

Person ID	ID	Question 2.1 - Do you agree with the Council's housing need calculations using the standard method set out in national Guidance?		Attachment 1	Attachment 2	Attachment 3	Attachment 4	Attachment 5	Attachment 6
1248142	LPIO-24290		The 12,000 housing figure is unrealistic and the Council should challenge that figure.	<a href="https://wirral-consult.objective.co.uk/file/5658623">https://wirral-consult.objective.co.uk/file/5658623</a>					
1246497	LPIO-10246	no	See uploaded representations.	<a href="https://wirral-consult.objective.co.uk/file/5676992">https://wirral-consult.objective.co.uk/file/5676992</a>	<a href="https://wirral-consult.objective.co.uk/file/5673252">https://wirral-consult.objective.co.uk/file/5673252</a>	<a href="https://wirral-consult.objective.co.uk/file/5673251">https://wirral-consult.objective.co.uk/file/5673251</a>	<a href="https://wirral-consult.objective.co.uk/file/5684856">https://wirral-consult.objective.co.uk/file/5684856</a>	<a href="https://wirral-consult.objective.co.uk/file/5684866">https://wirral-consult.objective.co.uk/file/5684866</a>	<a href="https://wirral-consult.objective.co.uk/file/5684853">https://wirral-consult.objective.co.uk/file/5684853</a>
1248825	LPIO-10626	yes	The figure is derived from the standard methodology set out in PPG. We provide no critique of this figure but reserve the right to do so in the future in response to later iterations of the WLP.	<a href="https://wirral-consult.objective.co.uk/file/5684264">https://wirral-consult.objective.co.uk/file/5684264</a>					
1246792	LPIO-10670	no	Please see attached representation.	<a href="https://wirral-consult.objective.co.uk/file/5684896">https://wirral-consult.objective.co.uk/file/5684896</a>	<a href="https://wirral-consult.objective.co.uk/file/5679650">https://wirral-consult.objective.co.uk/file/5679650</a>				
1247490	LPIO-12464		The standard ITPAS letter of response (reproduced after this) explains why I am so livid at the plan. The figures used to define it are fundamentally unsound (and can be proved to be so with reference to what has happened since they were estimated). Wirral has an aged population that has not increased in recent years, whilst any expansion of job opportunities has never happened (in fact the opposite appears to have happened). All of this means that the "standard model" is completely incompatible.	<a href="https://wirral-consult.objective.co.uk/file/5684847">https://wirral-consult.objective.co.uk/file/5684847</a>	<a href="https://wirral-consult.objective.co.uk/file/5684848">https://wirral-consult.objective.co.uk/file/5684848</a>	<a href="https://wirral-consult.objective.co.uk/file/5684845">https://wirral-consult.objective.co.uk/file/5684845</a>			
1248142	LPIO-20872	no	The 12,000 housing figure is unrealistic and the council should challenge that figure.	<a href="https://wirral-consult.objective.co.uk/file/5658623">https://wirral-consult.objective.co.uk/file/5658623</a>					
1248445	LPIO-23817		WBC have stubbornly clung on to their original figure for Wirral's future housing need to 2035. During the Local Plan process, consultants commissioned by WBC and experts have challenged the 12,000 new homes figure using the standard method and 2014 ONS figures. It is not acceptable that WBC simply ignore all the evidence placed before them. A re-assessment by the Council of the need, using figures which have wide acceptance and credibility, is surely the right course of action. It will enable the Council to deliver its published preferred option. It will not require any release of land from the Green Belt.	<a href="https://wirral-consult.objective.co.uk/file/5659115">https://wirral-consult.objective.co.uk/file/5659115</a>	<a href="https://wirral-consult.objective.co.uk/file/5659116">https://wirral-consult.objective.co.uk/file/5659116</a>				
1248448	LPIO-23843		The Council has rightly not applied the 2016 household figure and has applied the 800 figure based on the current method but we consider that the correct method for calculating housing need has not been followed. The absence of any further assessment of housing need and the simple application of the standard method is contrary to the Framework and the PPG. The whole focus of the 'radical re-write' of the Local Plan has been on reducing the amount of Green Belt release at the expense of those real people in housing need how. In this context it is unsurprising that the minimum figure produced by the standard method has been taken forward. Paragraph 2a-010 of the PPG is clear that the assessment of housing need (including whether a higher housing need figure than the standard method is appropriate) must be prior to, and separate from, considering how much of the overall need can be accommodated. Only then should a planning judgement be formed as to whether that need can be met. The 2018 Draft Plan showed that the level of Green Belt land available can meet that need. In our view the proposed approach does not accord with national planning policy and guidance and is directly contrary to the Government's objective of boosting significantly the supply of housing land. We therefore urge the Council to revisit housing need, and to properly assess the factors that we have outlined in our attachment, including 5,201 households in critical housing need; 3,621 households living in overcrowded conditions; and 1,580 households who are either homeless or living in temporary accommodation.	<a href="https://wirral-consult.objective.co.uk/file/5684814">https://wirral-consult.objective.co.uk/file/5684814</a>	<a href="https://wirral-consult.objective.co.uk/file/5684810">https://wirral-consult.objective.co.uk/file/5684810</a>				
1242185	LPIO-23873 1 of 2	no	No. The housing requirement set out in the Issues and Options Local Plan is grossly over-inflated, in excess of three times what it should be. Our Housing Report (attached) concludes a total housing requirement of 3,400 over 15 years, after current uplift. It uses the Government's standard method, and relies on the corrected ONS 2014 population data, published Wirral official administrative data, the latest Office of National Statistics (ONS) recommendations on household size trends, demographic projections from the 2016 SHMA, plus ONS own variants, plus other work. If the 15 scenarios are representative, which show a range of -400 to +7,100 dwellings, the probability of needing more than 7,000 homes is approximately 2.5% but the chance of needing 12,000 or more is effectively zero. Further evidence provided in other Reports (also attached). What is important for a reduction in housing requirement is that both reports form the same conclusion by employing different forensic statistical approaches. One Report finds 'effective demand' ranges between +3,750 and +4,280 houses after current uplift over 15 years. The author has carefully considered all recent Government/ONS population projections based on 2012, 2014 and 2016 data, and several scenarios in coming to this conclusion. The Housing Delivery Test as set out in NPPF, Annex 1: Implementation will render the Local Plan quickly out of date, with all the harmful consequences that follow. Therefore, we recommend that the data and calculations be corrected, and the total housing requirement accordingly adjusted downwards as the current housing requirement is unreasonably high.	<a href="https://wirral-consult.objective.co.uk/file/5659121">https://wirral-consult.objective.co.uk/file/5659121</a>	<a href="https://wirral-consult.objective.co.uk/file/5684263">https://wirral-consult.objective.co.uk/file/5684263</a>	<a href="https://wirral-consult.objective.co.uk/file/5657006">https://wirral-consult.objective.co.uk/file/5657006</a>			

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1242185	LPIO-23873 2 of 2	no	The Queen's Speech 2019 (see page 48, bullet point six) "To deliver on the homes this country needs, the Government is committed to building at least a million more homes over this Parliament. In the coming months we will set out further steps to achieve this, including an ambitious Planning White Paper and funding for critical infrastructure." The one million figure represents a substantial reduction to the national annual housing requirement of 300,000 homes per annum previously announced. On the 24th March 2020 the Office of National Statistics published the 2018 based data. This shows in 2018 the total population of Wirral was 323,235 and that in 2035 it will be 331, 724, which is an increase of 8,489 people. These figures should inform the Local Plan. It is Government's own best practice to use up to date data when progressing evidence bases. We recommend the Council follows best practice. The report by the Campaign to Protect Rural England Smarter SHMAs: A Review of Objectively Assessed Need in England <a href="https://www.cpre.org.uk/resources/set-up-to-fail-why-housing-targets-based-on-flawed-numbers-threaten-our-countryside/">https://www.cpre.org.uk/resources/set-up-to-fail-why-housing-targets-based-on-flawed-numbers-threaten-our-countryside/</a> shows that too frequently housing assessments produced by local authorities (SHMAs) are inaccurate, inflated and unreliable. The housing figures produced by SHMAs are not being balanced with sensible planning for infrastructure, consideration of environmental constraints, and realistic assessments of what housebuilders will be able to deliver.						
1248487	LPIO-24061		We support the Council's approach for calculating the housing requirement, and the use of the standard method as a baseline for determining the minimum housing need. The National Planning Policy Framework is clear that: "To determine the minimum number of homes needed, strategic policies should be informed by the local housing need assessment, conducted using the standard method in national planning practice guidance." It is important that the Council considers the housing requirement as derived from the standard methodology as a minimum, and as a point for defining the housing need. This is on the basis that it has not had an up-to-date Local Plan for a considerable period of time which has significantly impacted on the delivery of new homes in the borough. In turn this is likely to have suppressed household formations and impacted on housing need.	<a href="https://wirral-consult.objective.co.uk/file/5656330">https://wirral-consult.objective.co.uk/file/5656330</a>	<a href="https://wirral-consult.objective.co.uk/file/5656329">https://wirral-consult.objective.co.uk/file/5656329</a>				
1248490	LPIO-24102		The SHMA 2020 only briefly considers whether any uplift is needed to the LHN calculated by the standard method. It does not consider fully all the factors that might suggest an uplift to LHN or an alternative approach is justified. The Council does nothing to consider this further in the Issues and Options document, and then seeks to ask others the answer to the question they have not properly considered.	<a href="https://wirral-consult.objective.co.uk/file/5676992">https://wirral-consult.objective.co.uk/file/5676992</a>	<a href="https://wirral-consult.objective.co.uk/file/5673252">https://wirral-consult.objective.co.uk/file/5673252</a>	<a href="https://wirral-consult.objective.co.uk/file/5673251">https://wirral-consult.objective.co.uk/file/5673251</a>	<a href="https://wirral-consult.objective.co.uk/file/5684856">https://wirral-consult.objective.co.uk/file/5684856</a>	<a href="https://wirral-consult.objective.co.uk/file/5684866">https://wirral-consult.objective.co.uk/file/5684866</a>	<a href="https://wirral-consult.objective.co.uk/file/5684853">https://wirral-consult.objective.co.uk/file/5684853</a>
1248466	LPIO-24270	no	The Council has rightly not applied the 2016 household figure and has applied the 800 figure based on the current method.	<a href="https://wirral-consult.objective.co.uk/file/5674415">https://wirral-consult.objective.co.uk/file/5674415</a>	<a href="https://wirral-consult.objective.co.uk/file/5674416">https://wirral-consult.objective.co.uk/file/5674416</a>	<a href="https://wirral-consult.objective.co.uk/file/5685040">https://wirral-consult.objective.co.uk/file/5685040</a>	<a href="https://wirral-consult.objective.co.uk/file/5674418">https://wirral-consult.objective.co.uk/file/5674418</a>	<a href="https://wirral-consult.objective.co.uk/file/5674417">https://wirral-consult.objective.co.uk/file/5674417</a>	
1248524	LPIO-24311		Correcting the scale of development quantum for both housing and jobs to reflect realism is important. Housing is specified at 3-4 times what it should be (using the standard method and ONS 2014 derived data). This bloated requirement needlessly threatens the environment, when translating into the all-important 5 year housing land supply, land which is deemed special, and underpins Wirral distinct landscape character. Recently, Harrogate's Local Plan was found sound after its housing target was cut by the Examiner, leading to some 24 proposed site allocations being dropped from the adopted Local Plan. There are other examples of this, and we hope the Council will progress a Local Plan that closely reflects local requirements, which it can reasonably meet when performance checked in the future against the Housing Delivery Test.	<a href="https://wirral-consult.objective.co.uk/file/5684261">https://wirral-consult.objective.co.uk/file/5684261</a>					
1248525	LPIO-24319		We do not provide any critique of the figure derived from the standard methodology but reserve our right to do so in the future in response to later iterations of the WLP and any changes to the standard methodology which might impact on the WLP.	<a href="https://wirral-consult.objective.co.uk/file/5681312">https://wirral-consult.objective.co.uk/file/5681312</a>					
1248542	LPIO-24343		Support the Council using the Government's standard method for determining the minimum number of homes needed over the plan period.	<a href="https://wirral-consult.objective.co.uk/file/5684894">https://wirral-consult.objective.co.uk/file/5684894</a>					
1248551	LPIO-24406		The PPG is clear that the housing need figure generated by the standard method should only be considered as a minimum starting point in establishing a housing requirement figure as it does not take into account matters which influence demographic behaviour such as economic growth strategies, affordable housing needs, strategic level infrastructure, growth agendas etc. All of these are likely to have an effect on the level of housing needed to be planned for. It is of critical importance that these matters are explored in detail together with neighbouring authorities to ensure the housing needs of the Liverpool City Region (LCR) are delivered in full. Given the significant development associated with the Wirral Waters scheme it will be important to consider these issues to ensure the Council's housing target is aligned with its ambitions for economic growth.	<a href="https://wirral-consult.objective.co.uk/file/5655918">https://wirral-consult.objective.co.uk/file/5655918</a>					
1245996	LPIO-24575		The correct method for calculating housing need has not been followed. The proposed approach does not accord with national planning policy and guidance and is directly contrary to the Government's objective of boosting significantly the supply of housing land. The Council has rightly not applied the 2016 household figure and has applied the 800 figure based on the current method but the absence of any further assessment of housing need and the simple application of the standard method is contrary to the Framework and the PPG. Paragraph 2a-010 of the PPG is clear that the assessment of housing need (including whether a higher housing need figure than the standard method is appropriate) must be prior to, and separate from, considering how much of the overall need can be accommodated. Only then should a planning judgement be formed as to whether that need can be met. We urge the Council to revisit housing need, to properly assess the factors that we have outlined.	<a href="https://wirral-consult.objective.co.uk/file/5681950">https://wirral-consult.objective.co.uk/file/5681950</a>					

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1248588	LPIO-24591		The Council's calculations of local housing need using the standard method are correct but this is the bare minimum amount of housing need for the Borough and is not consistent with the objective of national policy to significantly boost the supply of homes.	<a href="https://wirral-consult.objective.co.uk/file/5684617">https://wirral-consult.objective.co.uk/file/5684617</a>					
1242697	LPIO-24632		I disagree with the use of the standard method un-adapted from the 2014 household projections (HPs). (The attached documents explain this in more detail.) The 2014 HPs are based on the 2014 population projections (PPs) which use the outdated trends to project forward the latest demographic trends in actual recent population changes. The 2016 HPs reflect more recent demographic changes and are recommended by the University of Manchester's review of Wirral's household numbers. The Council has not listed this research in its evidence base and not used it in the household projections. This failure to consider evidence fully and allow it to inform the plan may be partly overcome by further research from Liverpool University to examine Wirral's exceptional circumstances compared with other authorities.	<a href="https://wirral-consult.objective.co.uk/file/5659118">https://wirral-consult.objective.co.uk/file/5659118</a>	<a href="https://wirral-consult.objective.co.uk/file/5659119">https://wirral-consult.objective.co.uk/file/5659119</a>	<a href="https://wirral-consult.objective.co.uk/file/5659120">https://wirral-consult.objective.co.uk/file/5659120</a>	<a href="https://wirral-consult.objective.co.uk/file/5659121">https://wirral-consult.objective.co.uk/file/5659121</a>		
1242697	LPIO-24638		The Standard Method identifies an uplift for affordability. However, affordability (from market signals) in Wirral and some nearby authorities is better than in Cheshire and much of England as a whole and Wirral is in the top quarter of most affordable local authority districts in England and affordability has improved during the past ten years for Wirral and some nearby authorities. The SHMA-style reports (2016 & 2019) point to either long term or very recent rises in the median affordability ratio to argue for an uplift. This looks like trying to find the statistics to suit your purpose. The late 90s/early 2000s saw low interest rates and easy credit. As a result, prices rose everywhere in England but that is a previous market cycle and as research shows, cannot be reversed through Government building targets (see attached documents). In the ten years 2008 – 2018, Wirral's median ratio fluctuated with no real trend. A table of "traffic light" signals illustrates Wirral's relatively good affordability (see attached documents).	<a href="https://wirral-consult.objective.co.uk/file/5659118">https://wirral-consult.objective.co.uk/file/5659118</a>	<a href="https://wirral-consult.objective.co.uk/file/5659119">https://wirral-consult.objective.co.uk/file/5659119</a>	<a href="https://wirral-consult.objective.co.uk/file/5659120">https://wirral-consult.objective.co.uk/file/5659120</a>	<a href="https://wirral-consult.objective.co.uk/file/5659121">https://wirral-consult.objective.co.uk/file/5659121</a>		
1248749	LPIO-24801	yes	Agree with the use of the Standard method set in national guidance and the use of the 2014 ONS figures but this should only be a starting point and very much a minimum figure due to the Council's history of persistent under delivery due to previous policy restrictions, the need to align the housing requirement with the Council's economic strategies and to allow for flexibility as promoted in paragraph 11 of the NPP, to ensure that Wirral create a positive plan that meets the needs of the area and its residents.	<a href="https://wirral-consult.objective.co.uk/file/5684847">https://wirral-consult.objective.co.uk/file/5684847</a>	<a href="https://wirral-consult.objective.co.uk/file/5684848">https://wirral-consult.objective.co.uk/file/5684848</a>	<a href="https://wirral-consult.objective.co.uk/file/5684845">https://wirral-consult.objective.co.uk/file/5684845</a>			
1248749	LPIO-24803		Glad to see a 20% buffer provided in line with NPPF 2019, footnote 39, at the start of the plan period, to assist in counteracting previous undersupply as quickly as possible but PPG does not allow for the 20% buffer to bring forward homes from later in the Plan (Paragraph: 010 Reference ID: 68-010-20190722). The total requirement at years 6-10 and 11- 15 should remain at a minimum of 4,250 units, not 3,850 as proposed.	<a href="https://wirral-consult.objective.co.uk/file/5684847">https://wirral-consult.objective.co.uk/file/5684847</a>	<a href="https://wirral-consult.objective.co.uk/file/5684848">https://wirral-consult.objective.co.uk/file/5684848</a>	<a href="https://wirral-consult.objective.co.uk/file/5684845">https://wirral-consult.objective.co.uk/file/5684845</a>			
1248749	LPIO-24804		The provision of 800 dwellings per annum (dpa) will not deliver the required affordable housing units across the Borough. A target of 30% would result in 240 affordable homes per annum at 800 dpa, just 34% of the 705 dpa affordable housing need identified in the 2020 SHMA. A greater housing number is needed to counteract the affordable undersupply of over 700 dpa.	<a href="https://wirral-consult.objective.co.uk/file/5684847">https://wirral-consult.objective.co.uk/file/5684847</a>	<a href="https://wirral-consult.objective.co.uk/file/5684848">https://wirral-consult.objective.co.uk/file/5684848</a>	<a href="https://wirral-consult.objective.co.uk/file/5684845">https://wirral-consult.objective.co.uk/file/5684845</a>			
1248769	LPIO-24925		The provision of 800 dwellings per annum (dpa) will not deliver the required affordable housing units across the Borough. A target of 30% would result in 240 affordable homes per annum at 800 dpa, just 34% of the 705 dpa affordable housing need identified in the 2020 SHMA. A greater housing number is needed to counteract the affordable undersupply of over 700 dpa.	<a href="https://wirral-consult.objective.co.uk/file/5659045">https://wirral-consult.objective.co.uk/file/5659045</a>	<a href="https://wirral-consult.objective.co.uk/file/5684957">https://wirral-consult.objective.co.uk/file/5684957</a>	<a href="https://wirral-consult.objective.co.uk/file/5659039">https://wirral-consult.objective.co.uk/file/5659039</a>	<a href="https://wirral-consult.objective.co.uk/file/5659038">https://wirral-consult.objective.co.uk/file/5659038</a>	<a href="https://wirral-consult.objective.co.uk/file/5684956">https://wirral-consult.objective.co.uk/file/5684956</a>	
1248769	LPIO-24927	yes	Agree with the use of the Standard method set in national guidance and the use of the 2014 ONS figures but this should only be a starting point and very much a minimum figure due to the Council's history of persistent under delivery due to previous policy restrictions, the need to align the housing requirement with the Council's economic strategies and to allow for flexibility as promoted in paragraph 11 of the NPP, to ensure that Wirral create a positive plan that meets the needs of the area and its residents.	<a href="https://wirral-consult.objective.co.uk/file/5659045">https://wirral-consult.objective.co.uk/file/5659045</a>	<a href="https://wirral-consult.objective.co.uk/file/5684957">https://wirral-consult.objective.co.uk/file/5684957</a>	<a href="https://wirral-consult.objective.co.uk/file/5659039">https://wirral-consult.objective.co.uk/file/5659039</a>	<a href="https://wirral-consult.objective.co.uk/file/5659038">https://wirral-consult.objective.co.uk/file/5659038</a>	<a href="https://wirral-consult.objective.co.uk/file/5684956">https://wirral-consult.objective.co.uk/file/5684956</a>	
1248769	LPIO-24928		Glad to see a 20% buffer provided in line with NPPF 2019, footnote 39, at the start of the plan period, to assist in counteracting previous undersupply as quickly as possible but PPG does not allow for the 20% buffer to bring forward homes from later in the Plan (Paragraph: 010 Reference ID: 68-010-20190722). The total requirement at years 6-10 and 11- 15 should remain at a minimum of 4,250 units, not 3,850 as proposed.	<a href="https://wirral-consult.objective.co.uk/file/5659045">https://wirral-consult.objective.co.uk/file/5659045</a>	<a href="https://wirral-consult.objective.co.uk/file/5684957">https://wirral-consult.objective.co.uk/file/5684957</a>	<a href="https://wirral-consult.objective.co.uk/file/5659039">https://wirral-consult.objective.co.uk/file/5659039</a>	<a href="https://wirral-consult.objective.co.uk/file/5659038">https://wirral-consult.objective.co.uk/file/5659038</a>	<a href="https://wirral-consult.objective.co.uk/file/5684956">https://wirral-consult.objective.co.uk/file/5684956</a>	
1248823	LPIO-25028	yes	Agree with the use of the Standard method set in national guidance and the use of the 2014 ONS figures but this should only be a starting point and very much a minimum figure due to the Council's history of persistent under delivery due to previous policy restrictions, the need to align the housing requirement with the Council's economic strategies and to allow for flexibility as promoted in paragraph 11 of the NPP, to ensure that Wirral create a positive plan that meets the needs of the area and its residents.	<a href="https://wirral-consult.objective.co.uk/file/5674317">https://wirral-consult.objective.co.uk/file/5674317</a>	<a href="https://wirral-consult.objective.co.uk/file/5684865">https://wirral-consult.objective.co.uk/file/5684865</a>	<a href="https://wirral-consult.objective.co.uk/file/5684849">https://wirral-consult.objective.co.uk/file/5684849</a>			
1248823	LPIO-25029		Glad to see a 20% buffer provided in line with NPPF 2019, footnote 39, at the start of the plan period, to assist in counteracting previous undersupply as quickly as possible but PPG does not allow for the 20% buffer to bring forward homes from later in the Plan (Paragraph: 010 Reference ID: 68-010-20190722). The total requirement at years 6-10 and 11- 15 should remain at a minimum of 4,250 units, not 3,850 as proposed.	<a href="https://wirral-consult.objective.co.uk/file/5674317">https://wirral-consult.objective.co.uk/file/5674317</a>	<a href="https://wirral-consult.objective.co.uk/file/5684865">https://wirral-consult.objective.co.uk/file/5684865</a>	<a href="https://wirral-consult.objective.co.uk/file/5684849">https://wirral-consult.objective.co.uk/file/5684849</a>			
1248823	LPIO-25030		The provision of 800 dwellings per annum (dpa) will not deliver the required affordable housing units across the Borough. A target of 30% would result in 240 affordable homes per annum at 800 dpa, just 34% of the 705 dpa affordable housing need identified in the 2020 SHMA. A greater housing number is needed to counteract the affordable undersupply of over 700 dpa.	<a href="https://wirral-consult.objective.co.uk/file/5674317">https://wirral-consult.objective.co.uk/file/5674317</a>	<a href="https://wirral-consult.objective.co.uk/file/5684865">https://wirral-consult.objective.co.uk/file/5684865</a>	<a href="https://wirral-consult.objective.co.uk/file/5684849">https://wirral-consult.objective.co.uk/file/5684849</a>			

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1248832	LPIO-25134		The provision of 800 dwellings per annum (dpa) will not deliver the required affordable housing units across the Borough. A target of 30% would result in 240 affordable homes per annum at 800 dpa, just 34% of the 705 dpa affordable housing need identified in the 2020 SHMA. A greater housing number is needed to counteract the affordable undersupply of over 700 dpa.	<a href="https://wirral-consult.objective.co.uk/file/5684857">https://wirral-consult.objective.co.uk/file/5684857</a>	<a href="https://wirral-consult.objective.co.uk/file/5659562">https://wirral-consult.objective.co.uk/file/5659562</a>				
1248833	LPIO-25242		Agree with the use of the standard method set in national guidance and the use of the 2014 ONS figures but this should only be a starting point and very much a minimum figure due to the Council's history of persistent under delivery due to previous policy restrictions, the need to align the housing requirement with the Council's economic strategies and to allow for flexibility as promoted in paragraph 11 of the NPP, to ensure that Wirral create a positive plan that meets the needs of the area and its residents.	<a href="https://wirral-consult.objective.co.uk/file/5661125">https://wirral-consult.objective.co.uk/file/5661125</a>	<a href="https://wirral-consult.objective.co.uk/file/5661100">https://wirral-consult.objective.co.uk/file/5661100</a>	<a href="https://wirral-consult.objective.co.uk/file/5661124">https://wirral-consult.objective.co.uk/file/5661124</a>	<a href="https://wirral-consult.objective.co.uk/file/5661129">https://wirral-consult.objective.co.uk/file/5661129</a>		
1248833	LPIO-25243		Glad to see a 20% buffer provided in line with NPPF 2019, footnote 39, at the start of the plan period, to assist in counteracting previous undersupply as quickly as possible but PPG does not allow for the 20% buffer to bring forward homes from later in the Plan (Paragraph: 010 Reference ID: 68-010-20190722). The total requirement at years 6-10 and 11- 15 should remain at a minimum of 4,250 units, not 3,850 as proposed.	<a href="https://wirral-consult.objective.co.uk/file/5661125">https://wirral-consult.objective.co.uk/file/5661125</a>	<a href="https://wirral-consult.objective.co.uk/file/5661100">https://wirral-consult.objective.co.uk/file/5661100</a>	<a href="https://wirral-consult.objective.co.uk/file/5661124">https://wirral-consult.objective.co.uk/file/5661124</a>	<a href="https://wirral-consult.objective.co.uk/file/5661129">https://wirral-consult.objective.co.uk/file/5661129</a>		
1248833	LPIO-25244		The provision of 800 dwellings per annum (dpa) will not deliver the required affordable housing units across the Borough. A target of 30% would result in 240 affordable homes per annum at 800 dpa, just 34% of the 705 dpa affordable housing need identified in the 2020 SHMA. A greater housing number is needed to counteract the affordable undersupply of over 700 dpa.	<a href="https://wirral-consult.objective.co.uk/file/5661125">https://wirral-consult.objective.co.uk/file/5661125</a>	<a href="https://wirral-consult.objective.co.uk/file/5661100">https://wirral-consult.objective.co.uk/file/5661100</a>	<a href="https://wirral-consult.objective.co.uk/file/5661124">https://wirral-consult.objective.co.uk/file/5661124</a>	<a href="https://wirral-consult.objective.co.uk/file/5661129">https://wirral-consult.objective.co.uk/file/5661129</a>		
1248956	LPIO-25346		We do not object to this element of the Council's assessment of Local Housing Need. The 2014-based household growth projections should be utilised, an affordability ratio of 6.28 is applicable and there is no need to apply the 40% cap. This results in an annual requirement of 800 dwellings per annum under the standard method. We appreciate that there will be regular updates to the key inputs between now and the Draft Local Plan. More recent affordability ratios have since been published.	<a href="https://wirral-consult.objective.co.uk/file/5684859">https://wirral-consult.objective.co.uk/file/5684859</a>	<a href="https://wirral-consult.objective.co.uk/file/5677474">https://wirral-consult.objective.co.uk/file/5677474</a>				
1248986	LPIO-25438		Agree with the use of the Standard method set in national guidance and the use of the 2014 ONS figures but this should only be a starting point and very much a minimum figure due to the Council's history of persistent under delivery due to previous policy restrictions, the need to align the housing requirement with the Council's economic strategies and to allow for flexibility as promoted in paragraph 11 of the NPP, to ensure that Wirral create a positive plan that meets the needs of the area and its residents.	<a href="https://wirral-consult.objective.co.uk/file/5662723">https://wirral-consult.objective.co.uk/file/5662723</a>	<a href="https://wirral-consult.objective.co.uk/file/5662725">https://wirral-consult.objective.co.uk/file/5662725</a>	<a href="https://wirral-consult.objective.co.uk/file/5662770">https://wirral-consult.objective.co.uk/file/5662770</a>			
1248986	LPIO-25439		Glad to see a 20% buffer provided in line with NPPF 2019, footnote 39, at the start of the plan period, to assist in counteracting previous undersupply as quickly as possible but PPG does not allow for the 20% buffer to bring forward homes from later in the Plan (Paragraph: 010 Reference ID: 68-010-20190722). The total requirement at years 6-10 and 11- 15 should remain at a minimum of 4,250 units, not 3,850 as proposed.	<a href="https://wirral-consult.objective.co.uk/file/5662723">https://wirral-consult.objective.co.uk/file/5662723</a>	<a href="https://wirral-consult.objective.co.uk/file/5662725">https://wirral-consult.objective.co.uk/file/5662725</a>	<a href="https://wirral-consult.objective.co.uk/file/5662770">https://wirral-consult.objective.co.uk/file/5662770</a>			
1248986	LPIO-25440		The provision of 800 dwellings per annum (dpa) will not deliver the required affordable housing units across the Borough. A target of 30% would result in 240 affordable homes per annum at 800 dpa, just 34% of the 705 dpa affordable housing need identified in the 2020 SHMA. A greater housing number is needed to counteract the affordable undersupply of over 700 dpa.	<a href="https://wirral-consult.objective.co.uk/file/5662723">https://wirral-consult.objective.co.uk/file/5662723</a>	<a href="https://wirral-consult.objective.co.uk/file/5662725">https://wirral-consult.objective.co.uk/file/5662725</a>	<a href="https://wirral-consult.objective.co.uk/file/5662770">https://wirral-consult.objective.co.uk/file/5662770</a>			
1249015	LPIO-25556		We do not object to this element of the Council's assessment of Local Housing Need. The 2014-based household growth projections should be utilised, an affordability ratio of 6.28 is applicable and there is no need to apply the 40% cap. This results in an annual requirement of 800 dwellings per annum under the standard method. We appreciate that there will be regular updates to the key inputs between now and the Draft Local Plan. More recent affordability ratios have since been published.	<a href="https://wirral-consult.objective.co.uk/file/5684897">https://wirral-consult.objective.co.uk/file/5684897</a>					
1249070	LPIO-25627		We do not object to this element of the Council's assessment of Local Housing Need. The 2014-based household growth projections should be utilised, an affordability ratio of 6.28 is applicable and there is no need to apply the 40% cap. This results in an annual requirement of 800 dwellings per annum under the standard method. We appreciate that there will be regular updates to the key inputs between now and the Draft Local Plan. More recent affordability ratios have since been published.	<a href="https://wirral-consult.objective.co.uk/file/5684896">https://wirral-consult.objective.co.uk/file/5684896</a>	<a href="https://wirral-consult.objective.co.uk/file/56749650">https://wirral-consult.objective.co.uk/file/56749650</a>				
1249100	LPIO-25829 1 of 3		We do not object to this element of the Council's assessment of Local Housing Need. The 2014-based household growth projections should be utilised, an affordability ratio of 6.28 is applicable and there is no need to apply the 40% cap. This results in an annual requirement of 800 dwellings per annum under the standard method. We appreciate that there will be regular updates to the key inputs between now and the Draft Local Plan. More recent affordability ratios have since been published.	<a href="https://wirral-consult.objective.co.uk/file/5677514">https://wirral-consult.objective.co.uk/file/5677514</a>	<a href="https://wirral-consult.objective.co.uk/file/5677512">https://wirral-consult.objective.co.uk/file/5677512</a>	<a href="https://wirral-consult.objective.co.uk/file/5684898">https://wirral-consult.objective.co.uk/file/5684898</a>	<a href="https://wirral-consult.objective.co.uk/file/5684949">https://wirral-consult.objective.co.uk/file/5684949</a>	<a href="https://wirral-consult.objective.co.uk/file/5677509">https://wirral-consult.objective.co.uk/file/5677509</a>	
1249100	LPIO-25829 2 of 3		We do not object to this element of the Council's assessment of Local Housing Need. The 2014-based household growth projections should be utilised, an affordability ratio of 6.28 is applicable and there is no need to apply the 40% cap. This results in an annual requirement of 800 dwellings per annum under the standard method. We appreciate that there will be regular updates to the key inputs between now and the Draft Local Plan. More recent affordability ratios have since been published.	<a href="https://wirral-consult.objective.co.uk/file/5684951">https://wirral-consult.objective.co.uk/file/5684951</a>	<a href="https://wirral-consult.objective.co.uk/file/5677510">https://wirral-consult.objective.co.uk/file/5677510</a>	<a href="https://wirral-consult.objective.co.uk/file/5684895">https://wirral-consult.objective.co.uk/file/5684895</a>	<a href="https://wirral-consult.objective.co.uk/file/5677508">https://wirral-consult.objective.co.uk/file/5677508</a>	<a href="https://wirral-consult.objective.co.uk/file/5677511">https://wirral-consult.objective.co.uk/file/5677511</a>	
1249100	LPIO-25829 3 of 3		We do not object to this element of the Council's assessment of Local Housing Need. The 2014-based household growth projections should be utilised, an affordability ratio of 6.28 is applicable and there is no need to apply the 40% cap. This results in an annual requirement of 800 dwellings per annum under the standard method. We appreciate that there will be regular updates to the key inputs between now and the Draft Local Plan. More recent affordability ratios have since been published.	<a href="https://wirral-consult.objective.co.uk/file/5677513">https://wirral-consult.objective.co.uk/file/5677513</a>	<a href="https://wirral-consult.objective.co.uk/file/5677516">https://wirral-consult.objective.co.uk/file/5677516</a>	<a href="https://wirral-consult.objective.co.uk/file/5677507">https://wirral-consult.objective.co.uk/file/5677507</a>			

Person ID	ID	Question 2.1 - Do you agree with the Council's housing need calculations using the standard method set out in national Guidance?		Attachment 1	Attachment 2	Attachment 3	Attachment 4	Attachment 5	Attachment 6
1249271	LPIO-26112 1 Of 4		The standard method for calculating housing needs provides the minimum starting point and does not attempt to predict the impact that future government policies, changing economic circumstances or other factors might have on demographic behaviour. We disagree that no meaningful uplift beyond the standard method is necessary. The overall housing requirement should be increased. The Plan period should extend to at least 2036 and an additional year of housing requirement included as part of the overall housing requirement. The proposed housing requirement lacks any ambition to deliver sustainable development across the Borough or to contribute towards the sustainability of the wider City Region. It is clear that the Council's preferred strategy will not even meet the bare minimum of the Borough's needs. Even if the Council's strategy for the delivery of homes through urban intensification was capable of meeting the number in the Standard Methodology, significant further housing would be required above that minimum need. The Council's SHMA shows that the 'affordability uplift' contained within the Standard Methodology will be entirely insufficient to meaningfully tackle the Borough's affordable housing shortfall. Delivering only the minimum number required will be a significant threat to the future prosperity of the Wirral. The 2016 SHMA calculated housing need to be in the region of 875-1,235dpa. We consider that a requirement towards the upper end of that range (underpinned by an economic growth scenario) should be considered as a minimum.	<a href="https://wirral-consult.objective.co.uk/file/5677492">https://wirral-consult.objective.co.uk/file/5677492</a>	<a href="https://wirral-consult.objective.co.uk/file/5678239">https://wirral-consult.objective.co.uk/file/5678239</a>	<a href="https://wirral-consult.objective.co.uk/file/5678247">https://wirral-consult.objective.co.uk/file/5678247</a>	<a href="https://wirral-consult.objective.co.uk/file/5684889">https://wirral-consult.objective.co.uk/file/5684889</a>	<a href="https://wirral-consult.objective.co.uk/file/5678241">https://wirral-consult.objective.co.uk/file/5678241</a>	<a href="https://wirral-consult.objective.co.uk/file/5678248">https://wirral-consult.objective.co.uk/file/5678248</a>
1249271	LPIO-26112 2 of 4		The standard method for calculating housing needs provides the minimum starting point and does not attempt to predict the impact that future government policies, changing economic circumstances or other factors might have on demographic behaviour. We disagree that no meaningful uplift beyond the standard method is necessary. The overall housing requirement should be increased. The Plan period should extend to at least 2036 and an additional year of housing requirement included as part of the overall housing requirement. The proposed housing requirement lacks any ambition to deliver sustainable development across the Borough or to contribute towards the sustainability of the wider City Region. It is clear that the Council's preferred strategy will not even meet the bare minimum of the Borough's needs. Even if the Council's strategy for the delivery of homes through urban intensification was capable of meeting the number in the Standard Methodology, significant further housing would be required above that minimum need. The Council's SHMA shows that the 'affordability uplift' contained within the Standard Methodology will be entirely insufficient to meaningfully tackle the Borough's affordable housing shortfall. Delivering only the minimum number required will be a significant threat to the future prosperity of the Wirral. The 2016 SHMA calculated housing need to be in the region of 875-1,235dpa. We consider that a requirement towards the upper end of that range (underpinned by an economic growth scenario) should be considered as a minimum.	<a href="https://wirral-consult.objective.co.uk/file/5677491">https://wirral-consult.objective.co.uk/file/5677491</a>	<a href="https://wirral-consult.objective.co.uk/file/5677493">https://wirral-consult.objective.co.uk/file/5677493</a>	<a href="https://wirral-consult.objective.co.uk/file/5678242">https://wirral-consult.objective.co.uk/file/5678242</a>	<a href="https://wirral-consult.objective.co.uk/file/5684854">https://wirral-consult.objective.co.uk/file/5684854</a>	<a href="https://wirral-consult.objective.co.uk/file/5678246">https://wirral-consult.objective.co.uk/file/5678246</a>	<a href="https://wirral-consult.objective.co.uk/file/5678244">https://wirral-consult.objective.co.uk/file/5678244</a>
1249271	LPIO-26112 3 of 4		The standard method for calculating housing needs provides the minimum starting point and does not attempt to predict the impact that future government policies, changing economic circumstances or other factors might have on demographic behaviour. We disagree that no meaningful uplift beyond the standard method is necessary. The overall housing requirement should be increased. The Plan period should extend to at least 2036 and an additional year of housing requirement included as part of the overall housing requirement. The proposed housing requirement lacks any ambition to deliver sustainable development across the Borough or to contribute towards the sustainability of the wider City Region. It is clear that the Council's preferred strategy will not even meet the bare minimum of the Borough's needs. Even if the Council's strategy for the delivery of homes through urban intensification was capable of meeting the number in the Standard Methodology, significant further housing would be required above that minimum need. The Council's SHMA shows that the 'affordability uplift' contained within the Standard Methodology will be entirely insufficient to meaningfully tackle the Borough's affordable housing shortfall. Delivering only the minimum number required will be a significant threat to the future prosperity of the Wirral. The 2016 SHMA calculated housing need to be in the region of 875-1,235dpa. We consider that a requirement towards the upper end of that range (underpinned by an economic growth scenario) should be considered as a minimum.	<a href="https://wirral-consult.objective.co.uk/file/5677494">https://wirral-consult.objective.co.uk/file/5677494</a>	<a href="https://wirral-consult.objective.co.uk/file/5685010">https://wirral-consult.objective.co.uk/file/5685010</a>	<a href="https://wirral-consult.objective.co.uk/file/5678243">https://wirral-consult.objective.co.uk/file/5678243</a>	<a href="https://wirral-consult.objective.co.uk/file/5678240">https://wirral-consult.objective.co.uk/file/5678240</a>	<a href="https://wirral-consult.objective.co.uk/file/5677490">https://wirral-consult.objective.co.uk/file/5677490</a>	<a href="https://wirral-consult.objective.co.uk/file/5678246">https://wirral-consult.objective.co.uk/file/5678246</a>
1249271	LPIO-26112 4 Of 4		The standard method for calculating housing needs provides the minimum starting point and does not attempt to predict the impact that future government policies, changing economic circumstances or other factors might have on demographic behaviour. We disagree that no meaningful uplift beyond the standard method is necessary. The overall housing requirement should be increased. The Plan period should extend to at least 2036 and an additional year of housing requirement included as part of the overall housing requirement. The proposed housing requirement lacks any ambition to deliver sustainable development across the Borough or to contribute towards the sustainability of the wider City Region. It is clear that the Council's preferred strategy will not even meet the bare minimum of the Borough's needs. Even if the Council's strategy for the delivery of homes through urban intensification was capable of meeting the number in the Standard Methodology, significant further housing would be required above that minimum need. The Council's SHMA shows that the 'affordability uplift' contained within the Standard Methodology will be entirely insufficient to meaningfully tackle the Borough's affordable housing shortfall. Delivering only the minimum number required will be a significant threat to the future prosperity of the Wirral. The 2016 SHMA calculated housing need to be in the region of 875-1,235dpa. We consider that a requirement towards the upper end of that range (underpinned by an economic growth scenario) should be considered as a minimum.	<a href="https://wirral-consult.objective.co.uk/file/5678238">https://wirral-consult.objective.co.uk/file/5678238</a>					
1249269	LPIO-26137	yes	Agree with the use of the 2014 based Sub-National Household Projections in setting the baseline for calculating Local Housing Need. Step 1 of the Council's calculation is based on projections for the 10-year period 2019-2029. The Local Plan period now starts in 2020, therefore, as advised in paragraph 5.5 of the 2020 Strategic Housing Market Assessment (SHMA), the Council should utilise the 10-year projections from 2020-2030. This equates to 685dpa rather than the 700dpa figure set out in Step 1 above. The baseline requirement is likely to change when revised household projections are published in 2020. It is important that the Council review the housing requirement to take account of these projections during the next round of consultation on the Local Plan. We agree that the affordability ratios utilised by the Council at Step 2 and set out within the 2020 SHMA are appropriate. It is agreed that there is no need to apply a further adjustment at Step 3. This increases the housing requirement figure of 685dpa to 782dpa. As the baseline requirement is likely to change when revised household projections are published in 2020, it is important that the Council review the housing requirement to take account of these projections during the next round of consultation on the Local Plan.	<a href="https://wirral-consult.objective.co.uk/file/5675699">https://wirral-consult.objective.co.uk/file/5675699</a>					

