Wall and Loft Installations 2008/09 to 2012/13[(66)]

4.87 The percentage of households in Wirral living in fuel poverty has continued to decrease but remains four percentage points higher than the national average[(67)].

Households (percentage)	2006	2008	2009	2010	2011
Wirral	15.3%	17.1%	22.0%	20.5%	18.5%
England	11.5%	15.6%	18.4%	16.4%	14.6%

Table 4.35 - Households in Fuel Poverty

64 Application number 10/01498 refers
65 DECC, Local Authority Datasets 2013
66 DECC Climate Change, Interactive Maps 2013
67 DECC Climate Change, Interactive Maps 2013

Minerals

4.88 Wirral does not have any significant mineral reserves, apart from small amounts of winnable brick clay. The Merseyside Mineral Resource Study 2008 recommended that the Carr Lane Brickworks at Moreton was safeguarded for future mineral extraction.

4.89 The Draft Local Aggregate Assessment for Greater Manchester, Merseyside, Halton and Warrington (May 2013) showed that the average for ten-year sales for crushed rock and sand and gravel was currently below the sub-regional apportionment and that existing landbanks for crushed rock and sand and gravel exceeded minimum requirements but may not be sufficient over a fifteen-year plan period(68).

4.90 Marine-won sand and gravel from Liverpool Bay is currently landed at a strategically significant purpose-built facility on the Bromborough coast. The latest available figures indicate that annual landings have been as high as 124,000 tonnes but over recent years have reduced to just over 92,000 tonnes, on average representing up to 30 percent of total landings in the North West.

Waste

4.91 The amount of household waste sent to landfill from Wirral has continued to reduce. Although the amount recycled and composted has reduced since 2011/12, the overall proportion has remained stable. The amount subject to composting has increased from 2,789 tonnes in 2004/05.

Waste Managed (tonnes)	Landfill	Recycled	Composted	Borough Total
Amount of household waste arising and managed by management type	75,232	31,599	19,335	126,166
Percentage of household waste arising and managed by management type	60%	25%	15%	100%

Table 4.36 Amount of Household Waste Arising and Managed by Management Type 2012/13

4.92 The proportion of waste sent to landfill in 2012/13 was 34% for England and 46% for the North West. The proportion recycled and composted in England was 43% and 44% for the North West. Incineration accounted for 22% of waste in England and 6% in the North West in 2012/13(69).

68 Review of the Draft Local Aggregate Assessments Submitted to the North West Aggregate Working Party (September 2013)

69 DEFRA Local Authority Collected Waste Generation from 2000/01 to 2012/13 (November 2013)

4.93 The amount of collected household waste per person reduced from 420kg in 2011/12 to 395kg in 2012/13[70], compared to 449kg in 2006/07. The average for England was 423kg per person[71], compared to 509kg in 2006/07.

4.94 Table 4.37 shows the pattern of change in Wirral over time.

Waste Arisings (tonnes)	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13
Landfill	137,097	121,693	93,655	86,186	83,639	79,168	77,150	75,232
(percentage of total arisings)	89%	86%	68%	64%	63%	60%	59%	60%
Recycled	10,784	12,794	28,448	30,265	28,521	29,770	32,094	31,599
(percentage of total arisings)	7%	9%	21%	22%	22%	22%	25%	25%
Composted	6,175	7,095	14,727	18,879	19,483	23,600	21,194	19,335
(percentage of total arisings)	4%	5%	11%	14%	15%	18%	16%	15%
Total Arisings	**154,056**	**141,519**	**136,820**	**135,330**	**131,142**	**131,719**	**129,820**	**126,166**

Table 4.37 Trends in Waste Management by Management Type 2005/06 to 2012/13

Transport

4.95 72% of households in Wirral have access to one or more cars or vans, significantly higher than the average for Merseyside (65%) but lower than the average for England and Wales (74%)[72].

4.96 The 2011 Census also showed that Wirral had one of the highest proportions of people who work from home in Merseyside (5.4%) and that Wirral continues to have a higher than average dependency on the car or van for journeys to work[73].

District	Driving a Car or Van (Number)	Passenger in a Car or Van (Number)	Total Percentage Travelling to Work in a Car or Van
Knowsley	34,515	4,649	35.8%

70 DEFRA Local Authority Collected Waste Annual Statistics, Table 3: Selected Waste Indicators 2012/13 (November 2013)
71 DEFRA Local Authority Collected Waste Generation from 2000/01 to 2012/13 (November 2013)
72 2011 Census, Table KS404EW: Car or Van Availability for Local Authorities in England and Wales
73 2011 Census, Table CT0015: Method of Travel to Work (Alternative) for Local Authorities in England and Wales

District	Driving a Car or Van (Number)	Passenger in a Car or Van (Number)	Total Percentage Travelling to Work in a Car or Van
Liverpool	91,174	11,544	28.7%
Sefton	68,708	7,223	38.3%
St Helens	51,645	5,324	44.0%
Wirral	83,173	8,298	39.6%
Merseyside	329,215	37,038	35.8%

Table 4.38 Travel to Work by Car or Van 2011

4.97 Up-to-date information on commuting patterns from the 2011 Census will not be available until 2014.

4.98 The accessibility of new residential development completed during 2012/13 has been calculated against the accessibility standards set out in the Council's Proposed Submission Draft Core Strategy Local Plan, which was published in December 2012.

4.99 Over 90% of new dwellings were within 400 metres walking distance of a high frequency public transport service or railway station. The highest percentages were in Settlement Areas 2, 3, 4 and 5.

Settlement Area	Number of Gross Completions	Percentage Located Within 400m of a 'High Frequency Public Transport Service'
Area 1 - Wallasey	130	85%
Area 2 - Commercial Core	8	100%
Area 3 - Suburban Birkenhead	219	98%
Area 4 - Bromborough & Eastham	135	97%
Area 5 - Mid-Wirral	89	100%
Area 6 - Hoylake & West Kirby	36	83%
Area 7 - Heswall	9	67%
Area 8 - Rural Areas	14	43%
Total Borough	**640**	**93%**

Table 4.39 Accessibility of New Residential Development 2012/13

5 Monitoring Plan Preparation

5.1 This section of the AMR records progress on the preparation of individual Local Plans.

Local Development Scheme

5.2 The Local Development Scheme (LDS) is a statutory document setting out the Council's programme for the preparation of Local Plans. The latest revision of the LDS came into effect on 13 February 2012.

