

## **DEVONSHIRE PARK NEIGHBOURHOOD PLAN EXAMINATION**

Further to the discussion held at the informal meeting between the Examiner, the Council and representatives of the Devonshire Park Neighbourhood Planning Forum at Devonshire Park on 27 March 2015:

### Information on the Wider Context of Housing Need

The latest information on age structure and household structure within both Devonshire Park and within Wirral as a whole, from the 2011 Census, is presented in the Submitted Neighbourhood Plan (November 2014) (Submitted Document 1 - Table 2 (page 12) and Table 3 (page 13) refer).

<http://www.wirral.gov.uk/downloads/7524>

Equivalent data for 2001 was presented in the Pre-Designation Draft Plan (February 2012) (Submitted Document 3 – Consultation Statement – Appendix 3.1, data tables following paragraph 7.7 (page 10) and paragraph 7.9 (page 11) refer)

<http://www.wirral.gov.uk/downloads/7526>.

The comparison in total population between 2001 and 2011 was presented in the Pre-Submission Draft Plan (May 2013) (Submitted Document 3 – Consultation Statement – Appendix 3.2, footnote 3 (page 3) refers), equivalent to a population increase of over 5% in Devonshire Park, compared to 2.4% for Wirral as a whole

<http://www.wirral.gov.uk/downloads/7527>.

The Council's existing Strategic Housing Market Assessment (SHMA), which was last updated in September 2010 to take account of the impact of the recession, can be viewed at <http://www.wirral.gov.uk/downloads/2550>.

The most relevant information can be found in the Executive Summary - in the table above paragraph S34 (page 10), in paragraph S42 (page 11) and in Figure S7 (page 12).

The Council is currently preparing a further update of the SHMA, to take account of the latest 2012-based household projections, which were published on 27 February 2015. This work has not yet been finalised and is unlikely to be available until July 2015, at the earliest.

### Information on the Borough's Housing Land Supply

The Council's AMR (December 2014), showed the Council's five-year housing land supply calculated against both the CLG 2008-based household projections (which gave a supply of between 4.0 and 4.6 years) and the Interim 2011-based household

projections (which gave a supply of between 6.1 and 7.0 years, with a 5% and 20% buffer applied, in line with National Planning Policy Framework paragraph 47) <http://democracy.wirral.gov.uk/documents/s50022699/Draft%20Monitoring%20Report%20December%202014.pdf> (Appendix 3, page 48, Tables A1 and A2 and B1 and B2 refer)<sup>1</sup>

Figures updated in March 2015, to show the land supply against the latest CLG stage-one, 2012-based household projections, published on 27 February 2015, now however show a supply of between of between 3.1 and 3.5 years (with a 5% and 20% buffer applied) <http://www.wirral.gov.uk/downloads/7796> (Appendix 3, page 47, Tables A1 and A2 refer), which will be directly addressed as part the Council's emerging Core Strategy.

The Council has already questioned these outcomes, which unexpectedly represent some of the highest percentage changes in the country, with CLG but has not yet received a response.

The stage-two, 2012-based household projections, with corrected household rates based on the 2011 Census, are still awaited, to be published later in 2015.

### Viability and the Future Type and Pattern of Development

The Baseline Report for the Council's emerging Core Strategy Local Plan Economic Viability Study (April 2014) can be viewed at <http://www.wirral.gov.uk/downloads/7633>.

The latest market evidence can be found in section 3.1 (page 14) and the baseline development scenarios in section 4.2 (page 38), paragraph 4.2.3 (page 38) and Table 4.2 (page 39) may be most relevant.

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<sup>1</sup> If there is a problem with this link, the original document can also be viewed at <http://democracy.wirral.gov.uk/ieDecisionDetails.aspx?ID=2873> (the third accompanying document refers)