Person ID	ID	Question 2.1 - Do you agree with the Council's housing need calculations using the standard method set out in national Guidance?		Attachment 1	Attachment 2	Attachment 3	Attachment 4	Attachment 5	Attachment 6
1249263	LPIO-26163		The standard method for calculating housing needs provides the minimum starting point and does not attempt to predict the impact that future government policies, changing economic circumstances or other factors might have on demographic behaviour. We disagree that no meaningful uplift beyond the standard method is necessary. The overall housing requirement should be increased. The Plan period should extend to at least 2036 and an additional year of housing requirement included as part of the overall housing requirement. The proposed housing requirement lacks any ambition to deliver sustainable development across the Borough or to contribute towards the sustainability of the wider City Region. It is clear that the Council's preferred strategy will not even meet the bare minimum of the Borough's needs. Even if the Council's strategy for the delivery of homes through urban intensification was capable of meeting the number in the Standard Methodology, significant further housing would be required above that minimum need. The Council's SHMA shows that the 'affordability uplift' contained within the Standard Methodology will be entirely insufficient to meaningfully tackle the Borough's affordable housing shortfall. Delivering only the minimum number required will be a significant threat to the future prosperity of the Wirral. The 2016 SHMA calculated housing need to be in the region of 875-1,235dpa. We consider that a requirement towards the upper end of that range (underpinned by an economic growth scenario) should be considered as a minimum.	<a href="https://wirral-consultobjective.co.uk/file/5684852">https://wirral-consultobjective.co.uk/file/5684852</a>					
1249761	LPIO-26404		The Council's calculation of the LHN using the standard method, and predicated on the 2014- based household projections as advised by the PPG, equates to 800 dwellings per annum ('dpa') and the Council is currently consulting on that figure within the I&O document. Notwithstanding this, we note that footnote 5 at page 7 of the I&O document states that the 800 dpa figure will be adjusted again for the 'Regulation 19' stage when the latest up-to-date information on affordability is published in March 2020. Based on the draft Strategic Housing Market Assessment ('SHMA') for 2019, dated January 2020, it is anticipated that this figure may reduce slightly to 783 dpa. Regardless of what the minimum figure based on the standard method may eventually be, it is important to note that this figure represents only the starting point for identifying housing need.	<a href="https://wirral-consultobjective.co.uk/file/5684814">https://wirral-consultobjective.co.uk/file/5684814</a>	<a href="https://wirral-consultobjective.co.uk/file/5684810">https://wirral-consultobjective.co.uk/file/5684810</a>				
1249782	LPIO-26412		We do not have any particular comments on the Council's calculations of the standard method, which is in line with National Guidance. However, in any event, we are strongly of the view that there are exceptional circumstances to exceed the standard method figure which should very much be viewed as a minimum starting point. Indeed, in the case of the Wirral, there are exceptional circumstances to plan for a higher housing requirement which goes above and beyond the standard calculation. To confirm, at present the standard method figure is 800 dwellings per annum, equating to 12,000 new dwellings over the 15-year plan period. Firstly, on the matter of the Plan Period, paragraph 22 of the NPPF is clear that strategic policies should look ahead over a minimum 15-year period from adoption to anticipate and respond to long-term requirements and opportunities. We recommend that the Local Plan period is extended to at least a 20-year period, given the amount of time it has taken the Council to produce this new Local Plan and the age of the currently adopted UDP. Furthermore, the current approach of the Local Plan to take a minimum approach to development requirements, including the plan period, is not applicable in the Wirral context as explained below. [NPPF Paragraph 11 (a) and (b) quoted] As such, the standard method must be treated as the minimum starting point for housing delivery and should not be automatically translated into the Council's adopted housing requirement. Indeed, it represents the minimum objectively assessed housing need that the Wirral must meet. After this, the Council then needs to carefully consider and take into account a number of other important factors such as economic growth, whether the standard housing figure could lead to a positive plan being prepared and one that could meet the needs of all forms of development. It is the combination of these factors, in addition to the objectively assessed housing need, which ultimately generates the housing requirement that a Council should adopt.	<a href="https://wirral-consultobjective.co.uk/file/5683892">https://wirral-consultobjective.co.uk/file/5683892</a>					
1249219	LPIO-26447		We agree that the Council needs to use the current standard method as a starting point using 2014 ONS figures. However, the Government has stated that the standard method does not represent a mandatory target for local authorities to plan for, but the starting point for the planning process. We believe the unique circumstances on Wirral warrants the use of exceptional circumstances to justify the use of a significantly lower housing need figure. Question 2.2 Do you think there are exceptional local circumstances to deviate from the standard method for calculating local housing need? If you believe there are exceptional local circumstances, please let us know what they are. Yes, there are exceptional circumstances' 1. Regeneration needs should be a priority given the urban deprivation and poverty prevailing in parts of the Wirral (compare to national averages). This requires a strict 'brownfield first' approach to give regeneration sites priority over the green field sites located in less deprived areas of the Wirral. Therefore, the Green Belt boundary needs to be kept tightly drawn around the urban area in order to force new development for housing and employment onto brownfield sites close to areas of deprivation where new housing and jobs will help to solve the problems of deprivation. Releasing Green Belt land unnecessarily would result in the imperative of regeneration being undermined. These are exceptional circumstances which require a more tailored analysis, when considering future housing requirements, than an increasingly insensitive national standard method. 2. There is a huge difference between the 12,000-formula figure and Wirral's actual need, which is nearer 3,000. The 3,000 figure comes from the Council's own statistics and other official public records. It is also supported by experts employed by the Council (Liverpool and Manchester Universities) and by two local highly qualified experts. 3. Wirral's population has basically flat-lined for years and even declined in population compared with historic figures and this does NOT support the 12,000 figure. 4. We understand from Wirral Green Spaces Alliance (WGSA) discussions with the Council that Cabinet Members and Officers do not believe in the 12,000-figure – as per WGSA notes of meetings and letters to the Government. 5. The Council's stated approach recognises the urban deprivation and poverty prevailing in parts of Wirral and the need for housing and employment on brownfield site close to areas of deprivation where new housing and jobs will help to solve the problems of deprivation. Use of exaggerated housing need forecasts would result in Unnecessary release of Green Belt land that would undermine this approach. These circumstances warrant an alternative more tailored approach to calculating housing need than the insensitive the Standard Method.	<a href="https://wirral-consultobjective.co.uk/file/5677529">https://wirral-consultobjective.co.uk/file/5677529</a>	<a href="https://wirral-consultobjective.co.uk/file/5677528">https://wirral-consultobjective.co.uk/file/5677528</a>				

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1249812	LPIO-26506		It is questioned whether the standard methodology is the most appropriate way to calculate the housing need, given past delivery rates and significant deficit in delivering housing. Delivery within the Wirral over the past 15 years highlights that as of 2018/19 the shortfall stood at -2,304 dwellings. Given the existing significant shortfall and poor delivery record, it is not reasonable for the Council to exclude the shortfall completely within their housing requirement calculation. Whilst the PPG sets out that the affordability adjustment is applied to take account of past under-delivery. The standard method only identifies the minimum uplift that will be required and does not reflect the extent of significant under delivery within areas such as the Wirral. Given the significant shortfall of 2,304 dwellings, it is reckless that the Council have not acknowledged any historic under delivery when calculating their requirement for the plan period (2020 – 2035).	<a href="https://wirral-consult.objective.co.uk/file/5684813">https://wirral-consult.objective.co.uk/file/5684813</a>	<a href="https://wirral-consult.objective.co.uk/file/5684811">https://wirral-consult.objective.co.uk/file/5684811</a>	<a href="https://wirral-consult.objective.co.uk/file/5684812">https://wirral-consult.objective.co.uk/file/5684812</a>			
1240932	LPIO-26582		No, we disagree with the Council's approach of using the standard method to assess the level of housing need in the Borough. Whilst we agree that when following the standard method, the calculations the Council has made may be correct, using the standard method underestimates the Borough's housing requirement and when coupled with the Council's Preferred Approach to housing supply will result in a Local Plan with an under provision of up to 14,000 homes over the plan period. We believe that the level of housing need should be reassessed to take into account a number of exceptional circumstances and land released from the Green Belt to meet this demand in tandem with development of urban brownfield sites. We generally welcome the Council's use of the 2014 based Sub-National Household Projections and the latest Affordability Ratios in setting the baseline housing requirement, however this only constitutes the starting point for calculating Local Housing Needs (LHN) in Wirral, which the Framework is clear is the minimum number of homes needed in the Borough. Although a suggested housing requirement of 800 dwellings per annum aligns with the standard method, the Issues and Options Report concludes, without any meaningful assessment, that there are no exceptional circumstances that would justify an alternative approach as suggested by the Framework. We are concerned that the approach taken to derive this figure is not fully compliant with the policies of the Framework, as a key part of the Local Plan-making process is to robustly interrogate housing needs to test whether or not circumstances indicate that a higher housing need figure than that suggested by the standard method is required. There is also an apparent disconnect between adopting the minimum housing requirement with the wider aspirations of creating a 'Northern Powerhouse' and the Council's approach to the housing requirement is also fundamentally misaligned with its own economic evidence. As such, there is currently a strategic disconnect between the Council's growth ambitions and the housing and economic analysis at the heart of the Issues and Options Report.	<a href="https://wirral-consult.objective.co.uk/file/5682689">https://wirral-consult.objective.co.uk/file/5682689</a>	<a href="https://wirral-consult.objective.co.uk/file/5682697">https://wirral-consult.objective.co.uk/file/5682697</a>	<a href="https://wirral-consult.objective.co.uk/file/5682701">https://wirral-consult.objective.co.uk/file/5682701</a>			
1242697	LPIO-26645		The Council in sticking with the standard method and "2014 projections" without any analysis and has failed to consider all available evidence, which includes more recent 2016 projections, the results of research by the University of Manchester on demographic change and alternative projections. The highest projection of households is wrong for Wirral because it uses the outdated past trends. My attached papers on Wirral household projections and on the employment and economy show these failures. I have provided alternate projections before. The Council's recently started research into how Wirral compares with other England authorities on a range of statistical metrics with Liverpool University is a step on securing evidence.	<a href="https://wirral-consult.objective.co.uk/file/5659118">https://wirral-consult.objective.co.uk/file/5659118</a>	<a href="https://wirral-consult.objective.co.uk/file/5659119">https://wirral-consult.objective.co.uk/file/5659119</a>	<a href="https://wirral-consult.objective.co.uk/file/5659120">https://wirral-consult.objective.co.uk/file/5659120</a>	<a href="https://wirral-consult.objective.co.uk/file/5659121">https://wirral-consult.objective.co.uk/file/5659121</a>		
1249947	LPIO-26656		The Council's calculation of the LHN using the standard method, and predicated on the 2014- based household projections as advised by the PPG, equates to 800 dwellings per annum ('dpa') and the Council is currently consulting on that figure within the I&O document. Notwithstanding this, we note that footnote 5 at page 7 of the I&O document states that the 800 dpa figure will be adjusted again for the 'Regulation 19' stage when the latest up-to-date information on affordability is published. Based on our assessment based on the latest affordability data published in March 2020, it is anticipated that this figure may reduce to 779 dpa. Regardless of what the minimum figure based on the standard method may eventually be, it is important to note that this figure represents only the starting point for identifying housing need.	<a href="https://wirral-consult.objective.co.uk/file/5682693">https://wirral-consult.objective.co.uk/file/5682693</a>					
1237961	LPIO-26689	no	Options 2A and 2B are only presented on the basis that there is a consideration that c. 2,500 of the 12,000 supply may not be fulfilled as being either deliverable or developable. <ul style="list-style-type: none"> <li>• Firstly, we do not subscribe to the view that this level is just 2,500, but significantly more.</li> <li>• Secondly, we consider that the gross level of OAN is far more than 12,000 and more aligned to 19,500.</li> </ul>	<a href="https://wirral-consult.objective.co.uk/file/5685069">https://wirral-consult.objective.co.uk/file/5685069</a>	<a href="https://wirral-consult.objective.co.uk/file/5685068">https://wirral-consult.objective.co.uk/file/5685068</a>				
1244896	LPIO-3008	no	Additional Response to Q2.1 The failure of the Council to adopt a realistic Locally Assessed Housing Need (as directed to by successive Secretaries of State and prevailing circumstances) when there are sufficient grounds and 'exceptional circumstances' have been demonstrated has been highlighted throughout our various Responses. We have referred assessors to Reports in Outline, Summary and Full formats with calculations for a range of scenarios produced by Liverpool University (2 No.), Manchester University, Prof. David Gregg and Graham Stevens. All these Reports are in the Council's possession as Responses to the Reg 18 Local Plan Consultation. And, all of them conclude that Wirral's Housing Need is nearer 3,000 than 12,000. The difference is so dramatic that the Council is heading for a failed Plan unless it makes a drastic change. Were the Number not to change but succeed, the consequences would be dire for Wirral. Attached to this Additional Response is a further Report produced by Graham Stevens, a Member of WGSa (File Ref: Wirral Household Projections and Standard Method IOD). Please take account of the section relevant to this Question.	<a href="https://wirral-consult.objective.co.uk/file/5658623">https://wirral-consult.objective.co.uk/file/5658623</a>					
1241096	LPIO-6700	yes	WBC appear to have followed the national guidelines and so this estimate should probably be accepted in the first instance; however the number of dwellings actually needed should be progressively reassessed as the regeneration plans move forward. There is no point building extra housing which will be left empty.	<a href="https://wirral-consult.objective.co.uk/file/5684262">https://wirral-consult.objective.co.uk/file/5684262</a>	<a href="https://wirral-consult.objective.co.uk/file/5661944">https://wirral-consult.objective.co.uk/file/5661944</a>				

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1240932	LPIO-7576	no	No, Our Client disagrees with the Council's approach of using the standard method to assess the level of housing need in the Borough. Whilst the calculations the Council has made may be correct when following the standard method, its use underestimates the Borough's housing requirement and when coupled with the Council's Preferred Approach to housing supply will result in a Local Plan with an under provision of up to 14,000 homes over the plan period. Our Client generally welcomes the Council's use of the 2014 based Sub-National Household Projections and the latest Affordability Ratios, however this only constitutes the starting point for calculating Local Housing Need (LHN) in Wirral, which the NPPF is clear is the minimum number of homes needed in the Borough. Although the housing requirement of 800 dwellings per annum (dpa) aligns with the standard method, the Issues and Options Report concludes without any meaningful assessment that there are no exceptional circumstances that would justify an alternative approach as suggested by the NPPF. Our Client remains concerned that the approach taken has not robustly interrogated housing needs to test whether circumstances indicate that a higher housing need figure is required. For example, there is an apparent disconnect with the aspirations of creating a 'Northern Powerhouse' and also the Council's approach to the housing requirement is fundamentally misaligned with the Council's economic evidence. The housing requirement should be reassessed to take into account a number of exceptional circumstances and land released from the Green Belt to meet this demand in tandem with development of urban brownfield sites. Further detail on Our Clients response can be found at paragraphs 3.1-3.3 of our representations and in the accompanying 'Stage 1' Technical Assessment report prepared by a consultant, in particular paragraphs 3.1-3.27 which conclude that the Council's actual housing need is between 1,045dpa and 1,300dpa.	<a href="https://wirral-consult.objective.co.uk/file/5683689">https://wirral-consult.objective.co.uk/file/5683689</a>	<a href="https://wirral-consult.objective.co.uk/file/5682697">https://wirral-consult.objective.co.uk/file/5682697</a>	<a href="https://wirral-consult.objective.co.uk/file/5682701">https://wirral-consult.objective.co.uk/file/5682701</a>			
1246736	LPIO-9983	no	The Council's calculations of local housing need using the standard method are correct. Paragraph 2a-004 of the PPG1 explains how local housing need is calculated. It results in the following housing need figure for Wirral for 2019: Projected annual average household growth 2019-29 - 700 Adjustment factor 1.14 Should the cap be applied? No Local housing need - 800 However, the definition of local housing need as set out on page 68 of the Framework is as follows: "The number of homes identified as being needed through the application of the standard method set out in national planning guidance (or, in the context of preparing strategic policies only, this may be calculated using a justified alternative approach as provided for in paragraph 60 of this Framework)." Therefore, whilst the Council's calculations are correct, a justified alternative approach to the standard method as we explain in answer to the following questions. In terms of Local Housing Need, whilst the current standard method results in a figure of 800 dwellings per annum, the Government is committed to amending the methodology so that nationally 300,000 new homes per year can be achieved. It is therefore likely that the revised method will result in a higher minimum figure for Wirral. In addition, regard should be had to the 2016 and 2020 Strategic Housing Market Assessments (SHMAS) and the adverse impacts which would be generated by planning for a figure less than that required to meet needs (including affordable housing need of 705 new homes per year and C2 use).	<a href="https://wirral-consult.objective.co.uk/file/5641137">https://wirral-consult.objective.co.uk/file/5641137</a>					
1241319	LPIO-10025	yes	The borough doesn't need as many houses as the plans calculate for, 12,000 additional homes are not needed as calculated by both Liverpool and Manchester universities - the figure should be around 2,500 - 6,000						
1246743	LPIO-10028	no	All the calculations are based on the UK still being part of the EU, as we have requested to exit the EU surely the calculations have to be reviewed. Current circumstances with COVID-19 will also have a massive impact on these calculations.						
1246760	LPIO-10061	no	I disagree with adoption of the Standard Method calculation. Looking at the long list of evidence base documents it is clear that the Council has gone to great lengths (and council tax payer's expense) to commission evidence based consultancy studies for just about everything. Everything, that is, apart from actually assessing the housing requirements numbers based on real local evidence. Accurately predicting housing future housing requirements is absolutely critical and underpins the whole plan, and yet I see nothing in the list of evidence based documents that justify the need for 12,000 new homes (800 per year) between 2020 and 2035. Instead the Council seems happy to accept a generic national formula based on outdated 2014 data and methodology (superseded in 2016) and which results in requirement figures that are far in excess of those that any local person, Councillor, or Planning Officer I have spoken to believes is realistic or is willing to defend. In the recent Government's Queens Speech, the National Housing Figures have been dropped from 300,000 per year to 200,000 per year. The Council should recalculate their figures based on local projections and revised government national housing targets. Why should Wirral residents be expected to give up their green belt simply because the Council got its estimate wrong?						
1241629	LPIO-10099	no	the proposed figures greatly exceed what is realistically needed for the period that the local plan covers. there is no evidence to support the population of wirral increasing by the amount that would be needed to justify the scale of proposed development						
1246763	LPIO-10197	no	Within the Issues & Options paper, Wirral Borough Council states that "800 homes per annum is the Council's established housing requirement". Para 2.16 identifies that this is based on the standard methodology of projected household growth, applying an affordability uplift, and then capping the level of increase. For authorities like Wirral where strategic policies for housing are more than five years old, the adjustment factor within the affordability uplift is to be capped at 40%. Our Client feels that the figure of 800 homes per annum is a positive starting point to identify the minimum annual housing need figure and are satisfied that the calculations used to come to that figure are in line with the NPPG. However, it is important to note that the proposed delivery rate within the paper would be below the delivery rate of almost 820 houses achieved just before the financial crisis in 2007/08. In addition, the recently published Housing Delivery Test figures for 2019 show the Wirral delivered only 76% of its target housing numbers over the last 3 years resulting in the need for a 20% buffer. This indicates that there is scope to deliver a higher number of units per year during the plan period, which may be essential in order to overcome the years of undersupply within the Borough which has caused the housing land supply to drop to only 2.6 years as reported in the Local Development Framework for Wirral - Monitoring Report 2018. In order to further assist Wirral Borough Council in achieving the aims of its Housing Delivery Action Plan, Bromborough Wharf can deliver up to 1,300 units. As the Wirral has delivered a higher number of homes in recently years, it should be noted that the per annum figure will need to be kept under review and revised where appropriate, as the housing need figure generated using the standard method may change as the inputs are variable.						



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1246772	LPIO-10217	no	The new model appears to use much larger housing demand figures than are evident from recent history of any trend in demand.						
1244422	LPIO-1041	no							
1238582	LPIO-10539	yes							
1246331	LPIO-10547	yes	The WLP proposes to deliver a minimum of 800 net new homes per annum over the plan period – 12,000 overall. This figure is derived from the standard methodology set out in PPG. Our Client does not provide any critique of this figure, but reserves its right to do so in the future in response to later iterations of the WLP.						
1246808	LPIO-10619	no	these housing numbers have been proven to be greatly over estimated. Liverpool university's own study has shown these numbers to be high						
1243890	LPIO-1072	no	There is no evidence of this need and the figure for Wirral is much higher than any other Merseyside borough outside Liverpool.						
1247066	LPIO-10800	no	We understand that the 12,000 new homes and at 8.2% target on 2019 households is not needed for Wirral. We also understand that Council has not been told the housing requirement is 12,000 new homes. Population growth on the Wirral is significantly lower than the stated and certainly nowhere near 20,000 more residents that these new homes would generate. Whilst we are conscious of the need to increase housing nationwide, and we really would like the Council to address the homeless situation on the Wirral, we think the number of houses being considered for construction is over exaggerated. Over the last 20 years the population on the Wirral has only increased by approx. 2%. There is little employment on the Wirral.						
1247073	LPIO-10823	no	I do not agree with the Council's calculations using the standard method set out in the national guidance because I see no evidence within the options and issues document to support the amount growth that the Council are projecting. Indeed, in their own Compendium of Statistics 2019 it clearly states that there should be 327 homes per year, not 803. This is also confirmed by the Government's Queen's speech where National Housing Figures have been dropped from 300,000 per year to 200,000 per year. I believe the Council should recalculate their figures based on local projections and government national housing targets.						
1237930	LPIO-10836	no	No I see no evidence within the options and issues document to support the amount of growth the Council are projecting. In their own compendium of statistics 2019 it states a need for 327 homes per year not 803 This was confirmed by the Governments Queens speech where National Housing Figures dropped from 300000 per year to 200000 I believe the Council should recalculate their figures based on local projections and government national housing targets						
1247077	LPIO-10852	no	No I see no evidence within the options and issues document to support the amount of growth the Council are projecting. In their own compendium of statistics 2019 it states a need for 327 homes per year not 803 This was confirmed by the Governments Queens speech where National Housing Figures dropped from 300000 per year to 200000 I believe the Council should recalculate their figures based on local projections and government national housing targets						
1247079	LPIO-10869	no	I do not agree with the councils calculations as I do not see any evidence within the options and issues document to support the amount of growth that the council is projecting. I believe the council should recalculate their figures. The Covid -19 pandemic will also impact economic growth which will likely reduce housing needs.						
1247087	LPIO-10885	no	Whilst understanding why the Council has had to use the standard method, the assumption for demand for additional housing has been demonstrated to be heavily flawed. The ONS have reduced the figure that should be used. Do the Council really think there is demand over the next 15 years for over 800 additional homes every year? Additionally, how will this align with the forthcoming post-coronavirus depression being predicted?						
1247097	LPIO-10901	no	I do not agree with the Council's calculations using the standard method set out in the national guidance because I see no evidence within the options and issues document to support the amount of growth that the council are projecting. Indeed in their own Compendium of Statistics 2019 it clearly states that there should be 327 homes per year not 803. This is also confirmed by the Government's Queen's Speech where National Housing Figures have been dropped from 300,000 per year to 200,000 per year. I believe the Council should recalculate their figures based on local projections and Government national housing targets.						
1247098	LPIO-10915	no	I do not agree with the Council's calculations using the standard method set out in the guidance because I see no evidence within the options and issues document to support the amount of growth that the Council are projecting. Indeed, in their own Compendium of Statistics 2019 the Council clearly states that there should be 327 homes per year not 803. This is also confirmed by the Government's Queen's speech where National Housing Figures have been dropped from 300,000 per year to 200,000 per year. I believe the Council should recalculate their figures based on local projections and government national housing targets.						
1247103	LPIO-10933	no	I see no evidence for the growth projection the council made. By your own numbers there should be 327 homes, not 803. National housing figures have been dropped from 300,000 to 200,000 per year. The council should recalculate their figures based on local projections.						
1247120	LPIO-10951	no	No, there is no evidence to support the predicted growth and demand. Even the council's own data suggests a much lower demand. National housing figures have also been dropped.						
1247128	LPIO-11019	no	The calculations are not relevant to the Wirral. Due to the Wirral being split into two clear groups. Fortunate and less fortunate! The West side of the Wirral, has a much older population nearing retirement or retired. There is less future employment in the Wirral area, due to the decline in local businesses and the geographical restrictions of the Wirral. Resulting in working families moving away in search of employment and housing. The industrial Birkenhead docklands zone has seen decline over a number of decades and virtually collapsed. This can be seen with land and commercial property values, when compared to the rest of the United Kingdom. With no strategy to build it back up again which in turn would create employment. Other councils have reported building houses does not make jobs for the local people.						

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1247129	LPIO-11035		In area like Wirral which has shown very little population growth for decades, the statistical method to obtain 12,000 as a need is wrong. It has been debunked, by the councils own figures, requiring 327 not 803 a year, by the government removing 33% requirement for houses in the queens speech and by the studies of Liverpool and Manchester Universities which put the figure closer to 3000. To hold tight to this figure because it validates the plan when everyone disputes it shows a flaw in this consultation. The council can and must challenge and reduce this to the real requirement which could be met by brown field sites. And let's be frank that is before we even consider the impacts of Corona virus on our communities and future requirements. Consequently, demand will be much lower than the stated need would suggest.						
1247130	LPIO-11049	no	I do not agree with Council's calculations using the standard method set out in the national guidance because I see no evidence within the options and issues document to support the amount of growth that the council are projecting. In their own Compendium of Statistics 2019 it clearly states that there should be 327 homes per year, not 803. This is also confirmed by the Government's Queens speech where National Housing Figures have been dropped from 300,000 per year to 200,000 per year. I believe the Council should recalculate their figures based on local projections and government national housing targets.						
1247132	LPIO-11068	no	No Green Belt land should be used at all (and fields) on the Wirral for housing.						
1242886	LPIO-11078		I am still unable to access the comments portal, so I am setting out my feedback below. You will also find my personal details at the foot of this email. First, I would assert that there is no need for 12,000 new homes on the Wirral, that the figure is entirely arbitrary, and that it is designed purely to lessen the burden on the south-east, and other areas of economic growth, such as Manchester and Leeds, where there is a compelling need for new homes. There has been no growth in financial services, media jobs, etc, that would warrant such a need, and our children still have to leave Merseyside to find skilled employment. The natural "capital" of the borough, Birkenhead, is akin to a ghost town, and cannot even support a Marks and Spencer store. We all have a responsibility to protect and preserve everything that is good about Wirral for future generations, and the council should, in my view, push back on this artificial figure of 12,000 as much as possible. I would be most grateful if my comments, which are my own and are not representative of any wider group, could be submitted for consideration.						
1247133	LPIO-11079		I do not agree with the councils calculations as I do not see any evidence within the options and issues document to support the amount of growth that the council is projecting. I believe the council should recalculate their figures. The Covid -19 pandemic will also impact economic growth which will likely reduce housing needs						
1247135	LPIO-11097		There is no evidence to suggest Wirral needs 12,000 homes. Population growth on the Wirral is very low. Wirral Council's own Compendium of Statistics from 2019 states 327 homes per year, not 803.						
1245190	LPIO-11118	no	I do not agree with the method that has been used for the Council's calculations, even if it is the standard set out in national guidance. This is because historical growth rates for the Wirral are low, and other (independent) projections of future demand are significantly lower than the 803 annual figures used. I believe the case is there for the Council to argue exceptional circumstances.						
1247144	LPIO-11132	no	The evidence does not support this over inflated figure. The figure from the Council's own compendium for stats (Dec 19) states the population of Wirral is only expected to increase by 5,300 by the year 2019. The 2014 figure used in the "Standard method" are now out of date & the population projection figures are now significantly lower (2016 projection figures) The Council declared a Climate Change Emergency in July 2019 so over development goes against this & is an exceptional circumstance.						
1247146	LPIO-11149	no	There is no evidence within option & issues document to support this figure. The councils own figures - compendium of stats 2019 state there should only be 327 homes per year and that Wirral's population is only expected to increase by 5,300 by 2019! The 2014 figures used in the standard methodology calculation are shown to be outdated - recent ONS population projections prove this - The council should challenge the Standard Methodology & recalculate their figures based on local projections & government national housing targets.						
1246647	LPIO-11164	no	I do not agree with the Council's calculations using the standard method set out in the national guidance because I see no evidence within the options and issues document to support the amount growth that the Council are projecting. Indeed, in their own Compendium of Statistics 2019 it clearly states that there should be 327 homes per year, not 803. This is also confirmed by the Government's Queen's speech where National Housing Figures have been dropped from 300,000 per year to 200,000 per year. I believe the Council should recalculate their figures based on local projections and government national housing targets.						
1247154	LPIO-11185	no	I see no evidence to support the amount of growth projected. Nationally the Government has revised its target downwards. Wirral needs to do the same						
1241412	LPIO-112	yes	There is a need for new housing on the Wirral but it should be mainly affordable housing that residents can afford and not for buy to let buyers and also people want small 2 bed or 3 bed housing not all flats.						
1247205	LPIO-11227	no	I would make the points below in support of my views. Liverpool and Manchester Universities have concluded the housing need of 12,000 additional homes is not required unless there are exceptional circumstances (which I can see no need for) and a more realistic figure would be between 2,500 and 5,000. Surely this is research WBC cannot ignore. I see there is now a preferred option of Urban Intensification without Green Belt release but I think urgent action needs to be taken now to make this happen including identifying more Brownfield sites. Surely more emphasis should be placed on regenerating the areas of north east Wirral where more people would benefit from new housing, and it is near the potential Wirral Waters development so would make sense. I really hope you will take my views seriously.						

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1247206	LPIO-11229		<p>I wish to make the following points/observations:</p> <ul style="list-style-type: none"> <li>The Wirral Waters website states that 13,000 new homes have been given approval. The Council continues to state that 12,000 new homes are required. Does this mean a total of 25,000 residences are needed? If not, then why is there an intention to build on the west side of the peninsula when the projected requirement of 12,000 homes will be exceeded by the Peel development?</li> <li>Just how accurate are your figures? It seems incredible that the Council is maintaining that it must provide 12,000 homes when population is consistently falling. I would draw your attention to the much lower projected figures supplied by Manchester and Liverpool Universities as well as WGSA. Do you simply intend to ignore these? Do you not have a responsibility to the people you represent to look accurately and impartially at all information available?</li> <li>When taken in conjunction with the incredible number of flats being built in Liverpool, it is hard to see why such vast numbers of people (especially young people) would choose to live in Wirral when they could be in the heart of a vibrant city with all that it offers.</li> <li>If the council prefers to use brownfield sites first, then I suggest you prove your trustworthiness by going ahead and doing precisely that! Please urgently develop plans and proposals to target those sites then proceed with integrity and encourage developers to use all these areas first before destroying large areas of countryside. Please show that you are completely willing to listen to other views.</li> <li>I believe the National housing target has now been reduced. The Council should act accordingly and do likewise. But first, establish the correct requirements, which means taking note of alternative opinions both from other experts and the "ordinary people". The council could risk its credulity and trust, as well as the attractiveness and overall geographical interest of this peninsula unless it rethinks its strategy.</li> </ul>						
1247191	LPIO-11251		The case that more land is required for house building seems to be based on the need to build an additional 12,000 homes when it is clear that the population figures for Wirral have been static for many years and there is no indication that this situation is about to change.						
1242880	LPIO-11288	no	The natural growth of Wirral does not match the Central government target please could these figures continue to be challenged.						
1246488	LPIO-11294	no	I do not agree with the Council's calculations using the standard method set out in national guidance because I see no evidence within the options and issues document to support the amount of growth that the Council are projecting. Indeed, in their own Compendium of Statistics 2019 it clearly states that there should be 327 homes per year, not 803. This is also confirmed by the Government's Queen's speech where National Housing Figures have been dropped from 300,000 per year to 200,000 per year. I believe the Council should recalculate their figures based on local projections and government national housing targets.						
1247197	LPIO-11313	no	I wish to register my concern about the threat to the Wirral Greenbelt and ask you not to release any of the proposed sites. This is on the grounds that: i) the projected figures for housing requirement are far too high and the calculation method highly suspect.						
1242183	LPIO-11328		Many of the exercises supposedly providing evidence for the Plan appear seriously flawed and incomplete, and reach wrong conclusions. But the worst feature is the unrealistically high Housing Need figure of 12,000 new homes, which would be in addition to replacements, upgrades and conversions. So, this would mean around 20,000 homes and an additional population of 20 to 30 thousand. Surely, this is nonsense. Such a high figure is simply not justified by historic or current trends and seems to stem from a Council running scared, unprepared to challenge a formulaic starting point as, I'm told, the Council has been urged to do by Secretaries of State, many local politicians, the majority of community and interest groups, and most importantly the people of Wirral in huge numbers. Not challenging the figures for actual need gives landowners and developers an 'open goal' to argue for green belt development, emphasising the problems with delivering so much, so quickly through more difficult brownfield sites with unsecured funding. The solution and 'Preferred Option' should be to work with the support of so many groups and individuals, and put forward more realistic targets and proposals (backed by real local historic, current and future trend information) and get on with securing available Government and Public Sector funding.						
1247200	LPIO-11341	no	Wirral population has not increased for years and the many brownfield sites could easily cope with the number of houses we actually need!						
1244804	LPIO-11364	no	There seems to be much controversy regarding the proposed building of 12,000 new homes on the Wirral. I have attended a number of talks and more recently the drop in session at Heswall library.						
1247227	LPIO-11368	no	I understand there is stated a requirement for 12,000 houses when there has been NIL population growth in the Wirral for years. This figure is grossly overstated and a more reasonable figure estimated by outside authorities would be 2500/5000. I strongly request you urgently revisit this plan and agree not to release any Green Belt Land as there is no necessity for it and available land for housing should be obtained in Wmal on existing Brownfield sites.						
1247231	LPIO-11374	no	The number of houses needed according to your plan is unrealistic. To use the Council's waiting list includes people needing to upgrade and therefore housing is released when they move. Also there is reference to an influx of people to Wirral. For this to happen there would need to be jobs available. We are currently seeing department stores and chain stores closing down, as well as bank branches. We also have the uncertainty of Vauxhalls following our departure from the EU.						
1247236	LPIO-11380	no	I wish to state my opposition to new buildings within the green belt. I am not a mathematician but I consider the number of houses required at the moment could be provided in urban areas and brownfield sites. This would provide the infrastructure needed e.g. roads for public transport, premises for education etc. and also prevent urban sprawl.						
1247241	LPIO-11384	no	I wish to inform the Council that I do not believe Wirral needs an additional 12,000 new homes and therefore does not need to release any green belt land for future development. Both Liverpool and Manchester University experts say that Wirral only needs an additional 2,500-6,000 new homes and I strongly oppose Option 2B of Wirral's local plan.						

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1247242	LPIO-11387	no	I do not agree with the Council's calculations using the 'standard method' set out in the guidance to build an additional 12,000 houses. The figure is far too high since local population and growth figures do not substantiate these housing targets and these figures should be challenged. The Council's own statistical data points to an actual need of a fraction of the 12,000 figure.						
1247243	LPIO-11390	no	It appears to me that you have made no substantive effort to refute what you imply is a concrete demand from central government (though it would be appear nothing more than an abstract number that drops out of some standard methodology) for the construction of large numbers of houses on the Wirral. The number suggested in your report is 12,000 which is an absurdly high figure given the actual rate of population growth and employment opportunities here. I would like to see evidence of some more energetic push-back against theoretical figures for housing need. Britain does indeed need more housing, but building it here in large numbers is of questionable benefit. I understand that other expert studies have put the figure for local housing need at just a few thousand. I expect the council to be more proactive in resisting central Government figures.						
1247250	LPIO-11393	no	I am aware that information has been provided to the Council that indicates the need is significantly lower than the Local Housing Need calculation. I urge the Council to seriously consider this information and review its proposals as appropriate. Please refer to the 2016 and 2018 ONS data. I question the 'key message' that 12,000 homes are required in the plan-period. I am aware that information has been provided to the Council that indicates the need is significantly lower than the Local Housing Need calculation. I urge the Council to seriously consider this information and review its proposals as appropriate. 8 ONS data.						
1247258	LPIO-11406	no	Building any of the proposed 12,000 new homes on Green Belt will achieve exactly the opposite of 'protecting environmental and heritage assets' and 'tackling climate change'. At no time has a proper case been made to justify the building of a further 12,000 houses which will likely cause an increase of at least 12,000 more vehicles adding to congestion/pollution, and 20,000 plus more people. We have not been told by Central Government to build 12,000 more houses. The council seems to be using supposed Central Government diktat as a cover (pretending that it has no choice) for what looks to be either deceitfulness or gross stupidity when it should in reality be defending one of Wirral's finest assets - our remaining Green Belt.						
1247015	LPIO-11418		We agree that the Council needs to use the current standard method as a starting point using 2014 ONS figures. However, the Government has stated that the standard method does not represent a mandatory target for local authorities to plan for, but the starting point for the planning process. We believe the unique circumstances on Wirral warrants the use of exceptional circumstances to justify the use of a significantly lower housing need figure.						
1245205	LPIO-11432	no	As a general comment on the Government's targets for the Wirral, we understand that targets are already subject to review, due to over calculation by Central Government. With a relatively stable Wirral population at around 322,000 (despite dips 2006-10) but a strongly increasing trend amongst 50-85+ years and a strongly declining trend especially in the under 20s and under 50s groups, the assumption can only be that housing demand is likely to decrease in coming years. This especially in view of the precarious and declining position our local manufacturing industries have experienced. We trust you will take all these factors into account when considering these objections.						
1247270	LPIO-11434	no	Expert opinion strongly asserts that the housing demand in Wirral will be much smaller than the 12,000 houses planned for.						
1247273	LPIO-11440	no	The forecast for a proposed 12,000 new houses on the Wirral seems grossly overestimated so really there should be no need to develop green spaces as existing brownfield sites do already exist.						
1247277	LPIO-11448	no	The need of 12,000 houses in 15 years for Wirral, on which this whole scheme is predicated seems to be based on unproven actual requirements. The deputy leader of the Council is quoted as saying that 'no one on the Council believes that figure'. The concept of 'weakly performing green belt' classifies the Green Belt into different categories, an action the has no basis in the Green Belt legislation. It is clearly an attempt to justify the release of those so called 'weakly performing sites', such as Eastham's Mill Field site, for development. This site should be protected as it is the location of the archaeologically important Eastham Mill mentioned on the Historic Environment Record. The Mill house and cottages remain extant, the site of the mill clearly remains clear to see.						
1247282	LPIO-11456	no	How can we accommodate 12,000 new houses plus estimated 36,000 people.						
1247286	LPIO-11463	no	Housing Need. The insistence by the Council of sticking to a figure of c12000 new dwellings is perverse. The evidence against it - some emanating from studies commissioned by the Council itself - is compelling. The eminent opinions from the Universities of Liverpool and Manchester - who have reported independently of each other - suggest that c400 dwellings per annum is the actual housing need. These are capable of being "exceptional circumstances" for an iteration of the process taking it out of the standard method. There exists massive and well-informed support for a "re-think" by the Council. Both the Heswall Society and the Wirral Green Space Alliance have submitted detailed and well-argued reasons why this is essential if the outcome of the Council's decisions for the Local Plan is to have any credibility whatsoever. They really do "speak for the people". The Council - our elected representatives - should do likewise. The Council has the opportunity, before reaching a final decision, to recognise that the assumptions upon which the figure of 12000 is based are wrong and no longer justified. What is frustratingly risible is that we are told that none of the Councillors believe the figure is right! So why persist in basing the Local Plan on out-dated and discredited information? A further significant factor which must be taken into account is that part of the recent Queen's Speech which refers to a reduction in the National Homes Target of 33%.						
1247290	LPIO-11473		The figure of 12,000 new homes is unrealistic. It is based on a totally false premise - Wirral simply does not need 12,000 new homes over the next 15 years. This is borne out by both common sense and statistics 1. WBC is choosing the figure of 12,000 houses over the 15 year period despite strong credible evidence it need not. 2. Wirral does not need 12,000 new houses over this period of time. 3. Wirral can build all of the houses it actually needs without having to touch the greenbelt.						

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1247292	LPIO-11485		Experts calculate the 'Housing Need' at a fraction of the 12,000 figure and that a figure between 2,500 and 5,000 should be used. There has been nil population growth for years and the employment situation in the area is already poor.						
1243013	LPIO-11492		I would also like Wirral to question the number of new homes that are required in this area altogether.						
1247296	LPIO-11493	no	Once again we ask you why you are persistently pursuing this number of houses? We have very little industry, and nothing in this area, unless you count nail bars, restaurants and estate agents who struggle to sell the many empty properties in the area. The population, which is ageing, has been in decline for many years. The recent Queen's speech reduced the national housing target by twenty-five percent, but not Wirral Council Officers. You use our Council tax to pay Liverpool and Manchester Universities to check out the figures and when they did not give you the answer you wanted you spent even more of our money to employ a barrister who came up with such a convoluted consultation 'tome' that necessitates a degree in planning to comprehend it. It is called 'playing dirty'.						
1247304	LPIO-11510		The proposed housing requirements figure of 12000 new dwellings up to 2035 is erroneous as the Wirral population has been static for many years and there is no indication that this will change significantly for the foreseeable future, this should preclude the need for any green belt sites having to be used in this way. Wirral's own population growth expectations does not follow any national trends, and this should be reflected in the future housing proposals and not slavishly follow the government's national formula.						
1238549	LPIO-11519		The population projections for Wirral seem to contradict the need for the level of housing requirements. When I last saw estimates provided by Wirral Intelligence, these determined that population would grow but only in adults above 65 years. The need for housing will be heavily determined by proximity and accessibility to Surgeries, and Shops for daily needs. There are no surgeries or NHS dentists in Irby. Indeed the local shops are mainly Hairdressers, a Vet, and several takeaways. The R S McCall's in the village caters for small shopping needs, at a premium price. The local school (Dawpool Primary) is already at capacity and there is heavy parking in Sandy Lane and surrounding roads during school morning and afternoon, delivery and pickup. I am also told that Irby Primary is also fully subscribed. The transport links are limited and require older residents to walk a distance for regular buses to Heswall. There is No train station locally. Access to amenities such as Supermarkets, Banks, Building Societies, Butchers, Lawyers, Doctors, Opticians, Clothing etc. require transport to Heswall, West Kirby, Upton or towards Birkenhead/Liverpool.						
1247199	LPIO-11520		Many of the exercises supposedly providing evidence for the Plan appear seriously flawed and incomplete, and reach wrong conclusions. But the worst feature is the unrealistically high Housing Need figure of 12,000 new homes, which would be in addition to replacements, upgrades and conversions. So, this would mean around 20,000 homes and an additional population of 20 to 30 thousand. Surely, this is nonsense. Such a high figure is simply not justified by historic or current trends and seems to stem from a Council running scared, unprepared to challenge a formulaic starting point as, I'm told, the Council has been urged to do by Secretaries of State, many local politicians, the majority of community and interest groups, and most importantly the people of Wirral in huge numbers. Not challenging the figures for actual need gives landowners and developers an 'open goal' to argue for green belt development, emphasising the problems with delivering so much, so quickly through more difficult brownfield sites with unsecured funding. The solution and 'Preferred Option' should be to work with the support of so many groups and individuals, and put forward more realistic targets and proposals (backed by real local historic, current and future trend information) and get on with securing available Government and Public Sector funding.						
1247267	LPIO-11529		Liverpool and Manchester University and WGSA experts calculate the future housing needs to be much less than 12,000 as suggested. Between 2,500 and 5000 would be more realistic as population growth in Wirral has not increased enough for the need for 12,000 new homes over the next 15 years. There is sufficient brown field and urban development sites without using greenbelt sites.						
1247225	LPIO-11540	no	The Local Plan states the Wirral has to provide over 12,000 homes, anticipating a huge influx of residents, but I believe these figures are flawed-the Data used is out of date. I also believe we are an ageing community and therefore decreasing in number.						
1247196	LPIO-11582		I do not agree with the Council's calculations using the standard method set out in national guidance because I see no evidence within the options and issues document to support the amount of growth that the Council are projecting. Indeed, in their own Compendium of Statistics 2019 it clearly states that there should be 327 homes per year, not 803. This is also confirmed by the Government's Queen's speech where National Housing Figures have been dropped from 300,000 per year to 200,000 per year. I believe the Council should recalculate their figures based on local projections and government national housing targets.						
1244705	LPIO-11640		I am writing to formally submit my objections to any proposal for the release of Green Belt land for the purpose of development, particularly house-building, and submit for your further consideration and records my reasoning as to why I believe this to be both unnecessary and detrimental. The case that more land is required for house-building seems to be based on the stated need to build an additional 12,000 homes when it is clear that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. The Council's own statistical data points to an actual need a fraction of the 12,000 figure. Consequently, demand will be much lower than the stated need would suggest.						
1247362	LPIO-11657		I query that Wirral needs 12,000 more houses. Its population is hardly growing. The Queens Speech reduced the requirement by one third for new homes. This calculation should be revisited.						