5.3 The timetables set out in the LDS are continuously updated to take account of the latest changes to the ongoing programme of work[74].

Joint Waste Local Plan for Merseyside and Halton

5.4 The Joint Waste Local Plan for Merseyside and Halton has replaced the policies and proposals contained within Section 17 – Waste Management of the Unitary Development Plan adopted in February 2000.

5.5 The Proposed Submission Draft Local Plan was published in November 2011 and was submitted to the Secretary of State for public examination by an independent Planning Inspector in February 2012. Additional modifications arising from the public examination hearings held in June 2012 were published for public consultation in November 2012 and the final Local Plan was adopted, in accordance with the Inspector's recommendations, on 18 July 3013.

5.6 Table 5.2 and Table 5.3 set out progress against the milestones set out in the approved LDS.

Core Strategy Local Plan

5.7 The Core Strategy will set the overall spatial framework for future development and investment in the Borough for the next 15 years and will replace many of the strategic and criteria-based policies currently contained within the Unitary Development Plan.

5.8 The Proposed Submission Draft Core Strategy was reported to the Council's Cabinet in July 2012, approved by the Council in October 2012 and published for public comment in December 2012. The representations received were reported in June 2013 and series of initial proposed modifications were published in July 2013, to reduce the range of issues that would need to be considered at a future public examination.

5.9 A Revised Proposed Submission Draft is expected to be re-published in early 2014, following the completion of a Core Strategy Viability Assessment, a review of housing market needs and a sub-regional assessment of the accommodation needs of gypsies and travellers, before being submitted to the Secretary of State for public examination. The Core Strategy is currently expected to be adopted by April 2015.

5.10 Table 5.4 and Table 5.5 set out current progress against the milestones set out in the approved LDS.

74 the latest revisions can be viewed on the Council's website at http://www.wirral.gov.uk/my-services/environment-and-planning/planning/local-development-framework/local-development-scheme

Site Allocations Local Plan

5.11 The preparation of a site-specific Site Allocations Local Plan will not begin until the Core Strategy has been adopted. A potential start date of March 2013 was set out in the approved LDS.

Other Local Plans

5.12 No progress will be made on the preparation of any additional Local Plans, until the Core Strategy has been adopted.

Review of Local Development Scheme

5.13 The Local Development Scheme is expected to be formally reviewed, to take account of current progress, early in 2014, alongside the approval of the Revised Proposed Submission Draft Core Strategy.

Evidence Base

5.14 Table 5.1 sets out the latest position on the evidence base to support the preparation of the Proposed Submission Draft Core Strategy and the wider Local Development Framework.

Study	Commissioned	Current Status	Documents Affected
Wirral Strategic Housing Market Assessment	March 2006	Reported February 2008	UDP Section 6 Core Strategy
Wirral Employment Land and Premises Study	September 2007	Reported November 2009	UDP Sections 5 & 16 Core Strategy Site Allocations
Wirral Strategic Flood Risk Assessment	October 2007	Reported November 2009	UDP Sections 19 & 20 Core Strategy Site Allocations
Merseyside Mineral Resource Study	February 2008	Reported November 2009	UDP Section 18 Core Strategy Site Allocations
Wirral Town Centres, Retail and Commercial Leisure Study	March 2008	Reported December 2009	UDP Sections 9, 10 & 16 Core Strategy Site Allocations
Wirral Biodiversity Audit	April 2008	Reported November 2009	UDP Section 13 Core Strategy Site Allocations
Wirral Landscape Character Assessment	June 2008	Reported November 2009	UDP Sections 7, 8, 12 & 14 Core Strategy Site Allocations
Wirral Strategic Housing Land Availability Assessment	April 2009	Reported September 2010	UDP Section 6 Core Strategy Site Allocations
Liverpool City Region Renewable Energy Capacity Study (Stage 1 and Stage 2 and Maps)	July 2009 February 2010	Reported April 2011	UDP Section 23 Core Strategy Site Allocations
Integrated Regeneration Study for Birkenhead and Wirral Waters and Appendix	September 2009	Reported June 2010	Core Strategy Site Allocations

Study	Commissioned	Current Status	Documents Affected
Wirral Strategic Housing Market Assessment Update	June 2009	Reported October 2010	UDP Section 6 Core Strategy
Wirral Affordable Housing Viability Assessment	June 2009	Reported October 2010	UDP Section 6 Core Strategy
Liverpool City Region Housing and Employment Overview Study and Technical Report	May 2010	Reported July 2011	Core Strategy
Core Strategy Preferred Options Habitats Regulation Assessment and Maps	June 2010	Reported September 2010	Core Strategy
Wirral Water Cycle Study	January 2011	Now to be reported early 2014	UDP Section 19 Core Strategy Site Allocations
Wirral Sites of Biological Importance Update	n/a	Reported January 2011	UDP Section 13 Core Strategy Site Allocations
Wirral Town, District and Local Centre Study and Delivery Framework	n/a	Reported July 2011	UDP Section 16 Core Strategy Site Allocations
Wirral Preliminary Flood Risk Assessment (Flood and Water Management Act 2010)	n/a	Reported July 2011	UDP Sections 19 & 20 Core Strategy Site Allocations
Wirral Sites of Geological Importance Update	n/a	Reported September 2011	UDP Section 13 Core Strategy Site Allocations
Wirral Retail Strategy Update	November 2011	Reported March 2012	UDP Section 16 Core Strategy Site Allocations
Core Strategy Transport Impacts Assessment	February 2012	Reported August 2012	UDP Section 15 Core Strategy Site Allocations
Wirral Strategic Housing Land Availability Assessment Update (April 2012)	n/a	Reported September 2012	UDP Section 6 Core Strategy Site Allocations
Wirral Employment Land and Premises Study Update	November 2011	Reported September 2012	UDP Sections 5 & 16 Core Strategy Site Allocations
Wirral Open Space Assessment Update	n/a	Reported September 2012	UDP Sections 8, 9 & 10 Core Strategy Site Allocations
Proposed Submission Draft Core Strategy Habitats Regulations Assessment	September 2012	Reported September 2012	Core Strategy Site Allocations
Core Strategy Viability Assessment	April 2013	Ongoing	Core Strategy Site Allocations
Liverpool City Region Accommodation Assessment for Gypsies and Travellers	April 2013	Ongoing	Core Strategy Site Allocations
Wirral Strategic Housing Market Assessment (including new housing requirement)	August 2013	Ongoing	UDP Section 6 Core Strategy Site Allocations

