

Appendix 1

Five-Year Housing Land Supply as of 31st March 2025 incorporating 5% buffer

Based on 500 dwellings per annum using the stepped trajectory included in the Wirral Local Plan 2022-2040¹

Table 1: *Five-Year Housing Land Supply as of 31st March 2025 incorporating 5% buffer*

A	Local Plan Housing Requirement 2025/26 -2029/30	3,200
B	Five Percent Buffer	160
C	Total requirement 2025/26 - 2029/30, A plus B	3,360
D	Current supply of homes identified in years 1 to 5	3,617
E	Windfall Sites Allowance	120
F	Change of Use Allowance	400
G	Plan Period Total Oversupply 2022/23 to 2024/25	316
H	Total Supply	4,453
I	Annual requirement over 5 years, C divided by 5	672
J	Years' Supply, H divided by I	6.63

Notes:

The calculation in Table 1 is based on the following assumptions:

- **Local Plan Housing Requirement, Row A** is based on the stepped trajectory included in the Wirral Local Plan, of 500 dwellings per annum for the three years between 2025/26 and 2027/28 and 850 dwellings per annum for the two years between 2028/29 and 2029/30².
- **Five Percent Buffer, Row B** adds a buffer of five percent only, and does not add any further buffer. This complies with the NPPF paragraph 78 criterion a as follows:
 - Criterion a) requires a 5% buffer to ensure choice and competition

¹ An annual requirement of 500 dwellings between 2025/26 and 2027/28, of 850 dwellings between 2028/29 and 2032/33 and of 1,025 dwellings from 2033/34 to 2039/40

² An annual requirement of 500 dwellings between 2022/23 and 2027/28, of 850 dwellings between 2028/29 and 2032/33 and of 1,025 dwellings from 2033/34 to 2039/40

- Criterion b) would require a 20% buffer where there has been significant under delivery³
- Criterion c) requires a 20% buffer for decision making purposes only, this will apply from 1 July 2026⁴.
- **Current Five-Year Supply, Row D** includes the following deliverable sites:
 - Local Plan allocations: **2,584 units**, 71.4% of the five-year supply.
 - Other extant planning permissions “commitments” for new build units assumed to be deliverable in April 2025: **954 units**, 26.4% of the five-year supply.
 - Other sites considered deliverable within the first five years, in April 2025: **79 units**, 2.2% of the five-year supply.
- **Windfall site allowance, Row E**, includes an allowance for further additions to the land supply from new build windfalls between April 2025 and March 2030, based on the allowance included in the Wirral Local Plan WS1 Criterion C, at 30 units per year, applied to years 2 (2026/27), 3 (2027/28), 4 (2028/29), and 5 (2029/30) only, total 120 units.
- **Change of use allowance, Row F**, includes an allowance for further additions to the land supply from net gains from conversions and changes of use between April 2025 and March 2030, based on the allowance included in the Wirral Local Plan WS1 Criterion C, at 100 units per year, applied to years 2 (2026/27), 3 (2027/28), 4 (2028/29), and 5 (2029/30) only, total 400 units.
- **Historic Surplus/ Shortfall⁵, Row G** applies the surplus of
 - 207 units registered during 2022/23, 707 net completions;
 - 10 units registered during 2023/24, 510 net completions.
 - 99 units registered during 2024/25, 599 net completions.
- **Build rates**
 - A general build-out rate of **47 dwellings per annum** per developer is applied to sites of **50 dwellings or more**. Build-out rates will be kept under review and could potentially be amended based upon evidence collected.

³ This will be measured against the Housing Delivery Test, where this indicates that delivery was below 85% of the housing requirement. The Government’s latest Housing Delivery Test Measurement for Wirral is 96%. This was published in December 2024, can be viewed at <https://www.gov.uk/government/publications/housing-delivery-test-2023-measurement>

⁴ The Wirral Local Plan housing requirement is less than five years old, and the relevant strategic policies do not updating. Our current housing target is less than 80% of the new standard method.

⁵ This approach to oversupply is justified following the [Wirral Local Plan - Inspectors Report](#): “We have set out above that 707 dwellings were completed in 2022/23, such that 207 may legitimately be cast forward”.

- Alternative build-out rates are applied where the Council has site specific information. For example, if a developer has notified the Council of planned phasing and delivery rates.
- The build-out rates are based upon historic house monitoring records from the last five years. A unit is said to be complete once it is ready for occupation. For new build dwellings, this is when the roof is in place, and the windows and doors are installed, as determined by an external observation by a Council Planning Officer during a site visit.
- A dwelling is said to be under construction once the ground has been excavated in preparation for the laying of foundations. A dwelling is 'under construction' until it is ready for occupation and judged to be completed by a Council Planning Officer.