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1240731	LPIO-1166	no	The calculation using the standard method and 2014 ONS figure is ONLY a starting point for calculating housing need and not a final figure for inclusion in the Local Plan. This has been confirmed in many letters from MHCLG. Various reports from Local experts and also from Liverpool and Manchester Universities (commissioned by Wirral Council) show the figure to be much lower. The recently released 2018 ONS figures show an even smaller population projection than the 2016 ones (which were much lower than the 2014 figures). WBC own Compendium of Statistics also shows a much lower figure. The Government have also reduced their housing figures in the Queens Speech from 300,000 per year to 200,000 over the period of the next Parliament. This is set out in the Government Policy Paper Budget 2020 updated 12th March 2020. It is therefore a nonsense to use the 12,045 figure when this figure is much much higher than the actual number of houses required.						
1247397	LPIO-11692		Please register my complete opposition to the above proposed option. You must be crackers if you think the area can sustain around 2500 new dwellings. Roads, schools, sewerage, medical support would all be overwhelmed. I understand that the 12000 new homes figure has been shown to be completely unnecessary anyway. There must be a case for far more urban/ brownfield high class regeneration rather than despoiling a lovely rural area that I am sure is enjoyed by people from all parts of the Wirral. THINK AGAIN						
1247401	LPIO-11697		"We are residents of Wirral, residing in Thurstaston and wish to object to the local planning strategy that has been published. Our main objections are as follows; 1. The impact on the environment. A lot of work has been undertaken to preserve the Green Belt on Wirral whose purpose is to benefit the local wildlife, provide recreation for all residents of Wirral and assist with maintaining health and well-being. Preserving the Green Belt not only protects these areas from development but equally ensures that areas requiring development are regenerated and updated. 2. There are sufficient brownfield areas on Wirral and these are in areas of required improvement and regeneration. These more than meet the requirement for the necessary affordable housing. 3. In the brownfield areas they are sourced with the required infrastructure to include roads, amenities such as shopping and supermarkets, plus access to health care. 4. Independent data collated through Wirral Green Space Alliance more than suggests that there is no need for the 12000 properties identified by the council and in fact reduce this figure by circa 75%. "						
1247402	LPIO-11698		Housing Secretary, James Brokenshaw, admits that Wirral does not have high housing pressures, but insists on a housing target equivalent to 800 homes per year. He ignores the later ONS figures which indicate a figure of about 500 homes per year not to mention the historic rate of house construction in recent years of about 400 houses per year. Adoption of the ONS figure would mitigate against the development of green belt land. The allocation of green belt land for housing would not of itself guarantee that it would be built on at the time required, or, for the type of accommodation needed. Land is banked for commercial reasons and housing developers build for profit not to meet the needs of a housing waiting list. To allocate land in the green belt "as a last resort" ignores the reality of the commercial world which will always take the profitable option rather than that which society requires. Unfortunately planning powers do not extend to control such matters effectively. Green Belt Policy is the longest living and most supported planning policy in this country, and, the most easily lost.						
1247403	LPIO-11700		In response to the current draft Local Plan proposals please find attached my formal reply letter. If possible I would like to have confirmation of receipt and acknowledgement that the points raised will be considered to revise the plan prior to formal issue. I am writing to formally submit my objections to any proposal for the release of Green Belt land for the purpose of development, particularly house-building. My reasoning as to why I believe this to be both unnecessary and detrimental is detailed below for your consideration. The case that more land is required for house-building seems to be based on the stated need to build an additional 12,000 homes on Wirral when it is clear that the Council's own population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. There for the need for extra homes seems to be much lower than that stated and so release of Green Belt land is not needed to meet actual demand predictions. The 12,000 new homes seems to be an arbitrary figure and no concrete formula to balance national need with local need seems to reflect the above mentioned facts that population on Wirral is not expanding rapidly. Even in the recent Queens speech the Government recognize a reduced requirement with a 33% lower requirement to build stated. Not reviewing the figures to establish realistic numbers and proposing these reduced numbers is a past Council failing that I hope the current Council will rectify. In my opinion any new requirement based on actual need and revised targets can be met by the urban regeneration options outlined in the Local Plan and NO Green Belt land is needed.						
1247404	LPIO-11702		I am writing to strongly object the proposed WBC plans for new houses on green belt land on (90) on Sandy Lane and a further 1116 on the other proposed sites. I STRONGLY OBJECT TO THE PLANS AS DISCUSSED AND WISH THIS TO BE DULY NOTED.						
1242183	LPIO-11703		The case that more land is required for house-building seems to be based on the stated need to build an additional 12,000 homes when it is clear that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. The Council's own statistical data points to an actual need a fraction of the 12,000 figure. Consequently, demand will be much lower than the stated need would suggest.						
1247211	LPIO-11708		Many of the exercises supposedly providing evidence for the Plan appear seriously flawed and incomplete, and reach wrong conclusions. But the worst feature is the unrealistically high Housing Need figure of 12,000 new homes, which would be in addition to replacements, upgrades and conversions. So, this would mean around 20,000 homes and an additional population of 20 to 30 thousand. Surely, this is nonsense. Such a high figure is simply not justified by historic or current trends and seems to stem from a Council running scared, unprepared to challenge a formulaic starting point as, I'm told, the Council has been urged to do by Secretaries of State, many local politicians, the majority of community and interest groups, and most importantly the people of Wirral in huge numbers. Not challenging the figures for actual need gives landowners and developers an 'open goal' to argue for green belt development, emphasising the problems with delivering so much, so quickly through more difficult brownfield sites with unsecured funding. The solution and 'Preferred Option' should be to work with the support of so many groups and individuals, and put forward more realistic targets and proposals (backed by real local historic, current and future trend information) and get on with securing available Government and Public Sector funding.						

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1239535	LPIO-11711	Many of the exercises supposedly providing evidence for the Plan appear seriously flawed and incomplete, and reach wrong conclusions. But the worst feature is the unrealistically high Housing Need figure of 12,000 new homes, which would be in addition to replacements, upgrades and conversions. So, this would mean around 20,000 homes and an additional population of 20 to 30 thousand. Surely, this is nonsense. Such a high figure is simply not justified by historic or current trends and seems to stem from a Council running scared, unprepared to challenge a formulaic starting point as, I'm told, the Council has been urged to do by Secretaries of State, many local politicians, the majority of community and interest groups, and most importantly the people of Wirral in huge numbers. Not challenging the figures for actual need gives landowners and developers an 'open goal' to argue for green belt development, emphasising the problems with delivering so much, so quickly through more difficult brownfield sites with unsecured funding. The solution and 'Preferred Option' should be to work with the support of so many groups and individuals, and put forward more realistic targets and proposals (backed by real local historic, current and future trend information) and get on with securing available Government and Public Sector funding.						
1246549	LPIO-11714	Many of the exercises supposedly providing evidence for the Plan appear seriously flawed and incomplete, and reach wrong conclusions. But the worst feature is the unrealistically high Housing Need figure of 12,000 new homes, which would be in addition to replacements, upgrades and conversions. So, this would mean around 20,000 homes and an additional population of 20 to 30 thousand. Surely, this is nonsense. Such a high figure is simply not justified by historic or current trends and seems to stem from a Council running scared, unprepared to challenge a formulaic starting point as, I'm told, the Council has been urged to do by Secretaries of State, many local politicians, the majority of community and interest groups, and most importantly the people of Wirral in huge numbers. Not challenging the figures for actual need gives landowners and developers an 'open goal' to argue for green belt development, emphasising the problems with delivering so much, so quickly through more difficult brownfield sites with unsecured funding. The solution and 'Preferred Option' should be to work with the support of so many groups and individuals, and put forward more realistic targets and proposals (backed by real local historic, current and future trend information) and get on with securing available Government and Public Sector funding.						
1241910	LPIO-11717	Many of the exercises supposedly providing evidence for the Plan appear seriously flawed and incomplete, and reach wrong conclusions. But the worst feature is the unrealistically high Housing Need figure of 12,000 new homes, which would be in addition to replacements, upgrades and conversions. So, this would mean around 20,000 homes and an additional population of 20 to 30 thousand. Surely, this is nonsense. Such a high figure is simply not justified by historic or current trends and seems to stem from a Council running scared, unprepared to challenge a formulaic starting point as, I'm told, the Council has been urged to do by Secretaries of State, many local politicians, the majority of community and interest groups, and most importantly the people of Wirral in huge numbers. Not challenging the figures for actual need gives landowners and developers an 'open goal' to argue for green belt development, emphasising the problems with delivering so much, so quickly through more difficult brownfield sites with unsecured funding. The solution and 'Preferred Option' should be to work with the support of so many groups and individuals, and put forward more realistic targets and proposals (backed by real local historic, current and future trend information) and get on with securing available Government and Public Sector funding.						
1247414	LPIO-11720	Many of the exercises supposedly providing evidence for the Plan appear seriously flawed and incomplete, and reach wrong conclusions. But the worst feature is the unrealistically high Housing Need figure of 12,000 new homes, which would be in addition to replacements, upgrades and conversions. So, this would mean around 20,000 homes and an additional population of 20 to 30 thousand. Surely, this is nonsense. Such a high figure is simply not justified by historic or current trends and seems to stem from a Council running scared, unprepared to challenge a formulaic starting point as, I'm told, the Council has been urged to do by Secretaries of State, many local politicians, the majority of community and interest groups, and most importantly the people of Wirral in huge numbers. Not challenging the figures for actual need gives landowners and developers an 'open goal' to argue for green belt development, emphasising the problems with delivering so much, so quickly through more difficult brownfield sites with unsecured funding. The solution and 'Preferred Option' should be to work with the support of so many groups and individuals, and put forward more realistic targets and proposals (backed by real local historic, current and future trend information) and get on with securing available Government and Public Sector funding.						
1247416	LPIO-11723	Many of the exercises supposedly providing evidence for the Plan appear seriously flawed and incomplete, and reach wrong conclusions. But the worst feature is the unrealistically high Housing Need figure of 12,000 new homes, which would be in addition to replacements, upgrades and conversions. So, this would mean around 20,000 homes and an additional population of 20 to 30 thousand. Surely, this is nonsense. Such a high figure is simply not justified by historic or current trends and seems to stem from a Council running scared, unprepared to challenge a formulaic starting point as, I'm told, the Council has been urged to do by Secretaries of State, many local politicians, the majority of community and interest groups, and most importantly the people of Wirral in huge numbers. Not challenging the figures for actual need gives landowners and developers an 'open goal' to argue for green belt development, emphasising the problems with delivering so much, so quickly through more difficult brownfield sites with unsecured funding. The solution and 'Preferred Option' should be to work with the support of so many groups and individuals, and put forward more realistic targets and proposals (backed by real local historic, current and future trend information) and get on with securing available Government and Public Sector funding.						

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1247417	LPIO-11726	Many of the exercises supposedly providing evidence for the Plan appear seriously flawed and incomplete, and reach wrong conclusions. But the worst feature is the unrealistically high Housing Need figure of 12,000 new homes, which would be in addition to replacements, upgrades and conversions. So, this would mean around 20,000 homes and an additional population of 20 to 30 thousand. Surely, this is nonsense. Such a high figure is simply not justified by historic or current trends and seems to stem from a Council running scared, unprepared to challenge a formulaic starting point as, I'm told, the Council has been urged to do by Secretaries of State, many local politicians, the majority of community and interest groups, and most importantly the people of Wirral in huge numbers. Not challenging the figures for actual need gives landowners and developers an 'open goal' to argue for green belt development, emphasising the problems with delivering so much, so quickly through more difficult brownfield sites with unsecured funding. The solution and 'Preferred Option' should be to work with the support of so many groups and individuals, and put forward more realistic targets and proposals (backed by real local historic, current and future trend information) and get on with securing available Government and Public Sector funding.						
1247418	LPIO-11729	Many of the exercises supposedly providing evidence for the Plan appear seriously flawed and incomplete, and reach wrong conclusions. But the worst feature is the unrealistically high Housing Need figure of 12,000 new homes, which would be in addition to replacements, upgrades and conversions. So, this would mean around 20,000 homes and an additional population of 20 to 30 thousand. Surely, this is nonsense. Such a high figure is simply not justified by historic or current trends and seems to stem from a Council running scared, unprepared to challenge a formulaic starting point as, I'm told, the Council has been urged to do by Secretaries of State, many local politicians, the majority of community and interest groups, and most importantly the people of Wirral in huge numbers. Not challenging the figures for actual need gives landowners and developers an 'open goal' to argue for green belt development, emphasising the problems with delivering so much, so quickly through more difficult brownfield sites with unsecured funding. The solution and 'Preferred Option' should be to work with the support of so many groups and individuals, and put forward more realistic targets and proposals (backed by real local historic, current and future trend information) and get on with securing available Government and Public Sector funding.						
1247420	LPIO-11732	Many of the exercises supposedly providing evidence for the Plan appear seriously flawed and incomplete, and reach wrong conclusions. But the worst feature is the unrealistically high Housing Need figure of 12,000 new homes, which would be in addition to replacements, upgrades and conversions. So, this would mean around 20,000 homes and an additional population of 20 to 30 thousand. Surely, this is nonsense. Such a high figure is simply not justified by historic or current trends and seems to stem from a Council running scared, unprepared to challenge a formulaic starting point as, I'm told, the Council has been urged to do by Secretaries of State, many local politicians, the majority of community and interest groups, and most importantly the people of Wirral in huge numbers. Not challenging the figures for actual need gives landowners and developers an 'open goal' to argue for green belt development, emphasising the problems with delivering so much, so quickly through more difficult brownfield sites with unsecured funding. The solution and 'Preferred Option' should be to work with the support of so many groups and individuals, and put forward more realistic targets and proposals (backed by real local historic, current and future trend information) and get on with securing available Government and Public Sector funding.						
1247426	LPIO-11736	Many of the exercises supposedly providing evidence for the Plan appear seriously flawed and incomplete, and reach wrong conclusions. But the worst feature is the unrealistically high Housing Need figure of 12,000 new homes, which would be in addition to replacements, upgrades and conversions. So, this would mean around 20,000 homes and an additional population of 20 to 30 thousand. Surely, this is nonsense. Such a high figure is simply not justified by historic or current trends and seems to stem from a Council running scared, unprepared to challenge a formulaic starting point as, I'm told, the Council has been urged to do by Secretaries of State, many local politicians, the majority of community and interest groups, and most importantly the people of Wirral in huge numbers. Not challenging the figures for actual need gives landowners and developers an 'open goal' to argue for green belt development, emphasising the problems with delivering so much, so quickly through more difficult brownfield sites with unsecured funding. The solution and 'Preferred Option' should be to work with the support of so many groups and individuals, and put forward more realistic targets and proposals (backed by real local historic, current and future trend information) and get on with securing available Government and Public Sector funding.						
1247428	LPIO-11739	Many of the exercises supposedly providing evidence for the Plan appear seriously flawed and incomplete, and reach wrong conclusions. But the worst feature is the unrealistically high Housing Need figure of 12,000 new homes, which would be in addition to replacements, upgrades and conversions. So, this would mean around 20,000 homes and an additional population of 20 to 30 thousand. Surely, this is nonsense. Such a high figure is simply not justified by historic or current trends and seems to stem from a Council running scared, unprepared to challenge a formulaic starting point as, I'm told, the Council has been urged to do by Secretaries of State, many local politicians, the majority of community and interest groups, and most importantly the people of Wirral in huge numbers. Not challenging the figures for actual need gives landowners and developers an 'open goal' to argue for green belt development, emphasising the problems with delivering so much, so quickly through more difficult brownfield sites with unsecured funding. The solution and 'Preferred Option' should be to work with the support of so many groups and individuals, and put forward more realistic targets and proposals (backed by real local historic, current and future trend information) and get on with securing available Government and Public Sector funding.						



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1247430	LPIO-11742	Many of the exercises supposedly providing evidence for the Plan appear seriously flawed and incomplete, and reach wrong conclusions. But the worst feature is the unrealistically high Housing Need figure of 12,000 new homes, which would be in addition to replacements, upgrades and conversions. So, this would mean around 20,000 homes and an additional population of 20 to 30 thousand. Surely, this is nonsense. Such a high figure is simply not justified by historic or current trends and seems to stem from a Council running scared, unprepared to challenge a formulaic starting point as, I'm told, the Council has been urged to do by Secretaries of State, many local politicians, the majority of community and interest groups, and most importantly the people of Wirral in huge numbers. Not challenging the figures for actual need gives landowners and developers an 'open goal' to argue for green belt development, emphasising the problems with delivering so much, so quickly through more difficult brownfield sites with unsecured funding. The solution and 'Preferred Option' should be to work with the support of so many groups and individuals, and put forward more realistic targets and proposals (backed by real local historic, current and future trend information) and get on with securing available Government and Public Sector funding.						
1246504	LPIO-11745	Many of the exercises supposedly providing evidence for the Plan appear seriously flawed and incomplete, and reach wrong conclusions. But the worst feature is the unrealistically high Housing Need figure of 12,000 new homes, which would be in addition to replacements, upgrades and conversions. So, this would mean around 20,000 homes and an additional population of 20 to 30 thousand. Surely, this is nonsense. Such a high figure is simply not justified by historic or current trends and seems to stem from a Council running scared, unprepared to challenge a formulaic starting point as, I'm told, the Council has been urged to do by Secretaries of State, many local politicians, the majority of community and interest groups, and most importantly the people of Wirral in huge numbers. Not challenging the figures for actual need gives landowners and developers an 'open goal' to argue for green belt development, emphasising the problems with delivering so much, so quickly through more difficult brownfield sites with unsecured funding. The solution and 'Preferred Option' should be to work with the support of so many groups and individuals, and put forward more realistic targets and proposals (backed by real local historic, current and future trend information) and get on with securing available Government and Public Sector funding.						
1247432	LPIO-11748	Many of the exercises supposedly providing evidence for the Plan appear seriously flawed and incomplete, and reach wrong conclusions. But the worst feature is the unrealistically high Housing Need figure of 12,000 new homes, which would be in addition to replacements, upgrades and conversions. So, this would mean around 20,000 homes and an additional population of 20 to 30 thousand. Surely, this is nonsense. Such a high figure is simply not justified by historic or current trends and seems to stem from a Council running scared, unprepared to challenge a formulaic starting point as, I'm told, the Council has been urged to do by Secretaries of State, many local politicians, the majority of community and interest groups, and most importantly the people of Wirral in huge numbers. Not challenging the figures for actual need gives landowners and developers an 'open goal' to argue for green belt development, emphasising the problems with delivering so much, so quickly through more difficult brownfield sites with unsecured funding. The solution and 'Preferred Option' should be to work with the support of so many groups and individuals, and put forward more realistic targets and proposals (backed by real local historic, current and future trend information) and get on with securing available Government and Public Sector funding.						
1247146	LPIO-11752	Many of the exercises supposedly providing evidence for the Plan appear seriously flawed and incomplete, and reach wrong conclusions. But the worst feature is the unrealistically high Housing Need figure of 12,000 new homes, which would be in addition to replacements, upgrades and conversions. So, this would mean around 20,000 homes and an additional population of 20 to 30 thousand. Surely, this is nonsense. Such a high figure is simply not justified by historic or current trends and seems to stem from a Council running scared, unprepared to challenge a formulaic starting point as, I'm told, the Council has been urged to do by Secretaries of State, many local politicians, the majority of community and interest groups, and most importantly the people of Wirral in huge numbers. Not challenging the figures for actual need gives landowners and developers an 'open goal' to argue for green belt development, emphasising the problems with delivering so much, so quickly through more difficult brownfield sites with unsecured funding. The solution and 'Preferred Option' should be to work with the support of so many groups and individuals, and put forward more realistic targets and proposals (backed by real local historic, current and future trend information) and get on with securing available Government and Public Sector funding.						
1246523	LPIO-11755	Many of the exercises supposedly providing evidence for the Plan appear seriously flawed and incomplete, and reach wrong conclusions. But the worst feature is the unrealistically high Housing Need figure of 12,000 new homes, which would be in addition to replacements, upgrades and conversions. So, this would mean around 20,000 homes and an additional population of 20 to 30 thousand. Surely, this is nonsense. Such a high figure is simply not justified by historic or current trends and seems to stem from a Council running scared, unprepared to challenge a formulaic starting point as, I'm told, the Council has been urged to do by Secretaries of State, many local politicians, the majority of community and interest groups, and most importantly the people of Wirral in huge numbers. Not challenging the figures for actual need gives landowners and developers an 'open goal' to argue for green belt development, emphasising the problems with delivering so much, so quickly through more difficult brownfield sites with unsecured funding. The solution and 'Preferred Option' should be to work with the support of so many groups and individuals, and put forward more realistic targets and proposals (backed by real local historic, current and future trend information) and get on with securing available Government and Public Sector funding.						

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1247433	LPIO-11761	Many of the exercises supposedly providing evidence for the Plan appear seriously flawed and incomplete, and reach wrong conclusions. But the worst feature is the unrealistically high Housing Need figure of 12,000 new homes, which would be in addition to replacements, upgrades and conversions. So, this would mean around 20,000 homes and an additional population of 20 to 30 thousand. Surely, this is nonsense. Such a high figure is simply not justified by historic or current trends and seems to stem from a Council running scared, unprepared to challenge a formulaic starting point as, I'm told, the Council has been urged to do by Secretaries of State, many local politicians, the majority of community and interest groups, and most importantly the people of Wirral in huge numbers. Not challenging the figures for actual need gives landowners and developers an 'open goal' to argue for green belt development, emphasising the problems with delivering so much, so quickly through more difficult brownfield sites with unsecured funding. The solution and 'Preferred Option' should be to work with the support of so many groups and individuals, and put forward more realistic targets and proposals (backed by real local historic, current and future trend information) and get on with securing available Government and Public Sector funding.						
1247435	LPIO-11767	Many of the exercises supposedly providing evidence for the Plan appear seriously flawed and incomplete, and reach wrong conclusions. But the worst feature is the unrealistically high Housing Need figure of 12,000 new homes, which would be in addition to replacements, upgrades and conversions. So, this would mean around 20,000 homes and an additional population of 20 to 30 thousand. Surely, this is nonsense. Such a high figure is simply not justified by historic or current trends and seems to stem from a Council running scared, unprepared to challenge a formulaic starting point as, I'm told, the Council has been urged to do by Secretaries of State, many local politicians, the majority of community and interest groups, and most importantly the people of Wirral in huge numbers. Not challenging the figures for actual need gives landowners and developers an 'open goal' to argue for green belt development, emphasising the problems with delivering so much, so quickly through more difficult brownfield sites with unsecured funding. The solution and 'Preferred Option' should be to work with the support of so many groups and individuals, and put forward more realistic targets and proposals (backed by real local historic, current and future trend information) and get on with securing available Government and Public Sector funding.						
1247438	LPIO-11773	Many of the exercises supposedly providing evidence for the Plan appear seriously flawed and incomplete, and reach wrong conclusions. But the worst feature is the unrealistically high Housing Need figure of 12,000 new homes, which would be in addition to replacements, upgrades and conversions. So, this would mean around 20,000 homes and an additional population of 20 to 30 thousand. Surely, this is nonsense. Such a high figure is simply not justified by historic or current trends and seems to stem from a Council running scared, unprepared to challenge a formulaic starting point as, I'm told, the Council has been urged to do by Secretaries of State, many local politicians, the majority of community and interest groups, and most importantly the people of Wirral in huge numbers. Not challenging the figures for actual need gives landowners and developers an 'open goal' to argue for green belt development, emphasising the problems with delivering so much, so quickly through more difficult brownfield sites with unsecured funding. The solution and 'Preferred Option' should be to work with the support of so many groups and individuals, and put forward more realistic targets and proposals (backed by real local historic, current and future trend information) and get on with securing available Government and Public Sector funding.						
1247440	LPIO-11778	Many of the exercises supposedly providing evidence for the Plan appear seriously flawed and incomplete, and reach wrong conclusions. But the worst feature is the unrealistically high Housing Need figure of 12,000 new homes, which would be in addition to replacements, upgrades and conversions. So, this would mean around 20,000 homes and an additional population of 20 to 30 thousand. Surely, this is nonsense. Such a high figure is simply not justified by historic or current trends and seems to stem from a Council running scared, unprepared to challenge a formulaic starting point as, I'm told, the Council has been urged to do by Secretaries of State, many local politicians, the majority of community and interest groups, and most importantly the people of Wirral in huge numbers. Not challenging the figures for actual need gives landowners and developers an 'open goal' to argue for green belt development, emphasising the problems with delivering so much, so quickly through more difficult brownfield sites with unsecured funding. The solution and 'Preferred Option' should be to work with the support of so many groups and individuals, and put forward more realistic targets and proposals (backed by real local historic, current and future trend information) and get on with securing available Government and Public Sector funding.						
1242183	LPIO-11790	The case that more land is required for house-building seems to be based on the stated need to build an additional 12,000 homes when it is clear that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. The Council's own statistical data points to an actual need a fraction of the 12,000 figure. Consequently, demand will be much lower than the stated need would suggest.						
1247198	LPIO-11797	The case that more land is required for house-building seems to be based on the stated need to build an additional 12,000 homes when it is clear that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. The Council's own statistical data points to an actual need a fraction of the 12,000 figure. Consequently, demand will be much lower than the stated need would suggest.						
1247199	LPIO-11802	The case that more land is required for house-building seems to be based on the stated need to build an additional 12,000 homes when it is clear that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. The Council's own statistical data points to an actual need a fraction of the 12,000 figure. Consequently, demand will be much lower than the stated need would suggest.						
1247209	LPIO-11807	The case that more land is required for house-building seems to be based on the stated need to build an additional 12,000 homes when it is clear that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. The Council's own statistical data points to an actual need a fraction of the 12,000 figure. Consequently, demand will be much lower than the stated need would suggest.						



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1247458	LPIO-11887		The case that more land is required for house-building seems to be based on the stated need to build an additional 12,000 homes when it is clear that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. The Council's own statistical data points to an actual need a fraction of the 12,000 figure. Consequently, demand will be much lower than the stated need would suggest.						
1246525	LPIO-11891		The case that more land is required for house-building seems to be based on the stated need to build an additional 12,000 homes when it is clear that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. The Council's own statistical data points to an actual need a fraction of the 12,000 figure. Consequently, demand will be much lower than the stated need would suggest.						
1247435	LPIO-11895		The case that more land is required for house-building seems to be based on the stated need to build an additional 12,000 homes when it is clear that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. The Council's own statistical data points to an actual need a fraction of the 12,000 figure. Consequently, demand will be much lower than the stated need would suggest.						
1247433	LPIO-11899		The case that more land is required for house-building seems to be based on the stated need to build an additional 12,000 homes when it is clear that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. The Council's own statistical data points to an actual need a fraction of the 12,000 figure. Consequently, demand will be much lower than the stated need would suggest.						
1247460	LPIO-11903		The case that more land is required for house-building seems to be based on the stated need to build an additional 12,000 homes when it is clear that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. The Council's own statistical data points to an actual need a fraction of the 12,000 figure. Consequently, demand will be much lower than the stated need would suggest.						
1247461	LPIO-11907		The case that more land is required for house-building seems to be based on the stated need to build an additional 12,000 homes when it is clear that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. The Council's own statistical data points to an actual need a fraction of the 12,000 figure. Consequently, demand will be much lower than the stated need would suggest.						
1247462	LPIO-11911		The case that more land is required for house-building seems to be based on the stated need to build an additional 12,000 homes when it is clear that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. The Council's own statistical data points to an actual need a fraction of the 12,000 figure. Consequently, demand will be much lower than the stated need would suggest.						
1244681	LPIO-1201	no	The housing target is excessive and not consistent with local demographic trends. WMBC compendium of Statistics 2019 indicates fewer homes per year required (327 rather than 803). The Government's Queen's speech confirmed National Housing Figures have been dropped from 300,000 per year to 200,000 per year. The Council should recalculate their figures based on local projections or on the revised government national housing targets.						
1247465	LPIO-12285		The case that more land is required for house-building seems to be based on the stated need to build an additional 12,000 homes when it is clear that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. The Council's own statistical data points to an actual need a fraction of the 12,000 figure. Consequently, demand will be much lower than the stated need would suggest.						
1247284	LPIO-12289		The case that more land is required for house-building seems to be based on the stated need to build an additional 12,000 homes when it is clear that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. The Council's own statistical data points to an actual need a fraction of the 12,000 figure. Consequently, demand will be much lower than the stated need would suggest.						
1244629	LPIO-1229	no	I do not agree with the Councils calculations because I see no evidence within the options and issues document to support the growth that the council are projecting. Council's own compendium of statistics 2019 states that there should be 327 homes per year, not 802. As I understand it, the Council has already asked Universities to look at the housing needs and their report is nowhere near the 12000 proposed by the Council, why does the Council ignore its own consultants?						
1247466	LPIO-12293		The case that more land is required for house-building seems to be based on the stated need to build an additional 12,000 homes when it is clear that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. The Council's own statistical data points to an actual need a fraction of the 12,000 figure. Consequently, demand will be much lower than the stated need would suggest.						
1247467	LPIO-12297		The case that more land is required for house-building seems to be based on the stated need to build an additional 12,000 homes when it is clear that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. The Council's own statistical data points to an actual need a fraction of the 12,000 figure. Consequently, demand will be much lower than the stated need would suggest.						
1247468	LPIO-12301		The case that more land is required for house-building seems to be based on the stated need to build an additional 12,000 homes when it is clear that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. The Council's own statistical data points to an actual need a fraction of the 12,000 figure. Consequently, demand will be much lower than the stated need would suggest.						



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1247481	LPIO-12364	The case that more land is required for house-building seems to be based on the stated need to build an additional 12,000 homes when it is clear that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. The Council's own statistical data points to an actual need a fraction of the 12,000 figure. Consequently, demand will be much lower than the stated need would suggest.						
1247482	LPIO-12368	The case that more land is required for house-building seems to be based on the stated need to build an additional 12,000 homes when it is clear that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. The Council's own statistical data points to an actual need a fraction of the 12,000 figure. Consequently, demand will be much lower than the stated need would suggest.						
1237866	LPIO-12374	My main problem with the new draft Local Plan remains the dependence on the standard method of calculating the demand for housing. The resulting number of 12,000 houses over 15 years remains an overstatement and leaves the door open to the possible need to use Green Belt Land, whatever the council may say. The real requirement for housing has been arrived at by a number of credible well known studies. Wirral Council repeatedly blame the government for insisting on using the standard method. The government have said on a number of occasion that the plans should be based on realistic numbers. It is irresponsible to blindly base plans on numbers which everyone knows are incorrect. The Council should man up and take on the government particularly given the current emphasis on Global Warming. The correct numbers clearly demonstrate that there is no requirement to use Green Belt land and that requirement for houses should be in line with the regeneration of Brown Field Sites.						
1247214	LPIO-12409	I do not agree with the Council's calculations using the standard method set out in national guidance because I see no evidence within the options and issues document to support the amount of growth that the Council are projecting. Indeed, in their own Compendium of Statistics 2019 it clearly states that there should be 327 homes per year, not 803. This is also confirmed by the Government's Queen's speech where National Housing Figures have been dropped from 300,000 per year to 200,000 per year. I believe the Council should recalculate their figures based on local projections and government national housing targets.						
1241910	LPIO-12428	12000 new homes is an unrealistic figure. Even the previous housing minister has written to this council explaining that the standard methodology is a starting point only and that councils must realistically set their own target depending on needs. We do NOT need luxury houses bringing in high band council tax, but social, affordable housing and our towns regenerated. This council is reportedly 12 million in the red, but this does NOT mean our green belt should be decimated. THIS COUNCIL HAS REPEATEDLY IGNORED work by the universities of Liverpool and Manchester which concluded that much lower housing targets are feasible. Refusal to listen to both eminent statisticians and green belt activists MUST STOP. It is estimated that so far 30- 50 thousand people around the Borough have signed petitions calling for the preservation of the green belt. Their voices must and will be heard.						
1247493	LPIO-12486	I demand that the council insists on revisiting the housing delivery test with more reasonable delivery targets and thereby rid itself of the unnecessary buffer penalty which threatens greenbelt						
1246353	LPIO-12490	Since then I have learnt more about the Council's lack of openness about these plans. -the plan is 20 years old when it should be reviewed every 5 years -the plan for 12,000 would mean up to 20,000 new residents although Liverpool and Manchester Universities and the Wirral Green Space Alliance's own experts calculate 2,000 to 6,000 homes are required at most based on the latest household projections on Wirral. -legal advice says that there are exceptional circumstances to justify challenge and lower numbers -the recent Queen's Speech indeed reduced the National Housing target by 33%. Can you explain why Wirral Council won't do the same and also challenge the 'Standard method' and flawed data?						
1247492	LPIO-12509	I do not agree with the Council's calculations using the standard method set out in national guidance because I see no evidence within the options and issues document to support the amount of growth that the Council are projecting. Indeed, in their own Compendium of Statistics 2019 it clearly states that there should be 327 homes per year, not 803. This is also confirmed by the Government's Queen's speech where National Housing Figures have been dropped from 300,000 per year to 200,000 per year. I believe the Council should recalculate their figures based on local projections and government national housing targets.						
1242183	LPIO-12517	I have read a reply the this absurd Local Plan that this 12,000 figure for houses that are required is unbelievable stupidity!!! This area needs regeneration to generate a social economic development as the majority of local authorities have achieved along their water front. Look at Salford Keyes to see what they have generated. Look at the employment that has also been generated. What long term jobs does building executive homes generate? All it does is generate excessive profits for the construction company's so that they can pay substantial bonuses to their CEO's. Who was it who was paid £72 million recently? And why are we being dictated to by construction companies. They should have no say in our housing requirements. This is our home, our greenbelt and our environment. We should be dictating what our requirements are!!!! There are some c45,000+ signatures that are stating we do not require any building on our greenbelt nor do we require 12,000 houses. At 2.4 occupancy per household that is 28,800 new residents on the Wirral. The councillors themselves do not know where these people are coming from - do you? Don't these councillors read their own Compendium of Statistics or will they readjust the figures to suit?? Its a pity that the elections have been cancelled this year but we will be watching next years with interest. It may be a case of 'OUT WITH THE OLD AND IN WITH THE NEW' I strongly object to any building on the Wirral Greenbelt!						

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1247495	LPIO-12564	"The supposed Housing need figure of "12,000" new homes seems way over the top and over inflated based on recent Local population trends. On this basis the exercise of providing the evidence for the Local Plan appears to be seriously flawed. Despite this Wirral Council just appears to accept the Government national figure, one size fits all and has not even challenged it, although many different bodies have urged it to do so. The national figure applied to all areas takes no account of our decreasing Wirral population. Great expense has gone on employing consultants to provide statistics etc. and yet the fundamental figure of 12,000 new homes over 15 years seems irrelevant to the Wirral Peninsula and our unique local circumstances. Whilst Brownfield sites will prove more challenging to develop, it is to be hoped that all available Government and Public Sector funding is applied for at an early stage, to help facilitate and regenerate these sights.						
1247506	LPIO-12600	I do not believe the 12,000 'housing requirement' is correct and understand that both Liverpool and Manchester universities have calculated a figure of no more than 5,000. The figure of 12,000 has not been forced upon the council and it is therefore your duty to accept the more realistic demand estimate provided to you. The reduced figure can therefore be delivered on brownfield sites and previously developed sites with reclassification of other land uses (for example there are acres of vacant industrial land around Bromborough for starters with areas of residential development already implemented in that area). This has been going on since 2001. We have had nil population growth for years so there is no requirement for so many houses. Fundamentally, we must protect our greenbelt for future generations."						
1240956	LPIO-12604	Many of the exercises supposedly providing evidence for the Plan appear seriously flawed and incomplete, and reach wrong conclusions. But the worst feature is the unrealistically high Housing Need figure of 12,000 new homes, which would be in addition to replacements, upgrades and conversions. So, this would mean around 20,000 homes and an additional population of 20 to 30 thousand. Surely, this is nonsense. Such a high figure is simply not justified by historic or current trends and seems to stem from a Council running scared, unprepared to challenge a formulaic starting point as, I'm told, the Council has been urged to do by Secretaries of State, many local politicians, the majority of community and interest groups, and most importantly the people of Wirral in huge numbers. Not challenging the figures for actual need gives landowners and developers an 'open goal' to argue for green belt development, emphasising the problems with delivering so much, so quickly through more difficult brownfield sites with unsecured funding. The solution and 'Preferred Option' should be to work with the support of so many groups and individuals, and put forward more realistic targets and proposals (backed by real local historic, current and future trend information) and get on with securing available Government and Public Sector funding.						
1247513	LPIO-12609	WBC admits it has not been told to have a ""Housing Requirement""of 12000 additional homes but it must use ""standard method"" and 2014 ONS data as a ""starting point""but may challenge the figure by using Official Local Data and a recognised Method , given "exceptional circumstances" The University and WGSa Experts ALL calculate "Housing Need at a fraction of the 12000 figure in itself a sufficient ""exceptional circumstance"" for challenge and I would demand the WBC uses a figure between 2500 and 5000. WBC's recently stated "Preferred Option " ( Urban Intensification without Green Belt Release -1A) IS deliverable but only if required actions are taken now and in earnest. I would demand that the Council:- Identifies more developable /deliverable "Brownfield and" Previously Developed" sites and secures available Funding. Reclassify land classified for other uses that has been unused for years and is suitable ,reclassify those sites for Housing. Uses upper levels of standard housing density, appropriate to individual local areas' character, to increase Supply Stop using inappropriate case studies thus reducing the "Empty Homes" Local Plan allowance from a consistent 250 p/a delivery to just 90 p/a. This loses over 2000 from the proven Supply and that WBC argues for a higher figure within the "Empty Homes " Local Plan. WBC stops using aspirations of jobs growth as if real. Statistics say it is not real. WBC are using ridiculously high, aspirational Growth ,has arrived at a wrong high " Target" over recent years leading ( through the Housing Delivery Test) to a completely false " failure to deliver status and a 20% "Buffer " PENALTY equating to an extra 800 Houses in the first 5 -Year Period. I would demand that the Council:- insists on revisiting the Housing Delivery Test with more reasonable delivery targets and thereby rid itself of the unnecessary " Buffer" Penalty which threatens Green Belt. Stands up for the Wirral and Delivers what is actually required! We have been waiting since 2001 and are not prepared to continue paying endlessly for poor results and watch a timid Council at great cost go down the wrong road -or else there Will be a High political price to be paid , again. 12000 more new houses= over 20,000 more residents when there has been NIL population growth for years, THIS CANNOT BE RIGHT!! Also the recent Queens Speech reduced the National Housing Target by 33%-WHY Isn't WIRRAL DOING LIKEWISE!! I strongly demand that all the above is taken into account and the right development plans are passed accordingly						
1240956	LPIO-12610	The case that more land is required for house-building seems to be based on the stated need to build an additional 12,000 homes when it is clear that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. The Council's own statistical data points to an actual need a fraction of the 12,000 figure. Consequently, demand will be much lower than the stated need would suggest.						

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1240607	LPIO-12630 1 of 2	<p>These comments attempt to address the question as to whether or not the target number of 12,000 new dwellings for Wirral is reasonable. It approaches the issue from the direction of "if these dwellings are to be built between now and 2035, who is going to rent or buy them?" Analysis The population of Wirral is currently 325,000 and the population of the UK is said to be 66.4 m (2018 figures). UK population growth is forecast to give a population of 70.3 m by 2035, and if one applies that same rate of growth to Wirral's population, then it gives a population in 2035 of 344,000 or 5.85% more than current levels. This amounts to 19,000 extra residents and translates roughly into 5,400 dwellings on the basis of an average of 3.5 occupants per dwelling. Interestingly, the Wirral Compendium of Statistics forecasts a small decline in population during this period. So, what are the implications of having 12,000 additional properties for rent or purchase in 2035 instead of the 5,400 number derived above. Just who is going to occupy them? Possible candidates are: 1. Families currently on the Housing Waiting List. There are approaching 8,800 families on our waiting list in Wirral. These are not homeless families, the majority of them are on the list because some of them want a bigger home, some of them want a smaller home, some of them want a house instead of a flat, some want a flat instead of a house and some want a different location. There will however, be some families who are presently living in disadvantaged circumstances, for example living with parents or sharing with friends. We estimate that there could be 1,000 families in such circumstances, who genuinely represent incremental renters or purchasers of some of the 12,000 dwellings being created. 2. Incoming families from other parts who do not need employment in order to finance the rent or purchase of a dwelling. In the main these will be retired citizens or a limited number of students. As far as students are concerned, most incoming students will take advantage of the bespoke arrangements that exist for them, but there could be some who wish to rent outside of that system. In this category we estimate that there will be 1,000 dwellings involved. However, balanced against this is the number of families and students that leave Wirral for other parts, and this we also estimate to represent 1,000 dwellings. The net effect therefore is zero dwellings required for this group. 3. Incoming families from other parts who need employment in order to finance the renting or purchase of a dwelling. This category will be expected to take up the remainder of the 12,000 dwellings erected, a figure of 11,000. Let us assume that the average dwelling contains within it 1.5 people who need to work. This means that if these new dwellings are to find buyers then it will be necessary to find 16,500 jobs.</p>						
1240607	LPIO-12630 2 of 2	<p>If these jobs are to be created in the work environment where job density per square metre of workspace is greatest (call centres), then this will involve the creation of about 134 call centres in the Wirral area, bearing in mind that the average call centre employees 123 people. One wonders if there is enough employment space that can be found to achieve this, but more to the point will there be sufficient market demand for call centres in the coming years to sustain an ambition of this magnitude? It would not be acceptable to the populace of Wirral if it found types of commerce at the other end of the density spectrum, (eg warehousing) being encouraged onto precious land resources. It does not seem to me that there is a clear and coherent strategy for attracting businesses into the area. "Conclusions It is our contention that the Wirral Local Plan is putting the cart before the horse. It is relatively easy to build houses and flats, it is much more difficult to attract employers to either develop their existing interests in the area or indeed to venture here for the first time. It is on job creation that the focus should be. If jobs can be created, then the need for housing of one sort or another will inevitably follow. The plan states that the building of dwellings will regenerate certain areas within Wirral. This is a suspect notion as "regeneration" depends on the creation of employment, not just the building of flats and houses. It should be pointed out here that it would be highly irresponsible from a climate change perspective to create homes in Wirral and expect the occupants to travel to their workplaces outside of the area. What needs to happen is that homes and place of work should be as adjacent as possible in order to minimise usage of private cars, reduce fossil fuel emissions and minimise road congestion. In conclusion there is absolutely no point in building excessive numbers of dwellings if there are not enough people to occupy them. 5,400 seems a much more realistic target than what appears to be an arbitrary 12,000. Footnote for the Government The elephant in the room here is population growth, not an issue for Wirral Borough Council perhaps, but for our leaders in Westminster. Were it not for the population growth in this country, much, but not all, of this debate would be irrelevant. This country is already over-populated and the situation is certain to get worse. There are only so many things that the government can do to get a grip of population growth, and here they are:</p> <ul style="list-style-type: none"> <li>• Restrict the birth rate</li> <li>• Achieve zero net immigration</li> <li>• Introduce voluntary euthanasia</li> </ul> <p>Are there any signs that the government is likely to do any of these things? Let's just hope that someone will wake up to reality before it is too late and we are all standing on top of each other in what used to be this green and pleasant land.</p>						
1245989	LPIO-12632	<p>Many of the exercises supposedly providing evidence for the Plan appear seriously flawed and incomplete, and reach wrong conclusions. But the worst feature is the unrealistically high Housing Need figure of 12,000 new homes, which would be in addition to replacements, upgrades and conversions. So, this would mean around 20,000 homes and an additional population of 20 to 30 thousand. Surely, this is nonsense. Such a high figure is simply not justified by historic or current trends and seems to stem from a Council running scared, unprepared to challenge a formulaic starting point as, I'm told, the Council has been urged to do by Secretaries of State, many local politicians, the majority of community and interest groups, and most importantly the people of Wirral in huge numbers. Not challenging the figures for actual need gives landowners and developers an 'open goal' to argue for green belt development, emphasising the problems with delivering so much, so quickly through more difficult brownfield sites with unsecured funding. The solution and 'Preferred Option' should be to work with the support of so many groups and individuals, and put forward more realistic targets and proposals (backed by real local historic, current and future trend information) and get on with securing available Government and Public Sector funding. After admission that, until last May's local elections, there was indeed an undisclosed, even refuted, policy of house-building in green belt in order to "kick start the local economy" and increase Council Tax receipts, the high figures and dire conclusions of reports leave one wondering. Please take the opportunities on offer to produce a Local Plan based on much more realistic (lower) figures, ones suited to Wirral's needs and more likely to attract support and thereby succeed, which is what we all wish for.</p>						



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1243254	LPIO-12635		This letter is designed to urge the Council to recognise, emphasise and act upon the very special case of Wirral which provides 'exceptional circumstances' to challenge the formulaic 'starting point' derived from the 'standard method' and (discredited) ONS 2014 Household and Migration Data, as suggested by successive Secretaries of State (MHCLG). The use of official local Data (mainly produced by the Council itself and made available through its Compendium of Statistics and other Sources), particularly as regards Population and Household Formation, is becoming the norm and is supported by the ONS itself as official local data is considered much more reliable than the national, much adjusted (to suit changing policy) and thus distorted data. Other correspondence lists a full series of 'exceptional circumstances' for challenge and highlights the lack of any substantial 'exceptional circumstances' for the Council to (consider the) release any Green Belt for development. Please include within my overall Response, all my previous correspondence on this subject. I intend to forward this letter to national and local politicians, as well as colleagues and others. The points made in this letter may be amongst the topics discussed at our further 'Technical' meeting arranged for 11am, Thursday 12th March 2020. Wirral Council should not be countenancing any chance of its Local Plan including release of Green Belt under any scenario. It needs to stop acting meekly and stand up for the people of Wirral, and to seize the opportunities available to it (and even outlined for them by successive Secretaries of State) to deliver the type and number of homes and other development which are actually needed, irrespective of any fear or dictate. And, if it cannot deliver even a lower 'Target', it should take up the available policy option of NOT fully delivering on its locally-assessed 'Housing Need', resisting all attempts to release Green Belt or consider that before the task of Regeneration and life-enhancement is complete and the playing field "levelled up". Many of the exercises, supposedly providing evidence for the Plan, appear flawed, incomplete and to reach wrong conclusions. But the worst feature is the unrealistically high Housing Need figure of 12,000 new homes, in addition to replacements, upgrades and conversions. So, this would mean around 20,000 homes and an additional population of 20 to 30 thousand. Surely, this is nonsense. Such a high figure is simply not justified by historic or current trends and seems to stem from a Council running scared, unprepared to challenge a formulaic starting point as they have been urged to do by successive Secretaries of State, many local politicians, the majority of community and interest groups, and most importantly the people of Wirral in huge numbers. Included here is a (tiny) section of the Responses produced by a local resident and expert: "I ask the Council what 'very special circumstances' outweigh the harm described above?"						
1240843	LPIO-12672		I do not agree with the Council's calculations using the standard method set out in national guidance because I see no evidence within the options and issues document to support the amount of growth that the Council are projecting. Indeed, in their own Compendium of Statistics 2019 it clearly states that there should be 327 homes per year, not 803. This is also confirmed by the Government's Queen's speech where National Housing Figures have been dropped from 300,000 per year to 200,000 per year. I believe the Council should recalculate their figures based on local projections and government national housing targets.						
1237837	LPIO-12768		To whom it may concern I am writing to you today to respond to Wirral Local Plan Consultation Feb 2020. I am a resident at Dibbins Hey, Spital. I'd like start by say I think the council's number of 12000 houses needed is nothing short of outrageous. I know you say that these are central government figures but i find it inconceivable that a figure which is far higher than needed is not classed as exceptional circumstances and cannot be challenged. In my opinion the figures are completely wrong. To suggest that any of wirrals green belt should be used to develop and build such a high number of not needed houses is incomprehensible. Wirrals green belt should be preserved and protected for future generations. I wholly object to any use of wirrals green belt for this local plan.						
1247547	LPIO-12769		Firstly the figure of 12000 homes is far in excess for the static population of Wirral.						
1247300	LPIO-12773		The need of 12,000 houses in 15 years for Wirral, on which this whole scheme is predicated seems to based on unproven actual requirements. The deputy leader of the Council is quoted as saying that 'no one on the Council believes that figure'.						
1247550	LPIO-12775		The need of 12,000 houses in 15 years for Wirral, on which this whole scheme is predicated seems to based on unproven actual requirements. The deputy leader of the Council is quoted as saying that 'no one on the Council believes that figure'.						
1247551	LPIO-12780		The need of 12,000 houses in 15 years for Wirral, on which this whole scheme is predicated seems to based on unproven actual requirements. The deputy leader of the Council is quoted as saying that 'no one on the Council believes that figure'.						
1246410	LPIO-12782		The need of 12,000 houses in 15 years for Wirral, on which this whole scheme is predicated seems to based on unproven actual requirements. The deputy leader of the Council is quoted as saying that 'no one on the Council believes that figure'.						
1247555	LPIO-12785		The need of 12,000 houses in 15 years for Wirral, on which this whole scheme is predicated seems to based on unproven actual requirements. The deputy leader of the Council is quoted as saying that 'no one on the Council believes that figure'.						
1247556	LPIO-12790		The need of 12,000 houses in 15 years for Wirral, on which this whole scheme is predicated seems to based on unproven actual requirements. The deputy leader of the Council is quoted as saying that 'no one on the Council believes that figure'.						
1243700	LPIO-1283	no	The methodology is a guess + an algebraic formula which does not provide evidence for a need of 12000 net new dwellings. The issues and options document shows no evidence of an increased population or improved economy to support the growth that WBC is projecting. Wirral Intelligence Unit 2019 Compendium of Statistics states that there is a need for 327 homes per annum and not 800. WBC should recalculate its housing need using the statutory methodology but adjusted for local projections.						
1247575	LPIO-12832		The proposed housing requirements figure of 12000 new dwellings up to 2035 is erroneous as the Wirral population has been static for many years and there is no indication that this will change significantly for the foreseeable future, this should preclude the need for any green belt sites having to be used in this way. Wirral's own population growth expectations does not follow any national trends, and this should be reflected in the future housing proposals and not slavishly follow the government's national formula.						