Table 5.1 Evidence Base Studies - Progress

	2011									2012												2013											
	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
Additional Site Consultation (Reg 18)																																	
Proposed Submission Draft (Reg 19)																																	
Representations (Reg 20)																																	
Submission																																	
Pre-Hearing Meeting																																	
Public Hearing																																	
Additional Modifications																																	
Inspector's Report																			x														
Adoption																					x												
Publication																						x											

Table 5.2 Waste Local Plan Progress

x = dates indicated in approved Local Development Scheme (February 2012)

	Date Begun	Date Reported
Commencement	December 2006	
SA Scoping	December 2006	March 2007
Issues and Options (Reg 18)	March 2007	October 2008
Spatial Strategy and Sites (Reg 18)	November 2008	June 2009
Preferred Options (Reg 18)	May 2010	October 2010
Additional Site Consultation (Reg 18)	May 2011	September 2011
Publication of Proposed Submission Draft (Reg 19)	November 2011	n/a
Submission	February 2012	n/a
Pre-Hearing Meeting	April 2012	n/a
Public Hearing	June 2012	September 2012
Additional Modifications	November 2012	January 2013
Inspector's Report	March 2013	March 2013
Resolution to Adopt	18 July 2013	
Publication	July 2013	

Table 5.3 Completed Stages

	2012									2013												2014												2015			
	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A
Proposed Submission Draft																																					
Publication (Reg 19)				x																																	
Representations (Reg 20)				x	x	x																															
Initial Proposed Modifications																																					
Revised Proposed Submission Draft																																					
Re-Publication (Reg 19)																																					
Representations (Reg 20)																																					
Submission							x																														
Pre-Hearing Meeting									x																												
Public Hearing											x																										
Inspector's Report															x																						
Adoption																	x																				

Table 5.4 Core Strategy Local Plan Progress

x = dates indicated in approved Local Development Scheme (February 2012)

Activity	Date Begun	Date Reported
Commencement	July 2005	
SEA Consultation	August 2005	July 2006
Initial Consultation (Reg 18)	October 2005	July 2006
SA Scoping	July 2006	July 2007
Public Workshops (Reg 18)	November 2006	November 2008
Draft Second Report of Consultation (Reg 18)	January 2007	November 2008
Consultation with Under-Represented Groups (Reg 18)	January 2007	November 2008
Issues, Vision and Objectives (Reg 18)	February 2009	November 2009
Spatial Options (Reg 18)	January 2010	July 2010
Preferred Options (Reg 18)	November 2010	July 2011
Draft Settlement Area Policies (Reg 18)	January 2012	July 2012
Publication of Proposed Submission Draft (Reg 19)	December 2012	June 2013

Table 5.5 Completed Stages

6 Monitoring Cooperation

6.1 National regulations also require monitoring reports to include information on co-operation with other local planning authorities and prescribed bodies undertaken under section 110 of the Localism Act 2011.

6.2 The National Planning Policy Framework also expects effective joint working on cross-boundary strategic priorities to be demonstrated as part of the soundness of Local Plan proposals.

Liverpool City Region Structures and Initiatives

6.3 The background to previous and ongoing co-operation on strategic planning matters was set out in the AMR for 2012, which provided a summary of the main structures for joint working across the City Region.

6.4 The proposal to establish a Combined Authority for the six councils of Greater Merseyside, working jointly with the Merseyside Integrated Transport Authority and with the support of the Liverpool City Region Local Enterprise Partnership, was published by the Government for consultation in November 2013.

6.5 Wirral Council has also continued to work together as part of sub-regional collectives of local planning authorities from across the City Region and the surrounding areas on joint initiatives including:

- bi-monthly meetings of the Liverpool City Region District Planning Officers
- quarterly liaison meetings with Merseytravel, the Integrated Transport Authority for Merseyside
- supporting the shared specialist environmental services provided through Sefton Council by the Merseyside Environmental Advisory Service
- participation in the North West Coastal Forum Management Board
- a joint response on the brief for the SuperPort Logistics Study being commissioned by the Local Enterprise Partnership (July 2013)
- exploring the feasibility of preparing joint guidance on air quality, with the councils for Greater Merseyside, Cheshire West and Chester and Cheshire East (September 2013)
- the preparation of a Strategic Local Investment Plan to identify agreed investment priorities for employment and housing during 2014/17 (approved October 2013)
- contributing towards the Growth Strategy being prepared by the Local Enterprise Partnership (October 2013)
- establishing the Liverpool City Region Local Nature Partnership (to be launched in December 2013)
- establishing a revised joint archaeological records management service with the councils for Liverpool, Sefton, Knowsley and St Helens (ongoing)
- exploring the feasibility of preparing joint guidance on drainage and flood and water management with the councils for Greater Merseyside (ongoing)

6.6 Work on joint evidence base studies has included:

- a review of the need for the future preparation of sub-regional evidence (January 2013)
- commissioning a joint sub-regional assessment of the accommodation needs of gypsies and travellers (April 2013)
- the submission of a Draft Local Aggregates Agreement for Greater Manchester, Merseyside and Halton and Warrington to the North West Aggregates Working Party (May 2013)
- exploring the feasibility of undertaking a future joint sub-regional strategic housing market assessment (carried out between June and September 2013)
- securing further refinements to the emerging Liverpool City Region Ecological Framework (ongoing)
- securing continued joint consultancy for the consistent provision of Local Plan Habitats Regulations Assessments (ongoing)

6.7 Wirral Council has in addition provided formal responses to:

- the Preferred Options for the Sefton Local Plan (Delegated Decision, September 2013)
- the Publication Draft (Part One) Strategic Policies for the Cheshire West and Chester Local Plan (Delegated Decision, October 2013) and
- the Flintshire County Council Draft Delivery Framework (September 2013)