Five-Year Housing Land Supply as of 31st March 2025 incorporating 10% buffer

Based on 500 dwellings per annum using the stepped trajectory included in the Wirral Local Plan 2022-2040⁶

Table 2: *Five-Year Housing Land Supply as of 31st March 2025 incorporating 10% buffer*

A	Local Plan Housing Requirement 2025/26 -2029/30	3,200
B	Ten Percent Buffer	320
C	Total requirement 2025/26 - 2029/30, A plus B	3,520
D	Current supply of homes identified in years 1 to 5	3,617
E	Windfall Sites Allowance	120
F	Change of Use Allowance	400
G	Plan Period Total Oversupply 2022/23 to 2024/25	316
H	Total Supply	4,453
I	Annual requirement over 5 years, C divided by 5	704
J	Years' Supply, H divided by I	6.33

Notes:

The calculation in Table A1 is based on the following assumptions:

- **Local Plan Housing Requirement, Row A** is based on the stepped trajectory included in the Wirral Local Plan, of 500 dwellings per annum for the three years between 2025/26 and 2027/28 and 850 dwellings per annum for the two years between 2028/29 and 2029/30⁷.
- **Ten Percent Buffer, Row B** adds a buffer of Ten Percent based on Local Plan policy HS1 “meet five-year housing land supply with 10% buffer at the time”⁸.
- **Current Five-Year Supply, Row D** includes the following deliverable sites:
 - Local Plan allocations: **2,584 units**, 71.4% of the five-year supply.

⁶ An annual requirement of 500 dwellings between 2025/26 and 2027/28, of 850 dwellings between 2028/29 and 2032/33 and of 1,025 dwellings from 2033/34 to 2039/40

⁷ An annual requirement of 500 dwellings between 2022/23 and 2027/28, of 850 dwellings between 2028/29 and 2032/33 and of 1,025 dwellings from 2033/34 to 2039/40

⁸ Wirral Local Plan 2022 to 2040 - page 350

- Other extant planning permissions “commitments” for new build units assumed to be deliverable in April 2025: **954 units**, 26.4% of the five-year supply.
 - Other sites considered deliverable within the first five years, in April 2025: **79 units**, 2.2% of the five-year supply.
- **Windfall site allowance, Row E**, an allowance for further additions to the land supply from new build windfalls between April 2025 and March 2030, based on the allowance included in the Wirral Local Plan Policy WS1 Criterion 3, at 30 units per year applied to years 2 (2026/27), 3 (2027/28), 4 (2028/29), and 5 (2029/30) only, total 120 units.
 - **Change of use allowance, Row F**, includes an allowance for further additions to the land supply from net gains from conversions and changes of use between April 2025 and March 2030, based on the allowance included in the Wirral Local Plan WS1 Criterion C, at 100 units per year applied to years 2 (2026/27), 3 (2027/28), 4 (2028/29), and 5 (2029/30) only, total 400 units.
 - **Historic Surplus/ Shortfall⁹, Row G applies the surplus of;**
 - 207 units registered during 2022/23, 707 net completions;
 - 10 units registered during 2023/24, 510 net completions.
 - 99 units registered during 2024/25, 599 net completions.
 - **Build rates**
 - A general build-out rate of **47 dwellings per annum** per developer is applied to sites of **50 dwellings or more**. Build-out rates will be kept under review and could potentially be amended based upon evidence collected.
 - Alternative build-out rates are applied where the Council has site specific information. For example, if a developer has notified the Council of planned phasing and delivery rates.
 - The build-out rates are based upon historic house monitoring records from the last five years. A unit is said to be complete once it is ready for occupation. For new build dwellings, this is when the roof is in place, and the windows and doors are installed, as determined by an external observation by a Council Planning Officer during a site visit.
 - A dwelling is said to be under construction once the ground has been excavated in preparation for the laying of foundations. A dwelling is

⁹ This approach to oversupply is justified following the [Wirral Local Plan - Inspectors Report](#): “We have set out above that 707 dwellings were completed in 2022/23, such that 207 may legitimately be cast forward”.

'under construction' until it is ready for occupation and judged to be completed by a Council Planning Officer.