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1247578	LPIO-12870		I do not agree with the Council's calculations using the standard method set out in national guidance because I see no evidence within the options and issues document to support the amount of growth that the Council are projecting. Indeed, in their own Compendium of Statistics 2019 it clearly states that there should be 327 homes per year, not 803. This is also confirmed by the Government's Queen's speech where National Housing Figures have been dropped from 300,000 per year to 200,000 per year. I believe the Council should recalculate their figures based on local projections and government national housing targets.						
1246949	LPIO-12931		The case that more land is required for house-building seems to be based on the stated need to build an additional 12,000 homes when it is clear that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. The Council's own statistical data points to an actual need a fraction of the 12,000 figure. Consequently, demand will be much lower than the stated need would suggest.						
1246919	LPIO-12935		The case that more land is required for house-building seems to be based on the stated need to build an additional 12,000 homes when it is clear that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. The Council's own statistical data points to an actual need a fraction of the 12,000 figure. Consequently, demand will be much lower than the stated need would suggest.						
1247590	LPIO-12939		The case that more land is required for house building seems to be based on an additional need for an additional 12,000 new homes, when it is clear that the population figures for Wirral have been static for many years, and there is no indication that this situation is about to change, and so it is not at all clear why the Borough needs so many additional homes.						
1245136	LPIO-12940		I have completed a registration on line but when I try to log in an error message flicks up for 1 second which is not long enough for me to read and then says registration has failed. I am concerned about the misinformation put out by the council on housing requirements. The claims of inadequate housing have arisen due to the incompetency of the council in developing its own housing plan and having an external one foisted on us without them understanding the local facts rather than national ones. The local population is not rising as the rest of the nation is. I have heard a presentation from Peel Holdings which points out that they are going to meet most of the housing needs for Wirral in their planned development including affordable housing. What I see on the ground is that planning regulations are being frequently ignored. When planning permission is given, the completed buildings can be taller and bigger than the plans agreed and no one holds the builders to account. What is the point of having regulations if the planners don't follow them and then the builders can build whatever they like without risk of prosecution? I see large houses and blocks of flats being built without any consideration for affordable housing and this is simply a money machine for property developers who I do not care about the communities that they blight.						
1246943	LPIO-12941		We are writing to inform you of objections to the proposed building on Wirrals Green Belt sites. We will do all in our power to tray and stop this. Our valid objections are listed below: 1) The Wirral does NOT need the amount of new homes that are proposed, and it has been confirmed that the Council are aware of that. 2) As the Queens speech has reduced housing targets by 33%, why hasn't the Council applied that percentage to the Wirral?						
1246942	LPIO-12943		We are writing to inform you of objections to the proposed building on Wirrals Green Belt sites. We will do all in our power to tray and stop this. Our valid objections are listed below: 1) The Wirral does NOT need the amount of new homes that are proposed, and it has been confirmed that the Council are aware of that. 2) As the Queens speech has reduced housing targets by 33%, why hasn't the Council applied that percentage to the Wirral?						
1246940	LPIO-12954		The need of 12,000 houses in 15 years for Wirral, on which this whole scheme is predicated seems to based on unproven actual requirements. The deputy leader of the Council is quoted as saying that 'no one on the Council believes that figure'.						
1247510	LPIO-12994		I do not agree with the Council's calculations using the standard method set out in national guidance because I see no evidence within the options and issues document to support the amount of growth that the Council are projecting. Indeed, in their own Compendium of Statistics 2019 it clearly states that there should be 327 homes per year, not 803. This is also confirmed by the Government's Queen's speech where National Housing Figures have been dropped from 300,000 per year to 200,000 per year. I believe the Council should recalculate their figures based on local projections and government national housing targets.						
1238156	LPIO-13	yes	While I have no reason to doubt the accuracy of the calculation using the standard method, I am concerned that the standard method may make assumptions that do not apply to Wirral. My specific area of concern is: will there be suitable and sufficient employment to keep people in Wirral (retention) and for any assumed inwards migration that is employment driven? I note the SHELMA report in section 2.39, but would like to see more detail to back this up. Also, I am not sufficiently informed as to the modelling assumptions for national immigration post-Brexit, and how areas such as Wirral (which currently do not have a statistically ethnically diverse population) are represented in the standard model. Does this affect planned growth? Finally, how are changing family structures modelled, as this can affect the type of housing needed, for example with regards to the number of single-person households, compared to family and multi-generational dwellings?						
1246941	LPIO-13054		The need of 12,000 houses in 15 years for Wirral, on which this whole scheme is predicated seems to based on unproven actual requirements. The deputy leader of the Council is quoted as saying that 'no one on the Council believes that figure'.						

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1246912	LPIO-13056	I am writing to express my opposition to the possibility that Green Belt land could be built upon. What I cannot understand is the Council's decision to adhere to a target of 12,000 houses. This indicates an increase in population of about 25,000 when for very many years there has been little change in the number of Wirral's residents. I think the Council is being totally unrealistic and getting carried away by misguided optimism. The Council has been given many reasons why a figure of 12,000 is incorrect and why it should be markedly reduced. This figure has not been set in stone by the Government.						
1247311	LPIO-13066	I query the number of new homes that you believe the Wirral will need in the coming years, 12,000! Both Liverpool and Manchester University have arrived at a much lower figure for the number of homes needed. Plus, in the recent Queen's Speech the government's housing target was reduced by a third. Why have your figures not been adjusted to reflect this? The population of the Wirral has been static for many years. Your plan allows for a significant increase in the number of jobs on the Wirral. This is not based on reality but is aspirational. Studies have been produced which point to the fact that the North West is one of the areas that will be hit hardest by the UK leaving the EU. The area is likely to lose jobs rather than gain them.						
1247312	LPIO-13071	The proposal to include Green Belt in the options of areas for new house building is totally unjustifiable on any reasonable examination of population statistics. The targeted housing need of 12,000 + is based on self serving miss-interpretations by developers (profits) and Council officials (revenue from increased economic activity) who conspire to refute the Council's own population forecast for the Wirral and the Government's ONS figures.						
1247313	LPIO-13074	Studies at Liverpool and Manchester University have shown that only 2,500 - 6,000 new homes are needed in Wirral and they should be affordable housing in areas where they are needed most.						
1247660	LPIO-13110	<ol style="list-style-type: none"> <li>1) I wish to know why we need 12,000 new homes on Wirral. We have a NIL population growth and this has been the case for a number of years. Wirral is a peninsula and therefore all our greenfield is precious to the existing residents. We do not need to encroach on greenfield as there is plenty of brownfield sites available.</li> <li>2) In the Queen's speech the requirement of National Housing was to be reduced by 33%. WHY isn't Wirral doing the same ??</li> <li>3) I understand that the Council has NOT been told to have Housing Requirements of 12,000 homes. So why isn't the Council taking this vital information on board for our small borough.</li> <li>4) If you travel around Wirral it is abundantly clear that there are 1,000's of properties empty which could be developed into affordable housing. This should be the priority. There are shops, public houses and flats empty. Many of the shops have empty flats above them. There is land available from empty premises vacated by the fire brigade and police force.</li> <li>5) There are plenty of brownfield sites available for use especially in the North and East of the peninsula.</li> <li>6) At present, the Council struggles to maintain the existing infrastructure that is in place. The burden of 12,000 extra homes could not be sustained. Who will live in these accommodations if there are no new people coming to the Wirral. Where are the additional jobs needed to pay new workers.</li> <li>7) Our hospitals, surgeries, schools, police, fire brigade, and ambulance services are under strain without adding possibly 20,000 new residents.</li> <li>8) It has been identified that 2,500 to 5,000 would be a more realistic number of homes required on the Wirral over the next 15 years. Please Wirral Council - stand up for your region and do the right thing by your rate payers. Please take notice of my concerns and others like me who want to save our greenfield sites for now and the future. We only have this one chance to do the right thing.</li> </ol>						
1244531	LPIO-13118	I write as a resident of Barnston for 34 years and as a retired Circuit Judge. I restrict myself to addressing the few Questions which apply to the main principles and my area only. References are to the page numbers and question numbers being addressed. No. This proposition is fundamentally flawed. The true 'housing need' is around 6,000 or 400pa. You employed independent experts (Nathaniel Lichfield & Partners) to advise as to future housing needs. They did so in May 2016 and you accepted their figure as 800dpa and informed government accordingly. They used 2014 figures (in truth 2013 figures) taking account of a small increase in population over 3 years in about 2010 and assumed that would continue. 6 years have elapsed since then and the population of Wirral has fallen each year. The population is now less than in 1996. The answer is reassess the need. I suggest you re-read paragraphs 14.26 and 14.27 of NLP's report. You are entitled to reduce the figure by half to one which can be accommodated within brownfield sites and Wirral Waters development. The change in circumstances set out above is capable of being exceptional within the legal definition. In the last year or so you have taken the opinion of Liverpool University Centre for Sustainable and Resilient Cities, Professor Simpson from Manchester University and Professor Gregg from Wirral who have each reported independently of each other that around 400dpa is the actual housing need. Since then of course in 'the Queen's Speech' the national requirement is reduced by 1/3.						
1246335	LPIO-13128	I do not agree with the Council's calculations using the standard method set out in national guidance because I see no evidence within the options and issues document to support the amount of growth that the Council are projecting. Indeed, in their own Compendium of Statistics 2019 it clearly states that there should be 327 homes per year, not 803. This is also confirmed by the Government's Queen's speech where National Housing Figures have been dropped from 300,000 per year to 200,000 per year. I believe the Council should recalculate their figures based on local projections and government national housing targets.						
1247665	LPIO-13138	I am concerned over the long running and still seemingly on-going discussions to release significant swathes of the Wirral Green Belt for commercial residential development, which I strongly oppose. Recent research from both Liverpool and Manchester universities suggests that no more than 5,000 dwellings in total are required to meet the borough's housing requirement moving forwards, although this looks to be currently set at 12,000 which appears vastly exaggerated based on both the academic modelling and the static population since the 2011 Census. The smaller actual required provision should of course be delivered on brownfield and/or previously developed sites with reclassification of other land uses (for example vacant industrial land in areas to the north and east of the Peninsula which could also have beneficial regenerative impacts).						

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1247666	LPIO-13150	I have been looking at population statistics for Wirral over recent decades, and note that the 1991 census gave a figure of 334,000 residents. According to the Office for National Statistics, in 2001 the population had fallen to 315k, and in 2018, the figure was 323k. So as recently as two years ago, the population of our Borough was 11000 people fewer than it was 30 years ago. I have also been attempting to follow the arguments as to who has decided that 12000 new houses need to be built. I suspect it was the national government, operating to some central formula, clearly flawed. I also suspect that there is some doubt as to whether the original figures were set in stone : they were more likely for guidance as a basis for discussion. The onus was on the local administration to provide a detailed plan as to how to achieve this or offer alternatives. It is well-known that Wirral Council failed to do so within the timescale set. Further, if it wasn't going to do so, it should have had the guts to stand up for itself and tell the Government that a figure of 12k new homes was preposterous, given the number of empty or derelict properties, and brownfield sites which have become available in recent years. Additionally, where is the evidence that Wirral has 12000+ employment vacancies? There is the whiff of local failure to draw up timely plans being used to shift the blame for provision of 12k additional homes onto national Government, claiming it to be an inviolable process that could not be changed. All of which leaves us in the position of still not having seen a proper local plan which takes in the need for new housing, regeneration of some of the more run-down areas of the Borough, and a commitment to honour the Council's own recognition that there is a climate emergency. I suspect that what lies behind all of this is financing-the present Conservative administration has slashed a quarter of a billion pounds from Wirral's budget since it came to power in 2010, Liverpool area council budgets were 32% lower in 2017 than they were in 2010. Average cuts across the North are of the order of 20%, whilst those in the South are closer to 9%. I am not holding my breath for any reversal of this trend in 2020, and Mr Johnson's 'levelling up' comments simply result in my breakfast getting spaffed up the wall. So I understand that Wirral needs to increase its income, but cramming every available space with more people in order to generate more council tax is very obviously not the answer.						
1246340	LPIO-13196	The case that more land is required for house-building seems to be based on the stated need to build an additional 12,000 homes when it is clear that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. The Council's own statistical data points to an actual need a fraction of the 12,000 figure. Consequently, demand will be much lower than the stated need would suggest.						
1246457	LPIO-13200	The case that more land is required for house-building seems to be based on the stated need to build an additional 12,000 homes when it is clear that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. The Council's own statistical data points to an actual need a fraction of the 12,000 figure. Consequently, demand will be much lower than the stated need would suggest.						
1246365	LPIO-13204	The case that more land is required for house-building seems to be based on the stated need to build an additional 12,000 homes when it is clear that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. The Council's own statistical data points to an actual need a fraction of the 12,000 figure. Consequently, demand will be much lower than the stated need would suggest.						
1241491	LPIO-13210	The case that more land is required for house-building seems to be based on the stated need to build an additional 12,000 homes when it is clear that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. The Council's own statistical data points to an actual need a fraction of the 12,000 figure. Consequently, demand will be much lower than the stated need would suggest.						
1246454	LPIO-13220	The need of 12,000 houses in 15 years for Wirral, on which this whole scheme is predicated seems to be based on unproven actual requirements. The deputy leader of the Council is quoted as saying that 'no one on the Council believes that figure'.						
1246453	LPIO-13223	The need of 12,000 houses in 15 years for Wirral, on which this whole scheme is predicated seems to be based on unproven actual requirements. The deputy leader of the Council is quoted as saying that 'no one on the Council believes that figure'.						
1246336	LPIO-13226	The need of 12,000 houses in 15 years for Wirral, on which this whole scheme is predicated seems to be based on unproven actual requirements. The deputy leader of the Council is quoted as saying that 'no one on the Council believes that figure'.						
1247444	LPIO-13228	I object to the proposed housing requirement figure of 12,000 new dwellings in the period 2020-2035 and the methodology used to produce this figure. It is understood that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. This is demonstrated by both the 2016 and 2018 ONS data. I believe that the actual facts and figures are such that exceptional circumstances exist to allow the Council to depart from the housing need figure which is derived from the standard method. If the Council adopted a more realistic housing need figure, there would be no need for ANY Green Belt sites to be released for development.						
1247672	LPIO-13234	Proposed Housing Requirements. The proposed housing requirement of 12000 new dwellings in the period 2020-2035 for the Wirral using what I am told is the standard method would appear to be excessive. Whilst it is important to have new houses for future generations with an affordable element the real requirements looks to be around half the Council's target around 6 to 7000. My objection is based on ONS and consultant figures and static population numbers all of which support this lower figure.						

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1238612	LPIO-13241	Fact - the population of Wirral is not increasing but is remaining more or less constant. This statement is based on the governments own figures. Proof of this can be found in the number of schools that have closed in the past years. If the population was growing surely the council would be building schools not demolishing them. So the Government formula does not apply to Wirral. The government said this formula is a guide and in exceptional circumstances they would consider alternative numbers. This means that we don't need to build 12000 new houses to provide for 20000 new residents when we have no rise in population. Remember Wirral has an ageing population. Pensioners rarely have babies so the population could soon start decreasing. There are a large number of empty homes in the area that could be brought back into use. There is a climate emergency and building on the greenbelt will make matters worse. The only way forward is to make full use of the brownfield sites to bring back empty houses. In Wales the councils are increasing the rates on vacant properties and giving grants to first time buyers to buy and restore such properties why can't our council do the same. We should protect the greenbelt and increase the number of trees hedgerows etc						
1247676	LPIO-13244	Proposed Housing Requirements. The proposed housing requirement of 12000 new dwellings in the period 2020-2035 for the Wirral using what I am told is the standard method would appear to be excessive. Whilst it is important to have new houses for future generations with an affordable element the real requirements looks to be around half the Council's target around 6 to 7000. My objection is based on ONS and consultant figures and static population numbers all of which support this lower figure.						
1237904	LPIO-13245	Having read the Local Plan, I believe that the figure of 12000 new properties appears to be way too high and any new build should be on brownfield sites only - or renovating the many unused properties. I have lived in Wirral for 25 years and my children have grown up here however I will have no problem at all in leaving Wirral should the Council go ahead with the destruction of our greenbelt - so that'll be one less house required :)						
1247258	LPIO-13249	We people of Wirral are forced once more to strongly object to Wirral Council Plans to release Wirral Green Belt for building houses because of Wirral Council's continued insistence on the benefits of overpopulating our already highly populated peninsula. Quote: The Local Plan will: "Protect our environmental and heritage assets and help tackle climate change" ... This is clearly utter nonsense - just a vacuous soundbite - failing even rudimentary critical thinking, yet it occupies the first bullet point on the 'Have your say on your Local Plan' leaflet. Building any of the proposed 12,000 new homes on Green Belt will achieve exactly the opposite of 'protecting environmental and heritage assets' and 'tackling climate change'. At no time has a proper case been made to justify the building of a further 12,000 houses which will likely cause an increase of at least 12,000 more vehicles adding to congestion/pollution, and 20,000 plus more people. We have not been told by Central Government to build 12,000 more houses. The council seems to be using supposed Central Government diktat as a cover (pretending that it has no choice) for what looks to be either deceitfulness or gross stupidity when it should in reality be defending one of Wirral's finest assets - our remaining Green Belt. <ul style="list-style-type: none"> <li>• The Secretary of State wrote to Wirral Council (23rd March 2018) stating that Wirral "is not an area of high housing pressure". This damns the subsequent claims of Wirral Council's alarmist projections for future housing need and begs many questions as to possible agendas and/or competency.</li> <li>• During many of the years since 2001 Wirral has experienced a net outflow of population with a small overall increase of just 2% from 2001 to 2018.</li> <li>• Future Economic and population growth is likely to be more or less stable, based on recent historic data and observation, mainly due to the fact that Wirral is mainly a commuter belt for many parts of the North West. Stability is something that we should be proud of and defend robustly as opposed to giving away ir retrievable assets upon the fool's errand of chasing ever increasing economic growth. Due to being 'water locked' on three sides Wirral has only two main exit/entry routes for the large numbers of commuters who choose to live here - the Mersey Tunnels to the North, which are natural constrictors of traffic flow, and the main routes through South Wirral consisting of the M53, A41 and Chester High Road which are heavily used and often constricted/gridlocked at peak times.</li> </ul>						
1238379	LPIO-13250	Much of the work supposedly providing evidence for the Plan appears incomplete and just "interim" results, conclusions and proposals. However, the main overriding issue is the unrealistically high Housing Need figure of 12,000 new homes. This would mean an additional 20,000 residents when the evidence clearly shows that Wirral's population has remained stable for years and there is no indication that this is about to change. Surely, this is utter nonsense, especially when the Council's own statistical data points to an actual need at a fraction of this figure! Consequently, demand will be much lower than the stated need would suggest. Such a high figure is simply not justified by historic or current trends. It is incomprehensible that the Council seem unprepared to challenge a formulaic starting point, despite I understand, having been urged to do so by Secretaries of State, many local politicians, the majority of community and interest groups, and most importantly, huge numbers of Wirral's residents. It would appear that, with a record of failure to produce a Local Plan since 2001, a fear of 'Intervention', insufficient resources and a huge workload, WBC is taking the safe option - an option which still leaves our Green Belt under threat. Not challenging the figures for actual need gives landowners and developers an 'open goal' to argue for Green Belt development, and only emphasises the problems with delivering so much, so quickly through more difficult brownfield sites with unsecured funding. The solution and 'Preferred Option' should be to work together with, and support of, community and interest groups and individuals, and put forward more realistic targets and proposals (backed by real local historic, current and future trend information) and get on with securing available Government and Public Sector funding. After admitting that, until last May's local elections, there was indeed an undisclosed, even refuted, policy of house-building in green belt in order to "kick start the local economy" and increase Council Tax receipts, these high figures leave one wondering. Local Councillors have been elected to serve the residents of Wirral, and we have made our views regarding the Green Belt quite clear. I therefore urge you do the right thing and think again. Take the opportunities on offer to produce a Local Plan of which the Council can be proud, based on much more realistic (lower) figures which will better meet our needs and therefore more likely to attract support and succeed, which is surely what we all want to see.						

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1246450	LPIO-13254	Proposed Housing Requirements. The proposed housing requirement of 12000 new dwellings in the period 2020-2035 for the Wirral using what I am told is the standard method would appear to be excessive. Whilst it is important to have new houses for future generations with an affordable element the real requirements looks to be around half the Council's target around 6 to 7000. My objection is based on ONS and consultant figures and static population numbers all of which support this lower figure.						
1246351	LPIO-13264	Wirral Borough Council should make a case for 'exceptional circumstances' reducing the government's unreasonable, ill-considered starting figure of trying to build 12,000 houses over 15 years. Wirral's population has changed little in recent years and there is no indication that there is likely to be an upward trend prompted by council policies in the near future.						
1246343	LPIO-13266	The council is asked to reconsider its stated requirement for 12,000 new homes and the release of green belt land for building purposes. The number of houses that the council states it has to build is at variance with figures from both Liverpool and Manchester Universities and other experts who state 2,500-6,000 new homes are all that is required.						
1246338	LPIO-13270	I have looked at the consultation documentation and I wish to register my comments. The number of houses that the Council is being asked to plan for seems excessive, and I am aware that there is some dispute as to their accuracy. I hope that the number will be reduced after further consideration.						
1247680	LPIO-13272	We strongly object and we will not accept a plan including ANY Green Belt release - there is NO necessity for it as detailed below. University and WGSa expert ALL calculate Housing need at a fraction of the 12,000 figure is sufficient to challenge and demand that a figure of less than 5,000. To this end the council need to employ a barrister that will fight the figure, not the one you currently employ who only seems to be a useless as chocolate fireguard. Your 'preferred option' is urban intensification without green belt release Jobs growth is myth and there has been NIL population growth for years. We demand that the council STANDS up for Wirral and delivers what is actually required. We have been waiting since 2001 and are not prepared to continue paying endlessly for poor results and watch a timid council and barrister at great cost go down the wrong road which will only result in defeat at the next local election						
1245587	LPIO-13274	I object to the proposed housing requirement figure of 12,000 new dwellings in the period 2020-2035 and the methodology used to produce this figure. It is understood that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. I believe that the actual facts and figures are such that exceptional circumstances exist to allow the Council to depart from the housing need figure which is derived from the standard method. If the Council adopted a more realistic housing need figure, there would be no need for ANY Green Belt sites to be released for development.						
1246364	LPIO-13277	My first comment is that I would question the number of houses that the Council is being asked to plan for, and I wonder if the Council is in a position to challenge this number more vigorously?						
1247682	LPIO-13281	I object to the proposed housing requirement figure of 12,000 new dwellings in the period 2020-2035 and the methodology used to produce this figure. It is understood that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. I believe that the actual facts and figures are such that exceptional circumstances exist to allow the Council to depart from the housing need figure which is derived from the standard method. If the Council adopted a more realistic housing need figure, there would be no need for ANY Green Belt sites to be released for development.						
1247683	LPIO-13282	I object to the proposed housing requirement figure of 12,000 new dwellings in the period 2020-2035 and the methodology used to produce this figure. It is understood that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. I believe that the actual facts and figures are such that exceptional circumstances exist to allow the Council to depart from the housing need figure which is derived from the standard method. If the Council adopted a more realistic housing need figure, there would be no need for ANY Green Belt sites to be released for development.						
1245609	LPIO-13284	I object to the proposed housing requirement figure of 12,000 new dwellings in the period 2020-2035 and the methodology used to produce this figure. It is understood that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. I believe that the actual facts and figures are such that exceptional circumstances exist to allow the Council to depart from the housing need figure which is derived from the standard method. If the Council adopted a more realistic housing need figure, there would be no need for ANY Green Belt sites to be released for development.						
1247684	LPIO-13286	I object to the proposed housing requirement figure of 12,000 new dwellings in the period 2020-2035 and the methodology used to produce this figure. It is understood that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. I believe that the actual facts and figures are such that exceptional circumstances exist to allow the Council to depart from the housing need figure which is derived from the standard method. If the Council adopted a more realistic housing need figure, there would be no need for ANY Green Belt sites to be released for development.						
1247685	LPIO-13287	I object to the proposed housing requirement figure of 12,000 new dwellings in the period 2020-2035 and the methodology used to produce this figure. It is understood that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. I believe that the actual facts and figures are such that exceptional circumstances exist to allow the Council to depart from the housing need figure which is derived from the standard method. If the Council adopted a more realistic housing need figure, there would be no need for ANY Green Belt sites to be released for development.						

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1246242	LPIO-13299	Can you please note and advise the Local Planning team that there is no need for a 'Housing Target' of 12,000 homes. They need a calculated assessment. Evidence from both Liverpool & Manchester University's clearly show a significant lower figure as does WBC's own Compendium of Statistics. A population increase of 5300 by 2039. Therefore why have this crazy Housing Target of 12,000 homes? ONS ( Office of National Statistics) projections from 2014 - 2018 show significantly reduced figures. The Queens Speech earlier this year reduced the housing need for the country from 300,000. to 200,000. Therefore you have to ask yourself why are the planning team advocating a target of 12,000 homes. More than double the calculated number. By logically accepting this calculated figure you will therefore NOT NEED TO BUILD ON GREENBELT. within the 15 year plan. The Council have consulted with Arup & Mott MacDonald at great expense to Council Tax Payers to assess the feasibility of developing Green Belt. It has also sought the advice of an eminent QC at a cost in excess of £150,000 including expenses to Council Tax Payers. To be advised NOT to challenge the Target figure. Why?						
1246846	LPIO-13308	The need of 12,000 houses in 15 years for Wirral, on which this whole scheme is predicated seems to based on unproven actual requirements. The deputy leader of the Council is quoted as saying that 'no one on the Council believes that figure'.						
1246847	LPIO-13311	The need of 12,000 houses in 15 years for Wirral, on which this whole scheme is predicated seems to based on unproven actual requirements. The deputy leader of the Council is quoted as saying that 'no one on the Council believes that figure'.						
1246578	LPIO-13313	I am aware of the requirement to produce the local plan. However I am also aware that under the National Planning Policy Framework ( Paragraph 83 ) "Once established, Green Belt boundaries should only be altered in exceptional circumstances". Whilst I am no planning expert I do find it difficult to identify exceptional circumstances in this case given the following 1. There are no unusual pressures on housing on the Wirral. That appears to be accepted by all concerned including central government. 2. There is the question of Wirral Waters. This appears to have become a political issue which it should not be. Peel Holdings have recently restated that they are committed to the scheme. Indeed their web site (as confirmed by a recent press release) indicates that they are targeting 2,900 to 6,450 houses within the 15 years of the local plan. My reading of the plan is that it only allows for 1,100 houses built on Wirral Waters in that period. The plan (if its projections are correct) also sets a requirement of 4,794 houses from greenbelt. Accordingly if Peel commit 5,894 houses in the 15 year period then the need to build on greenbelt is removed completely. Surely the way forward is to negotiate with Peel to seek that commitment. 3. The local plan does include large areas of brownfield land which are designated for commercial or employment use. The amount of this land contained in the proposed local plan appears to be more than is reasonably required to satisfy commercial requirements. Wirral has a wealth of commercial land along the A41. There appears to be a number of sites (in Birkenhead in particular) which could be re-assigned for residential use. This land can then further reduce the need for building on greenbelt.						
1246578	LPIO-13325	Wirral is not an area of high housing demand. The housing market is likely to see even less demand as a result of Covid 19.						
1246386	LPIO-13327	The Wirral Local Plan provides for 12,000 new homes when there is scant evidence of the need for such development of precious green belt land. It has been confirmed that Council is not required by Government to provide a 'housing requirement' of that number, and Liverpool and Manchester Universities and WGSA experts estimate the need to be between 2,500 and 5,000. Also, the recent Queen's speech reduced the national housing target by 33%. Bearing in mind that that the urgent need for new housing is in the south-east of the country and is virtually non-existent in the north-west, it appears that the real requirement could be met easily by building entirely on brown-field and previously-developed sites. The Plan to build on green-field sites is therefore totally unacceptable. The Council should revisit the Housing Delivery Test with more reasonable delivery targets and thereby rid itself of the unnecessary 'buffer' penalty, which threatens our green belt. The present Plan allows for some 20,000 additional residents when there has been no population growth for years.						
1246853	LPIO-13394	I do not agree with the Council's calculations using the standard method set out in national guidance because I see no evidence within the options and issues document to support the amount of growth that the Council are projecting. Indeed, in their own Compendium of Statistics 2019 it clearly states that there should be 327 homes per year, not 803. This is also confirmed by the Government's Queen's speech where National Housing Figures have been dropped from 300,000 per year to 200,000 per year. I believe the Council should recalculate their figures based on local projections and government national housing targets.						

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1240843	LPIO-13453		Please add my further response to the local plan consultation. I recently sent my answers to the questions within the issues and options document of the local plan. I would like to add further. Our council leaders, councillors and officers are fully aware that there is NO evidence base for building 12,000 and this WILL be challenged. Eminent Professors of mathematical formulas have both produced their evidence that we do not need 12,000 for Wirral. The 2016 methodology, indicates a lower figure than that of the 2014 methodology for housing. In 2018, the methodology again states that there is a lower figure for housing, even the former housing minister James Brokenshire in response to a letter on the matter of housing figures wrote.."I would emphasise that a housing need figure is NOT a target. Local authorities should make realistic assessment of the number of homes their communities need, using the standard method as a starting point in the process" The emphasis being on "realistic assessments"(letter dated 21st Jan.2019). Even the councils own Compendium of Statistics, give a "realistic assessment" of 291 houses per year NOT 803 as the council are saying. Population projections are also false and over estimated, with expectation of the population to grow by 5,000 over the next 15yrs. This is totally unfounded especially when we see that Wirral population has only grown by 100 from 1996 to 2017. There have been more deaths than births and fertility rates are of very low growth. This accompanied with very little economic growth in the borough over the last 50yrs. Unemployment being at more than 40% of our population and that we have one of the highest number of older people population than anywhere in the country. Our public transport system is in disarray to most rural and semi rural areas. On the 15th October 2018, Wirral Borough Council passed a resolution from the Liberal Democrat leader Phil Gilchrist saying that.. "This council requests that renewed importance should be attached to the protection afforded to agricultural land as the responses to the Local Plan are considered. Land that is currently in productive agricultural use should not be removed from the greenbelt in view of the need to safe guard our future food supplies" This motion was passed by ALL councillors by a vote result of 58 for 0 against. Why has there been 2 options to build on large areas of our farms and fields in the issues and options document? Liverpool University, Manchester University have both given responses of lower figures for Wirral, even the LCR(Liverpool City Region) have done the same. It therefore begs the question, then WHY are our planning officers and Council Leaders, ignoring Official Departments, Universities and eminent Professors.						
1247737	LPIO-13469		We understand the case that more land is required for house-building is based on the stated need to build an additional 12,000 homes when it is clear that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. The Council's own statistical data points to an actual need of a fraction of the 12,000 figure. Consequently, demand will be much lower than the stated need would suggest. It is essential the council significantly reduces this unrealistic figure, at which point it would be clear that development in the foreseeable future could be concentrated on the brown field sites.to direct development into run-down areas and to prevent further decline: the need for regeneration remains as evident as ever. Building houses in Green Belt would directly reduce still further the viability of housing in the north and east of the Peninsula, delaying their rejuvenation and improved quality of life.						
1238043	LPIO-1347	no	As has been made clear to the Council by the Secretary of State, the 2014 standard method of housing need assesment is purely a starting point. It needs to be refined by the specific circumstances of the Wirral, in particular the declining population, which the ONS says may stabilise and even increase by c5000 by 2039. Why 12000 new houses are required for 5000 additional people, no-one has even begun to explain. Even Councillors do not believe the need for 12000 new builds.						
1246852	LPIO-13508		I do not agree with the Council's calculations using the standard method set out in national guidance because I see no evidence within the options and issues document to support the amount of growth that the Council are projecting. Indeed, in their own Compendium of Statistics 2019 it clearly states that there should be 327 homes per year, not 803. This is also confirmed by the Government's Queen's speech where National Housing Figures have been dropped from 300,000 per year to 200,000 per year. I believe the Council should recalculate their figures based on local projections and government national housing targets.						
1247737	LPIO-13572		We understand the case that more land is required for house-building is based on the stated need to build an additional 12,000 homes when it is clear that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. The Council's own statistical data points to an actual need of a fraction of the 12,000 figures. Consequently, demand will be much lower than the stated need would suggest. It is essential the council significantly reduces this unrealistic figure, at which point it would be clear that development in the foreseeable future could be concentrated on the brown field sites.						
1246910	LPIO-13577	no	They also insist that 12,000 houses will be needed despite expert estimates (Liverpool & Manchester Universities) that the real need will be between 2,500 and 6,000.						
1247742	LPIO-13579		I am a Wirral resident and I attended one of you Consultation Roadshows. I have read your Consultation Summary Document and these are my comments. POPULATION:The population of Wirral has been falling for years. This must impact upon Wirral's housing and employment needs. So WHY do we need to build 12,000 new homes for Wirral? And even if we did need 800 new homes a year for the next 15 years why do we need over 5,000 in the next five years when 4,000 would be more proportionate?						
1247744	LPIO-13586		I am a Wirral resident and I attended one of you Consultation Roadshows. I have read your Consultation Summary Document and these are my comments. POPULATION:The population of Wirral has been falling for years. This must impact upon Wirral's housing and employment needs. So WHY do we need to build 12,000 new homes for Wirral? And even if we did need 800 new homes a year for the next 15 years why do we need over 5,000 in the next five years when 4,000 would be more proportionate?						
1247748	LPIO-13591	no	I do not agree with the Council's calculations using the standard method set out in national guidance. The Council's Compendium of Statistics 2019 states there should be 327 homes per year not 803. The Council should recalculate using figures based on local projections not national formula.						



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1247749	LPIO-13601	The case that more land is required for house-building seems to be based on the stated need to build an additional 12,000 homes when it is clear that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. The Council's own statistical data points to an actual need a fraction of the 12,000 figure. Consequently, demand will be much lower than the stated need would suggest.						
1246352	LPIO-13602	Population figures and projections show that Wirral has had an even population for many years, they also show that there will be a projected fall by 2.9% by the year 2030 (Wirral Borough Council Compendium of Statistics) , so why do we need to build on our greenbelt? Government figures for housing can be challenged, why has our council not robustly challenged those figures?						
1247750	LPIO-13605	What is far from clear is the calculation of the need for 12,000 new houses especially as the Wirral's population has not seen any increase for a while. We would like the Council to revisit it's calculation of the number of new houses to see if 12,000 new houses is justifiable.						
1246004	LPIO-13608	So I am just going to make my point. • From what I have gleaned, there is no evidence to support the numbers of homes you want to build. I recall information telling me you only needed 300+ per year not 800. This is reinforced by the population growth in Wirral over the last 20 years.....near to 100. Finally the housing figures are extortionate and exaggerated and do not represent future projections. You shouldn't need to be consulting us on proposals to build on the greenbelt as you have already promised that you won't. This consultation and plan should be scrapped and started again with real inputs by residents in a manner they can all understand.						
1247763	LPIO-13629	University and Wirral Green Space Alliance experts all calculate the Housing Need at a fraction of the 12,000 figure is in, itself, a sufficient exceptional circumstance for challenge. We would very much like Wirral Borough Council to use a figure between 2,500/5,000. Is it not possible to develop BROWNFIELD sites and not our PRECIOUS Green Belt sites?? Wirral Borough Council needs to use upper levels of standard housing density - appropriate to individual local area character to increase supply. We need to know that the council supports Wirral and delivers what is actually required						
1247746	LPIO-13663	I do not agree with the Council's calculations using the standard method set out in national guidance because I see no evidence within the options and issues document to support the amount of growth that the Council are projecting. Indeed, in their own Compendium of Statistics 2019 it clearly states that there should be 327 homes per year, not 803. This is also confirmed by the Government's Queen's speech where National Housing Figures have been dropped from 300,000 per year to 200,000 per year. I believe the Council should recalculate their figures based on local projections and government national housing targets.						
1245604	LPIO-13727	Regarding the 12000 property figure, there is no published evidence to support this and indeed the Council's own consultants have produced figures which are significantly lower than 12000. I understand that the Council commissioned studies from the Universities of both Liverpool and Manchester which point to significantly lower figures. I recall reading that the Council initially refused to publish this data and I have been unable to find it myself to view. Evidence is already in the possession of the Council from consultants, universities (above) and Wirral green space alliance which shows that the councils housing figure of 12000 is overinflated by a factor of between two and four. The Council's statistics from December 2019 states that Wirral's population is expected to increase by only 5,300 by 2039. Plus in the December 2019 Queen's Speech the Governments national housing target was cut by a third from 300,000 homes to 200,000 homes per annum, this has not been considered by the council. In addition to the reduced national housing target, recent Office for National Statistics population projections based on the 2018 figures show population projections to be lower than the 2016 projections and significantly lower than the 2014 population figures. The 2014 figures are used in the standard methodology calculation by the Council and are now shown to be outdated. The Council should challenge this standard methodology, in light of the newer projections and put forward a realistic target based on local knowledge, data and official historic, current and future trends. In addition to my objections to the councils figures, I am keen to know what increase in services the council has planned to help meet an increasing Wirral population. Little, if indeed anything has been said regarding schools, doctors and indeed the transport system used to carry a huge volume of Wirral residents into and out of the area for work.						
1247258	LPIO-13763	Building any of the proposed 12,000 new homes on Green Belt will achieve exactly the opposite of 'protecting environmental and heritage assets' and 'tackling climate change'. At no time has a proper case been made to justify the building of a further 12,000 houses which will likely cause an increase of at least 12,000 more vehicles adding to congestion/pollution, and 20,000 plus more people. We have not been told by Central Government to build 12,000 more houses. The council seems to be using supposed Central Government diktat as a cover (pretending that it has no choice) for what looks to be either deceitfulness or gross stupidity when it should in reality be defending one of Wirral's finest assets - our remaining Green Belt.						
1247269	LPIO-13766	Namely, 12,000 new homes based on a 'Standard Formulae' mandated by the Office of National Statistics in 2014. Unbelievable! Why is it not possible for our own Planning Department to do the job for which they are presumably employed to do, and produce more realistic figures based on local census, local knowledge, together with current & historic statistics which they surely must have in their possession. It is apparent that WBC and the Planning Department have not produced a Government required Local Plan with numbers, since the Unitary Development Plan of February 2000. This obvious lack of planning and the inability of WBC and the Planning Department to produce the required Local Plan has caused the ridiculous situation we find ourselves in today. Based on the figures it seems, from well established & knowledgeable local organisations and professional sources I will only respond to the question which I consider to be currently the most important Issue.						
1239470	LPIO-13773	Your officers' explanation of the projected number of new houses required on Wirral is unconvincing. The stated figures are apparently not based upon the demand for new housing which is primarily linked with industrial and employment growth.						