6.8 Other activity to support wider co-operation has also included:

- commenting on the Cheshire West and Chester Employment Land Study Update and Joint Call for Sites (January 2013)
- commenting on the Draft Knowsley Statement of Compliance with the Duty to Co-operate (February 2013)
- commenting on the draft Liverpool City Region and Warrington Green Infrastructure Framework (February 2013)
- informal discussions with consultants on the emerging Sefton Preferred Options Consequences Study (March 2013)
- providing data to support the United Utilities Water Resources Management Plan (April 2013)
- Liverpool City Region Infrastructure Group meetings with Scottish Power (August 2013) and National Grid (October 2013)
- agreeing a joint record of co-operation with Cheshire West and Chester Council on the preparation of the emerging Cheshire West and Chester Local Plan (ongoing)
- commenting on the draft tender brief for the Liverpool Local Plan Evidence for Housing, Employment and Open Space (November 2013)

6.9 Wirral Council has also been consulted on documents related to:

- the initial scoping of a Sustainable Development Local Plan for St Helens (January 2013)
- the draft tender brief for a Strategic Housing Market Assessment Refresh for Sefton (May 2013)
- the calculation of an allowance for housing windfalls for Sefton (June 2013)
- the Liverpool City Council Strategic Housing Land Availability Assessment 2012 Update (in March 2013 and September 2013)
- the Proposed Methodology for the Halton Widnes and Hale Green Belt Study (September 2013)
- a Draft Affordable Housing SPD for Halton (October 2013)
- the initial scoping of a Provision for Traveller Sites Local Plan for West Lancashire (October 2013)

6.10 The Council was also involved in Elizabeth Heywood's Independent review on how to strengthen cross-border relationships in the Dee Region, the role of the Mersey Dee Alliance and potential economic benefits for the Welsh Government, which was made subject to consultation during April and May 2013.

Core Strategy Local Plan

6.11 In addition to the formal consultation reported in section 5 of this AMR, the following activities have also been undertaken to continue to secure appropriate cross-boundary co-operation as part of the preparation of the Core Strategy Local Plan:

- discussion of representations on the Proposed Submission Draft Core Strategy with United United Utilities, the Wirral University Teaching Hospital NHS Foundation Trust and Natural England (February 2013)
- liaison with Cheshire West and Chester Council on any cross-boundary implications for water supply and wastewater treatment, as part of the finalisation of the Wirral Water Cycle Study (February 2013) and continued liaison with United Utilities (April 2013)
- consultation with City Region partners and the councils for Cheshire West and Chester, Cheshire East and West Lancashire, to agree the terms of reference for a revised Strategic Housing Market Assessment for Wirral (between March and May 2013)
- discussions on initial modifications to the Proposed Submission Draft Core Strategy with the Environment Agency (August 2013), Cheshire West and Chester Council (September 2013 including policies for minerals in October 2013) and English Heritage (October 2013)
- consultation on the methodology and assumptions and initial findings of a Core Strategy Viability Assessment (through workshops held in June 2013 and September 2013) and
- consultation to test the robustness of underlying assumptions and obtain local perspectives for the revised Strategic Housing Market Assessment for Wirral (through workshops held in October 2013)

7 Glossary

Terminology	Abbreviation	Explanation
Adoption		The stage at which the Council formally decides to adopt the final version of a Local Development Document to make it legally operative
Allocated		The identification of a specific piece of land for a specific type of development in the Unitary Development Plan
Allocation		The identification of a specific piece of land for a specific type of development in a Local Plan, Neighbourhood Development Plan or the Unitary Development Plan
Biodiversity		A collective term for the full variety of biological life on earth including plants, animnals and eco-systems
Business Enterprise and Regulatory Reform	BERR	The Government Department previously responsible for economic performance, trade promotion and energy now replaced by DECC
Cabinet		A group of Local Councillors appointed by the Council to take executive decisions on behalf of the Council
Category 1 Hazard		A Category 1 Hazard is the most severe rating within the new Housing Health and Safety Rating System. A hazard is a risk of harm to the health or safety of an actual or potential occupier of a dwelling or House in Multiple Occupation (HMO) arising from a deficiency in the dwelling or in any building or land in the vicinity (whether the deficiency arises as a result of the construction of any building, an absence of maintenance or repair, or otherwise)
Category 1 Sites		Related to the Wirral Strategic Housing Land Availability Assessment - sites capable of being developed for housing within five years
Category 2 Sites		Related to the Wirral Strategic Housing Land Availability Assessment - sites capable of being developed for housing within five to ten years
Category 3 Sites		Related to the Wirral Strategic Housing Land Availability Assessment - sites not currently developable for housing within ten years
Communities and Local Government	CLG	The Government Department responsible for planning, building and the environment
Community Infrastructure Levy	CIL	A financial charge that can be levied on new development to pay for local infrastructure to be provided
Community Strategy		See "Sustainable Community Strategy"
Conservation Area	CA	An identified area designated by the Council to allow the character and appearance of that area to be protected

Terminology	Abbreviation	Explanation
Core Strategy		A Local Plan setting out the spatial vision and general strategy for the Borough
Corporate Plan		A public document prepared by the Council setting out the Council's main priorities for the future
Department of Energy and Climate Change	DECC	The Government Department responsible for all aspects of UK energy policy and for tackling global climate change on behalf of the UK
Department for Environment, Food and Rural Affairs	DEFRA	The Government Department responsible for sustainable development, environmental protection and rural policy
Department for Work and Pensions	DWP	The Government Department responsible for distributing national benefits and allowances such as jobseekers allowance, child support and pensions
Development Plan		A statutory document that individual planning decisions must legally be made in accordance with unless material considerations indicate otherwise
Dock Estate		An area of land owned and operated by a port operator, which was set aside for port-related land uses in the Unitary Development Plan
Environment Agency	EA	A government body with responsibility for preventing harmful impacts on the environment
English Heritage	EH	A government body with responsibility for protecting and promoting the historic environment
Green Flag Award		An annual award based on a national standard for the maintenance of parks and open spaces
Gross Value Added	GVA	A measure of the performance of the local economy
Habitats Regulations Assessment	HRA	An assessment of the impact of emerging policies and peoposals on European designated sites
Heritage at Risk	HAR	A national record of designated heritage assets considered to be at serious risk of harm or damage
Housing Health and Safety Rating System	HHSRS	The new risk assessment approach for housing which enables hazards to health and safety in dwellings to be identified and works to remove or minimise those hazards to be recommended. It is used to assess conditions in all private properties including those that are owner occupied, rented to single people and families, and houses in multiple occupation. Properties are assessed against 29 potential hazards. The likelihood and the severity of these hazards is then used to generate a hazard score
Independent Examination		The process undertaken to examine the content of a Local Plan or Neighbourhood Development Plan before it can be adopted by the Council