Five-Year Housing Land Supply as of 31st March 2025 incorporating 5% buffer, and 20% buffer from July 2026

Based on 500 dwellings per annum using the stepped trajectory included in the Wirral Local Plan 2022-2040¹⁰

Table 3: *Five-Year Housing Land Supply as of 31st March 2025 incorporating 5% buffer, and 20% buffer from July 2026*

A	Local Plan Housing Requirement 2025/26 -2029/30	3,200
B	Five Percent Buffer until 30 June 2026 and twenty percent buffer from 1 July 2026)	546
C	Total requirement 2025/26 - 2029/30, A plus B	3,746
D	Current supply of homes identified in years 1 to 5	3,617
E	Windfall Sites Allowance	120
F	Change of Use Allowance	400
G	Plan Period Total Oversupply 2022/23 to 2024/25	316
H	Total Supply	4,453
I	Annual requirement over 5 years, C divided by 5	749
J	Years' Supply, H divided by I	5.94

Notes:

The calculation in Table 1 is based on the following assumptions:

- **Local Plan Housing Requirement, Row A** is based on the stepped trajectory included in the Wirral Local Plan, of 500 dwellings per annum for the three years between 2025/26 and 2027/28 and 850 dwellings per annum for the two years between 2028/29 and 2029/30¹¹.
- **Buffer, Row B** adds a buffer of five percent until 30 June 2026, and a buffer of twenty percent from 1 July 2026. This complies with the NPPF paragraph 78 as follows:
 - Criterion a) requires a 5% buffer to ensure choice and competition

¹⁰ An annual requirement of 500 dwellings between 2025/26 and 2027/28, of 850 dwellings between 2028/29 and 2032/33 and of 1,025 dwellings from 2033/34 to 2039/40

¹¹ An annual requirement of 500 dwellings between 2022/23 and 2027/28, of 850 dwellings between 2028/29 and 2032/33 and of 1,025 dwellings from 2033/34 to 2039/40

- Criterion b) would require a 20% buffer where there has been significant under delivery¹²
 - Criterion c) requires a 20% buffer for **decision making purposes**.
- **Current Five-Year Supply, Row D** includes the following deliverable sites:
 - Local Plan allocations: **2,584 units**, 71.4% of the five-year supply.
 - Other extant planning permissions “commitments” for new build units assumed to be deliverable in April 2025: **954 units**, 26.4% of the five-year supply.
 - Other sites considered deliverable within the first five years, in April 2025: **79 units**, 2.2% of the five-year supply.
 - **Windfall site allowance, Row E,**
 - An allowance for further additions to the land supply from new build windfalls between April 2025 and March 2030, based on the allowance included in the Wirral Local Plan Policy WS1 Criterion C, at 30 units per year applied to years 2 (2026/27), 3 (2027/28), 4 (2028/29), and 5 (2029/30) only, total 120 units.
 - **Change of use allowance, Row F,**
 - includes an allowance for further additions to the land supply from net gains from conversions and changes of use between April 2025 and March 2030, based on the allowance included in the Wirral Local Plan WS1 Criterion C, at 100 units per year applied to years 2 (2026/27), 3 (2027/28), 4 (2028/29), and 5 (2029/30) only, total 400 units.
 - **Historic Surplus/ Shortfall¹³, Row G applies the surplus of**
 - 207 units registered during 2022/23, from 707 net completions.
 - 10 units registered during 2023/24, from 510 net completions.
 - 99 units registered during 2024/25, from 599 net completions.
 - **Build rates**
 - A general build-out rate of **47 dwellings per annum** per developer is applied to sites of **50 dwellings or more**. Build-out rates will be kept under review and could potentially be amended based upon evidence collected.

¹² This will be measured against the Housing Delivery Test, where this indicates that delivery was below 85% of the housing requirement. However, the Government’s latest Housing Delivery Test Measurement for Wirral is 96%. This was [published in December 2024](#)

¹³ This approach to oversupply is justified following the [Wirral Local Plan - Inspectors Report](#): “We have set out above that 707 dwellings were completed in 2022/23, such that 207 may legitimately be cast forward”.

- Alternative build-out rates are applied where the Council has site specific information. For example, if a developer has notified the Council of planned phasing and delivery rates.
- The lead-in times are based upon historic house monitoring records from the last five years. A unit is said to be complete once it is ready for occupation. For new build dwellings, this is when the roof is in place, and the windows and doors are installed.
- The build-out rates are based upon historic house monitoring records from the last five years. A unit is said to be complete once it is ready for occupation. For new build dwellings, this is when the roof is in place, and the windows and doors are installed, as determined by an external observation by a Council Planning Officer during a site visit.
- A dwelling is said to be under construction once the ground has been excavated in preparation for the laying of foundations. A dwelling is 'under construction' until it is ready for occupation and judged to be completed by a Council Planning Officer.