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1238192	LPIO-13825		We agree that the Council needs to use the current standard method as a starting point using 2014 ONS figures. However, the Government has stated that the standard method does not represent a mandatory target for local authorities to plan for, but the starting point for the planning process. We believe the unique circumstances on Wirral warrants the use of exceptional circumstances to justify the use of a significantly lower housing need figure.						
1247012	LPIO-13879		We agree that the Council needs to use the current standard method as a starting point using 2014 ONS figures. However, the Government has stated that the standard method does not represent a mandatory target for local authorities to plan for, but the starting point for the planning process. We believe the unique circumstances on Wirral warrants the use of exceptional circumstances to justify the use of a significantly lower housing need figure.						
1247014	LPIO-13933		We agree that the Council needs to use the current standard method as a starting point using 2014 ONS figures. However, the Government has stated that the standard method does not represent a mandatory target for local authorities to plan for, but the starting point for the planning process. We believe the unique circumstances on Wirral warrants the use of exceptional circumstances to justify the use of a significantly lower housing need figure.						
1242183	LPIO-13982		I do not agree with the Council's calculations using the standard method set out in national guidance because I see no evidence within the options and issues document to support the amount of growth that the Council are projecting. Indeed, in their own Compendium of Statistics 2019 it clearly states that there should be 327 homes per year, not 803. This is also confirmed by the Government's Queen's speech where National Housing Figures have been dropped from 300,000 per year to 200,000 per year. I believe the Council should recalculate their figures based on local projections and government national housing targets.						
1244898	LPIO-1403	no	Whilst the 12,000 figure comes from the application of the mandated formula and aged data, the option to challenge this figure, which is massively overstated, has not been taken up. The Council knows and has stated on many occasions that this figure is far too high and does not fit with known demand or official local data produced by the Council itself. The Council has been told, even by Government Ministers, that the 12,000 figure is just a starting point for a case to be made for a proper figure, possibly 3,000. The required exceptional circumstances exist to mount a challenge - the Council should and MUST. Why is the Council perpetuating its former policy of building in Green Belt to raise money instead of working with its residents? This course of action will inevitably lead to LESS improved housing for those in real need which is disgraceful, and to release of Green Belt land wholly unnecessarily.						
1247218	LPIO-14076		I do not agree with the Council's calculations using the standard method set out in national guidance because I see no evidence within the options and issues document to support the amount of growth that the Council are projecting. Indeed, in their own Compendium of Statistics 2019 it clearly states that there should be 327 homes per year, not 803. This is also confirmed by the Government's Queen's speech where National Housing Figures have been dropped from 300,000 per year to 200,000 per year. I believe the Council should recalculate their figures based on local projections and government national housing targets.						
1247219	LPIO-14180		I do not agree with the Council's calculations using the standard method set out in national guidance because I see no evidence within the options and issues document to support the amount of growth that the Council are projecting. Indeed, in their own Compendium of Statistics 2019 it clearly states that there should be 327 homes per year, not 803. This is also confirmed by the Government's Queen's speech where National Housing Figures have been dropped from 300,000 per year to 200,000 per year. I believe the Council should recalculate their figures based on local projections and government national housing targets.						
1247809	LPIO-14227		As a resident of the Wirral for sixty years I am saddened and horrified to see what you are proposing in this Plan. Having studied all the evidence you have given us as to the need to make this plan I cannot believe that you are even contemplating the use of green belt land to build houses. It is obvious to most residents that the number of houses (12,000) you are proposing to build is vastly over the number required on the Wirral. You should be arguing this with central government and at least getting this number reduced to a more realistic amount.						
1247220	LPIO-14281		I do not agree with the Council's calculations using the standard method set out in national guidance because I see no evidence within the options and issues document to support the amount of growth that the Council are projecting. Indeed, in their own Compendium of Statistics 2019 it clearly states that there should be 327 homes per year, not 803. This is also confirmed by the Government's Queen's speech where National Housing Figures have been dropped from 300,000 per year to 200,000 per year. I believe the Council should recalculate their figures based on local projections and government national housing targets.						
1247814	LPIO-14342		I object to the proposed housing requirement figure of 12,000 new dwellings in the period 2020-2035 and the methodology used to produce this figure. It is understood that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. This is demonstrated by both the 2016 and 2018 ONS data. I believe that the actual facts and figures are such that exceptional circumstances exist to allow the Council to depart from the housing need figure which is derived from the standard method. If the Council adopted a more realistic housing need figure, there would be no need for ANY Green Belt sites to be released for development.						
1247815	LPIO-14345		I object to the proposed housing requirement figure of 12,000 new dwellings in the period 2020-2035 and the methodology used to produce this figure. It is understood that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. This is demonstrated by both the 2016 and 2018 ONS data. I believe that the actual facts and figures are such that exceptional circumstances exist to allow the Council to depart from the housing need figure which is derived from the standard method. If the Council adopted a more realistic housing need figure, there would be no need for ANY Green Belt sites to be released for development.						

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1246655	LPIO-14351		I object to the proposed housing requirement figure of 12,000 new dwellings in the period 2020-2035 and the methodology used to produce this figure. It is understood that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. This is demonstrated by both the 2016 and 2018 ONS data. I believe that the actual facts and figures are such that exceptional circumstances exist to allow the Council to depart from the housing need figure which is derived from the standard method. If the Council adopted a more realistic housing need figure, there would be no need for ANY Green Belt sites to be released for development.						
1241088	LPIO-14354		I do not believe the 12,000 'housing requirement' is correct and understand that both Liverpool and Manchester universities have calculated a figure of no more than 5,000. The figure of 12,000 has not been forced upon the council and it is therefore your duty to accept the more realistic demand estimate provided to you. The reduced figure can therefore be delivered on brownfield sites and previously developed sites with reclassification of other land uses (for example there are acres of vacant industrial land around Bromborough for starters with areas of residential development already implemented in that area). This has been going on since 2001. We have had nil population growth for years so there is no requirement for so many houses. Fundamentally, we must protect our greenbelt for future generations.*						
1247818	LPIO-14361		I have lived on the Wirral for the past 70 years and am appalled at the possibility of Green Belt land being used for any housing development to the detriment of the countryside that should be enjoyed by my children and grandchildren. The indications from Wirral MBC are that 12,000 new homes are required during the period 2020 to 2035. I however fail to understand how that number has arisen bearing in mind the Office for National Statistics (a GOVERNMENT organisation) has estimated the increase in population for the period 2018 to 2038 as a little over 5,000. How can a population increase of 5,000 require 12,000 homes. I believe the council should be challenging the central government figures for housing demand and use more sensible estimates.						
1240525	LPIO-14367		I do not believe that the amount on homes WBC have calculated are required. The economic development aims of WBC are not realistic and this in turn is driving up the requirement for additional homes. Re assessment of the future employment growth would then allow for land allocated for employment could be housing instead.						
1244905	LPIO-1440	no	I understand that the calculations are potentially flawed and that the Council accepts this may be an overestimate. Hopefully if this number is agreed now, it can be revisited as additional evidence becomes available in the coming years. I have concerns about infrastructure supporting the additional homes, especially with regards to increased need for significant increased school places and GP surgeries and hospitals. As an NHS professional noting the current significant issues with shortage of appropriately trained medical and allied health care professional staff, and noting that Arrowe Park Hospital is already hugely stretched, I do not see how this additional increase in local population can be safely accommodated, where it will take far longer to see additional health resources (note also Brexit will have a yet unknown additional negative impact on health care provision, probably quite a major one, especially re provision of nursing care).						
1247222	LPIO-14410		I do not agree with the Council's calculations using the standard method set out in national guidance because I see no evidence within the options and issues document to support the amount of growth that the Council are projecting. Indeed, in their own Compendium of Statistics 2019 it clearly states that there should be 327 homes per year, not 803. This is also confirmed by the Government's Queen's speech where National Housing Figures have been dropped from 300,000 per year to 200,000 per year. I believe the Council should recalculate their figures based on local projections and government national housing targets.						
1247226	LPIO-14498		I do not agree with the Council's calculations using the standard method set out in national guidance because I see no evidence within the options and issues document to support the amount of growth that the Council are projecting. Indeed, in their own Compendium of Statistics 2019 it clearly states that there should be 327 homes per year, not 803. This is also confirmed by the Government's Queen's speech where National Housing Figures have been dropped from 300,000 per year to 200,000 per year. I believe the Council should recalculate their figures based on local projections and government national housing targets.						
1237922	LPIO-1458	no	The Local Housing Need figure does not represent the true housing need that actually exists in the Wirral. Evidence provided by experts to you provides a revised figure that shows the real need and negates the need to release Green Belt sites						
1247245	LPIO-14588		I do not agree with the Council's calculations using the standard method set out in national guidance because I see no evidence within the options and issues document to support the amount of growth that the Council are projecting. Indeed, in their own Compendium of Statistics 2019 it clearly states that there should be 327 homes per year, not 803. This is also confirmed by the Government's Queen's speech where National Housing Figures have been dropped from 300,000 per year to 200,000 per year. I believe the Council should recalculate their figures based on local projections and government national housing targets.						
1239377	LPIO-1459	no	I don't agree with the Council's calculations using the standard method set out in national guidance. I see no evidence within the options and issues document to support the amount of growth the Council are projecting. In their own Compendium of Statistics 2019, the Council state there should be 327 homes per year, not 803. This was also confirmed by the Government in the Queen's speech in which National Housing Figures were dropped from 300,000 per year to 200,000. I believe the Council should recalculate their figures based on local projections and government national housing targets.						
1247829	LPIO-14597		I disagree, 800 new houses to be built p.a. is too high, not achieved in recent past, unlikely occurrence of a great influx of people or of sufficient local young people needing houses. Also Wirral is a peninsula, trying to attract more tourism with its green areas (Green Belt and Urban Green Spaces) and its sea shores, has not got the necessary suitable non-urban space available for such a high number of additional dwellings. The green areas, particularly the Green Belt and its wildlife, would suffer not just where disappearing under the new houses and gardens but also through additional use of the Greenfield land through leisure pursuits. Protection of habitats, animal and plant species and maintenance of high biodiversity would be (further) compromised.						

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1246827	LPIO-14716	I do not agree with the Council's calculations using the standard method set out in national guidance because I see no evidence within the options and issues document to support the amount of growth that the Council are projecting. Indeed, in their own Compendium of Statistics 2019 it clearly states that there should be 327 homes per year, not 803. This is also confirmed by the Government's Queen's speech where National Housing Figures have been dropped from 300,000 per year to 200,000 per year. I believe the Council should recalculate their figures based on local projections and government national housing targets.						
1247016	LPIO-14869	We agree that the Council needs to use the current standard method as a starting point using 2014 ONS figures. However, the Government has stated that the standard method does not represent a mandatory target for local authorities to plan for, but the starting point for the planning process. We believe the unique circumstances on Wirral warrants the use of exceptional circumstances to justify the use of a significantly lower housing need figure.						
1247018	LPIO-14939	We agree that the Council needs to use the current standard method as a starting point using 2014 ONS figures. However, the Government has stated that the standard method does not represent a mandatory target for local authorities to plan for, but the starting point for the planning process. We believe the unique circumstances on Wirral warrants the use of exceptional circumstances to justify the use of a significantly lower housing need figure.						
1247841	LPIO-14952	I wish to register my objections to the proposal to include Green Belt land as an option in the "Wirral Local Plan" Credible evidence points to the fact that there is simply no demand in Wirral for 12000 new homes in the coming years i.e. no increase in population and indeed a fall in later years. Wirral should challenge the government on this and not simply accept the "standard method" set out by them.						
1247844	LPIO-14966	I wish to record that I do not accept the figures given for the number of new homes required. ONS has released the 2018 housing need statistics, which show a reduced need for homes in Wirral and the Council should press for these numbers to be accepted. This will have an impact on the amount of land needed for home building.						
1247845	LPIO-14968	The case that more land is required for house-building seems to be based on the stated need to build an additional 12,000 homes when it is clear that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. The Council's own statistical data points to an actual need a fraction of the 12,000 figure. Consequently, demand will be much lower than the stated need would suggest.						
1247846	LPIO-14973	The case that more land is required for house-building seems to be based on the stated need to build an additional 12,000 homes when it is clear that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. The Council's own statistical data points to an actual need a fraction of the 12,000 figure. Consequently, demand will be much lower than the stated need would suggest.						
1247847	LPIO-14974	The case that more land is required for house-building seems to be based on the stated need to build an additional 12,000 homes when it is clear that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. The Council's own statistical data points to an actual need a fraction of the 12,000 figure. Consequently, demand will be much lower than the stated need would suggest.						
1247848	LPIO-14975	The case that more land is required for house-building seems to be based on the stated need to build an additional 12,000 homes when it is clear that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. The Council's own statistical data points to an actual need a fraction of the 12,000 figure. Consequently, demand will be much lower than the stated need would suggest.						
1247849	LPIO-14976	The case that more land is required for house-building seems to be based on the stated need to build an additional 12,000 homes when it is clear that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. The Council's own statistical data points to an actual need a fraction of the 12,000 figure. Consequently, demand will be much lower than the stated need would suggest.						
1247850	LPIO-14994	The case that more land is required for house-building seems to be based on the stated need to build an additional 12,000 homes when it is clear that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. The Council's own statistical data points to an actual need a fraction of the 12,000 figure. Consequently, demand will be much lower than the stated need would suggest.						
1247824	LPIO-15003	Many of the exercises supposedly providing evidence for the Plan appear seriously flawed and incomplete, and reach wrong conclusions. But the worst feature is the unrealistically high Housing Need figure of 12,000 new homes, which would be in addition to replacements, upgrades and conversions. So, this would mean around 20,000 homes and an additional population of 20 to 30 thousand. Surely, this is nonsense. Such a high figure is simply not justified by historic or current trends and seems to stem from a Council running scared, unprepared to challenge a formulaic starting point as, I'm told, the Council has been urged to do by Secretaries of State, many local politicians, the majority of community and interest groups, and most importantly the people of Wirral in huge numbers. Not challenging the figures for actual need gives landowners and developers an 'open goal' to argue for green belt development, emphasising the problems with delivering so much, so quickly through more difficult brownfield sites with unsecured funding. The solution and 'Preferred Option' should be to work with the support of so many groups and individuals, and put forward more realistic targets and proposals (backed by real local historic, current and future trend information) and get on with securing available Government and Public Sector funding.						

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1246687	LPIO-15006	Many of the exercises supposedly providing evidence for the Plan appear seriously flawed and incomplete, and reach wrong conclusions. But the worst feature is the unrealistically high Housing Need figure of 12,000 new homes, which would be in addition to replacements, upgrades and conversions. So, this would mean around 20,000 homes and an additional population of 20 to 30 thousand. Surely, this is nonsense. Such a high figure is simply not justified by historic or current trends and seems to stem from a Council running scared, unprepared to challenge a formulaic starting point as, I'm told, the Council has been urged to do by Secretaries of State, many local politicians, the majority of community and interest groups, and most importantly the people of Wirral in huge numbers. Not challenging the figures for actual need gives landowners and developers an 'open goal' to argue for green belt development, emphasising the problems with delivering so much, so quickly through more difficult brownfield sites with unsecured funding. The solution and 'Preferred Option' should be to work with the support of so many groups and individuals, and put forward more realistic targets and proposals (backed by real local historic, current and future trend information) and get on with securing available Government and Public Sector funding.						
1246687	LPIO-15010	The case that more land is required for house-building seems to be based on the stated need to build an additional 12,000 homes when it is clear that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. The Council's own statistical data points to an actual need a fraction of the 12,000 figure. Consequently, demand will be much lower than the stated need would suggest. A figure nearer 3,000 additional homes is more justified. The unrealistically high Housing Need figure of 12,000 new homes, which would be in addition to thousands of replacements, upgrades and conversions, would mean around 20,000 homes and an additional population of 20 to 30 thousand. You know this is nonsense. Those at the top of the Council have said as much.						
1247854	LPIO-15014	The case that more land is required for house-building seems to be based on the stated need to build an additional 12,000 homes when it is clear that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. The Council's own statistical data points to an actual need a fraction of the 12,000 figure. Consequently, demand will be much lower than the stated need would suggest.						
1246448	LPIO-15018	The case that more land is required for house-building seems to be based on the stated need to build an additional 12,000 homes when it is clear that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. The Council's own statistical data points to an actual need a fraction of the 12,000 figure. Consequently, demand will be much lower than the stated need would suggest. A figure nearer 3,000 additional homes is more justified. The unrealistically high Housing Need figure of 12,000 new homes, which would be in addition to thousands of replacements, upgrades and conversions, would mean around 20,000 homes and an additional population of 20 to 30 thousand. You know this is nonsense. Those at the top of the Council have said as much.						
1246448	LPIO-15021	Many of the exercises supposedly providing evidence for the Plan appear seriously flawed and incomplete, and reach wrong conclusions. But the worst feature is the unrealistically high Housing Need figure of 12,000 new homes, which would be in addition to replacements, upgrades and conversions. So, this would mean around 20,000 homes and an additional population of 20 to 30 thousand. Surely, this is nonsense. Such a high figure is simply not justified by historic or current trends and seems to stem from a Council running scared, unprepared to challenge a formulaic starting point as, I'm told, the Council has been urged to do by Secretaries of State, many local politicians, the majority of community and interest groups, and most importantly the people of Wirral in huge numbers. Not challenging the figures for actual need gives landowners and developers an 'open goal' to argue for green belt development, emphasising the problems with delivering so much, so quickly through more difficult brownfield sites with unsecured funding. The solution and 'Preferred Option' should be to work with the support of so many groups and individuals, and put forward more realistic targets and proposals (backed by real local historic, current and future trend information) and get on with securing available Government and Public Sector funding.						
1246560	LPIO-15025	The case that more land is required for house-building seems to be based on the stated need to build an additional 12,000 homes when it is clear that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. The Council's own statistical data points to an actual need a fraction of the 12,000 figure. Consequently, demand will be much lower than the stated need would suggest. A figure nearer 3,000 additional homes is more justified. The unrealistically high Housing Need figure of 12,000 new homes, which would be in addition to thousands of replacements, upgrades and conversions, would mean around 20,000 homes and an additional population of 20 to 30 thousand. You know this is nonsense. Those at the top of the Council have said as much.						
1246560	LPIO-15028	Many of the exercises supposedly providing evidence for the Plan appear seriously flawed and incomplete, and reach wrong conclusions. But the worst feature is the unrealistically high Housing Need figure of 12,000 new homes, which would be in addition to replacements, upgrades and conversions. So, this would mean around 20,000 homes and an additional population of 20 to 30 thousand. Surely, this is nonsense. Such a high figure is simply not justified by historic or current trends and seems to stem from a Council running scared, unprepared to challenge a formulaic starting point as, I'm told, the Council has been urged to do by Secretaries of State, many local politicians, the majority of community and interest groups, and most importantly the people of Wirral in huge numbers. Not challenging the figures for actual need gives landowners and developers an 'open goal' to argue for green belt development, emphasising the problems with delivering so much, so quickly through more difficult brownfield sites with unsecured funding. The solution and 'Preferred Option' should be to work with the support of so many groups and individuals, and put forward more realistic targets and proposals (backed by real local historic, current and future trend information) and get on with securing available Government and Public Sector funding.						

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1246684	LPIO-15033	The case that more land is required for house-building seems to be based on the stated need to build an additional 12,000 homes when it is clear that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. The Council's own statistical data points to an actual need a fraction of the 12,000 figure. Consequently, demand will be much lower than the stated need would suggest. A figure nearer 3,000 additional homes is more justified. The unrealistically high Housing Need figure of 12,000 new homes, which would be in addition to thousands of replacements, upgrades and conversions, would mean around 20,000 homes and an additional population of 20 to 30 thousand. You know this is nonsense. Those at the top of the Council have said as much.						
1246684	LPIO-15036	Many of the exercises supposedly providing evidence for the Plan appear seriously flawed and incomplete, and reach wrong conclusions. But the worst feature is the unrealistically high Housing Need figure of 12,000 new homes, which would be in addition to replacements, upgrades and conversions. So, this would mean around 20,000 homes and an additional population of 20 to 30 thousand. Surely, this is nonsense. Such a high figure is simply not justified by historic or current trends and seems to stem from a Council running scared, unprepared to challenge a formulaic starting point as, I'm told, the Council has been urged to do by Secretaries of State, many local politicians, the majority of community and interest groups, and most importantly the people of Wirral in huge numbers. Not challenging the figures for actual need gives landowners and developers an 'open goal' to argue for green belt development, emphasising the problems with delivering so much, so quickly through more difficult brownfield sites with unsecured funding. The solution and 'Preferred Option' should be to work with the support of so many groups and individuals, and put forward more realistic targets and proposals (backed by real local historic, current and future trend information) and get on with securing available Government and Public Sector funding.						
1245303	LPIO-15040	The case that more land is required for house-building seems to be based on the stated need to build an additional 12,000 homes when it is clear that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. The Council's own statistical data points to an actual need a fraction of the 12,000 figure. Consequently, demand will be much lower than the stated need would suggest. A figure nearer 3,000 additional homes is more justified. The unrealistically high Housing Need figure of 12,000 new homes, which would be in addition to thousands of replacements, upgrades and conversions, would mean around 20,000 homes and an additional population of 20 to 30 thousand. You know this is nonsense. Those at the top of the Council have said as much.						
1242354	LPIO-15044	The case that more land is required for house-building seems to be based on the stated need to build an additional 12,000 homes when it is clear that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. The Council's own statistical data points to an actual need a fraction of the 12,000 figure. Consequently, demand will be much lower than the stated need would suggest. A figure nearer 3,000 additional homes is more justified. The unrealistically high Housing Need figure of 12,000 new homes, which would be in addition to thousands of replacements, upgrades and conversions, would mean around 20,000 homes and an additional population of 20 to 30 thousand. You know this is nonsense. Those at the top of the Council have said as much.						
1247855	LPIO-15050	The case that more land is required for house-building seems to be based on the stated need to build an additional 12,000 homes when it is clear that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. The Council's own statistical data points to an actual need a fraction of the 12,000 figure. Consequently, demand will be much lower than the stated need would suggest. A figure nearer 3,000 additional homes is more justified. The unrealistically high Housing Need figure of 12,000 new homes, which would be in addition to thousands of replacements, upgrades and conversions, would mean around 20,000 homes and an additional population of 20 to 30 thousand. You know this is nonsense. Those at the top of the Council have said as much.						
1247856	LPIO-15057	The case that more land is required for house-building seems to be based on the stated need to build an additional 12,000 homes when it is clear that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. The Council's own statistical data points to an actual need a fraction of the 12,000 figure. Consequently, demand will be much lower than the stated need would suggest. A figure nearer 3,000 additional homes is more justified. The unrealistically high Housing Need figure of 12,000 new homes, which would be in addition to thousands of replacements, upgrades and conversions, would mean around 20,000 homes and an additional population of 20 to 30 thousand. You know this is nonsense. Those at the top of the Council have said as much.						
1237930	LPIO-15075	Many of the exercises supposedly providing evidence for the Plan appear seriously flawed and incomplete, and reach wrong conclusions. But the worst feature is the unrealistically high Housing Need figure of 12,000 new homes, which would be in addition to replacements, upgrades and conversions. So, this would mean around 20,000 homes and an additional population of 20 to 30 thousand. Surely, this is nonsense. Such a high figure is simply not justified by historic or current trends and seems to stem from a Council running scared, unprepared to challenge a formulaic starting point as, I'm told, the Council has been urged to do by Secretaries of State, many local politicians, the majority of community and interest groups, and most importantly the people of Wirral in huge numbers. Not challenging the figures for actual need gives landowners and developers an 'open goal' to argue for green belt development, emphasising the problems with delivering so much, so quickly through more difficult brownfield sites with unsecured funding. The solution and 'Preferred Option' should be to work with the support of so many groups and individuals, and put forward more realistic targets and proposals (backed by real local historic, current and future trend information) and get on with securing available Government and Public Sector funding.						

Person ID	ID	Question 2.1 - Do you agree with the Council's housing need calculations using the standard method set out in national Guidance?		Attachment 1	Attachment 2	Attachment 3	Attachment 4	Attachment 5	Attachment 6
1240183	LPIO-15078		Many of the exercises supposedly providing evidence for the Plan appear seriously flawed and incomplete, and reach wrong conclusions. But the worst feature is the unrealistically high Housing Need figure of 12,000 new homes, which would be in addition to replacements, upgrades and conversions. So, this would mean around 20,000 homes and an additional population of 20 to 30 thousand. Surely, this is nonsense. Such a high figure is simply not justified by historic or current trends and seems to stem from a Council running scared, unprepared to challenge a formulaic starting point as, I'm told, the Council has been urged to do by Secretaries of State, many local politicians, the majority of community and interest groups, and most importantly the people of Wirral in huge numbers. Not challenging the figures for actual need gives landowners and developers an 'open goal' to argue for green belt development, emphasising the problems with delivering so much, so quickly through more difficult brownfield sites with unsecured funding. The solution and 'Preferred Option' should be to work with the support of so many groups and individuals, and put forward more realistic targets and proposals (backed by real local historic, current and future trend information) and get on with securing available Government and Public Sector funding.						
1240903	LPIO-15080		Many of the exercises supposedly providing evidence for the Plan appear seriously flawed and incomplete, and reach wrong conclusions. But the worst feature is the unrealistically high Housing Need figure of 12,000 new homes, which would be in addition to replacements, upgrades and conversions. So, this would mean around 20,000 homes and an additional population of 20 to 30 thousand. Surely, this is nonsense. Such a high figure is simply not justified by historic or current trends and seems to stem from a Council running scared, unprepared to challenge a formulaic starting point as, I'm told, the Council has been urged to do by Secretaries of State, many local politicians, the majority of community and interest groups, and most importantly the people of Wirral in huge numbers. Not challenging the figures for actual need gives landowners and developers an 'open goal' to argue for green belt development, emphasising the problems with delivering so much, so quickly through more difficult brownfield sites with unsecured funding. The solution and 'Preferred Option' should be to work with the support of so many groups and individuals, and put forward more realistic targets and proposals (backed by real local historic, current and future trend information) and get on with securing available Government and Public Sector funding.						
1247874	LPIO-15084		Many of the exercises supposedly providing evidence for the Plan appear seriously flawed and incomplete, and reach wrong conclusions. But the worst feature is the unrealistically high Housing Need figure of 12,000 new homes, which would be in addition to replacements, upgrades and conversions. So, this would mean around 20,000 homes and an additional population of 20 to 30 thousand. Surely, this is nonsense. Such a high figure is simply not justified by historic or current trends and seems to stem from a Council running scared, unprepared to challenge a formulaic starting point as, I'm told, the Council has been urged to do by Secretaries of State, many local politicians, the majority of community and interest groups, and most importantly the people of Wirral in huge numbers. Not challenging the figures for actual need gives landowners and developers an 'open goal' to argue for green belt development, emphasising the problems with delivering so much, so quickly through more difficult brownfield sites with unsecured funding. The solution and 'Preferred Option' should be to work with the support of so many groups and individuals, and put forward more realistic targets and proposals (backed by real local historic, current and future trend information) and get on with securing available Government and Public Sector funding.						
1247875	LPIO-15087		Many of the exercises supposedly providing evidence for the Plan appear seriously flawed and incomplete, and reach wrong conclusions. But the worst feature is the unrealistically high Housing Need figure of 12,000 new homes, which would be in addition to replacements, upgrades and conversions. So, this would mean around 20,000 homes and an additional population of 20 to 30 thousand. Surely, this is nonsense. Such a high figure is simply not justified by historic or current trends and seems to stem from a Council running scared, unprepared to challenge a formulaic starting point as, I'm told, the Council has been urged to do by Secretaries of State, many local politicians, the majority of community and interest groups, and most importantly the people of Wirral in huge numbers. Not challenging the figures for actual need gives landowners and developers an 'open goal' to argue for green belt development, emphasising the problems with delivering so much, so quickly through more difficult brownfield sites with unsecured funding. The solution and 'Preferred Option' should be to work with the support of so many groups and individuals, and put forward more realistic targets and proposals (backed by real local historic, current and future trend information) and get on with securing available Government and Public Sector funding.						
1247876	LPIO-15091		Many of the exercises supposedly providing evidence for the Plan appear seriously flawed and incomplete, and reach wrong conclusions. But the worst feature is the unrealistically high Housing Need figure of 12,000 new homes, which would be in addition to replacements, upgrades and conversions. So, this would mean around 20,000 homes and an additional population of 20 to 30 thousand. Surely, this is nonsense. Such a high figure is simply not justified by historic or current trends and seems to stem from a Council running scared, unprepared to challenge a formulaic starting point as, I'm told, the Council has been urged to do by Secretaries of State, many local politicians, the majority of community and interest groups, and most importantly the people of Wirral in huge numbers. Not challenging the figures for actual need gives landowners and developers an 'open goal' to argue for green belt development, emphasising the problems with delivering so much, so quickly through more difficult brownfield sites with unsecured funding. The solution and 'Preferred Option' should be to work with the support of so many groups and individuals, and put forward more realistic targets and proposals (backed by real local historic, current and future trend information) and get on with securing available Government and Public Sector funding.						

Person ID	ID	Question 2.1 - Do you agree with the Council's housing need calculations using the standard method set out in national Guidance?		Attachment 1	Attachment 2	Attachment 3	Attachment 4	Attachment 5	Attachment 6
1238421	LPIO-15094		Many of the exercises supposedly providing evidence for the Plan appear seriously flawed and incomplete, and reach wrong conclusions. But the worst feature is the unrealistically high Housing Need figure of 12,000 new homes, which would be in addition to replacements, upgrades and conversions. So, this would mean around 20,000 homes and an additional population of 20 to 30 thousand. Surely, this is nonsense. Such a high figure is simply not justified by historic or current trends and seems to stem from a Council running scared, unprepared to challenge a formulaic starting point as, I'm told, the Council has been urged to do by Secretaries of State, many local politicians, the majority of community and interest groups, and most importantly the people of Wirral in huge numbers. Not challenging the figures for actual need gives landowners and developers an 'open goal' to argue for green belt development, emphasising the problems with delivering so much, so quickly through more difficult brownfield sites with unsecured funding. The solution and 'Preferred Option' should be to work with the support of so many groups and individuals, and put forward more realistic targets and proposals (backed by real local historic, current and future trend information) and get on with securing available Government and Public Sector funding.						
1245437	LPIO-15098		Many of the exercises supposedly providing evidence for the Plan appear seriously flawed and incomplete, and reach wrong conclusions. But the worst feature is the unrealistically high Housing Need figure of 12,000 new homes, which would be in addition to replacements, upgrades and conversions. So, this would mean around 20,000 homes and an additional population of 20 to 30 thousand. Surely, this is nonsense. Such a high figure is simply not justified by historic or current trends and seems to stem from a Council running scared, unprepared to challenge a formulaic starting point as, I'm told, the Council has been urged to do by Secretaries of State, many local politicians, the majority of community and interest groups, and most importantly the people of Wirral in huge numbers. Not challenging the figures for actual need gives landowners and developers an 'open goal' to argue for green belt development, emphasising the problems with delivering so much, so quickly through more difficult brownfield sites with unsecured funding. The solution and 'Preferred Option' should be to work with the support of so many groups and individuals, and put forward more realistic targets and proposals (backed by real local historic, current and future trend information) and get on with securing available Government and Public Sector funding.						
1247877	LPIO-15100		Many of the exercises supposedly providing evidence for the Plan appear seriously flawed and incomplete, and reach wrong conclusions. But the worst feature is the unrealistically high Housing Need figure of 12,000 new homes, which would be in addition to replacements, upgrades and conversions. So, this would mean around 20,000 homes and an additional population of 20 to 30 thousand. Surely, this is nonsense. Such a high figure is simply not justified by historic or current trends and seems to stem from a Council running scared, unprepared to challenge a formulaic starting point as, I'm told, the Council has been urged to do by Secretaries of State, many local politicians, the majority of community and interest groups, and most importantly the people of Wirral in huge numbers. Not challenging the figures for actual need gives landowners and developers an 'open goal' to argue for green belt development, emphasising the problems with delivering so much, so quickly through more difficult brownfield sites with unsecured funding. The solution and 'Preferred Option' should be to work with the support of so many groups and individuals, and put forward more realistic targets and proposals (backed by real local historic, current and future trend information) and get on with securing available Government and Public Sector funding.						
1245044	LPIO-15103		Many of the exercises supposedly providing evidence for the Plan appear seriously flawed and incomplete, and reach wrong conclusions. But the worst feature is the unrealistically high Housing Need figure of 12,000 new homes, which would be in addition to replacements, upgrades and conversions. So, this would mean around 20,000 homes and an additional population of 20 to 30 thousand. Surely, this is nonsense. Such a high figure is simply not justified by historic or current trends and seems to stem from a Council running scared, unprepared to challenge a formulaic starting point as, I'm told, the Council has been urged to do by Secretaries of State, many local politicians, the majority of community and interest groups, and most importantly the people of Wirral in huge numbers. Not challenging the figures for actual need gives landowners and developers an 'open goal' to argue for green belt development, emphasising the problems with delivering so much, so quickly through more difficult brownfield sites with unsecured funding. The solution and 'Preferred Option' should be to work with the support of so many groups and individuals, and put forward more realistic targets and proposals (backed by real local historic, current and future trend information) and get on with securing available Government and Public Sector funding.						
1247440	LPIO-15106		Many of the exercises supposedly providing evidence for the Plan appear seriously flawed and incomplete, and reach wrong conclusions. But the worst feature is the unrealistically high Housing Need figure of 12,000 new homes, which would be in addition to replacements, upgrades and conversions. So, this would mean around 20,000 homes and an additional population of 20 to 30 thousand. Surely, this is nonsense. Such a high figure is simply not justified by historic or current trends and seems to stem from a Council running scared, unprepared to challenge a formulaic starting point as, I'm told, the Council has been urged to do by Secretaries of State, many local politicians, the majority of community and interest groups, and most importantly the people of Wirral in huge numbers. Not challenging the figures for actual need gives landowners and developers an 'open goal' to argue for green belt development, emphasising the problems with delivering so much, so quickly through more difficult brownfield sites with unsecured funding. The solution and 'Preferred Option' should be to work with the support of so many groups and individuals, and put forward more realistic targets and proposals (backed by real local historic, current and future trend information) and get on with securing available Government and Public Sector funding.						



Person ID	ID	Question 2.1 - Do you agree with the Council's housing need calculations using the standard method set out in national Guidance?		Attachment 1	Attachment 2	Attachment 3	Attachment 4	Attachment 5	Attachment 6
1247878	LPIO-15109		Many of the exercises supposedly providing evidence for the Plan appear seriously flawed and incomplete, and reach wrong conclusions. But the worst feature is the unrealistically high Housing Need figure of 12,000 new homes, which would be in addition to replacements, upgrades and conversions. So, this would mean around 20,000 homes and an additional population of 20 to 30 thousand. Surely, this is nonsense. Such a high figure is simply not justified by historic or current trends and seems to stem from a Council running scared, unprepared to challenge a formulaic starting point as, I'm told, the Council has been urged to do by Secretaries of State, many local politicians, the majority of community and interest groups, and most importantly the people of Wirral in huge numbers. Not challenging the figures for actual need gives landowners and developers an 'open goal' to argue for green belt development, emphasising the problems with delivering so much, so quickly through more difficult brownfield sites with unsecured funding. The solution and 'Preferred Option' should be to work with the support of so many groups and individuals, and put forward more realistic targets and proposals (backed by real local historic, current and future trend information) and get on with securing available Government and Public Sector funding.						
1245106	LPIO-15112		Many of the exercises supposedly providing evidence for the Plan appear seriously flawed and incomplete, and reach wrong conclusions. But the worst feature is the unrealistically high Housing Need figure of 12,000 new homes, which would be in addition to replacements, upgrades and conversions. So, this would mean around 20,000 homes and an additional population of 20 to 30 thousand. Surely, this is nonsense. Such a high figure is simply not justified by historic or current trends and seems to stem from a Council running scared, unprepared to challenge a formulaic starting point as, I'm told, the Council has been urged to do by Secretaries of State, many local politicians, the majority of community and interest groups, and most importantly the people of Wirral in huge numbers. Not challenging the figures for actual need gives landowners and developers an 'open goal' to argue for green belt development, emphasising the problems with delivering so much, so quickly through more difficult brownfield sites with unsecured funding. The solution and 'Preferred Option' should be to work with the support of so many groups and individuals, and put forward more realistic targets and proposals (backed by real local historic, current and future trend information) and get on with securing available Government and Public Sector funding.						
1247879	LPIO-15115		Many of the exercises supposedly providing evidence for the Plan appear seriously flawed and incomplete, and reach wrong conclusions. But the worst feature is the unrealistically high Housing Need figure of 12,000 new homes, which would be in addition to replacements, upgrades and conversions. So, this would mean around 20,000 homes and an additional population of 20 to 30 thousand. Surely, this is nonsense. Such a high figure is simply not justified by historic or current trends and seems to stem from a Council running scared, unprepared to challenge a formulaic starting point as, I'm told, the Council has been urged to do by Secretaries of State, many local politicians, the majority of community and interest groups, and most importantly the people of Wirral in huge numbers. Not challenging the figures for actual need gives landowners and developers an 'open goal' to argue for green belt development, emphasising the problems with delivering so much, so quickly through more difficult brownfield sites with unsecured funding. The solution and 'Preferred Option' should be to work with the support of so many groups and individuals, and put forward more realistic targets and proposals (backed by real local historic, current and future trend information) and get on with securing available Government and Public Sector funding.						
1247881	LPIO-15118		Many of the exercises supposedly providing evidence for the Plan appear seriously flawed and incomplete, and reach wrong conclusions. But the worst feature is the unrealistically high Housing Need figure of 12,000 new homes, which would be in addition to replacements, upgrades and conversions. So, this would mean around 20,000 homes and an additional population of 20 to 30 thousand. Surely, this is nonsense. Such a high figure is simply not justified by historic or current trends and seems to stem from a Council running scared, unprepared to challenge a formulaic starting point as, I'm told, the Council has been urged to do by Secretaries of State, many local politicians, the majority of community and interest groups, and most importantly the people of Wirral in huge numbers. Not challenging the figures for actual need gives landowners and developers an 'open goal' to argue for green belt development, emphasising the problems with delivering so much, so quickly through more difficult brownfield sites with unsecured funding. The solution and 'Preferred Option' should be to work with the support of so many groups and individuals, and put forward more realistic targets and proposals (backed by real local historic, current and future trend information) and get on with securing available Government and Public Sector funding.						
1247882	LPIO-15121		Many of the exercises supposedly providing evidence for the Plan appear seriously flawed and incomplete, and reach wrong conclusions. But the worst feature is the unrealistically high Housing Need figure of 12,000 new homes, which would be in addition to replacements, upgrades and conversions. So, this would mean around 20,000 homes and an additional population of 20 to 30 thousand. Surely, this is nonsense. Such a high figure is simply not justified by historic or current trends and seems to stem from a Council running scared, unprepared to challenge a formulaic starting point as, I'm told, the Council has been urged to do by Secretaries of State, many local politicians, the majority of community and interest groups, and most importantly the people of Wirral in huge numbers. Not challenging the figures for actual need gives landowners and developers an 'open goal' to argue for green belt development, emphasising the problems with delivering so much, so quickly through more difficult brownfield sites with unsecured funding. The solution and 'Preferred Option' should be to work with the support of so many groups and individuals, and put forward more realistic targets and proposals (backed by real local historic, current and future trend information) and get on with securing available Government and Public Sector funding.						

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1247883	LPIO-15124	Many of the exercises supposedly providing evidence for the Plan appear seriously flawed and incomplete, and reach wrong conclusions. But the worst feature is the unrealistically high Housing Need figure of 12,000 new homes, which would be in addition to replacements, upgrades and conversions. So, this would mean around 20,000 homes and an additional population of 20 to 30 thousand. Surely, this is nonsense. Such a high figure is simply not justified by historic or current trends and seems to stem from a Council running scared, unprepared to challenge a formulaic starting point as, I'm told, the Council has been urged to do by Secretaries of State, many local politicians, the majority of community and interest groups, and most importantly the people of Wirral in huge numbers. Not challenging the figures for actual need gives landowners and developers an 'open goal' to argue for green belt development, emphasising the problems with delivering so much, so quickly through more difficult brownfield sites with unsecured funding. The solution and 'Preferred Option' should be to work with the support of so many groups and individuals, and put forward more realistic targets and proposals (backed by real local historic, current and future trend information) and get on with securing available Government and Public Sector funding.						
1247884	LPIO-15127	Many of the exercises supposedly providing evidence for the Plan appear seriously flawed and incomplete, and reach wrong conclusions. But the worst feature is the unrealistically high Housing Need figure of 12,000 new homes, which would be in addition to replacements, upgrades and conversions. So, this would mean around 20,000 homes and an additional population of 20 to 30 thousand. Surely, this is nonsense. Such a high figure is simply not justified by historic or current trends and seems to stem from a Council running scared, unprepared to challenge a formulaic starting point as, I'm told, the Council has been urged to do by Secretaries of State, many local politicians, the majority of community and interest groups, and most importantly the people of Wirral in huge numbers. Not challenging the figures for actual need gives landowners and developers an 'open goal' to argue for green belt development, emphasising the problems with delivering so much, so quickly through more difficult brownfield sites with unsecured funding. The solution and 'Preferred Option' should be to work with the support of so many groups and individuals, and put forward more realistic targets and proposals (backed by real local historic, current and future trend information) and get on with securing available Government and Public Sector funding.						
1247885	LPIO-15130	Many of the exercises supposedly providing evidence for the Plan appear seriously flawed and incomplete, and reach wrong conclusions. But the worst feature is the unrealistically high Housing Need figure of 12,000 new homes, which would be in addition to replacements, upgrades and conversions. So, this would mean around 20,000 homes and an additional population of 20 to 30 thousand. Surely, this is nonsense. Such a high figure is simply not justified by historic or current trends and seems to stem from a Council running scared, unprepared to challenge a formulaic starting point as, I'm told, the Council has been urged to do by Secretaries of State, many local politicians, the majority of community and interest groups, and most importantly the people of Wirral in huge numbers. Not challenging the figures for actual need gives landowners and developers an 'open goal' to argue for green belt development, emphasising the problems with delivering so much, so quickly through more difficult brownfield sites with unsecured funding. The solution and 'Preferred Option' should be to work with the support of so many groups and individuals, and put forward more realistic targets and proposals (backed by real local historic, current and future trend information) and get on with securing available Government and Public Sector funding.						
1244889	LPIO-15134	Many of the exercises supposedly providing evidence for the Plan appear seriously flawed and incomplete, and reach wrong conclusions. But the worst feature is the unrealistically high Housing Need figure of 12,000 new homes, which would be in addition to replacements, upgrades and conversions. So, this would mean around 20,000 homes and an additional population of 20 to 30 thousand. Surely, this is nonsense. Such a high figure is simply not justified by historic or current trends and seems to stem from a Council running scared, unprepared to challenge a formulaic starting point as, I'm told, the Council has been urged to do by Secretaries of State, many local politicians, the majority of community and interest groups, and most importantly the people of Wirral in huge numbers. Not challenging the figures for actual need gives landowners and developers an 'open goal' to argue for green belt development, emphasising the problems with delivering so much, so quickly through more difficult brownfield sites with unsecured funding. The solution and 'Preferred Option' should be to work with the support of so many groups and individuals, and put forward more realistic targets and proposals (backed by real local historic, current and future trend information) and get on with securing available Government and Public Sector funding.						
1247886	LPIO-15138	Many of the exercises supposedly providing evidence for the Plan appear seriously flawed and incomplete, and reach wrong conclusions. But the worst feature is the unrealistically high Housing Need figure of 12,000 new homes, which would be in addition to replacements, upgrades and conversions. So, this would mean around 20,000 homes and an additional population of 20 to 30 thousand. Surely, this is nonsense. Such a high figure is simply not justified by historic or current trends and seems to stem from a Council running scared, unprepared to challenge a formulaic starting point as, I'm told, the Council has been urged to do by Secretaries of State, many local politicians, the majority of community and interest groups, and most importantly the people of Wirral in huge numbers. Not challenging the figures for actual need gives landowners and developers an 'open goal' to argue for green belt development, emphasising the problems with delivering so much, so quickly through more difficult brownfield sites with unsecured funding. The solution and 'Preferred Option' should be to work with the support of so many groups and individuals, and put forward more realistic targets and proposals (backed by real local historic, current and future trend information) and get on with securing available Government and Public Sector funding.						