Terminology	Abbreviation	Explanation
Initial Consultation		The stage at which the scope and content of an emerging Local Plan or Supplementary Planning Document is decided in consultation with stakeholders
Inspectors Report		The report prepared by a Planning inspector following an Independent Examination, with which the Council must comply before a Local Plan can be adopted
Interim Planning Policy for New Housing Development		A policy document adopted by the Council in October 2005, which restricted the location of new housing development in line with the priorities set out in the former Regional Spatial Strategy
Issues and Options Report		A written report published by the Council to invite comments on the issues that need to be addressed in a Local Plan alongside the options that are available for dealing with them
Liverpool City Region		The functional economic area based around the City of Liverpool
Local Development Document	LDD	A document prepared as part of the Local Development Framework for the Borough
Local Development Framework	LDF	The overall name for the collection of adopted Local Development Documents for the Borough
Local Development Scheme	LDS	A document setting out the timetable for the preparation of individual Local Plans
Local Enterprise Partnership	LEP	A coalition of local partners working together to lead and drive economic growth and job creation across the Liverpool City Region
Local Plan		A Local Development Document with status as part of the Development Plan for the Borough
Local Wildlife Site		A site identified for its local importance for nature conservation
Mersey Waters Enterprise Zone		An area designated by the Government around the Birkenhead Dock Estate, where incentives are offered to new and expanding businesses to support economic revitalisation
Merseyside		The land area covered by the local Councils of Liverpool, Wirral, Sefton, Knowsley and St Helens
Milestone		The date by which a stage or action in the preparation of a Local Plan is expected to take place
National Planning Policy Framework	NPPF	A statement of national planning policy, published by the Government, which all planning decisions should normally follow
Neighbourhood Development Order		An Order prepared by the local community, following a local referendum, that allows development to take place without the need to apply for planning permission

Terminology	Abbreviation	Explanation
Neighbourhood Development Plan		A new type of Development Plan, prepared by the local community and adopted by the Council after a local referendum
Neighbourhood Planning		The general name for a series of new measures, introduced through the Localism Act 2011, to enable the community to have a greater say over development within their neighbourhood
National Endowment for Science Technology and the Arts	NESTA	An independent charity that works to increase the innovation capacity of the UK
NOMIS	NOMIS	A database of official labour market statistics, run on behalf of the Office for National Statistics
Nomenclature of Territorial Units for Statistics	NUTS	A standard developed by the European Union for referencing the subdivision of countries for statistical purposes. In England, NUTS3 refers to areas below county level.
Office of National Statistics	ONS	The Government Department responsible for collecting and publishing official statistics about the UK's society and economy
Permitted Development		Development that can be undertaken without the need to apply to the Council for planning permission
Planning Inspector		A person appointed by the Secretary of State to carry out the Independent Examination of a Local Plan
Preferred Options		The stage at which the development options preferred by the Council, for inclusion in a Local Plan, are published, alongside an explanation of why they have been chosen
Previously Developed Land	PDL	Land that is or was occupied by a permanent structure and associated fixed surface infrastructure, as defined in the National Planning Policy Framework
Primarily Industrial Area	PIA	An area of land set aside for primarily industrial land uses in the Unitary Development Plan
Proposals Map		An annotated map showing the areas of land where the policies and proposals contained within the Unitary Development Plan or a Local Plan will apply
Proposed Submission Draft		A preliminary version of a Local Plan that the Council intends to submit to the Secretary of State for Independent Examination
Regional Spatial Strategy for the North West	RSS	A statutory document, now revoked, which was previously issued by the Secretary of State to set out the vision and priorities for future development within the North West Region
Registered Provider	RP	An organisation registered as a provider of housing to meet the needs of people unable to afford to own their own home

Terminology	Abbreviation	Explanation
Scheduled Ancient Monument	SAM	An identified area designated by the Secretary of State on the basis of its national importance for archaeology
Secretary of State		The person appointed by the Prime Minister to have overall responsibility for the operation of the national planning system, currently the Secretary of State for Communities and Local Government
Site Allocations Local Plan		A Local Plan which will identify and allocate specific areas of land for specific types of development
Strategic Housing Market Assessment	SHMA	A document that examines the key features of Wirral's existing and future housing market, including housing need, supply and demand
Strategic HousingLand Availability Assessment	SHLAA	A document that examines potential sites for housing across the Borough and assesses them in terms of their suitability, availability and achievability
Scarborough Tourism Economic Activity Monitor	STEAM	A nationally agreed methodology for calculating the economic value of the tourist and visitor economy
Site of Special Scientific Interest	SSSI	A site designated by the Secretary of State on the basis of its scientific importance for nature conservation and/or earth science
Stakeholder		A person or organisation with an interest in the future planning and development of the Borough
Statutory		A document or process which has a special legal status, as set out in national law
Strategic Regional Site	SRS	An area of land identified as a priority location by the former North West Development Agency for the promotion of the new business development needed by the North West Region
Submission		The stage at which a proposed Local Plan is submitted to the Secretary of State for consideration at an Independent Examination
Super Output Area	SOA	A geographical unit containing about 1,500 people used as the basis for the collection and analysis of national statistics
Supplementary Planning Document	SPD	A Local Development Document which provides additional information to help landowners and developers prepare acceptable planning applications
Sustainable Community Strategy	SCS	A strategy setting out the overall vision for the improvement of the area prepared under the Local Government Act 2000
The Mersey Partnership	TMP	The Sub Regional Partnership for Merseyside, responsible for the promotion of economic development, inward investment and tourism, now constituted as the Local Enterprise Partnership for the Liverpool City Region