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1247887	LPIO-15141		Many of the exercises supposedly providing evidence for the Plan appear seriously flawed and incomplete, and reach wrong conclusions. But the worst feature is the unrealistically high Housing Need figure of 12,000 new homes, which would be in addition to replacements, upgrades and conversions. So, this would mean around 20,000 homes and an additional population of 20 to 30 thousand. Surely, this is nonsense. Such a high figure is simply not justified by historic or current trends and seems to stem from a Council running scared, unprepared to challenge a formulaic starting point as, I'm told, the Council has been urged to do by Secretaries of State, many local politicians, the majority of community and interest groups, and most importantly the people of Wirral in huge numbers. Not challenging the figures for actual need gives landowners and developers an 'open goal' to argue for green belt development, emphasising the problems with delivering so much, so quickly through more difficult brownfield sites with unsecured funding. The solution and 'Preferred Option' should be to work with the support of so many groups and individuals, and put forward more realistic targets and proposals (backed by real local historic, current and future trend information) and get on with securing available Government and Public Sector funding.						
1247888	LPIO-15144		Many of the exercises supposedly providing evidence for the Plan appear seriously flawed and incomplete, and reach wrong conclusions. But the worst feature is the unrealistically high Housing Need figure of 12,000 new homes, which would be in addition to replacements, upgrades and conversions. So, this would mean around 20,000 homes and an additional population of 20 to 30 thousand. Surely, this is nonsense. Such a high figure is simply not justified by historic or current trends and seems to stem from a Council running scared, unprepared to challenge a formulaic starting point as, I'm told, the Council has been urged to do by Secretaries of State, many local politicians, the majority of community and interest groups, and most importantly the people of Wirral in huge numbers. Not challenging the figures for actual need gives landowners and developers an 'open goal' to argue for green belt development, emphasising the problems with delivering so much, so quickly through more difficult brownfield sites with unsecured funding. The solution and 'Preferred Option' should be to work with the support of so many groups and individuals, and put forward more realistic targets and proposals (backed by real local historic, current and future trend information) and get on with securing available Government and Public Sector funding.						
1247889	LPIO-15147		Many of the exercises supposedly providing evidence for the Plan appear seriously flawed and incomplete, and reach wrong conclusions. But the worst feature is the unrealistically high Housing Need figure of 12,000 new homes, which would be in addition to replacements, upgrades and conversions. So, this would mean around 20,000 homes and an additional population of 20 to 30 thousand. Surely, this is nonsense. Such a high figure is simply not justified by historic or current trends and seems to stem from a Council running scared, unprepared to challenge a formulaic starting point as, I'm told, the Council has been urged to do by Secretaries of State, many local politicians, the majority of community and interest groups, and most importantly the people of Wirral in huge numbers. Not challenging the figures for actual need gives landowners and developers an 'open goal' to argue for green belt development, emphasising the problems with delivering so much, so quickly through more difficult brownfield sites with unsecured funding. The solution and 'Preferred Option' should be to work with the support of so many groups and individuals, and put forward more realistic targets and proposals (backed by real local historic, current and future trend information) and get on with securing available Government and Public Sector funding.						
1247890	LPIO-15150		Many of the exercises supposedly providing evidence for the Plan appear seriously flawed and incomplete, and reach wrong conclusions. But the worst feature is the unrealistically high Housing Need figure of 12,000 new homes, which would be in addition to replacements, upgrades and conversions. So, this would mean around 20,000 homes and an additional population of 20 to 30 thousand. Surely, this is nonsense. Such a high figure is simply not justified by historic or current trends and seems to stem from a Council running scared, unprepared to challenge a formulaic starting point as, I'm told, the Council has been urged to do by Secretaries of State, many local politicians, the majority of community and interest groups, and most importantly the people of Wirral in huge numbers. Not challenging the figures for actual need gives landowners and developers an 'open goal' to argue for green belt development, emphasising the problems with delivering so much, so quickly through more difficult brownfield sites with unsecured funding. The solution and 'Preferred Option' should be to work with the support of so many groups and individuals, and put forward more realistic targets and proposals (backed by real local historic, current and future trend information) and get on with securing available Government and Public Sector funding.						
1247891	LPIO-15153		Many of the exercises supposedly providing evidence for the Plan appear seriously flawed and incomplete, and reach wrong conclusions. But the worst feature is the unrealistically high Housing Need figure of 12,000 new homes, which would be in addition to replacements, upgrades and conversions. So, this would mean around 20,000 homes and an additional population of 20 to 30 thousand. Surely, this is nonsense. Such a high figure is simply not justified by historic or current trends and seems to stem from a Council running scared, unprepared to challenge a formulaic starting point as, I'm told, the Council has been urged to do by Secretaries of State, many local politicians, the majority of community and interest groups, and most importantly the people of Wirral in huge numbers. Not challenging the figures for actual need gives landowners and developers an 'open goal' to argue for green belt development, emphasising the problems with delivering so much, so quickly through more difficult brownfield sites with unsecured funding. The solution and 'Preferred Option' should be to work with the support of so many groups and individuals, and put forward more realistic targets and proposals (backed by real local historic, current and future trend information) and get on with securing available Government and Public Sector funding.						

Person ID	ID	Question 2.1 - Do you agree with the Council's housing need calculations using the standard method set out in national Guidance?	Attachment 1	Attachment 2	Attachment 3	Attachment 4	Attachment 5	Attachment 6
1247892	LPIO-15156	Many of the exercises supposedly providing evidence for the Plan appear seriously flawed and incomplete, and reach wrong conclusions. But the worst feature is the unrealistically high Housing Need figure of 12,000 new homes, which would be in addition to replacements, upgrades and conversions. So, this would mean around 20,000 homes and an additional population of 20 to 30 thousand. Surely, this is nonsense. Such a high figure is simply not justified by historic or current trends and seems to stem from a Council running scared, unprepared to challenge a formulaic starting point as, I'm told, the Council has been urged to do by Secretaries of State, many local politicians, the majority of community and interest groups, and most importantly the people of Wirral in huge numbers. Not challenging the figures for actual need gives landowners and developers an 'open goal' to argue for green belt development, emphasising the problems with delivering so much, so quickly through more difficult brownfield sites with unsecured funding. The solution and 'Preferred Option' should be to work with the support of so many groups and individuals, and put forward more realistic targets and proposals (backed by real local historic, current and future trend information) and get on with securing available Government and Public Sector funding.						
1245022	LPIO-15159	Many of the exercises supposedly providing evidence for the Plan appear seriously flawed and incomplete, and reach wrong conclusions. But the worst feature is the unrealistically high Housing Need figure of 12,000 new homes, which would be in addition to replacements, upgrades and conversions. So, this would mean around 20,000 homes and an additional population of 20 to 30 thousand. Surely, this is nonsense. Such a high figure is simply not justified by historic or current trends and seems to stem from a Council running scared, unprepared to challenge a formulaic starting point as, I'm told, the Council has been urged to do by Secretaries of State, many local politicians, the majority of community and interest groups, and most importantly the people of Wirral in huge numbers. Not challenging the figures for actual need gives landowners and developers an 'open goal' to argue for green belt development, emphasising the problems with delivering so much, so quickly through more difficult brownfield sites with unsecured funding. The solution and 'Preferred Option' should be to work with the support of so many groups and individuals, and put forward more realistic targets and proposals (backed by real local historic, current and future trend information) and get on with securing available Government and Public Sector funding.						
1247893	LPIO-15162	Many of the exercises supposedly providing evidence for the Plan appear seriously flawed and incomplete, and reach wrong conclusions. But the worst feature is the unrealistically high Housing Need figure of 12,000 new homes, which would be in addition to replacements, upgrades and conversions. So, this would mean around 20,000 homes and an additional population of 20 to 30 thousand. Surely, this is nonsense. Such a high figure is simply not justified by historic or current trends and seems to stem from a Council running scared, unprepared to challenge a formulaic starting point as, I'm told, the Council has been urged to do by Secretaries of State, many local politicians, the majority of community and interest groups, and most importantly the people of Wirral in huge numbers. Not challenging the figures for actual need gives landowners and developers an 'open goal' to argue for green belt development, emphasising the problems with delivering so much, so quickly through more difficult brownfield sites with unsecured funding. The solution and 'Preferred Option' should be to work with the support of so many groups and individuals, and put forward more realistic targets and proposals (backed by real local historic, current and future trend information) and get on with securing available Government and Public Sector funding.						
1247894	LPIO-15165	Many of the exercises supposedly providing evidence for the Plan appear seriously flawed and incomplete, and reach wrong conclusions. But the worst feature is the unrealistically high Housing Need figure of 12,000 new homes, which would be in addition to replacements, upgrades and conversions. So, this would mean around 20,000 homes and an additional population of 20 to 30 thousand. Surely, this is nonsense. Such a high figure is simply not justified by historic or current trends and seems to stem from a Council running scared, unprepared to challenge a formulaic starting point as, I'm told, the Council has been urged to do by Secretaries of State, many local politicians, the majority of community and interest groups, and most importantly the people of Wirral in huge numbers. Not challenging the figures for actual need gives landowners and developers an 'open goal' to argue for green belt development, emphasising the problems with delivering so much, so quickly through more difficult brownfield sites with unsecured funding. The solution and 'Preferred Option' should be to work with the support of so many groups and individuals, and put forward more realistic targets and proposals (backed by real local historic, current and future trend information) and get on with securing available Government and Public Sector funding.						
1247895	LPIO-15168	Many of the exercises supposedly providing evidence for the Plan appear seriously flawed and incomplete, and reach wrong conclusions. But the worst feature is the unrealistically high Housing Need figure of 12,000 new homes, which would be in addition to replacements, upgrades and conversions. So, this would mean around 20,000 homes and an additional population of 20 to 30 thousand. Surely, this is nonsense. Such a high figure is simply not justified by historic or current trends and seems to stem from a Council running scared, unprepared to challenge a formulaic starting point as, I'm told, the Council has been urged to do by Secretaries of State, many local politicians, the majority of community and interest groups, and most importantly the people of Wirral in huge numbers. Not challenging the figures for actual need gives landowners and developers an 'open goal' to argue for green belt development, emphasising the problems with delivering so much, so quickly through more difficult brownfield sites with unsecured funding. The solution and 'Preferred Option' should be to work with the support of so many groups and individuals, and put forward more realistic targets and proposals (backed by real local historic, current and future trend information) and get on with securing available Government and Public Sector funding.						

Person ID	ID	Question 2.1 - Do you agree with the Council's housing need calculations using the standard method set out in national Guidance?		Attachment 1	Attachment 2	Attachment 3	Attachment 4	Attachment 5	Attachment 6
1247896	LPIO-15172		Many of the exercises supposedly providing evidence for the Plan appear seriously flawed and incomplete, and reach wrong conclusions. But the worst feature is the unrealistically high Housing Need figure of 12,000 new homes, which would be in addition to replacements, upgrades and conversions. So, this would mean around 20,000 homes and an additional population of 20 to 30 thousand. Surely, this is nonsense. Such a high figure is simply not justified by historic or current trends and seems to stem from a Council running scared, unprepared to challenge a formulaic starting point as, I'm told, the Council has been urged to do by Secretaries of State, many local politicians, the majority of community and interest groups, and most importantly the people of Wirral in huge numbers. Not challenging the figures for actual need gives landowners and developers an 'open goal' to argue for green belt development, emphasising the problems with delivering so much, so quickly through more difficult brownfield sites with unsecured funding. The solution and 'Preferred Option' should be to work with the support of so many groups and individuals, and put forward more realistic targets and proposals (backed by real local historic, current and future trend information) and get on with securing available Government and Public Sector funding.						
1247897	LPIO-15175		Many of the exercises supposedly providing evidence for the Plan appear seriously flawed and incomplete, and reach wrong conclusions. But the worst feature is the unrealistically high Housing Need figure of 12,000 new homes, which would be in addition to replacements, upgrades and conversions. So, this would mean around 20,000 homes and an additional population of 20 to 30 thousand. Surely, this is nonsense. Such a high figure is simply not justified by historic or current trends and seems to stem from a Council running scared, unprepared to challenge a formulaic starting point as, I'm told, the Council has been urged to do by Secretaries of State, many local politicians, the majority of community and interest groups, and most importantly the people of Wirral in huge numbers. Not challenging the figures for actual need gives landowners and developers an 'open goal' to argue for green belt development, emphasising the problems with delivering so much, so quickly through more difficult brownfield sites with unsecured funding. The solution and 'Preferred Option' should be to work with the support of so many groups and individuals, and put forward more realistic targets and proposals (backed by real local historic, current and future trend information) and get on with securing available Government and Public Sector funding.						
1247898	LPIO-15179		Many of the exercises supposedly providing evidence for the Plan appear seriously flawed and incomplete, and reach wrong conclusions. But the worst feature is the unrealistically high Housing Need figure of 12,000 new homes, which would be in addition to replacements, upgrades and conversions. So, this would mean around 20,000 homes and an additional population of 20 to 30 thousand. Surely, this is nonsense. Such a high figure is simply not justified by historic or current trends and seems to stem from a Council running scared, unprepared to challenge a formulaic starting point as, I'm told, the Council has been urged to do by Secretaries of State, many local politicians, the majority of community and interest groups, and most importantly the people of Wirral in huge numbers. Not challenging the figures for actual need gives landowners and developers an 'open goal' to argue for green belt development, emphasising the problems with delivering so much, so quickly through more difficult brownfield sites with unsecured funding. The solution and 'Preferred Option' should be to work with the support of so many groups and individuals, and put forward more realistic targets and proposals (backed by real local historic, current and future trend information) and get on with securing available Government and Public Sector funding.						
1246517	LPIO-15182		Many of the exercises supposedly providing evidence for the Plan appear seriously flawed and incomplete, and reach wrong conclusions. But the worst feature is the unrealistically high Housing Need figure of 12,000 new homes, which would be in addition to replacements, upgrades and conversions. So, this would mean around 20,000 homes and an additional population of 20 to 30 thousand. Surely, this is nonsense. Such a high figure is simply not justified by historic or current trends and seems to stem from a Council running scared, unprepared to challenge a formulaic starting point as, I'm told, the Council has been urged to do by Secretaries of State, many local politicians, the majority of community and interest groups, and most importantly the people of Wirral in huge numbers. Not challenging the figures for actual need gives landowners and developers an 'open goal' to argue for green belt development, emphasising the problems with delivering so much, so quickly through more difficult brownfield sites with unsecured funding. The solution and 'Preferred Option' should be to work with the support of so many groups and individuals, and put forward more realistic targets and proposals (backed by real local historic, current and future trend information) and get on with securing available Government and Public Sector funding.						
1237805	LPIO-15186		Many of the exercises supposedly providing evidence for the plan appear seriously flawed, particularly the unrealistically high Housing Need figure of 12,000 new homes. It is clear that the population figures for Wirral have been practically static for many years and there is no indication that this is about to change. I understand the Council's own statistical data points to an actual need of a fraction of the 12,000 figure.						
1247246	LPIO-15335		I do not agree with the Council's calculations using the standard method set out in national guidance because I see no evidence within the options and issues document to support the amount of growth that the Council are projecting. Indeed, in their own Compendium of Statistics 2019 it clearly states that there should be 327 homes per year, not 803. This is also confirmed by the Government's Queen's speech where National Housing Figures have been dropped from 300,000 per year to 200,000 per year. I believe the Council should recalculate their figures based on local projections and government national housing targets.						
1247248	LPIO-15450		I do not agree with the Council's calculations using the standard method set out in national guidance because I see no evidence within the options and issues document to support the amount of growth that the Council are projecting. Indeed, in their own Compendium of Statistics 2019 it clearly states that there should be 327 homes per year, not 803. This is also confirmed by the Government's Queen's speech where National Housing Figures have been dropped from 300,000 per year to 200,000 per year. I believe the Council should recalculate their figures based on local projections and government national housing targets.						
1242519	LPIO-1548	no	I do not agree with the councils calculations, there is no evidence wirral needs this amount of development .						

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1247251	LPIO-15554		I do not agree with the Council's calculations using the standard method set out in national guidance because I see no evidence within the options and issues document to support the amount of growth that the Council are projecting. Indeed, in their own Compendium of Statistics 2019 it clearly states that there should be 327 homes per year, not 803. This is also confirmed by the Government's Queen's speech where National Housing Figures have been dropped from 300,000 per year to 200,000 per year. I believe the Council should recalculate their figures based on local projections and government national housing targets.						
1238835	LPIO-1570	no	I cannot see any supportive evidence within the options and issues document to support the amount of growth that the council suggest. In fact, the council's own Compendium of Statistics 2019 clearly states that the true figure is 329 housing units per annum, not the 803 proposed. I understand that in the Queens Speech at the recent opening of Parliament, it was clearly stated that Housing Figures have been dropped from 300,000 units per annum, to 200,000 units only. It is clear that in view of this new information, and in response to the letter received from the Rt. Hon James Brokenshire MP in January 2019, when he was Minister for Housing, where he states that the 12,000 units is only a starting point, this figure should now be revised down, to reflect the true trend in the borough.						
1247274	LPIO-15745		I do not agree with the Council's calculations using the standard method set out in national guidance because I see no evidence within the options and issues document to support the amount of growth that the Council are projecting. Indeed, in their own Compendium of Statistics 2019 it clearly states that there should be 327 homes per year, not 803. This is also confirmed by the Government's Queen's speech where National Housing Figures have been dropped from 300,000 per year to 200,000 per year. I believe the Council should recalculate their figures based on local projections and government national housing targets.						
1237930	LPIO-15834		The case that more land is required for house-building seems to be based on the stated need to build an additional 12,000 homes when it is clear that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. The Council's own statistical data points to an actual need a fraction of the 12,000 figure. Consequently, demand will be much lower than the stated need would suggest.						
1247860	LPIO-15835		The case that more land is required for house-building seems to be based on the stated need to build an additional 12,000 homes when it is clear that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. The Council's own statistical data points to an actual need a fraction of the 12,000 figure. Consequently, demand will be much lower than the stated need would suggest.						
1246627	LPIO-15839		The case that more land is required for house-building seems to be based on the stated need to build an additional 12,000 homes when it is clear that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. The Council's own statistical data points to an actual need a fraction of the 12,000 figure. Consequently, demand will be much lower than the stated need would suggest.						
1247911	LPIO-15840		The case that more land is required for house-building seems to be based on the stated need to build an additional 12,000 homes when it is clear that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. The Council's own statistical data points to an actual need a fraction of the 12,000 figure. Consequently, demand will be much lower than the stated need would suggest.						
1247913	LPIO-15841		The case that more land is required for house-building seems to be based on the stated need to build an additional 12,000 homes when it is clear that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. The Council's own statistical data points to an actual need a fraction of the 12,000 figure. Consequently, demand will be much lower than the stated need would suggest.						
1241074	LPIO-15843		The case that more land is required for house-building seems to be based on the stated need to build an additional 12,000 homes when it is clear that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. The Council's own statistical data points to an actual need a fraction of the 12,000 figure. Consequently, demand will be much lower than the stated need would suggest.						
1247914	LPIO-15845		The case that more land is required for house-building seems to be based on the stated need to build an additional 12,000 homes when it is clear that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. The Council's own statistical data points to an actual need a fraction of the 12,000 figure. Consequently, demand will be much lower than the stated need would suggest.						
1247916	LPIO-15848		The case that more land is required for house-building seems to be based on the stated need to build an additional 12,000 homes when it is clear that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. The Council's own statistical data points to an actual need a fraction of the 12,000 figure. Consequently, demand will be much lower than the stated need would suggest.						
1247917	LPIO-15850		The case that more land is required for house-building seems to be based on the stated need to build an additional 12,000 homes when it is clear that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. The Council's own statistical data points to an actual need a fraction of the 12,000 figure. Consequently, demand will be much lower than the stated need would suggest.						
1247919	LPIO-15852		The case that more land is required for house-building seems to be based on the stated need to build an additional 12,000 homes when it is clear that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. The Council's own statistical data points to an actual need a fraction of the 12,000 figure. Consequently, demand will be much lower than the stated need would suggest.						

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1245044	LPIO-15854		The case that more land is required for house-building seems to be based on the stated need to build an additional 12,000 homes when it is clear that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. The Council's own statistical data points to an actual need a fraction of the 12,000 figure. Consequently, demand will be much lower than the stated need would suggest.						
1245106	LPIO-15856		The case that more land is required for house-building seems to be based on the stated need to build an additional 12,000 homes when it is clear that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. The Council's own statistical data points to an actual need a fraction of the 12,000 figure. Consequently, demand will be much lower than the stated need would suggest.						
1247935	LPIO-15857	no	I do not agree with the Council's calculations using the standard method set out in national guidance because I see no evidence within the options and issues document to support the amount of growth that the Council are projecting. Indeed, in their own Compendium of Statistics 2019 it clearly states that there should be 327 homes per year, not 803. This is also confirmed by the Government's Queen's speech where National Housing Figures have been dropped from 300,000 per year to 200,000 per year. I believe the Council should recalculate their figures based on local projections and government national housing targets.						
1246580	LPIO-15859		The case that more land is required for house-building seems to be based on the stated need to build an additional 12,000 homes when it is clear that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. The Council's own statistical data points to an actual need a fraction of the 12,000 figure. Consequently, demand will be much lower than the stated need would suggest.						
1247921	LPIO-15861		The case that more land is required for house-building seems to be based on the stated need to build an additional 12,000 homes when it is clear that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. The Council's own statistical data points to an actual need a fraction of the 12,000 figure. Consequently, demand will be much lower than the stated need would suggest.						
1247922	LPIO-15864		The case that more land is required for house-building seems to be based on the stated need to build an additional 12,000 homes when it is clear that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. The Council's own statistical data points to an actual need a fraction of the 12,000 figure. Consequently, demand will be much lower than the stated need would suggest.						
1247275	LPIO-15865		I do not agree with the Council's calculations using the standard method set out in national guidance because I see no evidence within the options and issues document to support the amount of growth that the Council are projecting. Indeed, in their own Compendium of Statistics 2019 it clearly states that there should be 327 homes per year, not 803. This is also confirmed by the Government's Queen's speech where National Housing Figures have been dropped from 300,000 per year to 200,000 per year. I believe the Council should recalculate their figures based on local projections and government national housing targets.						
1247923	LPIO-15867		The case that more land is required for house-building seems to be based on the stated need to build an additional 12,000 homes when it is clear that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. The Council's own statistical data points to an actual need a fraction of the 12,000 figure. Consequently, demand will be much lower than the stated need would suggest.						
1247098	LPIO-15870		The case that more land is required for house-building seems to be based on the stated need to build an additional 12,000 homes when it is clear that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. The Council's own statistical data points to an actual need a fraction of the 12,000 figure. Consequently, demand will be much lower than the stated need would suggest.						
1247930	LPIO-15872		The case that more land is required for house-building seems to be based on the stated need to build an additional 12,000 homes when it is clear that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. The Council's own statistical data points to an actual need a fraction of the 12,000 figure. Consequently, demand will be much lower than the stated need would suggest.						
1247924	LPIO-15875		The case that more land is required for house-building seems to be based on the stated need to build an additional 12,000 homes when it is clear that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. The Council's own statistical data points to an actual need a fraction of the 12,000 figure. Consequently, demand will be much lower than the stated need would suggest.						
1247884	LPIO-15877		The case that more land is required for house-building seems to be based on the stated need to build an additional 12,000 homes when it is clear that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. The Council's own statistical data points to an actual need a fraction of the 12,000 figure. Consequently, demand will be much lower than the stated need would suggest.						
1246740	LPIO-15879		The case that more land is required for house-building seems to be based on the stated need to build an additional 12,000 homes when it is clear that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. The Council's own statistical data points to an actual need a fraction of the 12,000 figure. Consequently, demand will be much lower than the stated need would suggest.						
1244969	LPIO-1588	no	No evidence exists within this consultation to justify the household growth on Wirral. Historic population growth on Wirral shows minimal growth in recent years. I am not a statistician and I am unable to calculate the actual need but your own commissioned reports from the Universities of Liverpool and Manchester and that of local expert, using the standard method and local data show a consistently lower housing number which requires WBC to explain. WBC's own forecast for primary school placement, after an initial rise, then shows an 11% expected reduction in numbers to the end of the plan period. This alone, is an indicator of insignificant population growth during the plan period						

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1247925	LPIO-15882	The case that more land is required for house-building seems to be based on the stated need to build an additional 12,000 homes when it is clear that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. The Council's own statistical data points to an actual need a fraction of the 12,000 figure. Consequently, demand will be much lower than the stated need would suggest.						
1240990	LPIO-15884	The case that more land is required for house-building seems to be based on the stated need to build an additional 12,000 homes when it is clear that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. The Council's own statistical data points to an actual need a fraction of the 12,000 figure. Consequently, demand will be much lower than the stated need would suggest.						
1247926	LPIO-15886	The case that more land is required for house-building seems to be based on the stated need to build an additional 12,000 homes when it is clear that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. The Council's own statistical data points to an actual need a fraction of the 12,000 figure. Consequently, demand will be much lower than the stated need would suggest.						
1246656	LPIO-15890	The case that more land is required for house-building seems to be based on the stated need to build an additional 12,000 homes when it is clear that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. The Council's own statistical data points to an actual need a fraction of the 12,000 figure. Consequently, demand will be much lower than the stated need would suggest.						
1247927	LPIO-15893	The case that more land is required for house-building seems to be based on the stated need to build an additional 12,000 homes when it is clear that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. The Council's own statistical data points to an actual need a fraction of the 12,000 figure. Consequently, demand will be much lower than the stated need would suggest.						
1247928	LPIO-15895	The case that more land is required for house-building seems to be based on the stated need to build an additional 12,000 homes when it is clear that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. The Council's own statistical data points to an actual need a fraction of the 12,000 figure. Consequently, demand will be much lower than the stated need would suggest.						
1247929	LPIO-15897	The case that more land is required for house-building seems to be based on the stated need to build an additional 12,000 homes when it is clear that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. The Council's own statistical data points to an actual need a fraction of the 12,000 figure. Consequently, demand will be much lower than the stated need would suggest.						
1247933	LPIO-15899	The case that more land is required for house-building seems to be based on the stated need to build an additional 12,000 homes when it is clear that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. The Council's own statistical data points to an actual need a fraction of the 12,000 figure. Consequently, demand will be much lower than the stated need would suggest.						
1246537	LPIO-15911	The case that more land is required for house-building seems to be based on the stated need to build an additional 12,000 homes when it is clear that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. The Council's own statistical data points to an actual need a fraction of the 12,000 figure. Consequently, demand will be much lower than the stated need would suggest.						
1247936	LPIO-16001	I do not agree with the Council's calculations using the standard method set out in national guidance because I see no evidence within the options and issues document to support the amount of growth that the Council are projecting. Indeed, in their own Compendium of Statistics 2019 it clearly states that there should be 327 homes per year, not 803. This is also confirmed by the Government's Queen's speech where National Housing Figures have been dropped from 300,000 per year to 200,000 per year. I believe the Council should recalculate their figures based on local projections and government national housing targets.						
1247939	LPIO-16109	The case that more land is required for house-building seems to be based on the stated need to build an additional 12,000 homes when it is clear that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. The Council's own statistical data points to an actual need a fraction of the 12,000 figure. Consequently, demand will be much lower than the stated need would suggest. A figure nearer 3,000 additional homes is more justified. The unrealistically high Housing Need figure of 12,000 new homes, which would be in addition to thousands of replacements, upgrades and conversions, would mean around 20,000 homes and an additional population of 20 to 30 thousand. You know this is nonsense. Those at the top of the Council have said as much.						
1247857	LPIO-16110	The case that more land is required for house-building seems to be based on the stated need to build an additional 12,000 homes when it is clear that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. The Council's own statistical data points to an actual need a fraction of the 12,000 figure. Consequently, demand will be much lower than the stated need would suggest. A figure nearer 3,000 additional homes is more justified. The unrealistically high Housing Need figure of 12,000 new homes, which would be in addition to thousands of replacements, upgrades and conversions, would mean around 20,000 homes and an additional population of 20 to 30 thousand. You know this is nonsense. Those at the top of the Council have said as much.						
1247858	LPIO-16112	The case that more land is required for house-building seems to be based on the stated need to build an additional 12,000 homes when it is clear that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. The Council's own statistical data points to an actual need a fraction of the 12,000 figure. Consequently, demand will be much lower than the stated need would suggest. A figure nearer 3,000 additional homes is more justified. The unrealistically high Housing Need figure of 12,000 new homes, which would be in addition to thousands of replacements, upgrades and conversions, would mean around 20,000 homes and an additional population of 20 to 30 thousand. You know this is nonsense. Those at the top of the Council have said as much.						



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1247859	LPIO-16113	The case that more land is required for house-building seems to be based on the stated need to build an additional 12,000 homes when it is clear that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. The Council's own statistical data points to an actual need a fraction of the 12,000 figure. Consequently, demand will be much lower than the stated need would suggest. A figure nearer 3,000 additional homes is more justified. The unrealistically high Housing Need figure of 12,000 new homes, which would be in addition to thousands of replacements, upgrades and conversions, would mean around 20,000 homes and an additional population of 20 to 30 thousand. You know this is nonsense. Those at the top of the Council have said as much.						
1241112	LPIO-16114	The case that more land is required for house-building seems to be based on the stated need to build an additional 12,000 homes when it is clear that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. The Council's own statistical data points to an actual need a fraction of the 12,000 figure. Consequently, demand will be much lower than the stated need would suggest. A figure nearer 3,000 additional homes is more justified. The unrealistically high Housing Need figure of 12,000 new homes, which would be in addition to thousands of replacements, upgrades and conversions, would mean around 20,000 homes and an additional population of 20 to 30 thousand. You know this is nonsense. Those at the top of the Council have said as much.						
1247941	LPIO-16115	The case that more land is required for house-building seems to be based on the stated need to build an additional 12,000 homes when it is clear that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. The Council's own statistical data points to an actual need a fraction of the 12,000 figure. Consequently, demand will be much lower than the stated need would suggest. A figure nearer 3,000 additional homes is more justified. The unrealistically high Housing Need figure of 12,000 new homes, which would be in addition to thousands of replacements, upgrades and conversions, would mean around 20,000 homes and an additional population of 20 to 30 thousand. You know this is nonsense. Those at the top of the Council have said as much.						
1247942	LPIO-16116	The case that more land is required for house-building seems to be based on the stated need to build an additional 12,000 homes when it is clear that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. The Council's own statistical data points to an actual need a fraction of the 12,000 figure. Consequently, demand will be much lower than the stated need would suggest. A figure nearer 3,000 additional homes is more justified. The unrealistically high Housing Need figure of 12,000 new homes, which would be in addition to thousands of replacements, upgrades and conversions, would mean around 20,000 homes and an additional population of 20 to 30 thousand. You know this is nonsense. Those at the top of the Council have said as much.						
1247943	LPIO-16117	The case that more land is required for house-building seems to be based on the stated need to build an additional 12,000 homes when it is clear that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. The Council's own statistical data points to an actual need a fraction of the 12,000 figure. Consequently, demand will be much lower than the stated need would suggest. A figure nearer 3,000 additional homes is more justified. The unrealistically high Housing Need figure of 12,000 new homes, which would be in addition to thousands of replacements, upgrades and conversions, would mean around 20,000 homes and an additional population of 20 to 30 thousand. You know this is nonsense. Those at the top of the Council have said as much.						
1244235	LPIO-16136	I object to the proposed housing requirement figure of 12,000 new dwellings in the period 2020-2035 and the methodology used to produce this figure. It is understood that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. This is demonstrated by both the 2016 and 2018 ONS data. I believe that the actual facts and figures are such that exceptional circumstances exist to allow the Council to depart from the housing need figure which is derived from the standard method. If the Council adopted a more realistic housing need figure, there would be no need for ANY Green Belt sites to be released for development.						
1245873	LPIO-16141	I object to the proposed housing requirement figure of 12,000 new dwellings in the period 2020-2035 and the methodology used to produce this figure. It is understood that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. This is demonstrated by both the 2016 and 2018 ONS data. I believe that the actual facts and figures are such that exceptional circumstances exist to allow the Council to depart from the housing need figure which is derived from the standard method. If the Council adopted a more realistic housing need figure, there would be no need for ANY Green Belt sites to be released for development.						
1246613	LPIO-16144	The Council's reports include inaccurate growth projections for Wirral, stating land is required to build an additional 12000 homes even though population figures for Wirral have been practically static for many years with no indication this is due to change. The Council's own statistical data points to an actual need nearer to 3000 additional homes which brings into question how on Earth 12000 new homes would be required, on top of the thousands of replacements, upgrades and conversions that would combine to provide housing for an additional 20-30 thousand people! This level of provision would be grossly excessive and makes clear that the proposed loss of Green Belt would be wholly unjustified.						
1245044	LPIO-16148	The Council's "target" of 12000 homes is ridiculously overinflated. The council must recalculate the target figure, using the evidence of their own consultant's reports, the reports from the Universities of Liverpool and Manchester and those of Professor Gregg and the Wirral Green Space Alliance. The Council MUST challenge the figures calculated using the Standard Methodology and use actual trends and local demographic information. It is likely that the ONS population figures due to be published later this year will also show that the figure of 12000 is too high and these must also be taken in to account. A delay to the next phase of the Local Plan must be implemented, to account for the Coronavirus outbreak, and this would provide an opportunity to wait for the publication of the next ONS population figures.						

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1247946	LPIO-16152	The case that more land is required for house-building seems to be based on the stated need to build an additional 12,000 homes when it is clear that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. The Council's own statistical data points to an actual need a fraction of the 12,000 figure. Consequently, demand will be much lower than the stated need would suggest.						
1247947	LPIO-16157	New homes do need to be built but the unrealistically high housing need figure of 12,000 new homes, which would be in addition to thousands of replacements, upgrades and conversions, would mean around 20,000 homes and an additional population of 20 to 30 thousand. You know this is nonsense. Those at the top of the Council have said as much. In addition, the proposal to include Green Belt land as Options for development will likely result in those sites deteriorating by discouraging land owners' use, investment and improvement of the land whilst waiting for any possible development interest and opportunity to arise.						
1247948	LPIO-16159	In terms of additional land requirements, the councils own statistics state that only 3,000 more homes are realistically required, yet the land requested to be taken is enough for 12,000. This does not make sense.						
1246668	LPIO-16162	The case that more land is required for house-building seems to be based on the stated need to build an additional 12,000 homes when it is clear that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. The Council's commissioned studies from the Universities of Liverpool and Manchester points to an actual need a fraction of the 12,000 figure. Consequently, demand will be much lower than the stated need would suggest. Compelling evidence is already in the possession of the Council from these sources (consultants, universities, WGSA experts) which shows that their housing need figure of 12,000 is overinflated by a factor of between 2 and 4. The Council's own compendium of statistics states that Wirral's population is expected to increase by only 5,300 by 2039. This would probably need to be recalculated after the Coronavirus pandemic has ended. In the recent Queen's Speech the Governments Housing Target (nationally) was cut by a third from 300,000 homes per annum to 200,000 homes per annum. Also, recent ONS (Office for National Statistics) population projections (based on the 2018 figures) have recently been released and show population projections to be lower than the 2016 projections and significantly lower than the 2014 population figures. The 2014 figures are used in the Standard Methodology Calculation and are now shown to be completely outdated.						
1247952	LPIO-16173	I do not agree with the Council's calculation of 12000 homes to be built over the next 15 years. The recent release of the 2018 ONS population projections gives a figure which is significantly lower than the population projection from 2014, which was used in establishing the housing target for Wirral. Also this target was set despite the Minister for Housing stating in a letter to Wirral Council that the Standard Method the Council used is not intended to produce a target and that "Authorities should make a realistic assessment of the number of homes their communities need as the starting point in the process. Once this has been established, planning to meet that need will require consideration of land availability, relevant constraints (e.g green belt) and whether the need is more appropriately met in neighbouring areas."						
1247287	LPIO-16211	I do not agree with the Council's calculations using the standard method set out in national guidance because I see no evidence within the options and issues document to support the amount of growth that the Council are projecting. Indeed, in their own Compendium of Statistics 2019 it clearly states that there should be 327 homes per year, not 803. This is also confirmed by the Government's Queen's speech where National Housing Figures have been dropped from 300,000 per year to 200,000 per year. I believe the Council should recalculate their figures based on local projections and government national housing targets.						
1247344	LPIO-16299	I do not agree with the Council's calculations using the standard method set out in national guidance because I see no evidence within the options and issues document to support the amount of growth that the Council are projecting. Indeed, in their own Compendium of Statistics 2019 it clearly states that there should be 327 homes per year, not 803. This is also confirmed by the Government's Queen's speech where National Housing Figures have been dropped from 300,000 per year to 200,000 per year. I believe the Council should recalculate their figures based on local projections and government national housing targets.						
1247349	LPIO-16386	I do not agree with the Council's calculations using the standard method set out in national guidance because I see no evidence within the options and issues document to support the amount of growth that the Council are projecting. Indeed, in their own Compendium of Statistics 2019 it clearly states that there should be 327 homes per year, not 803. This is also confirmed by the Government's Queen's speech where National Housing Figures have been dropped from 300,000 per year to 200,000 per year. I believe the Council should recalculate their figures based on local projections and government national housing targets.						
1247353	LPIO-16474	I do not agree with the Council's calculations using the standard method set out in national guidance because I see no evidence within the options and issues document to support the amount of growth that the Council are projecting. Indeed, in their own Compendium of Statistics 2019 it clearly states that there should be 327 homes per year, not 803. This is also confirmed by the Government's Queen's speech where National Housing Figures have been dropped from 300,000 per year to 200,000 per year. I believe the Council should recalculate their figures based on local projections and government national housing targets.						
1247354	LPIO-16562	I do not agree with the Council's calculations using the standard method set out in national guidance because I see no evidence within the options and issues document to support the amount of growth that the Council are projecting. Indeed, in their own Compendium of Statistics 2019 it clearly states that there should be 327 homes per year, not 803. This is also confirmed by the Government's Queen's speech where National Housing Figures have been dropped from 300,000 per year to 200,000 per year. I believe the Council should recalculate their figures based on local projections and government national housing targets.						
1247434	LPIO-16666	I do not agree with the Council's calculations using the standard method set out in national guidance because I see no evidence within the options and issues document to support the amount of growth that the Council are projecting. Indeed, in their own Compendium of Statistics 2019 it clearly states that there should be 327 homes per year, not 803. This is also confirmed by the Government's Queen's speech where National Housing Figures have been dropped from 300,000 per year to 200,000 per year. I believe the Council should recalculate their figures based on local projections and government national housing targets.						

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1244956	LPIO-1674	no	Wirral doesn't need 800 new houses per year. The University of Liverpool report commissioned by Wirral Council recommended the council use a figure of 430 dwellings per year. I urge Wirral Council to take the pressure off the infrastructure, doctors, schools and the green belt, by adopting the 430 dwellings target.						
1247436	LPIO-16775		I do not agree with the Council's calculations using the standard method set out in national guidance because I see no evidence within the options and issues document to support the amount of growth that the Council are projecting. Indeed, in their own Compendium of Statistics 2019 it clearly states that there should be 327 homes per year, not 803. This is also confirmed by the Government's Queen's speech where National Housing Figures have been dropped from 300,000 per year to 200,000 per year. I believe the Council should recalculate their figures based on local projections and government national housing targets.						
1244956	LPIO-1682	no	The Liverpool University report commissioned by the council recommended only 430 dwellings per annum. Take the pressure off the infrastructure, doctors, schools and the green belt by adopting this target.						
1247437	LPIO-16914		I do not agree with the Council's calculations using the standard method set out in national guidance because I see no evidence within the options and issues document to support the amount of growth that the Council are projecting. Indeed, in their own Compendium of Statistics 2019 it clearly states that there should be 327 homes per year, not 803. This is also confirmed by the Government's Queen's speech where National Housing Figures have been dropped from 300,000 per year to 200,000 per year. I believe the Council should recalculate their figures based on local projections and government national housing targets.						
1247439	LPIO-16915		I do not agree with the Council's calculations using the standard method set out in national guidance because I see no evidence within the options and issues document to support the amount of growth that the Council are projecting. Indeed, in their own Compendium of Statistics 2019 it clearly states that there should be 327 homes per year, not 803. This is also confirmed by the Government's Queen's speech where National Housing Figures have been dropped from 300,000 per year to 200,000 per year. I believe the Council should recalculate their figures based on local projections and government national housing targets.						
1247441	LPIO-17073		I do not agree with the Council's calculations using the standard method set out in national guidance because I see no evidence within the options and issues document to support the amount of growth that the Council are projecting. Indeed, in their own Compendium of Statistics 2019 it clearly states that there should be 327 homes per year, not 803. This is also confirmed by the Government's Queen's speech where National Housing Figures have been dropped from 300,000 per year to 200,000 per year. I believe the Council should recalculate their figures based on local projections and government national housing targets.						
1247442	LPIO-17134		I object to the proposed housing requirement figure of 12,000 new dwellings in the period 2020-2035 and the methodology used to produce this figure. It is understood that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. This is demonstrated by both the 2016 and 2018 ONS data. I believe that the actual facts and figures are such that exceptional circumstances exist to allow the Council to depart from the housing need figure which is derived from the standard method. If the Council adopted a more realistic housing need figure, there would be no need for ANY Green Belt sites to be released for development.						
1247443	LPIO-17137		I object to the proposed housing requirement figure of 12,000 new dwellings in the period 2020-2035 and the methodology used to produce this figure. It is understood that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. This is demonstrated by both the 2016 and 2018 ONS data. I believe that the actual facts and figures are such that exceptional circumstances exist to allow the Council to depart from the housing need figure which is derived from the standard method. If the Council adopted a more realistic housing need figure, there would be no need for ANY Green Belt sites to be released for development.						
1247446	LPIO-17140		I object to the proposed housing requirement figure of 12,000 new dwellings in the period 2020-2035 and the methodology used to produce this figure. It is understood that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. This is demonstrated by both the 2016 and 2018 ONS data. I believe that the actual facts and figures are such that exceptional circumstances exist to allow the Council to depart from the housing need figure which is derived from the standard method. If the Council adopted a more realistic housing need figure, there would be no need for ANY Green Belt sites to be released for development.						
1247445	LPIO-17143		I object to the proposed housing requirement figure of 12,000 new dwellings in the period 2020-2035 and the methodology used to produce this figure. It is understood that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. This is demonstrated by both the 2016 and 2018 ONS data. I believe that the actual facts and figures are such that exceptional circumstances exist to allow the Council to depart from the housing need figure which is derived from the standard method. If the Council adopted a more realistic housing need figure, there would be no need for ANY Green Belt sites to be released for development.						
1247447	LPIO-17146		I object to the proposed housing requirement figure of 12,000 new dwellings in the period 2020-2035 and the methodology used to produce this figure. It is understood that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. This is demonstrated by both the 2016 and 2018 ONS data. I believe that the actual facts and figures are such that exceptional circumstances exist to allow the Council to depart from the housing need figure which is derived from the standard method. If the Council adopted a more realistic housing need figure, there would be no need for ANY Green Belt sites to be released for development.						

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1247448	LPIO-17149		I object to the proposed housing requirement figure of 12,000 new dwellings in the period 2020-2035 and the methodology used to produce this figure. It is understood that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. This is demonstrated by both the 2016 and 2018 ONS data. I believe that the actual facts and figures are such that exceptional circumstances exist to allow the Council to depart from the housing need figure which is derived from the standard method. If the Council adopted a more realistic housing need figure, there would be no need for ANY Green Belt sites to be released for development.						
1238217	LPIO-17152		I object to the proposed housing requirement figure of 12,000 new dwellings in the period 2020-2035 and the methodology used to produce this figure. It is understood that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. This is demonstrated by both the 2016 and 2018 ONS data. I believe that the actual facts and figures are such that exceptional circumstances exist to allow the Council to depart from the housing need figure which is derived from the standard method. If the Council adopted a more realistic housing need figure, there would be no need for ANY Green Belt sites to be released for development.						
1247449	LPIO-17156		I object to the proposed housing requirement figure of 12,000 new dwellings in the period 2020-2035 and the methodology used to produce this figure. It is understood that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. This is demonstrated by both the 2016 and 2018 ONS data. I believe that the actual facts and figures are such that exceptional circumstances exist to allow the Council to depart from the housing need figure which is derived from the standard method. If the Council adopted a more realistic housing need figure, there would be no need for ANY Green Belt sites to be released for development.						
1247741	LPIO-17161		I object to the proposed housing requirement figure of 12,000 new dwellings in the period 2020-2035 and the methodology used to produce this figure. It is understood that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. This is demonstrated by both the 2016 and 2018 ONS data. I believe that the actual facts and figures are such that exceptional circumstances exist to allow the Council to depart from the housing need figure which is derived from the standard method. If the Council adopted a more realistic housing need figure, there would be no need for ANY Green Belt sites to be released for development.						
1247743	LPIO-17162		I object to the proposed housing requirement figure of 12,000 new dwellings in the period 2020-2035 and the methodology used to produce this figure. It is understood that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. This is demonstrated by both the 2016 and 2018 ONS data. I believe that the actual facts and figures are such that exceptional circumstances exist to allow the Council to depart from the housing need figure which is derived from the standard method. If the Council adopted a more realistic housing need figure, there would be no need for ANY Green Belt sites to be released for development.						
1247960	LPIO-17194		I do not agree with the Council's calculations using the standard method set out in national guidance because I see no evidence within the options and issues document to support the amount of growth that the Council are projecting. Indeed, in their own Compendium of Statistics 2019 it clearly states that there should be 327 homes per year, not 803. This is also confirmed by the Government's Queen's speech where National Housing Figures have been dropped from 300,000 per year to 200,000 per year. I believe the Council should recalculate their figures based on local projections and government national housing targets.						
1241669	LPIO-173	yes							
1247966	LPIO-17387		I do not agree with the Council's calculations using the standard method set out in national guidance because I see no evidence within the options and issues document to support the amount of growth that the Council are projecting. Indeed, in their own Compendium of Statistics 2019 it clearly states that there should be 327 homes per year, not 803. This is also confirmed by the Government's Queen's speech where National Housing Figures have been dropped from 300,000 per year to 200,000 per year. I believe the Council should recalculate their figures based on local projections and government national housing targets.						
1247971	LPIO-17491		I do not agree with the Council's calculations using the standard method set out in national guidance because I see no evidence within the options and issues document to support the amount of growth that the Council are projecting. Indeed, in their own Compendium of Statistics 2019 it clearly states that there should be 327 homes per year, not 803. This is also confirmed by the Government's Queen's speech where National Housing Figures have been dropped from 300,000 per year to 200,000 per year. I believe the Council should recalculate their figures based on local projections and government national housing targets.						
1111111	LPIO-17563		I understand that the Government is about to review its standard method for calculating housing land as the current standard method is using 2014 based household projections which are inflating the requirement. as the plan progresses through the stages I anticipate you will comply with any change in approach to the methodology.						
1242966	LPIO-17580		I understand that the Government is about to review its standard method for calculating housing land as the current standard method is using 2014 based household projections which are inflating the requirement. as the plan progresses through the stages I anticipate you will comply with any change in approach to the methodology.						

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1241726	LPIO-17589		I do not agree with the Council's calculations using the standard method set out in national guidance because I see no evidence within the options and issues document to support the amount of growth that the Council are projecting. Indeed, in their own Compendium of Statistics 2019 it clearly states that there should be 327 homes per year, not 803. This is also confirmed by the Government's Queen's speech where National Housing Figures have been dropped from 300,000 per year to 200,000 per year. I believe the Council should recalculate their figures based on local projections and government national housing targets.						
1245062	LPIO-1762	no	As has been already pointed out there is not a sufficient local population to service this size of build in Heswall. I view the plan as a way entirely for the council to generate income to gap-fill where central government have fallen short with support for local councils throughout the country. The pressure on the existing local communities will have an immediate and dramatic effect, congestion, delays, overloading already wavering underground and overground services. This will necessitate a huge artificial population influx to a local community already struggling to maintain normal services.						
1245060	LPIO-1784	no	I do not agree with the Council's calculations using the standard method set out in national guidance because I see no evidence within the options and issues document to support the amount of growth that the Council are projecting. Indeed, in their own Compendium of Statistics 2019 it clearly states that there should be 327 homes per year, not 803. This is also confirmed by the Government's Queen's speech where National Housing Figures have been dropped from 300,000 per year to 200,000 per year. I believe the Council should recalculate their figures based on local projections and government national housing targets.						
1247981	LPIO-17866		Given the national and local priorities for clean air, the war against pollution, mental health and well-being etc. etc. how has it emerged that Wirral Council are even considering violating the Green Belt especially when the following FACTS speak for themselves: IT IS WIDELY ACKNOWLEDGED THAT THERE IS NO NEED TO PROVIDE 12,000 NEW DWELLINGS THE CURRENT PLAN IS 20 YEARS OLD FACT: Liverpool and Manchester Universities reports and the Wirral Green Space Alliance's own experts assess the need to be 2,500 to 6000 in total, based on the latest household projections on Wirral. <ul style="list-style-type: none"> <li>• Apparently the Councillors also disagree with the original figure.</li> <li>• The most recent Queen's Speech acknowledged a reduction of the National Homes Target by 33%</li> <li>• 291 Houses that were empty are now returned to occupancy on the Wirral</li> <li>• 4,955 empty properties remain ACTION REQUIRED Change the number and challenge the standard method and flawed data.</li> </ul>						
1246558	LPIO-17904	no							
1242537	LPIO-17973	no	I don't agree with the number of houses the Council is planning to build as the figure of 12,000 seems too high. The Council's own projections show an expected increase of 5,300 residents by 2039 and between 1997 and 2017 the population growth was just 100.						
1247541	LPIO-17976		I do not agree with the Council's calculations using the standard method set out in national guidance because I see no evidence within the options and issues document to support the amount of growth that the Council are projecting. Indeed, in their own Compendium of Statistics 2019 it clearly states that there should be 327 homes per year, not 803. This is also confirmed by the Government's Queen's speech where National Housing Figures have been dropped from 300,000 per year to 200,000 per year. I believe the Council should recalculate their figures based on local projections and government national housing targets.						
1247983	LPIO-17983	no	I do not think that the number of houses (12,000) planned by the Council is accurate but is too high, not in keeping with the Council's projected increase of 5,300 residents by 2039 supported by the population growth of only 100 between 1997 and 2017.						
1245070	LPIO-1802	no	I don't dispute their application of the formulae. However it is unsound practice to apply a figure derived from a formula based on English requirements as a whole (relevant to an expanding population) to a region with a historically stable population levels. It is difficult to see what is likely to create employment for the the influx of new residents required to justify building 800 additional homes on Wirral each year.						
1237857	LPIO-18058	no	I do not agree with the Council's calculations using the standard method set out in national guidance because I see no evidence within the options and issues document to support the amount of growth that the Council are projecting. Indeed, in their own Compendium of Statistics 2019 it clearly states that there should be 327 homes per year, not 803. This is also confirmed by the Government's Queen's speech where National Housing Figures have been dropped from 300,000 per year to 200,000 per year. I believe the Council should recalculate their figures based on local projections and government national housing targets.						
1247539	LPIO-18084		I do not agree with the Council's calculations using the standard method set out in national guidance because I see no evidence within the options and issues document to support the amount of growth that the Council are projecting. Indeed, in their own Compendium of Statistics 2019 it clearly states that there should be 327 homes per year, not 803. This is also confirmed by the Government's Queen's speech where National Housing Figures have been dropped from 300,000 per year to 200,000 per year. I believe the Council should recalculate their figures based on local projections and government national housing targets.						
1247987	LPIO-18169		I object to the proposed housing requirement figure of 12,000 new dwellings in the period 2020-2035 and the methodology used to produce this figure. It is understood that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. This is demonstrated by both the 2016 and 2018 ONS data. I believe that the actual facts and figures are such that exceptional circumstances exist to allow the Council to depart from the housing need figure which is derived from the standard method. If the Council adopted a more realistic housing need figure, there would be no need for ANY Green Belt sites to be released for development.						

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1247988	LPIO-18182		I object to the proposed housing requirement figure of 12,000 new dwellings in the period 2020-2035 and the methodology used to produce this figure. It is understood that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. This is demonstrated by both the 2016 and 2018 ONS data. I believe that the actual facts and figures are such that exceptional circumstances exist to allow the Council to depart from the housing need figure which is derived from the standard method. If the Council adopted a more realistic housing need figure, there would be no need for ANY Green Belt sites to be released for development.						
1247989	LPIO-18185		I object to the proposed housing requirement figure of 12,000 new dwellings in the period 2020-2035 and the methodology used to produce this figure. It is understood that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. This is demonstrated by both the 2016 and 2018 ONS data. I believe that the actual facts and figures are such that exceptional circumstances exist to allow the Council to depart from the housing need figure which is derived from the standard method. If the Council adopted a more realistic housing need figure, there would be no need for ANY Green Belt sites to be released for development.						
1247990	LPIO-18188		I object to the proposed housing requirement figure of 12,000 new dwellings in the period 2020-2035 and the methodology used to produce this figure. It is understood that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. This is demonstrated by both the 2016 and 2018 ONS data. I believe that the actual facts and figures are such that exceptional circumstances exist to allow the Council to depart from the housing need figure which is derived from the standard method. If the Council adopted a more realistic housing need figure, there would be no need for ANY Green Belt sites to be released for development.						
1247991	LPIO-18189		Many of the exercises supposedly providing evidence for the Plan appear seriously flawed and incomplete, and reach wrong conclusions. But the worst feature is the unrealistically high Housing Need figure of 12,000 new homes, which would be in addition to replacements, upgrades and conversions. So, this would mean around 20,000 homes and an additional population of 20 to 30 thousand. Surely, this is nonsense. Such a high figure is simply not justified by historic or current trends and seems to stem from a Council running scared, unprepared to challenge a formulaic starting point as, I'm told, the Council has been urged to do by Secretaries of State, many local politicians, the majority of community and interest groups, and most importantly the people of Wirral in huge numbers. Not challenging the figures for actual need gives landowners and developers an 'open goal' to argue for green belt development, emphasising the problems with delivering so much, so quickly through more difficult brownfield sites with unsecured funding. The solution and 'Preferred Option' should be to work with the support of so many groups and individuals, and put forward more realistic targets and proposals (backed by real local historic, current and future trend information) and get on with securing available Government and Public Sector funding.						
1247992	LPIO-18195		I object to the proposed housing requirement figure of 12,000 new dwellings in the period 2020-2035 and the methodology used to produce this figure. It is understood that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. This is demonstrated by both the 2016 and 2018 ONS data. I believe that the actual facts and figures are such that exceptional circumstances exist to allow the Council to depart from the housing need figure which is derived from the standard method. If the Council adopted a more realistic housing need figure, there would be no need for ANY Green Belt sites to be released for development.						
1247995	LPIO-18202		I object to the proposed housing requirement figure of 12,000 new dwellings in the period 2020-2035 and the methodology used to produce this figure. It is understood that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. This is demonstrated by both the 2016 and 2018 ONS data. I believe that the actual facts and figures are such that exceptional circumstances exist to allow the Council to depart from the housing need figure which is derived from the standard method. If the Council adopted a more realistic housing need figure, there would be no need for ANY Green Belt sites to be released for development.						
1247996	LPIO-18239		I do not agree with the Council's calculations using the standard method set out in national guidance because I see no evidence within the options and issues document to support the amount of growth that the Council are projecting. Indeed, in their own Compendium of Statistics 2019 it clearly states that there should be 327 homes per year, not 803. This is also confirmed by the Government's Queen's speech where National Housing Figures have been dropped from 300,000 per year to 200,000 per year. I believe the Council should recalculate their figures based on local projections and government national housing targets.						
1246517	LPIO-18299		The case that more land is required for house-building seems to be based on the stated need to build an additional 12,000 homes when it is clear that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. The Council's own statistical data points to an actual need a fraction of the 12,000 figure. Consequently, demand will be much lower than the stated need would suggest. A figure nearer 3,000 additional homes is more justified. The unrealistically high Housing Need figure of 12,000 new homes, which would be in addition to thousands of replacements, upgrades and conversions, would mean around 20,000 homes and an additional population of 20 to 30 thousand. You know this is nonsense. Those at the top of the Council have said as much.						
1248005	LPIO-18367	no	I am also not persuaded as to the Council's assertion of the need for 12,000 new dwellings over the next 15 years. In my reading on the subject of the local plan all I know is that this figure is derived from some "standard formula" imposed by central Government and that the Council has been unable to find any basis for excepting itself from other than using the aforesaid formula. Being non the wiser about either of these propositions I can but maintain my belief that the figure is excessive which I feel then calls into question the need for any release of Green Belt land.						

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1246618	LPIO-18379	no	I'm a Wirral resident and write in connection with the Local Plan - I do not wish to accept a Local Plan including the release of any Green Belt on the Wirral as there is no need for it. I wish to raise the following points. I believe that the target number of houses in the Local Plan is too high, 12,000 new homes are not required on the Wirral. Wirral Borough Council has admitted that it has not been told to have a 'Housing Requirement' of 12,000 additional homes but it must use the 'standard method' and 2014 ONS Data as a 'starting point' but may challenge the figure by using Official Local Data and a recognised Method, given 'exceptional circumstances.' The Queen's speech reduced the National Housing Target by 33% plus Liverpool and Manchester Universities and WGSAs Experts calculate 'Housing Need' at a fraction of the 12,000 figures so 'exceptional circumstances' exist for the calculation of a lower 'Housing Requirement' and this should be pursued to obtain a lower and more realistic target reflecting true requirement.						
1248010	LPIO-18382	no	The need for 12000 new homes on the Wirral seems grossly inflated not to mention all the extra cars on our roads that a housing estate would generate thus impacting on the carbon footprint at a time when we should all be looking to reduce our emissions.						
1247021	LPIO-18420		We agree that the Council needs to use the current standard method as a starting point using 2014 ONS figures. However, the Government has stated that the standard method does not represent a mandatory target for local authorities to plan for, but the starting point for the planning process. We believe the unique circumstances on Wirral warrants the use of exceptional circumstances to justify the use of a significantly lower housing need figure.						
1247022	LPIO-18474		We agree that the Council needs to use the current standard method as a starting point using 2014 ONS figures. However, the Government has stated that the standard method does not represent a mandatory target for local authorities to plan for, but the starting point for the planning process. We believe the unique circumstances on Wirral warrants the use of exceptional circumstances to justify the use of a significantly lower housing need figure.						
1247023	LPIO-18529		We agree that the Council needs to use the current standard method as a starting point using 2014 ONS figures. However, the Government has stated that the standard method does not represent a mandatory target for local authorities to plan for, but the starting point for the planning process. We believe the unique circumstances on Wirral warrants the use of exceptional circumstances to justify the use of a significantly lower housing need figure.						
1247024	LPIO-18584		We agree that the Council needs to use the current standard method as a starting point using 2014 ONS figures. However, the Government has stated that the standard method does not represent a mandatory target for local authorities to plan for, but the starting point for the planning process. We believe the unique circumstances on Wirral warrants the use of exceptional circumstances to justify the use of a significantly lower housing need figure.						
1247025	LPIO-18687		We agree that the Council needs to use the current standard method as a starting point using 2014 ONS figures. However, the Government has stated that the standard method does not represent a mandatory target for local authorities to plan for, but the starting point for the planning process. We believe the unique circumstances on Wirral warrants the use of exceptional circumstances to justify the use of a significantly lower housing need figure.						
1247038	LPIO-18688		We agree that the Council needs to use the current standard method as a starting point using 2014 ONS figures. However, the Government has stated that the standard method does not represent a mandatory target for local authorities to plan for, but the starting point for the planning process. We believe the unique circumstances on Wirral warrants the use of exceptional circumstances to justify the use of a significantly lower housing need figure.						
1247991	LPIO-18741		During the community presentations it was identified and acknowledged that the magical figure of 12,000 homes (calculated by wirral council) needed over the next 15 years was flawed and the council had employed the services of independent statisticians to verify the actual number of houses required. Has this re-calculation of the requirements been completed? Has the figure of 12000 homes changed? The fact that the actual figure of homes required was unknown during the consultancy period proves how flawed this whole process is, and should be stopped and delayed until we have facts, not assumptions. I therefore demand that the people are heard and that the current process is altered to allow proper involvement of Wirral's residents, free from the present headlong rush, in order to ensure community identity and our glorious green belt are retained for the continued delight of residents and visitors alike, and more importantly for future generations to enjoy. Please don't fail me, my family and my community. Our desires should be taken as instructions.						
1247039	LPIO-18805		We agree that the Council needs to use the current standard method as a starting point using 2014 ONS figures. However, the Government has stated that the standard method does not represent a mandatory target for local authorities to plan for, but the starting point for the planning process. We believe the unique circumstances on Wirral warrants the use of exceptional circumstances to justify the use of a significantly lower housing need figure.						
1247040	LPIO-18806		We agree that the Council needs to use the current standard method as a starting point using 2014 ONS figures. However, the Government has stated that the standard method does not represent a mandatory target for local authorities to plan for, but the starting point for the planning process. We believe the unique circumstances on Wirral warrants the use of exceptional circumstances to justify the use of a significantly lower housing need figure.						
1247041	LPIO-18874		We agree that the Council needs to use the current standard method as a starting point using 2014 ONS figures. However, the Government has stated that the standard method does not represent a mandatory target for local authorities to plan for, but the starting point for the planning process. We believe the unique circumstances on Wirral warrants the use of exceptional circumstances to justify the use of a significantly lower housing need figure.						
1240987	LPIO-18882		The case that more land is required for house-building seems to be based on the stated need to build an additional 12,000 homes when it is clear that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. The Council's own statistical data points to an actual need a fraction of the 12,000 figure. Consequently, demand will be much lower than the stated need would suggest.						

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1247042	LPIO-18942		We agree that the Council needs to use the current standard method as a starting point using 2014 ONS figures. However, the Government has stated that the standard method does not represent a mandatory target for local authorities to plan for, but the starting point for the planning process. We believe the unique circumstances on Wirral warrants the use of exceptional circumstances to justify the use of a significantly lower housing need figure.						
1241078	LPIO-19	no	The government stated the equation used was for general use and was a guideline not a target. Wirral's population is decreasing not growing. The population is an ageing population therefore less children will be born and the population will continue to decrease. You have recently paid thousands of pounds (rate payers hard earned money) to look into the figure but are ignoring there finds. Why?						
1247060	LPIO-19048		We agree that the Council needs to use the current standard method as a starting point using 2014 ONS figures. However, the Government has stated that the standard method does not represent a mandatory target for local authorities to plan for, but the starting point for the planning process. We believe the unique circumstances on Wirral warrants the use of exceptional circumstances to justify the use of a significantly lower housing need figure.						
1247061	LPIO-19049		We agree that the Council needs to use the current standard method as a starting point using 2014 ONS figures. However, the Government has stated that the standard method does not represent a mandatory target for local authorities to plan for, but the starting point for the planning process. We believe the unique circumstances on Wirral warrants the use of exceptional circumstances to justify the use of a significantly lower housing need figure.						
1247063	LPIO-19115		We agree that the Council needs to use the current standard method as a starting point using 2014 ONS figures. However, the Government has stated that the standard method does not represent a mandatory target for local authorities to plan for, but the starting point for the planning process. We believe the unique circumstances on Wirral warrants the use of exceptional circumstances to justify the use of a significantly lower housing need figure.						
1247064	LPIO-19169		We agree that the Council needs to use the current standard method as a starting point using 2014 ONS figures. However, the Government has stated that the standard method does not represent a mandatory target for local authorities to plan for, but the starting point for the planning process. We believe the unique circumstances on Wirral warrants the use of exceptional circumstances to justify the use of a significantly lower housing need figure.						
1247068	LPIO-19223		We agree that the Council needs to use the current standard method as a starting point using 2014 ONS figures. However, the Government has stated that the standard method does not represent a mandatory target for local authorities to plan for, but the starting point for the planning process. We believe the unique circumstances on Wirral warrants the use of exceptional circumstances to justify the use of a significantly lower housing need figure.						
1247071	LPIO-19280		We agree that the Council needs to use the current standard method as a starting point using 2014 ONS figures. However, the Government has stated that the standard method does not represent a mandatory target for local authorities to plan for, but the starting point for the planning process. We believe the unique circumstances on Wirral warrants the use of exceptional circumstances to justify the use of a significantly lower housing need figure.						
1247072	LPIO-19338		We agree that the Council needs to use the current standard method as a starting point using 2014 ONS figures. However, the Government has stated that the standard method does not represent a mandatory target for local authorities to plan for, but the starting point for the planning process. We believe the unique circumstances on Wirral warrants the use of exceptional circumstances to justify the use of a significantly lower housing need figure.						
1247078	LPIO-19393		We agree that the Council needs to use the current standard method as a starting point using 2014 ONS figures. However, the Government has stated that the standard method does not represent a mandatory target for local authorities to plan for, but the starting point for the planning process. We believe the unique circumstances on Wirral warrants the use of exceptional circumstances to justify the use of a significantly lower housing need figure.						
1245073	LPIO-1947	no	I disagree with adoption of the Standard Method calculation. Looking at the long list of evidence base documents it is clear that the Council has gone to great lengths (and council taxpayer's expense) to commission evidence-based consultancy studies for just about everything. Everything, that is, apart from actually assessing the housing requirements numbers based on real local evidence. Accurately predicting housing future housing requirements is absolutely critical and underpins the whole plan, and yet I see nothing in the list of evidence-based documents that justify the need for 12,000 new homes (800 per year) between 2020 and 2035. Instead the Council seems happy to accept a generic national formula based on outdated 2014 data and methodology (superseded in 2016) and which results in requirement figures that are far in excess of those that any local person, Councillor, or Planning Officer I have spoken to believes is realistic or is willing to defend. In the recent Government's Queens Speech, the National Housing Figures have been dropped from 300,000 per year to 200,000 per year. The Council should recalculate their figures based on local projections and revised government national housing targets. Why should Wirral residents be expected to give up their green belt simply because the Council got its estimate wrong?						
1237833	LPIO-19498		The HBF consider that the standard method is the appropriate starting point to identify the minimum annual housing need figure. The steps set out in the document are considered appropriate and in line with those set out in the PPG as is the calculated figure of 800 dwellings per annum (dpa). It should be noted that this figure will need to be kept under review and revised where appropriate, as the housing need figure generated using the standard method may change as the inputs are variable. The Council will however, be aware that as part of the 'Planning for the Future' paper the Government have stated that they are seeking to review the formula for calculating Local Housing Need (LHN), which encourages greater building within and near to urban areas and makes sure the country is planning for the delivery of 300,000 new homes a year. Therefore, it is likely that the Council will need to consider their housing requirement in light of this new formula and determine if it is still the appropriate strategy for the Council.						



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1248098	LPIO-19499		The case that more land is required for house-building seems to be based on the stated need to build an additional 12,000 homes when it is clear that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. The Council's own statistical data points to an actual need a fraction of the 12,000 figure. Consequently, demand will be much lower than the stated need would suggest.						
1247080	LPIO-19505		We agree that the Council needs to use the current standard method as a starting point using 2014 ONS figures. However, the Government has stated that the standard method does not represent a mandatory target for local authorities to plan for, but the starting point for the planning process. We believe the unique circumstances on Wirral warrants the use of exceptional circumstances to justify the use of a significantly lower housing need figure.						
1247081	LPIO-19506		We agree that the Council needs to use the current standard method as a starting point using 2014 ONS figures. However, the Government has stated that the standard method does not represent a mandatory target for local authorities to plan for, but the starting point for the planning process. We believe the unique circumstances on Wirral warrants the use of exceptional circumstances to justify the use of a significantly lower housing need figure.						
1248115	LPIO-19552		The WBC has been told it does NOT need a 'Housing Requirement' of 12,000 additional homes. It can challenge the figure using Official Local Data and a recognised Method, given 'exceptional circumstances'. University and WGSA experts all calculate the housing need is a fraction of the 12,000 figure. This qualifies, in itself, as 'exceptional circumstances' for challenge and we demand the WBC uses a figure between 2,500 and 5,000. The council must identify deliverable brownfield sites and previously developed sites that are in side need of regeneration. The use of cases studies and aspirational job growth statistics is wholly inappropriate measurements with which to make irreversible decisions for our communities such as these. We demand of the Council to insist on revisiting the Housing Delivery Test with more reasonable delivery targets and dropping the unnecessary Buffer penalty. We will not be accepting a Plan including ANY Green Belt release. There is no need for it.						
1238251	LPIO-19558		A Local Plan determines what can be built where and what land should be protected. Wirral Council have consistently failed to produce a Local Plan, since the previous plan in 2000. Now Wirral Council have been told by the Government that if they do not produce a Local Plan, the Government will do it for them. Not wanting to lose control, the Council are now rushing through "Reviews and Consultations" and are preparing a "botched" Local Plan based on over inflated, flawed, fantasy housing figures to meet Wirral's supposed housing needs. The Council has already wasted thousands of pounds of council tax in pursuing its contrived options based on ridiculous housing need assumptions, however, it is not too late to look at the more realistic housing needs of the Borough and, in so doing, withdraw any possible plan which jeopardises the present Green Belt.						
1247312	LPIO-19566		The proposal to include Green Belt in the options of areas for new house building is totally unjustifiable on any reasonable examination of population statistics. The targeted housing need of 12,000 + is based on self serving miss-interpretations by developers (profits) and Council officials (revenue from increased economic activity) who conspire to refute the Council's own population forecast for the Wirral and the Government's ONS figures. The Council have dragged their feet over the "Wirral Waters" development with Peel Holdings who now agree, with just about any sane person in possession of the facts, that a more realistic new housing target 6,000 - 7,000 new builds prior to 2035 would be possible without recourse to despoiling Green Belt land which constitutes Wirral's "Crown Jewels".						
1248006	LPIO-19568	no	I highly question the councils requirement of 12000 new homes, this seems completely superfluous.						
1248121	LPIO-19571		The number of houses you quote is far to many that number is far more than needed						
1239386	LPIO-19577		The second issue is the total number of houses / homes is too high. House construction should only be undertaken to meet scientifically supported and evidenced need. This appears to be 320 houses per year but could be significantly less. The plan should be written accordingly and sent to the Government Inspector. If the Inspector wishes to challenge the figure or reject the plan then that would be for them, but we should not shirk from putting our preferred view into that document. This would be a fatalistic and potentially undemocratic approach.						
1248126	LPIO-19595	no	I'm a Wirral resident and write in connection with the Local Plan - I do not wish to accept a Local Plan including the release of any Green Belt on the Wirral as there is no need for it. I wish to raise the following points. I believe that the target number of houses in the Local Plan is too high, 12,000 new homes are not required on the Wirral. Wirral Borough Council has admitted that it has not been told to have a 'Housing Requirement' of 12,000 additional homes but it must use the 'standard method' and 2014 ONS Data as a 'starting point' but may challenge the figure by using Official Local Data and a recognised Method, given 'exceptional circumstances.' The Queen's speech reduced the National Housing Target by 33% plus Liverpool and Manchester Universities and WGSA Experts calculate 'Housing Need' at a fraction of the 12,000 figures so 'exceptional circumstances' exist for the calculation of a lower 'Housing Requirement' and this should be pursued to obtain a lower and more realistic target reflecting true requirement.						
1248129	LPIO-19602	no	I'm a Wirral resident and write in connection with the Local Plan - I do not wish to accept a Local Plan including the release of any Green Belt on the Wirral as there is no need for it. I wish to raise the following points. I believe that the target number of houses in the Local Plan is too high, 12,000 new homes are not required on the Wirral. Wirral Borough Council has admitted that it has not been told to have a 'Housing Requirement' of 12,000 additional homes but it must use the 'standard method' and 2014 ONS Data as a 'starting point' but may challenge the figure by using Official Local Data and a recognised Method, given 'exceptional circumstances.' The Queen's speech reduced the National Housing Target by 33% plus Liverpool and Manchester Universities and WGSA Experts calculate 'Housing Need' at a fraction of the 12,000 figures so 'exceptional circumstances' exist for the calculation of a lower 'Housing Requirement' and this should be pursued to obtain a lower and more realistic target reflecting true requirement.						

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1248131	LPIO-19607		I would like to object to the proposal to build 12,000 new houses in Wirral. I completely object to ANY building on green belt land and favor renovation of unused buildings and use of brownfield sites.						
1248133	LPIO-19612		The current report regarding houses needed and the one which the council is proposing to use, has been proven to be too high, why do the council not take this on board?						
1247082	LPIO-19661		We agree that the Council needs to use the current standard method as a starting point using 2014 ONS figures. However, the Government has stated that the standard method does not represent a mandatory target for local authorities to plan for, but the starting point for the planning process. We believe the unique circumstances on Wirral warrants the use of exceptional circumstances to justify the use of a significantly lower housing need figure.						
1247083	LPIO-19715		We agree that the Council needs to use the current standard method as a starting point using 2014 ONS figures. However, the Government has stated that the standard method does not represent a mandatory target for local authorities to plan for, but the starting point for the planning process. We believe the unique circumstances on Wirral warrants the use of exceptional circumstances to justify the use of a significantly lower housing need figure.						
1247084	LPIO-19779		We agree that the Council needs to use the current standard method as a starting point using 2014 ONS figures. However, the Government has stated that the standard method does not represent a mandatory target for local authorities to plan for, but the starting point for the planning process. We believe the unique circumstances on Wirral warrants the use of exceptional circumstances to justify the use of a significantly lower housing need figure.						
1247085	LPIO-19834		We agree that the Council needs to use the current standard method as a starting point using 2014 ONS figures. However, the Government has stated that the standard method does not represent a mandatory target for local authorities to plan for, but the starting point for the planning process. We believe the unique circumstances on Wirral warrants the use of exceptional circumstances to justify the use of a significantly lower housing need figure.						
1247088	LPIO-19900		We agree that the Council needs to use the current standard method as a starting point using 2014 ONS figures. However, the Government has stated that the standard method does not represent a mandatory target for local authorities to plan for, but the starting point for the planning process. We believe the unique circumstances on Wirral warrants the use of exceptional circumstances to justify the use of a significantly lower housing need figure.						
1247089	LPIO-19961		We agree that the Council needs to use the current standard method as a starting point using 2014 ONS figures. However, the Government has stated that the standard method does not represent a mandatory target for local authorities to plan for, but the starting point for the planning process. We believe the unique circumstances on Wirral warrants the use of exceptional circumstances to justify the use of a significantly lower housing need figure.						
1247090	LPIO-20016		We agree that the Council needs to use the current standard method as a starting point using 2014 ONS figures. However, the Government has stated that the standard method does not represent a mandatory target for local authorities to plan for, but the starting point for the planning process. We believe the unique circumstances on Wirral warrants the use of exceptional circumstances to justify the use of a significantly lower housing need figure.						
1245083	LPIO-2003	no	I do not agree with the Councils calculations because I see no evidence to support the amount of growth the Council are projecting. In their own Compendium of statistics 2019 it states that there should be 327 homes not 803. This is confirmed by the Governments Queens speech where national housing figures have been dropped from 300,000 to 200,000 per year. The Council should therefore recalculate their figures.						
1247091	LPIO-20070		We agree that the Council needs to use the current standard method as a starting point using 2014 ONS figures. However, the Government has stated that the standard method does not represent a mandatory target for local authorities to plan for, but the starting point for the planning process. We believe the unique circumstances on Wirral warrants the use of exceptional circumstances to justify the use of a significantly lower housing need figure.						
1247092	LPIO-20130		We agree that the Council needs to use the current standard method as a starting point using 2014 ONS figures. However, the Government has stated that the standard method does not represent a mandatory target for local authorities to plan for, but the starting point for the planning process. We believe the unique circumstances on Wirral warrants the use of exceptional circumstances to justify the use of a significantly lower housing need figure.						
1247093	LPIO-20194		We agree that the Council needs to use the current standard method as a starting point using 2014 ONS figures. However, the Government has stated that the standard method does not represent a mandatory target for local authorities to plan for, but the starting point for the planning process. We believe the unique circumstances on Wirral warrants the use of exceptional circumstances to justify the use of a significantly lower housing need figure.						
1241016	LPIO-202	yes	The council estimate is in-line with the figures for other parts of the region, and I assume that as the plan goes forward there will be a chance to check that the proposed new houses are indeed needed. Developers will not want to build houses if no one will buy them.						
1247094	LPIO-20249		We agree that the Council needs to use the current standard method as a starting point using 2014 ONS figures. However, the Government has stated that the standard method does not represent a mandatory target for local authorities to plan for, but the starting point for the planning process. We believe the unique circumstances on Wirral warrants the use of exceptional circumstances to justify the use of a significantly lower housing need figure.						
1247095	LPIO-20304		We agree that the Council needs to use the current standard method as a starting point using 2014 ONS figures. However, the Government has stated that the standard method does not represent a mandatory target for local authorities to plan for, but the starting point for the planning process. We believe the unique circumstances on Wirral warrants the use of exceptional circumstances to justify the use of a significantly lower housing need figure.						

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1245086	LPIO-2031	no	I don't see why we should still be using the 2014 based housing projections to determine the number of new houses to be built. A summary of a government consultation published on 26th October 2018 stated "The publication of new household projections by the Office for National Statistics has led to a significant reduction in the overall numbers generated by the standard method for assessing local housing need." In the document titled "Technical consultation on updates to national planning policy and guidance" it is stated that the ONS population projections published in 2017 "project that, nationally, the population of England will grow less rapidly ... than forecast in 2014." The council should recalculate their figures in accordance with the latest information available and not depend on old data.						
1247096	LPIO-20360		We agree that the Council needs to use the current standard method as a starting point using 2014 ONS figures. However, the Government has stated that the standard method does not represent a mandatory target for local authorities to plan for, but the starting point for the planning process. We believe the unique circumstances on Wirral warrants the use of exceptional circumstances to justify the use of a significantly lower housing need figure.						
1237870	LPIO-2039	no	I DO NOT agree with the Councils calculations. The council's own "Compendium of Statistics 2019" clearly states that there should be 327 homes per year, NOT 803. Even in The Queens Speech the Government have dropped their initial target of 300,000 homes to 200,000 per year. The Council need to re-calculate based on their projection of 327 homes per year and the Governments revised target of 200,000 homes per yer.						
1247099	LPIO-20416		We agree that the Council needs to use the current standard method as a starting point using 2014 ONS figures. However, the Government has stated that the standard method does not represent a mandatory target for local authorities to plan for, but the starting point for the planning process. We believe the unique circumstances on Wirral warrants the use of exceptional circumstances to justify the use of a significantly lower housing need figure.						
1245100	LPIO-2045	no	The Housing target is excessive and not consistent with local democratic trends. WBC compendium of statistics 2019 indicates fewer homes/year are required. The Government's Queen's speech confirmed that national housing figures have been dropped from 300,000 to 200,000 per year. I request that the council re-calculates their figures based on local projections or on the revised government housing targets.						
1247101	LPIO-20470		We agree that the Council needs to use the current standard method as a starting point using 2014 ONS figures. However, the Government has stated that the standard method does not represent a mandatory target for local authorities to plan for, but the starting point for the planning process. We believe the unique circumstances on Wirral warrants the use of exceptional circumstances to justify the use of a significantly lower housing need figure.						
1247108	LPIO-20485		We agree that the Council needs to use the current standard method as a starting point using 2014 ONS figures. However, the Government has stated that the standard method does not represent a mandatory target for local authorities to plan for, but the starting point for the planning process. We believe the unique circumstances on Wirral warrants the use of exceptional circumstances to justify the use of a significantly lower housing need figure.						
1247102	LPIO-20486		We agree that the Council needs to use the current standard method as a starting point using 2014 ONS figures. However, the Government has stated that the standard method does not represent a mandatory target for local authorities to plan for, but the starting point for the planning process. We believe the unique circumstances on Wirral warrants the use of exceptional circumstances to justify the use of a significantly lower housing need figure.						
1245105	LPIO-2063	no	I believe Wirral has 'exceptional circumstances' in regard to the need to: - provide urban regeneration; - protect greenfield; and - allow housing development in line with more accurate projections of housing needs.						
1247106	LPIO-20673		We agree that the Council needs to use the current standard method as a starting point using 2014 ONS figures. However, the Government has stated that the standard method does not represent a mandatory target for local authorities to plan for, but the starting point for the planning process. We believe the unique circumstances on Wirral warrants the use of exceptional circumstances to justify the use of a significantly lower housing need figure.						
1247105	LPIO-20674		We agree that the Council needs to use the current standard method as a starting point using 2014 ONS figures. However, the Government has stated that the standard method does not represent a mandatory target for local authorities to plan for, but the starting point for the planning process. We believe the unique circumstances on Wirral warrants the use of exceptional circumstances to justify the use of a significantly lower housing need figure.						
1247109	LPIO-20740		We agree that the Council needs to use the current standard method as a starting point using 2014 ONS figures. However, the Government has stated that the standard method does not represent a mandatory target for local authorities to plan for, but the starting point for the planning process. We believe the unique circumstances on Wirral warrants the use of exceptional circumstances to justify the use of a significantly lower housing need figure.						
1247110	LPIO-20835		We agree that the Council needs to use the current standard method as a starting point using 2014 ONS figures. However, the Government has stated that the standard method does not represent a mandatory target for local authorities to plan for, but the starting point for the planning process. We believe the unique circumstances on Wirral warrants the use of exceptional circumstances to justify the use of a significantly lower housing need figure.						
1247111	LPIO-20836		We agree that the Council needs to use the current standard method as a starting point using 2014 ONS figures. However, the Government has stated that the standard method does not represent a mandatory target for local authorities to plan for, but the starting point for the planning process. We believe the unique circumstances on Wirral warrants the use of exceptional circumstances to justify the use of a significantly lower housing need figure.						

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1248140	LPIO-20866		The case that more land is required for house-building seems to be based on the stated need to build an additional 12,000 homes when it is clear that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. The Council's own statistical data points to an actual need a fraction of the 12,000 figure. A figure nearer 3,000 additional homes is more justified. The unrealistically high Housing Need figure of 12,000 new homes, which would be in addition to thousands of replacements, upgrades and conversions, would mean around 20,000 homes and an additional population of 20 to 30 thousand. You know this is nonsense. Those at the top of the Council have said as much.						
1248141	LPIO-20869		As a resident of Heswall for almost twenty years I am naturally concerned about the proposed risk to local green belt sites and the confused information provided by WBC for their justification to build 12,000 new homes for which they have not been instructed to. With nil population growth for years on the Wirral independent research by Liverpool and Manchester Universities at best suggest between 2,500 to 6,000 new homes are required. Even the most recent Queen's Speech suggested a 33% reduction in the national housing target. This is not being pursued by WBC.						
1248199	LPIO-20878		Delving a little deeper, but not much, I find myself immediately confronted by the notion that this exercise is being driven by central government's demands to build a set number of houses based on some "standard method" - as if subject to some totalitarian regime where not doing as you're told has "consequences". Wirral's failure to produce a Local Plan for nigh on 20 years plays testament to the lack of professional regard and respect for the people whose best interests you are employed to represent and the generally good and reasonable intentions of central government to stimulate reasonable response. Digging a round a bit more, I find confusion about the numbers even supposedly required because they seem to be outdated, in a constant state of flux and/or, apparently, not quite as rigid a requirement as initially suggested - the phrase "accounting for local considerations" or some such seems to ring a bell and that, to my mind, should be what is driving the process. There is also strong, so far unrefuted, evidence to suggest that all the targets published are way off the mark (I know the author as "the Professor") The Wirral has a distinct character and is a long way from the sort of "middle England" requirements produced by some standard planning algorithm in the hands of nameless robots and their laptops on the other side of England.						
1248144	LPIO-20879		Delving a little deeper, but not much, I find myself immediately confronted by the notion that this exercise is being driven by central government's demands to build a set number of houses based on some "standard method" - as if subject to some totalitarian regime where not doing as you're told has "consequences". Wirral's failure to produce a Local Plan for nigh on 20 years plays testament to the lack of professional regard and respect for the people whose best interests you are employed to represent and the generally good and reasonable intentions of central government to stimulate reasonable response. Digging a round a bit more, I find confusion about the numbers even supposedly required because they seem to be outdated, in a constant state of flux and/or, apparently, not quite as rigid a requirement as initially suggested - the phrase "accounting for local considerations" or some such seems to ring a bell and that, to my mind, should be what is driving the process. There is also strong, so far unrefuted, evidence to suggest that all the targets published are way off the mark (I know the author as "the Professor") The Wirral has a distinct character and is a long way from the sort of "middle England" requirements produced by some standard planning algorithm in the hands of nameless robots and their laptops on the other side of England.						
1241989	LPIO-20890		Here are my comments on the local plan. I have been unable to access the portal today so I am sending them to you directly: I dispute the number of houses the Council is planning to build. It is too high. The Council's own projections show an expected increase of 5,300 residents by 2039. Between 1997 and 2017 population growth was just 100. So there appears to be no evidence that 12,000 extra homes are needed.						
1240988	LPIO-20907		My main reason for this response was in order to register my concerns with regard the current ongoing consultation being completed by Wirral Borough Council regarding the proposed construction of 12,000 properties and to show opposition to unnecessary Council Plans to release Green Belt for Development rather than areas requiring rejuvenation, being available and more suitable. Below I go into detail as to why I, and many others, feel the 12,000-home figure is simply an exaggeration of what is required in Wirral. Unfortunately though as I type the world is experiencing a situation that very few on the planet have encountered previously. It is probable that the world will enter a recession like never before. It is reported today, 5th April 2020, that the British economy will shrink by between 6 and 8 percent this year alone. Is it 6 or is it 8? Could it be 16 or 18? The fact is nobody knows. What we do know is without economic growth 12,000 houses are not required within the Borough of Wirral and if 12,000 houses are not required then development on the Green Belt land is not required. One of the Council's proposals included the construction of 1,246 dwellings on Green Belt land surrounding the village of Irby. As the population of Irby is in the region of 5,500 residents a conservative estimate of an increase in population for the village of Irby would be say 2,500 residents based on two people per new property. Thus, the population will grow by at least 45% turning the village into a building site for at least twenty years. I mentioned at one of the road shows the Government is NOT "forcing" the Council to build a huge number of Homes - (there have been NO individual Council 'Targets' since the Conservatives abolished them). But Government does insist ALL Councils work out their own Local Need, and then compare their own assessment of 'Housing Need' with that derived from the 'Standard Formula', citing any 'exceptional circumstances'. Other Councils have succeeded but Wirral do not appear, for whatever reason, to follow this route. Is it because the Council is seeking higher income from Green Belt development. Wirral seems determined, despite recent warm words, to drive forward its policy.						
1240988	LPIO-20910		I am very disappointed that Wirral is still obsessed with a 15-year housing requirement of 12,000 new homes. This figure is not required and if this were reduced there would simply be no need for any of the options in developing the Green Belt. Options that are causing great distress to many residents of the Borough. It is common knowledge that Wirral's population is not growing; if anything, it is marginally shrinking.						