Terminology	Abbreviation	Explanation
Unitary Development Plan	UDP	An old-style Development Plan, which will be progressively replaced by the new-style Local Plans contained within the emerging Local Development Framework
Use Class		A category of land use defined in national law
Use Class A1	A1	Land uses falling within the category of shops
Use Class A2	A2	Land uses falling within the category of financial and professional services
Use Class B1 (a)	B1(a)	Land uses falling within the category of business, as an office which will not be used to provide services to the visiting public
Use Class B1 (b)	B1(b)	Land uses falling within the category of business, which will be used for research and development
Use Class B1 (c)	B1(c)	Land uses falling within the category of business, for an industrial process that can be carried out with in a residential area without harming the amenity of that area
Use Class B2	B2	Land uses falling within the category of general industry, which could not be carried out in a residential area without harming the amenity of that area
Use Class B8	B8	Land uses falling within the category of storage and distribution
Use Class D2	D2	Land uses falling within the category of assembly and leisure
Wirral Waters		A project to create an internationally recognised city waterfront, focused on the East Float of the Birkenhead and Wallasey dock system and part of the Mersey Waters Enterprise Zone

8 Appendices

Appendix 1

Unitary Development Plan for Wirral - Policies and Proposals No Longer in Force (From July 2013)

Part One Policies:

- Policy HSG1 – New Dwelling Requirement
- Policy WMT1 – Landfill Provision
- Policy WMT2 - Recycling And Re-Use of Waste Materials

Part Two Policies and Proposals:

- Policy EM10 – Birkenhead and Eastham Dock Estates
- Policy EM11 – Bidston Observatory and the Proudman Oceanographic Laboratory
- Proposal HS2 – Land at Noctorum Way, Noctorum

- Proposal HS3 – Land to the East of Fender Farm, Moreton
- Proposal RE3 – New Neighbourhood Indoor Sports Facilities
- Proposal RE4 – New Neighbourhood Swimming Pool, Beechwood
- Policy RE5 – Criteria for the Protection of Playing Fields
- Policy RE7 – Criteria for the Protection of School Playing Fields
- Proposal TL3 – Land for Tourism Development at Wirral Waterfront
- Policy TL6 – The Control of Tourism in Port Sunlight
- Proposal TL8 – Land at the Former Derby Pool, New Brighton
- Proposal NC9 – Dibbinsdale Nature Centre
- Proposal TR4 – Birkenhead Central Bus Facility
- Proposal WM1 - Landfill Waste Disposal Sites
- Policy WM2 - Criteria for Landfill Waste Disposal Sites
- Policy WM3 - Restoration and Aftercare of Landfill Waste Disposal Sites
- Policy WM4 - Provision of Recycling Collection Areas
- Policy WM5 - Criteria for Waste Reception Centres
- Policy WM6 - Criteria for Waste Transfer Stations
- Policy WM7 - Criteria for Clinical and Chemical Waste Incinerators
- Policy WM8 - Criteria for Sewage Treatment Facilities
- Policy WM9 - Criteria for Sewage Sludge Disposal Facilities
- Policy WM10 – Requirements for the Environmental Assessment of Waste Disposal Facilities
- Policy WA7 – Heswall Drainage Catchment Area
- Policy CO3 – Tourism and Leisure in the Coastal Zone

Appendix 2 - Housing Land Supply Summary (April 2013)

Table 1 - Housing Land Supply with Planning Permission at 31 March 2013 (Gross)

	Previously Developed	Greenfield	Total
(i) New build sites			
Sites under construction > 0.4 ha (units not started + under construction)	796	95	891
Sites not started > 0.4 ha (units not started)	687	0	687
Sites under construction < 0.4 ha (units not started + under construction)	550	69	619
Sites not started < 0.4 ha (units not started)	314	21	335
Total units on new build sites	**2,347**	**185**	**2,532**
(ii) Conversions and changes of use			
Changes of use under construction (units not started + under construction)	209	0	209
Changes of use not started (units not started)	151	0	151
Conversions under construction	205	0	205

	Previously Developed	Greenfield	Total
(units not started + under construction)			
Conversions not started (units not started)	58	0	58
Total units conversions and changes of use	**623**	**0**	**623**
Total units with planning permission	**2,970**	**185**	**3,155**
% on previously developed land			94%

Sites in category (i) include all sites for new build housing under construction and not started with extant planning permission (gross).

Sites in category (ii) include all sites with planning permission for the conversion of a dwelling to provide additional dwellings or with planning permission for a change of use to residential (gross).

Table 1 does not include additional sites without planning permission assessed as part of the Council's latest Strategic Housing Land Availability Assessment or the future generation of windfalls.

Appendix 2 - Housing Land Supply Summary (April 2013)

Table 2 - Recorded Demolitions

Year	Total Demolitions	RSS Inner Area	RSS Outer Area	RSS Rural Area
2001/2002	303	255	8	40
2002/2003	450	325	73	52
2003/2004	212	110	89	13
2004/2005	419	256	138	25
2005/2006	277	113	153	11
2006/2007	215	164	25	26
2007/2008	230	205	12	13
2008/2009	242	195	43	4
2009/2010	131	92	5	34
2010/2011	175	159	4	12
2011/2012	242	137	1	104
2012/2013	355	130	18	207
5 year total	1,145	713	71	361
5 year annual average	229	143	14	72
RSS projected demolitions	250	200	40	10

The figures for RSS projected demolitions were those submitted to the Regional Spatial Strategy Examination in Public.

Programmed public sector and Registered Provider demolitions for 2013 to 2018 and an assessment of private sector demolitions based on the median of actual past performance within the RSS Outer Area and RSS Rural Area since 2003 have, however, now been used in calculating the five-year housing land supply in Appendix 3.

Appendix 2 - Housing Land Supply Summary (April 2013)

Table 3 - Actual Net Change in Dwelling Stock

A	B	C	D	E	F
Year	Total Demolitions	Total Net Conversions	Total New Build	Net Change (C+D)-B	Surplus above RSS
2001/2002	303	104	378	179	(19)
2002/2003	450	43	591	184	(24)
2003/2004	212	74	581	443	-57
2004/2005	419	81	440	102	-398
2005/2006	277	55	442	220	-280
2006/2007	215	115	606	506	6
2007/2008	230	155	639	564	64
2008/2009	242	154	422	334	-166
2009/2010	131	47	284	200	-300
2010/2011	175	14	258	97	-403
2011/2012	242	10	254	22	-478
2012/2013	355	144	463	252	-248
5 year total	1,145	369	1,681	905	-1,595
5 year annual average	229	74	336	181	-319

Surplus figures in brackets relate to the period before the issue of the Regional Spatial Strategy in September 2008.

The UDP Inquiry Inspector recommended, at paragraph 3.81 of his report, that the future contribution to be made by net gains from conversions was set at a rate of 50 units per annum. The median average of 78 recorded net completions between 2003 and 2013 has, however, now been used in calculating the five-year housing land supply in Appendix 3.

Although not yet included in Table 3 above or the analyses in section 4 and Appendix 3 of this AMR, an additional 1,047 dwellings which had been previously registered as still under construction appear, following a visual inspection undertaken as part of the preparation of the Core Strategy, to be complete and occupied at 31 March 2013 without a completion date having been registered under the Building Regulations, which may also contribute to any recorded backlog against the Regional Spatial Strategy .

Appendix 2 - Housing Land Supply Summary (April 2013)

Table 4 - Windfall Site Generation

A	B	C	D	E	F
Year	Base New Build Supply (gross)	Gross Completions (including conversions)	Draft Year End Residual Supply (B-C)	Actual Year End New Build Supply	Derived New Build Windfalls (E-D)
2001/2002	2,426	525	1,901	2,289	388
2002/2003	2,289	645	1,644	1,580	-64
2003/2004	1,580	686	894	1,764	870
2004/2005	1,764	531	1,233	2,590	1,357
2005/2006	2,590	511	2,079	3,249	1,170
2006/2007	3,249	736	2,513	3,143	630
2007/2008	3,143	820	2,323	3,244	921
2008/2009	3,244	599	2,645	3,596	951
2009/2010	3,596	340	3,256	2,806	-450
2010/2011	2,806	272	2,534	2,474	-60
2011/2012	2,474	268	2,206	2,581	375
2012/2013	2,581	640	1,941	2,532	591
5 year annual average	2,940	424	2,516	2,798	281

The base new build supply (Column B) and actual year end new build supply (Column E) is based on land with planning permission for new build units only and does not include sites with planning permission for conversion or change of use, Unitary Development Plan allocations without planning permission or that were no longer currently available or sites without planning permission identified within a Strategic Housing Land Availability Assessment.

Appendix 3 - Five-Year Housing Land Supply (April 2013)

Method A - Former Regional Spatial Strategy (revoked May 2013)

Table A1 - Five-Year Housing Land Supply (April 2013) - Without Buffer

Item		Dwellings
A	RSS Net Housing Requirement 2003 - 2013 (500 x 10 years)	5,000
B	Demolitions 2003 - 2013 (actual)	2,498
C	Gross Completions 2003 - 2013 (actual)	5,403
D	Net Completions 2003 - 2013 (actual new build plus net gain from conversions)	2,740
E	Shortfall of Completions Against Target for 2003 - 2013 (A minus D)	2,260
F	Five Year Projected Demolitions 2013 - 2018	498
G	Five Year Housing Target 2013 - 2018 (including shortfall, if met within the first five years, plus projected demolitions) (500 x 5 + E + F)	5,258
H	Current Five Year Supply	4,544
I	Annual Requirement over Five Years (G/5)	1,052
J	**Years Supply (H/I)**	**4.3**

Table A2 - Five-Year Housing Land Supply (April 2013) - Plus 5%

Item		Dwellings
A	RSS Net Housing Requirement 2003 - 2013 (500 x 10 years)	5,000
B	Demolitions 2003 - 2013 (actual)	2,498
C	Gross Completions 2003 - 2013 (actual)	5,403
D	Net Completions 2003 - 2013 (actual new build plus net gain from conversions)	2,740
E	Shortfall of Completions Against Target for 2003 - 2013 (A minus D)	2,260
F	Five Year Projected Demolitions 2013 - 2018	498
G	Five Year Housing Target 2013 - 2018 plus 5% (including shortfall, if met within the first five years, plus projected demolitions) 1.05 x (500 x 5 + E + F)	5,521
H	Current Five Year Supply	4,544
I	Annual Requirement over Five Years (G/5)	1,104
J	**Years Supply (H/I)**	**4.1**

Table A3 - Five-Year Housing Land Supply (April 2013) - Plus 20%

Item		Dwellings
A	RSS Housing Requirement 2003 - 2013 (500 x 10 years)	5,000
B	Demolitions 2003 - 2013 (actual)	2,498
C	Gross Completions 2003 - 2013 (actual)	5,403
D	Net Completions 2003 - 2013 (actual new build plus net gain from conversions)	2,740
E	Shortfall of Completions Against Target for 2003 - 2013 (A minus D)	2,260
F	Five Year Projected Demolitions 2013 - 2018	498
G	Five Year Housing Target 2013 - 2018 plus 20% (including shortfall, if met within the first five years, plus projected demolitions) 1.20 x (500 x 5 + E + F)	6,310
H	Current Five Year Supply	4,544
I	Annual Requirement over Five Years (G/5)	1,262
J	**Years Supply (H/I)**	**3.6**

Method B - ONS 2008-based Household Projections (published November 2010)

Table B1 - Five-Year Housing Land Supply (April 2013) - Without Buffer

Item		Dwellings
A	Increase in no. of households 2008 - 2013	1,000
B	Demolitions 2008 - 2013 (actual)	1,145
C	Gross Completions 2008 - 2013 (actual)	2,119
D	Net Completions 2008 - 2013 (actual new build plus net gain from conversions)	905
E	Shortfall of Completions Against Target for 2008 - 2013 (A minus D)	95
F	Five Year Projected Demolitions 2013 - 2018	498
G	Five Year Housing Target 2013 - 2018 (including shortfall, if met within the first five years, plus projected demolitions)	3,593
H	Current Five Year Supply	4,544
I	Annual Requirement over Five Years (G/5)	719
J	**Years Supply (H/I)**	**6.3**

Table B2 - Five-Year Housing Land Supply (April 2013) - Plus 5%

Item		Dwellings
A	Increase in no. of households 2008 - 2013	1,000
B	Demolitions 2008 - 2013 (actual)	1,145
C	Gross Completions 2008 - 2013 (actual)	2,119

D	Net Completions 2008 - 2013 (actual new build plus net gain from conversions)	905
E	Shortfall of Completions Against Target for 2008 - 2013 (A minus D)	95
F	Five Year Projected Demolitions 2013 - 2018	498
G	Five Year Housing Target 2013 - 2018 (including shortfall, if met within the first five years, plus projected demolitions) (1.05 x 3,593)	3,773
H	Current Five Year Supply	4,544
I	Annual Requirement over Five Years (G/5)	755
J	**Years Supply (H/I)**	**6.0**

Table B3 - Five-Year Housing Land Supply (April 2013) - Plus 20%

Item		Dwellings
A	Increase in no. of households 2008 - 2013	1,000
B	Demolitions 2008 - 2013 (actual)	1,145
C	Gross Completions 2008 - 2013 (actual)	2,119
D	Net Completions 2008 - 2013 (actual new build plus net gain from conversions)	905
E	Shortfall of Completions Against Target for 2008 - 2013 (A minus D)	95
F	Five Year Projected Demolitions 2013 - 2018	498
G	Five Year Housing Target 2013 - 2018 (including shortfall, if met within the first five years, plus projected demolitions) (1.20 x 3,593)	4,312
H	Current Five Year Supply	4,544
I	Annual Requirement over Five Years (G/5)	862
J	**Years Supply (H/I)**	**5.3**

Method C - ONS 2011-based Interim Household Projections (published April 2013)

Table C1 - Five-Year Housing Land Supply (April 2013) - Without Buffer

Item		Dwellings
A	Increase in no. of households 2011 - 2013	606
B	Demolitions 2011 - 2013 (actual)	597
C	Gross Completions 2011 - 2013 (actual)	908
D	Net Completions 2011 - 2013 (new build plus net gain from conversions)	274
E	Shortfall of completions against target 2011 - 2013 (A - D)	332
F	Five Year Projected Demolitions 2013 - 2018	498
G	Five Year Housing Target 2013 - 2018 (including shortfall, if met within the first five years, plus projected demolitions)	2,540
H	Current Five Year Supply	4,544
I	Annual Requirement over Five Years (G/5)	508
J	**Years Supply (H/I)**	**8.9**

Table C2 - Five-Year Housing Land Supply (April 2013) - Plus 5%

Item		Dwellings
A	Increase in no. of households 2011 - 2013	606
B	Demolitions 2011 - 2013 (actual)	597
C	Gross Completions 2011 - 2013 (actual)	908
D	Net Completions 2011 - 2013 (new build plus net gain from conversions)	274
E	Shortfall of completions against target 2011 - 2013 (A - D)	332
F	Five Year Projected Demolitions 2013 - 2018	498
G	Five Year Housing Target 2013 - 2018 (including shortfall, if met within the first five years, plus projected demolitions) (1.05 x 2,540)	2,667

H	Current Five Year Supply	4,544
I	Annual Requirement over Five Years (G/5)	533
J	**Years Supply (H/I)**	**8.5**

Table C3 - Five-Year Housing Land Supply (April 2013) - Plus 20%

Item		Dwellings
A	Increase in no. of households 2011 - 2013	606
B	Demolitions 2011 - 2013 (actual)	597
C	Gross Completions 2011 - 2013 (actual)	908
D	Net Completions 2011 - 2013 (new build plus net gain from conversions)	274
E	Shortfall of completions against target 2011 - 2013 (A - D)	332
F	Five Year Projected Demolitions 2013 - 2018	498
G	Five Year Housing Target 2013 - 2018 (including shortfall, if met within the first five years, plus projected demolitions) (1.20 x 2,540)	3,048
H	Current Five Year Supply	4,544
I	Annual Requirement over Five Years (G/5)	610
J	**Years Supply (H/I)**	**7.5**

The calculations in Tables A1 to A3, B1 to B3 and C1 to C3 are based on the following assumptions:

- Five Year Projected Demolitions (Row F) includes the following:
    - demolitions within the RSS Inner Area, based on programmed public sector and Registered Provider demolitions for 2013/14 to 2017/18, equivalent to 298 demolitions over a five year period;
    - demolitions outside the RSS Inner Area have been calculated using the median of actual demolitions between 2003/04 and 2012/2013 within the RSS Outer Area and RSS Rural Area, equivalent to 40 demolitions each year.
- the Current Five Year Supply (Row H) includes the following:
    - Category 1 Sites considered deliverable within the first five years, based on the initial findings of the forthcoming Core Strategy Viability Assessment **(1,354 units)**;
    - extant planning permissions for new build units assumed to be deliverable at April 2013, based on responses from a survey of developers and landowners and the initial findings of the forthcoming Core Strategy Viability Study **(2,500 units)**;
    - an allowance for net additional conversions and changes of use between 2013 and 2018 based on the actual median average delivery of 78 units per year between 2003 and 2013 **(390 units)**;
    - an allowance for new build windfalls between 2013 and 2018 based on the average number of additional new build windfalls granted permission which

had not been previously identified in a SHLAA since 2008, at 60 units per year **(300 units);**

- the Five Year Housing Target (Row G) assumes that any shortfall will be met in the five year period from April 2013.

The potential additional capacity at Wirral Waters has not yet been included. The future rate of delivery at Wirral Waters will be assessed as part of the forthcoming Core Strategy Viability Assessment, which is expected to report in early 2014[75].

Tables A2, A3, B2, B3, C2 and C3 show the positions with a five and twenty per cent buffer included, as required by paragraph 47 of the National Planning Policy Framework.

75 outline planning permission for up to 15,193 units was granted subject to a section 106 legal agreement signed in May 2012. No reserve matters applications have yet been submitted