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1248145	LPIO-20912		While I understand that additional housing is required on the Wirral I cannot accept that destruction of the Green Belt is acceptable in order to appease developers. During this consultation period I have attended numerous meetings and listened to the points of view from the representatives of the Authority and the people of Wirral. What I find most disappointing is the Authority's acceptance, that destroying the Green Belt is inevitable. The Authority is now saying that figures for the growth of population are to be challenged at that a statistician is to be engaged on a consultancy basis. Why was this not complete earlier in order to provide a clearer picture for the consultation process? The Authority failed to challenge the Government figures prior to the consultation stating Green Belt development was necessary. Does the Authority always act in the affirmative with regard Government instructions? I think not.						
1248145	LPIO-20914		The Authority is now saying that figures for the growth of population are to be challenged at that a statistician is to be engaged on a consultancy basis. Why was this not complete earlier in order to provide a clearer picture for the consultation process? The Authority failed to challenge the Government figures prior to the consultation stating Green Belt development was necessary. Does the Authority always act in the affirmative with regard Government instructions? I think not.						
1238036	LPIO-2093	yes							
1247112	LPIO-20960		We agree that the Council needs to use the current standard method as a starting point using 2014 ONS figures. However, the Government has stated that the standard method does not represent a mandatory target for local authorities to plan for, but the starting point for the planning process. We believe the unique circumstances on Wirral warrants the use of exceptional circumstances to justify the use of a significantly lower housing need figure.						
1247113	LPIO-21014		We agree that the Council needs to use the current standard method as a starting point using 2014 ONS figures. However, the Government has stated that the standard method does not represent a mandatory target for local authorities to plan for, but the starting point for the planning process. We believe the unique circumstances on Wirral warrants the use of exceptional circumstances to justify the use of a significantly lower housing need figure.						
1247115	LPIO-21070		We agree that the Council needs to use the current standard method as a starting point using 2014 ONS figures. However, the Government has stated that the standard method does not represent a mandatory target for local authorities to plan for, but the starting point for the planning process. We believe the unique circumstances on Wirral warrants the use of exceptional circumstances to justify the use of a significantly lower housing need figure.						
1247116	LPIO-21124		We agree that the Council needs to use the current standard method as a starting point using 2014 ONS figures. However, the Government has stated that the standard method does not represent a mandatory target for local authorities to plan for, but the starting point for the planning process. We believe the unique circumstances on Wirral warrants the use of exceptional circumstances to justify the use of a significantly lower housing need figure.						
1246851	LPIO-21168		I do not agree with the Council's calculations using the standard method set out in national guidance because I see no evidence within the options and issues document to support the amount of growth that the Council are projecting. Indeed, in their own Compendium of Statistics 2019 it clearly states that there should be 327 homes per year, not 803. This is also confirmed by the Government's Queen's speech where National Housing Figures have been dropped from 300,000 per year to 200,000 per year. I believe the Council should recalculate their figures based on local projections and government national housing targets.						
1245112	LPIO-2123	yes							
1246918	LPIO-21318		I do not agree with the Council's calculations using the standard method set out in national guidance because I see no evidence within the options and issues document to support the amount of growth that the Council are projecting. Indeed, in their own Compendium of Statistics 2019 it clearly states that there should be 327 homes per year, not 803. This is also confirmed by the Government's Queen's speech where National Housing Figures have been dropped from 300,000 per year to 200,000 per year. I believe the Council should recalculate their figures based on local projections and government national housing targets.						
1246924	LPIO-21319		I do not agree with the Council's calculations using the standard method set out in national guidance because I see no evidence within the options and issues document to support the amount of growth that the Council are projecting. Indeed, in their own Compendium of Statistics 2019 it clearly states that there should be 327 homes per year, not 803. This is also confirmed by the Government's Queen's speech where National Housing Figures have been dropped from 300,000 per year to 200,000 per year. I believe the Council should recalculate their figures based on local projections and government national housing targets.						
1246928	LPIO-21320		I do not agree with the Council's calculations using the standard method set out in national guidance because I see no evidence within the options and issues document to support the amount of growth that the Council are projecting. Indeed, in their own Compendium of Statistics 2019 it clearly states that there should be 327 homes per year, not 803. This is also confirmed by the Government's Queen's speech where National Housing Figures have been dropped from 300,000 per year to 200,000 per year. I believe the Council should recalculate their figures based on local projections and government national housing targets.						
1246920	LPIO-21551		I do not agree with the Council's calculations using the standard method set out in national guidance because I see no evidence within the options and issues document to support the amount of growth that the Council are projecting. Indeed, in their own Compendium of Statistics 2019 it clearly states that there should be 327 homes per year, not 803. This is also confirmed by the Government's Queen's speech where National Housing Figures have been dropped from 300,000 per year to 200,000 per year. I believe the Council should recalculate their figures based on local projections and government national housing targets.						

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1246926	LPIO-21552	I do not agree with the Council's calculations using the standard method set out in national guidance because I see no evidence within the options and issues document to support the amount of growth that the Council are projecting. Indeed, in their own Compendium of Statistics 2019 it clearly states that there should be 327 homes per year, not 803. This is also confirmed by the Government's Queen's speech where National Housing Figures have been dropped from 300,000 per year to 200,000 per year. I believe the Council should recalculate their figures based on local projections and government national housing targets.						
1247117	LPIO-21745	We agree that the Council needs to use the current standard method as a starting point using 2014 ONS figures. However, the Government has stated that the standard method does not represent a mandatory target for local authorities to plan for, but the starting point for the planning process. We believe the unique circumstances on Wirral warrants the use of exceptional circumstances to justify the use of a significantly lower housing need figure.						
1247118	LPIO-21746	We agree that the Council needs to use the current standard method as a starting point using 2014 ONS figures. However, the Government has stated that the standard method does not represent a mandatory target for local authorities to plan for, but the starting point for the planning process. We believe the unique circumstances on Wirral warrants the use of exceptional circumstances to justify the use of a significantly lower housing need figure.						
1247145	LPIO-21853	We agree that the Council needs to use the current standard method as a starting point using 2014 ONS figures. However, the Government has stated that the standard method does not represent a mandatory target for local authorities to plan for, but the starting point for the planning process. We believe the unique circumstances on Wirral warrants the use of exceptional circumstances to justify the use of a significantly lower housing need figure.						
1247147	LPIO-21854	We agree that the Council needs to use the current standard method as a starting point using 2014 ONS figures. However, the Government has stated that the standard method does not represent a mandatory target for local authorities to plan for, but the starting point for the planning process. We believe the unique circumstances on Wirral warrants the use of exceptional circumstances to justify the use of a significantly lower housing need figure.						
1247148	LPIO-21961	We agree that the Council needs to use the current standard method as a starting point using 2014 ONS figures. However, the Government has stated that the standard method does not represent a mandatory target for local authorities to plan for, but the starting point for the planning process. We believe the unique circumstances on Wirral warrants the use of exceptional circumstances to justify the use of a significantly lower housing need figure.						
1247150	LPIO-21962	We agree that the Council needs to use the current standard method as a starting point using 2014 ONS figures. However, the Government has stated that the standard method does not represent a mandatory target for local authorities to plan for, but the starting point for the planning process. We believe the unique circumstances on Wirral warrants the use of exceptional circumstances to justify the use of a significantly lower housing need figure.						
1248147	LPIO-21995	Statistical analysis of the need for 12000 new homes: There are several flaws to the Council's justification that the Wirral requires 12000 new homes. Fundamentally, this number appears to be vastly over estimated, with some statistics suggesting a 50-75% over-estimation. This seems to be due to a lack of pragmatism on the behalf of the planning team; an insistence on using the "standard method"; ignorance of the fact that population growth on the Wirral is stable and that there is little migration onto the peninsula; no consideration of the fact that the most recent Queen's Speech suggests a reduction in estimates of new homes by at least a third. Why is it that there is such disagreement between the "standard method" and the methods used by other statisticians? Can you justify this to me because we are struggling to rationalise this? How can the planning team choose to ignore the advice of the Queens's speech? This suggests that the "standard method" is NOT the correct method to make this calculation and seems to ignore some specific issues. The crude birth rate and crude death rate on the Wirral are about the same – the population is not growing. There is no deficit for primary school places for example. There are not 12000 new homes worth of people beating their way across the Mersey, or the Welsh border. The largest employers on the Wirral are Cammel Laird, for whom most already live on the Wirral, or are contractors who commute to and forth the yard, and Wirral University Hospitals, which also has a mixture of local and transient employees. This begs the question as to where the 24000 people who you expect to live in these houses are going to work, so "yes" there are exceptional local circumstances to objugate The Council's calculations. An alternative approach seems straightforward; make a realistic estimate of the numbers of new homes required, regenerate those urban areas where those homes are required and should be provided.						
1244329	LPIO-22038	We agree that the Council needs to use the current standard method as a starting point using 2014 ONS figures. However, the Government has stated that the standard method does not represent a mandatory target for local authorities to plan for, but the starting point for the planning process. We believe the unique circumstances on Wirral warrants the use of exceptional circumstances to justify the use of a significantly lower housing need figure.						
1247119	LPIO-22134	We agree that the Council needs to use the current standard method as a starting point using 2014 ONS figures. However, the Government has stated that the standard method does not represent a mandatory target for local authorities to plan for, but the starting point for the planning process. We believe the unique circumstances on Wirral warrants the use of exceptional circumstances to justify the use of a significantly lower housing need figure.						
1246678	LPIO-22135	We agree that the Council needs to use the current standard method as a starting point using 2014 ONS figures. However, the Government has stated that the standard method does not represent a mandatory target for local authorities to plan for, but the starting point for the planning process. We believe the unique circumstances on Wirral warrants the use of exceptional circumstances to justify the use of a significantly lower housing need figure.						
1247151	LPIO-22242	We agree that the Council needs to use the current standard method as a starting point using 2014 ONS figures. However, the Government has stated that the standard method does not represent a mandatory target for local authorities to plan for, but the starting point for the planning process. We believe the unique circumstances on Wirral warrants the use of exceptional circumstances to justify the use of a significantly lower housing need figure.						

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1247152	LPIO-22243		We agree that the Council needs to use the current standard method as a starting point using 2014 ONS figures. However, the Government has stated that the standard method does not represent a mandatory target for local authorities to plan for, but the starting point for the planning process. We believe the unique circumstances on Wirral warrants the use of exceptional circumstances to justify the use of a significantly lower housing need figure.						
1247153	LPIO-22356		We agree that the Council needs to use the current standard method as a starting point using 2014 ONS figures. However, the Government has stated that the standard method does not represent a mandatory target for local authorities to plan for, but the starting point for the planning process. We believe the unique circumstances on Wirral warrants the use of exceptional circumstances to justify the use of a significantly lower housing need figure.						
1247155	LPIO-22357		We agree that the Council needs to use the current standard method as a starting point using 2014 ONS figures. However, the Government has stated that the standard method does not represent a mandatory target for local authorities to plan for, but the starting point for the planning process. We believe the unique circumstances on Wirral warrants the use of exceptional circumstances to justify the use of a significantly lower housing need figure.						
1248150	LPIO-22459	no	I hope you are well. Here are my comments on the local plan: I dispute the number of houses the Council is planning to build. It is too high. The Council's own projections show an expected increase of 5,300 residents by 2039. Between 1997 and 2017 population growth was just 100. So there appears to be no evidence that 12,000 extra homes are needed.						
1247156	LPIO-22470		We agree that the Council needs to use the current standard method as a starting point using 2014 ONS figures. However, the Government has stated that the standard method does not represent a mandatory target for local authorities to plan for, but the starting point for the planning process. We believe the unique circumstances on Wirral warrants the use of exceptional circumstances to justify the use of a significantly lower housing need figure.						
1247158	LPIO-22471		We agree that the Council needs to use the current standard method as a starting point using 2014 ONS figures. However, the Government has stated that the standard method does not represent a mandatory target for local authorities to plan for, but the starting point for the planning process. We believe the unique circumstances on Wirral warrants the use of exceptional circumstances to justify the use of a significantly lower housing need figure.						
1247159	LPIO-22501		We agree that the Council needs to use the current standard method as a starting point using 2014 ONS figures. However, the Government has stated that the standard method does not represent a mandatory target for local authorities to plan for, but the starting point for the planning process. We believe the unique circumstances on Wirral warrants the use of exceptional circumstances to justify the use of a significantly lower housing need figure.						
1247160	LPIO-22502		We agree that the Council needs to use the current standard method as a starting point using 2014 ONS figures. However, the Government has stated that the standard method does not represent a mandatory target for local authorities to plan for, but the starting point for the planning process. We believe the unique circumstances on Wirral warrants the use of exceptional circumstances to justify the use of a significantly lower housing need figure.						
1248151	LPIO-22669		The plan to build 12,000 new homes over 15 years is excessive and not supported by local need						
1237724	LPIO-2268	no	The Government has stated that the standard method does not represent a mandatory target. In the Compendium of statistics 2019 it states that there should be 327 house per year not 803. The addition of a safety buffer would of itself seem to be reasonable action. However if that has an immediate knock on effect e.g. the need to build on greenbelt land then it does not seem to be a sensible approach. At any point in time there are 3000 residential properties for sale in the Wirral. In addition the West of Wirral has an ageing population and many more properties will become available with mortality.						
1247161	LPIO-22715		We agree that the Council needs to use the current standard method as a starting point using 2014 ONS figures. However, the Government has stated that the standard method does not represent a mandatory target for local authorities to plan for, but the starting point for the planning process. We believe the unique circumstances on Wirral warrants the use of exceptional circumstances to justify the use of a significantly lower housing need figure.						
1247164	LPIO-22716		We agree that the Council needs to use the current standard method as a starting point using 2014 ONS figures. However, the Government has stated that the standard method does not represent a mandatory target for local authorities to plan for, but the starting point for the planning process. We believe the unique circumstances on Wirral warrants the use of exceptional circumstances to justify the use of a significantly lower housing need figure.						
1247167	LPIO-22844		We agree that the Council needs to use the current standard method as a starting point using 2014 ONS figures. However, the Government has stated that the standard method does not represent a mandatory target for local authorities to plan for, but the starting point for the planning process. We believe the unique circumstances on Wirral warrants the use of exceptional circumstances to justify the use of a significantly lower housing need figure.						
1247168	LPIO-22845		We agree that the Council needs to use the current standard method as a starting point using 2014 ONS figures. However, the Government has stated that the standard method does not represent a mandatory target for local authorities to plan for, but the starting point for the planning process. We believe the unique circumstances on Wirral warrants the use of exceptional circumstances to justify the use of a significantly lower housing need figure.						
1241770	LPIO-2286	no	I accept that the council have used the formula which has been demanded by the government. However I do not accept that this formula is appropriate for the housing requirements on Wirral. The current population growth in no way requires this amount of housing to be built. Are the several thousand currently empty houses being taken into consideration?						

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1247169	LPIO-22872		We agree that the Council needs to use the current standard method as a starting point using 2014 ONS figures. However, the Government has stated that the standard method does not represent a mandatory target for local authorities to plan for, but the starting point for the planning process. We believe the unique circumstances on Wirral warrants the use of exceptional circumstances to justify the use of a significantly lower housing need figure.						
1247170	LPIO-22873		We agree that the Council needs to use the current standard method as a starting point using 2014 ONS figures. However, the Government has stated that the standard method does not represent a mandatory target for local authorities to plan for, but the starting point for the planning process. We believe the unique circumstances on Wirral warrants the use of exceptional circumstances to justify the use of a significantly lower housing need figure.						
1242052	LPIO-22977		I moved to the Wirral from Liverpool twenty years ago and chose to live in Irby because of the semi-rural feel to the place. I think that encroaching on the green belt would destroy this atmosphere. Neither do I think this should be necessary. We surely do not need 12,000 new homes on the Wirral as the population is not expanding and I am of the opinion that it would be preferable to improve the amenities and current housing stock in some of the more deprived areas. The green belt is what gives Wirral its character and, if we are to encourage tourism, protect wildlife and deal with climate change it needs to be protected.						
1246591	LPIO-22990		There are several key points that I wish to highlight: Housing need My comments in my letter of 23 October 2018 remain valid – any model has its limitations and given the immense impact of any decision relating to the greenbelt that hinge on the application of standard modelling it is inappropriate to blindly accept these numbers.						
1248311	LPIO-23015		Here are my comments on the local plan. I have been unable to access the portal today so I am sending them to you directly: I dispute the number of houses the Council is planning to build. It is too high. The Council's own projections show an expected increase of 5,300 residents by 2039. Between 1997 and 2017 population growth was just 100. So there appears to be no evidence that 12,000 extra homes are needed.						
1248316	LPIO-23021		However, at the root of much of this plan is the fact that the Council are proposing there is a need for 12,000 new homes over the next 15 years, equating to a population increase of 20-30,000 people. What are these figures based on? Who are these people and where are they coming from? The Wirral has an almost static population growth rate, on top of which the ageing population of the Wirral continues to decline, so freeing up homes. Where are the jobs coming from for such a large number of additional people? The figures seem far too high and the council has the option to use Special Circumstances to reduce them, rather than simply sticking to the Standard Method. I must ask why is this not being done? The Council's own statistical data points to an actual need which is a fraction of the 12,000 figure. I believe the Council should recalculate their figures based on local projections and revised government national housing targets.						
1248318	LPIO-23024	no	Housing numbers I object to the proposed housing requirement figure of 12,000 new dwellings in the period 2020-2035 and the methodology used to produce this figure. It is understood that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. I believe that the actual facts and figures are such that exceptional circumstances exist to allow the Council to depart from the housing need figure which is derived from the standard method. If the Council adopted a more realistic housing need figure, there would be no need for ANY Green Belt sites to be released for development						
1245146	LPIO-2304	no	Standard method of calculation is not mandatory and should reflect special circumstances in Wirral to justify much lower housing needs than predicted.						
1247173	LPIO-23109		We agree that the Council needs to use the current standard method as a starting point using 2014 ONS figures. However, the Government has stated that the standard method does not represent a mandatory target for local authorities to plan for, but the starting point for the planning process. We believe the unique circumstances on Wirral warrants the use of exceptional circumstances to justify the use of a significantly lower housing need figure.						
1247174	LPIO-23110		We agree that the Council needs to use the current standard method as a starting point using 2014 ONS figures. However, the Government has stated that the standard method does not represent a mandatory target for local authorities to plan for, but the starting point for the planning process. We believe the unique circumstances on Wirral warrants the use of exceptional circumstances to justify the use of a significantly lower housing need figure.						
1245145	LPIO-2317	no	The need calculations are unrealistic, given that the population of Wirral has not increased in this century and may in fact have decreased						
1247175	LPIO-23226		We agree that the Council needs to use the current standard method as a starting point using 2014 ONS figures. However, the Government has stated that the standard method does not represent a mandatory target for local authorities to plan for, but the starting point for the planning process. We believe the unique circumstances on Wirral warrants the use of exceptional circumstances to justify the use of a significantly lower housing need figure.						
1247176	LPIO-23227		We agree that the Council needs to use the current standard method as a starting point using 2014 ONS figures. However, the Government has stated that the standard method does not represent a mandatory target for local authorities to plan for, but the starting point for the planning process. We believe the unique circumstances on Wirral warrants the use of exceptional circumstances to justify the use of a significantly lower housing need figure.						
1248329	LPIO-23243		It has also been proved that you don't need the said about of housing and in the current climate money would be better used restoring unused housing and perhaps redesigning the town centre perhaps for housing. How can you try and sell Wirral as green and healthy peninsula then go and build on it.						
1248331	LPIO-23256		I would like to make the following comments on the proposed plan: 1. The estimated number of houses needed on the Wirral is completely wrong and should be reassessed						



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1247177	LPIO-23382	We agree that the Council needs to use the current standard method as a starting point using 2014 ONS figures. However, the Government has stated that the standard method does not represent a mandatory target for local authorities to plan for, but the starting point for the planning process. We believe the unique circumstances on Wirral warrants the use of exceptional circumstances to justify the use of a significantly lower housing need figure.						
1247178	LPIO-23383	We agree that the Council needs to use the current standard method as a starting point using 2014 ONS figures. However, the Government has stated that the standard method does not represent a mandatory target for local authorities to plan for, but the starting point for the planning process. We believe the unique circumstances on Wirral warrants the use of exceptional circumstances to justify the use of a significantly lower housing need figure.						
1247179	LPIO-23384	We agree that the Council needs to use the current standard method as a starting point using 2014 ONS figures. However, the Government has stated that the standard method does not represent a mandatory target for local authorities to plan for, but the starting point for the planning process. We believe the unique circumstances on Wirral warrants the use of exceptional circumstances to justify the use of a significantly lower housing need figure.						
1248332	LPIO-23422	The case that more land is required for house-building seems to be based on the stated need to build an additional 12,000 homes when it is clear that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. The Council's own statistical data points to an actual need a fraction of the 12,000 figure. Consequently, demand will be much lower than the stated need would suggest.						
1248337	LPIO-23426	Recent figures released by the Office for National Statistics have suggested that the future housing requirements for Wirral were unlikely to be anywhere near the 12,000 set out in the documents, but more like a maximum of 5,000. I will highlight later in my response how some of this 5,000 can be achieved without resorting to Green Belt, but I believe that the difference in figures (which was known by Wirral Council prior to the launch of the consultation) is a material consideration which significantly affects the consultation. Essentially there should be no need to use green belt land for housing, either as first or second choice.						
1246903	LPIO-23430	You have repeatedly heard arguments supplied by eminent statisticians with regards to housing figures, which you continue to choose to ignore.						
1246906	LPIO-23431	You have repeatedly heard arguments supplied by eminent statisticians with regards to housing figures, which you continue to choose to ignore.						
1248337	LPIO-23434 1 of 2	Using the revised ONS figures, I believe that there are several ways in which approximately 5,000 residential dwellings would be created over the 15 years that the plan out for consultation would cover. Firstly, I understand that at least 2,000 could be built via currently identified brownfield sites. Additionally, despite the figures identified by the Council in the consultation presentations, Peel Holdings estimate that a minimum of 3,000 dwellings could be built on the Wirral Waters site (much closer to employment opportunities, with the ability to improve infrastructure to cope - see above points), if not more. That is around 5,000 dwellings minimum, without including any plans to renovate the huge number of currently unoccupied houses within the Wirral area - a FOI request by me to you states that in 2017 there were over 4,500 properties, of which almost 2,000 were classified as long-term empty. Releasing these dwellings could go a long way towards not needing to use Green belt land and has been identified previously by Wirral Council members as being suitable to meet the entire waiting list for Wirral social housing (acknowledging that the mix may not be entirely suitable) . ( <a href="https://www.wirralglobe.co.uk/news/14152900.rescue-birkenheads-empty-properties-to-house-all-those-in-desperate-need-of-a-home/">https://www.wirralglobe.co.uk/news/14152900.rescue-birkenheads-empty-properties-to-house-all-those-in-desperate-need-of-a-home/</a> ) . In fact, your own Annual Monitoring Report states that there are 12,000 privately owned dwellings which were categorised as Category 1 hazardous - I would argue that if a small proportion are uninhabitable, addressing this issue would result in an increase to housing stock availability (even 10% would mean 1,200 additional dwellings). Additionally, the Consultation meeting presentation for the previous consultation suggested that there was outline planning consent for 13,000 dwellings on the Wirral Waters site, which should be enough to meet the inflated target.						
1248337	LPIO-23434 2 of 2	Allowing for slippage and altered plans, it would still more than meet the required housing figures based on recent ONS statistics. The smaller packets of land around the Irby area could much more reasonably be used as an area contribution to a revised total. The larger packets are unnecessary - your own Annual Monitoring Report for 2016-17 (page 16) highlights that the working age population in Wirral has remained fairly steady since 2006, with the 2016 working age population being only around 800 higher than that in 2006 (fluctuations in 2011 / 2012 acknowledged). Similarly, the number of children in Wirral has remained fairly constant, being as 256 lower in 2016 than in 2006 (again, subject to fluctuations - however these bookend figures are actually the highest recorded in the ten year period). This would suggest that demand for housing from current Wirral residents and those that grow to be of working age within the next 10-15 years is remaining constant and could only be affected substantially by migration in to Wirral from other areas. I fail to see how that migration could ever reach the level where 12,000 dwellings are required (one additional home for every 15 people currently of working age. In addition, your Statistics suggest that the population increase is actually being driven by retired individuals, the very people who over the next 15 year period covered by the Local Plan would actually release housing by downsizing or via ill health / death (apologies for the morbidity, but COVID 19 is unfortunately particularly relevant here). These population figures do not appear to match your inferences that an additional 15,000 households (increase of 10.6%) would be seen by 2037. The interpretation of these statistics along with other data suggest that release of Green belt land could result in over supply. Over supply would be hugely dangerous for the area						

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1248380	LPIO-23451	no	<p>* University and WGSa experts ALL calculate 'housing needs' at a fraction of the 12,000 figure is in itself a sufficient 'exceptional circumstance' for challenge and we DEMAND the WBC uses a figure between 2,500 and 5,000.</p> <p>* I demand that the council insists on revisiting the housing delivery test with more reasonable delivery targets and thereby rid itself of the unnecessary 'buffer' penalty, which threatens green belt. Stand up for Wirral and deliver what is actually required. We have been waiting since 2001 and are not prepared to continue paying endlessly for poor results and watch a council at great cost go down the wrong road- else there will be a HIGH political price to be paid, again. The council are hoping to win this plan which will allow 2500 more dwellings, creating a huge urban sprawl with no separation of traditional communities, which will have a massive impact on an already over-crowded roads and traffic black spots, will require many millions of pounds to deal with an already inadequate drainage system and sewerage and will mean a hugely disruptive construction sit FOR YEARS.</p>						
1248381	LPIO-23452 1 of 2		<p>I would like written assurances that development will not be permitted in a southwesterly direction beyond Dawlish Road or within 50 metres of Greasby Brook for a number of decades. Without this written into policy, there would be a danger of losing yet further green belt land, resulting in building beyond the current village boundary, which would be completely unacceptable to our community. If those written assurances were forthcoming, then some limited development within sites SP059B, SP059C, SP059D might be acceptable, although this should encompass housing to a depth of one dwelling along Thurston Road. If development within Irby village is inevitable, then the previous (with appropriate written protections as indicated) may be acceptable. In addition to that, a lesser number of dwellings to that currently proposed could be accepted on sites SP019B and SP060. If the latter 2 sites did undergo some minor development, it would be considered essential for the council or developer to provide some land for public recreational space within both areas. This would need to be consulted upon with Irby residents and ITPAS. While I do not accept that it should be necessary to build on any Wirral green belt land, in a situation when this were deemed inevitable, communities across the Wirral should expect to concede their green belt land in an equitable and proportional manner. There should not be areas who suffer more than others, such that some communities suffer an irreversible deterioration of their collective quality of life, while others remain blissfully unaffected.</p>						
1248381	LPIO-23452 2 of 2		<p>With reference to the areas of green belt land specified in my first paragraph, if the proposed sites in Irby were all developed, this would be disproportionate and inequitable in the extreme as follows; a) Wirral's last published population is 321,238. Irby's population is 6110. Irby therefore represents 1.9% of the total population of Wirral b) Working at 30dph, the total number of dwellings that could be built on SP019B, SP059B, SP059C, SP059D, SP059E and SP060 is 1501. c) The council has stated in written correspondence that there will be a requirement for 4794 homes on green belt land as part of the local plan. This figure subsequently changed during verbal submissions at a planning meeting at Pensby High School to 7390, which was claimed to represent a 20% uplift for under-delivery. d) In fact, the figure of 7390 is incorrect and would represent an uplift of over 50% from the original figure of 4794. This is a basic error, with far reaching consequences and must be immediately corrected. e) Working on the above figures, if all proposed sites in Irby were developed, it is possible to calculate the proportion of total green belt land concession provided by the community of Irby. This would be between 31.3% (1501/4794) and 20.3% (1501/7390). f) It is unreasonable, inequitable and simply unfair to expect a small rural community, which comprises less than 2% of Wirral's population to provide up to 31.3% of green belt development for the entire borough. g) If proportionality and equality were employed, then working from the initial figure of 4794 dwellings, Irby should provide 91 homes, rather than 1501. 1501 is too high by a factor of 16.5.</p>						
1248385	LPIO-23459	no	<p>The case that more land is required for house-building seems to be based on the stated need to build an additional 12,000 homes when it is clear that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. The Council's own statistical data points to an actual need a fraction of the 12,000 figure. Consequently, demand will be much lower than the stated need would suggest.</p>						
1239377	LPIO-23462 1 of 2		<p>My main concern with the overall structure of the Council's approach lay around several specific unique conditions which Wirral has. As we are a peninsula surrounded by three sides of water, we have nowhere to expand, apart from towards Chester and beyond. The idea of 'land swap' with neighbouring Cheshire Councils seems to be unobtainable, perhaps due to the other Councils not being open to the idea of aiding the borough. Our economy has been in a state of 'the unknown' since 2016 and the vote to leave the EU. There is little growth in the job market beyond low-paid, zero-hours contracts and economic investment has stagnated. With the onset of the (unforeseen) Corona virus pandemic, we now find ourselves in a world where the current draft Local Plan has been rendered for the best part, obsolete, overnight. Whatever hopes the Council had for economic growth and its perceived associated figures for housing need, must surely now be redundant. As shown by the Council's own Compendium of Statistics, Wirral's population is clearly ageing and diminishing. As these generations eventually die, it is quite likely the housing released will be inherited by children or close relatives. In some cases, these houses will be sold on or will be a welcome upgrade for surviving dependants looking to move house and release the homes they have outgrown back onto the market place. Whilst on a national scale we see an increase in single-occupancy households due to divorce and other factors, on Wirral it reveals itself as the demographic of the borough's ageing population. The Council have insisted on an alleged 'need' for a figure of 12,000 new homes which again, is not accurate when compared to the Council's Compendium of Statistics which offers a figure 1/3 below published in the draft Local Plan. Referring to point d, the figure of 12,000+ housing need suggests a growth in the local population of some 20-30,000 people.</p>						

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1239377	LPIO-23462 2 of 2		I must question what the Council are basing this growth on. Wirral is a notoriously expensive place to buy a house, especially on the West side of the M53. To support a boom in house buying or even renting (the average rent for a small house in Hoylake being £600 pcm) there needs to be an influx of high value jobs supporting mortgages. The economic situation simply does not offer that possibility currently, even less so in the face of current events. Thankfully, we have the public-spirited insights of retired statistician, helping those of us who do not understand the complexities of population growth and decline. I have reason to believe the retired statisticians figures to be an accurate reflection of the situation, due to no per-tested opposition being made available to the public by the Council. I did see something printed in the Wirral Globe quoting a Councillor in reply to said figures, but this was overall, an embarrassing display of an individual clearly out of his depth on such matters. Henceforth, here a diagram for your perusal: This graph emphasises one of the enormous variances surrounding this issue, especially when you look at the decline in population due to ageing and natural mortality. This is a stark reminder that Wirral is not expanding its population and questions the need for any new housing. One thing the public do understand is, Councils do need the income from Council Tax and new homes are an attractive way to secure further guaranteed income. However, the Council has a historical rate of empty home conversions of 250 per year which for some reason, it uses the figure of only 90 in its Plan.						
1248390	LPIO-23471		The case that more land is required for house-building seems to be based on the stated need to build an additional 12,000 homes when it is clear that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. The Council's own statistical data points to an actual need a fraction of the 12,000 figure. Consequently, demand will be much lower than the stated need would suggest.						
1247891	LPIO-23476		The case that more land is required for house-building seems to be based on the stated need to build an additional 12,000 homes when it is clear that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. The Council's own statistical data points to an actual need a fraction of the 12,000 figure. Consequently, demand will be much lower than the stated need would suggest.						
1246447	LPIO-23484	no	You have repeatedly heard arguments supplied by eminent statisticians with regards to housing figures, which you continue to choose to ignore.						
1248393	LPIO-23493	no	Constituents have continued to raise concerns with me around the proposed housing target of 12,000 new homes, which they believe to be excessive. Community groups in Wirral have drawn on local expertise and conducted research into the overall housing target number and I understand that they have submitted an alternative target number, alongside their methodologies, to this consultation. I would urge the Local Plan team to look at the findings submitted by the community groups in detail and to consider them carefully as part of the consultation.						
1248397	LPIO-23513		Many of the exercises supposedly providing evidence for the Plan appear seriously flawed and incomplete, and reach wrong conclusions. But the worst feature is the unrealistically high Housing Need figure of 12,000 new homes, which would be in addition to replacements, upgrades and conversions. So, this would mean around 20,000 homes and an additional population of 20 to 30 thousand. Surely, this is nonsense. Such a high figure is simply not justified by historic or current trends and seems to stem from a Council running scared, unprepared to challenge a formulaic starting point as, I'm told, the Council has been urged to do by Secretaries of State, many local politicians, the majority of community and interest groups, and most importantly the people of Wirral in huge numbers. Not challenging the figures for actual need gives landowners and developers an 'open goal' to argue for green belt development, emphasising the problems with delivering so much, so quickly through more difficult brownfield sites with unsecured funding. The solution and 'Preferred Option' should be to work with the support of so many groups and individuals, and put forward more realistic targets and proposals (backed by real local historic, current and future trend information) and get on with securing available Government and Public Sector funding.						
1248398	LPIO-23516		Many of the exercises supposedly providing evidence for the Plan appear seriously flawed and incomplete, and reach wrong conclusions. But the worst feature is the unrealistically high Housing Need figure of 12,000 new homes, which would be in addition to replacements, upgrades and conversions. So, this would mean around 20,000 homes and an additional population of 20 to 30 thousand. Surely, this is nonsense. Such a high figure is simply not justified by historic or current trends and seems to stem from a Council running scared, unprepared to challenge a formulaic starting point as, I'm told, the Council has been urged to do by Secretaries of State, many local politicians, the majority of community and interest groups, and most importantly the people of Wirral in huge numbers. Not challenging the figures for actual need gives landowners and developers an 'open goal' to argue for green belt development, emphasising the problems with delivering so much, so quickly through more difficult brownfield sites with unsecured funding. The solution and 'Preferred Option' should be to work with the support of so many groups and individuals, and put forward more realistic targets and proposals (backed by real local historic, current and future trend information) and get on with securing available Government and Public Sector funding.						
1248347	LPIO-23528		However, there remain significant concerns that the projected need for 12,000 new homes by 2035 has not been more robustly challenged, and that release of protected Green Belt land for up to 2,500 new homes is being envisaged. In future iterations of the Plan, it will be helpful to explain in more detail why the standard methodology is not being robustly challenged, and why the case for making adjustments that recognise the special characteristics of the Wirral peninsula is not being robustly made. It is unclear, too, how projected housing needs are likely to be impacted by Brexit and the coronavirus pandemic. In a future iteration of the Local Plan it will be helpful to provide a detailed assessment of the potential impacts in these and related areas. It will also be helpful to make available to the public all independent expert commentary on housing needs projections for the Wirral.						
1245899	LPIO-23534		You will also be well aware of the latest official figures for the number of new homes require on the Wirral and on many levels you would be committing malfeasance in public office to over ride you powers. I will do all in my power to expose any wrongdoing.						

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1240997	LPIO-23541		Wirral Borough Council has a duty of care to its residents, particularly in this time of uncertainty regarding Brexit and Global Warming. The view is that we need to reduce our Air Miles, grow more of our own food, reduce pollution and recycle more of our resources. With this in mind I fail to see how building on the Green Belt is in keeping with this aim particularly as the 12,000 figure is not believed by any of the Councillors or central Government ref the ONS 2018 figures and the recent Queen's Speech. There are sufficient urban areas and brownfield sites to accommodate any realistic requirement for new houses going forward.						
1248374	LPIO-23545	no	The high housing figure projected does not appear to be justifiable and suggests that the builders are simply looking for a quick financial return. Greater consideration must be given to Brown Belt/ run down sites which should be utilised in the first instance.						
1246534	LPIO-23551		The case that more land is required for house-building seems to be based on the stated need to build an additional 12,000 homes when it is clear that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. The Council's own statistical data points to an actual need a fraction of the 12,000 figure. Consequently, demand will be much lower than the stated need would suggest. A figure nearer 3,000 additional homes is more justified. The unrealistically high Housing Need figure of 12,000 new homes, which would be in addition to thousands of replacements, upgrades and conversions, would mean around 20,000 homes and an additional population of 20 to 30 thousand. You know this is nonsense. Those at the top of the Council have said as much.						
1246534	LPIO-23554		Many of the exercises supposedly providing evidence for the Plan appear seriously flawed and incomplete, and reach wrong conclusions. But the worst feature is the unrealistically high Housing Need figure of 12,000 new homes, which would be in addition to replacements, upgrades and conversions. So, this would mean around 20,000 homes and an additional population of 20 to 30 thousand. Surely, this is nonsense. Such a high figure is simply not justified by historic or current trends and seems to stem from a Council running scared, unprepared to challenge a formulaic starting point as, I'm told, the Council has been urged to do by Secretaries of State, many local politicians, the majority of community and interest groups, and most importantly the people of Wirral in huge numbers. Not challenging the figures for actual need gives landowners and developers an 'open goal' to argue for green belt development, emphasising the problems with delivering so much, so quickly through more difficult brownfield sites with unsecured funding. The solution and 'Preferred Option' should be to work with the support of so many groups and individuals, and put forward more realistic targets and proposals (backed by real local historic, current and future trend information) and get on with securing available Government and Public Sector funding.						
1248376	LPIO-23558		The case that more land is required for house-building seems to be based on the stated need to build an additional 12,000 homes when it is clear that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. The Council's commissioned studies from the Universities of Liverpool and Manchester points to an actual need a fraction of the 12,000 figure. Consequently, demand will be much lower than the stated need would suggest. Compelling evidence is already in the possession of the Council from these sources (consultants, universities, WGSA experts) which shows that their housing need figure of 12000 is overinflated by a factor of between 2 and 4. The Council's own compendium of statistics states that Wirral's population is expected to increase by only 5,300 by 2039. This would probably need to be recalculated after the Coronavirus pandemic has ended. In the recent Queen's Speech the Governments Housing Target (nationally) was cut by a third from 300,000 homes pa to 200,000 homes per annum. Also, Recent ONS (Office for National Statistics) population projections (based on the 2018 figures) have recently been released and show population projections to be lower than the 2016 projections and significantly lower than the 2014 population figures. The 2014 figures are used in the Standard Methodology Calculation and are now shown to be completely outdated."						
1246046	LPIO-23566		As a resident of Heswall for almost twenty years I am naturally concerned about the proposed risk to local green belt sites and the confused information provided by WBC for their justification to build 12,000 new homes for which they have not been instructed to. With nil population growth for years on the Wirral, independent research by Liverpool and Manchester Universities at best suggest between 2,500 to 6,000 new homes are required. Even the most recent Queen's Speech suggested a 33% reduction in the national housing target. This is not being pursued by WBC.						
1248382	LPIO-23575		I understand that experts from Liverpool and Manchester Universities have reviewed the Housing Need requirement for Wirral and calculate that 2,500-6,000 homes at most are required reflecting the nil population growth. Consequently, I request that the Council challenge the figure of 12,000 new homes. I also request that the Council revisit the Housing Delivery Test with more reasonable delivery targets so removing the "Buffer" penalty which threatens the Green Belt.						
1248383	LPIO-23576		I write in objection to several aspects of the local plan for Wirral Housing Development which I will details below: <ul style="list-style-type: none"> <li>• The Borough is on a Peninsula, there can be no option to "land swap" on three sides as they are sea / river. To the South CW&amp;C Council seem "unable" to assist.</li> <li>• The much hoped for new jobs have failed to arrive, the numbers continue to fall. Any "good" jobs created would surely be taken up by many of the 40% or so of residents who must commute to work outside the borough.</li> </ul>						
1248383	LPIO-23577		<ul style="list-style-type: none"> <li>• The population is aging and declining, as shown over the last 30? years. Over the next twenty years (say) the only reality will be their houses becoming available on the second- hand market as the residents will have "passed on" in one way or another. The decline in occupants per household may be seen as a "need" for housing in some parts of the country. For the Wirral it merely reflects the demographics with residents leaving households... in a box.</li> <li>• This supposed "need" for some 12,000 new homes is contrary to the Council's OWN Compendium of Statistics that clearly states a figure nearer a third of 12,000+.</li> </ul> The Council's 12,000+ housing "need" is based on optimism that borders on "creativity with the truth". It would imply a growth of population of some 20,00 to 30,000 people. Where are the high value jobs for such numbers, enabling them to buy or even rent these new houses? The "need" for such housing numbers seems to be based on the Council's budget forecast "need" for new income from Council Tax in the coming years. This is a deeply flawed business case, not a Local Plan. Without new jobs the costs associated with the "new residents" in social care, health needs and new infrastructure would outstrip any increased income from extra Council Tax. (Assuming any houses are actually built and the taxes are actually paid (on time)). This draft Local Plan is just a deeply flawed business case.						

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1248408	LPIO-23586		I'm writing in response to the Local Plan Consultation and wish to record my objection to the Council's proposals to develop Green Belt land for housing in the Wirral. I've recently moved to Irby but was a resident in Birkenhead for 2 years before this. My initial concern with the plan is that the Council are proposing 12,000 new homes over the next 15 years, which equates to a population increase of 20-30,000 people. What have these figures been based on? Who does the Council believe these people will be and where are they coming from? Wirral has an ageing population which continues to decline and a fairly static population growth rate so I cannot understand why the area would be expecting such a significant population increase. The Council's statistical data suggests that the actual need would be a fraction of the 12,000 figure provided. This being the case, I believe the Council should recalculate their figures based on the revised government national housing targets and on local projections.						
1248410	LPIO-23596		Many of the exercises supposedly providing evidence for the Plan appear seriously flawed and incomplete, and reach wrong conclusions. But the worst feature is the unrealistically high Housing Need figure of 12,000 new homes, which would be in addition to replacements, upgrades and conversions. So, this would mean around 20,000 homes and an additional population of 20 to 30 thousand. Surely, this is nonsense. Such a high figure is simply not justified by historic or current trends and seems to stem from a Council running scared, unprepared to challenge a formulaic starting point as, I'm told, the Council has been urged to do by Secretaries of State, many local politicians, the majority of community and interest groups, and most importantly the people of Wirral in huge numbers. Not challenging the figures for actual need gives landowners and developers an 'open goal' to argue for green belt development, emphasising the problems with delivering so much, so quickly through more difficult brownfield sites with unsecured funding. The solution and 'Preferred Option' should be to work with the support of so many groups and individuals, and put forward more realistic targets and proposals (backed by real local historic, current and future trend information) and get on with securing available Government and Public Sector funding. Also, the makeup of Wirral residents may have changed at the end of all this. I don't just refer to the small percentage who sadly will die, but the new ways of remote working which may become embedded - and the downturn in the economy. All these factors may affect future demand for housing.						
1248411	LPIO-23599	no	House Building Requirement Unrealistically High and Unnecessary The case that more land is required for house-building seems to be based on the stated need to build an additional 12,000 homes. It is clear that the population figures for Wirral have been practically static for many years. There is no indication that this situation is about to change. The Council's own statistical data points to an actual Need of a fraction of the 12,000 figure. A figure nearer 3,000 additional homes is more justified. The unrealistically high Housing Need figure of 12,000 new homes, which would be in addition to thousands of replacements, upgrades and conversions, would mean around 20,000 homes and an additional population of 20000 to 30000. This is known to be unrealistic. .						
1248414	LPIO-23614		The case that more land is required for house-building seems to be based on the stated need to build an additional 12,000 homes when it is clear that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. The Council's own statistical data points to an actual need a fraction of the 12,000 figure. Consequently, demand will be much lower than the stated need would suggest. Plus the renewed emphasis of the importance of the green belt land for existing residents.						
1248416	LPIO-23617		Please find my strong objections to any proposals for the release of Wirral Green Belt for the purpose of development. The population of Wirral has been static for many years and this is confirmed by The Wirral Council's own data. The suggested figure of 12000 new homes is based on outdated and misrepresented data, actual demand is likely to be significantly lower.						
1246401	LPIO-23630		It seems the Council wish to steadfastly ignore this opportunity by not correctly identifying ALL available brownfield sites and relying on inaccurate and unrealistic housing requirement figures. In the recent Queens Speech the figure for the National Homes Target was reduced by 33%. Surely this gives the Council the opportunity to reassess its figures in consultation with local groups and residents based on current trends and economic growth.						
1246401	LPIO-23635		I urge the Council to think again, to consult with local groups and residents and to arrive at a deliverable housing figure based on realistic data regarding availability of brownfield sites, population projections and economic growth for borough						
1246401	LPIO-23636		It is accepted that housing needs must be addressed. However, the Council needs to re assess the housing needs particular to Wirral and in doing so gain the support of residents in moving the Local Plan forward. Green Belt land should not be the easy option. It is too precious and finite to be sacrificed.						
1246758	LPIO-23637		I have objections to your Green Belt proposals. The case that more land is required for house-building seems to be based on a need to build 12,000 more homes when it is clear that the population of Wirral has been nearly static for many years and there is no indication that this is about to change. Therefore housing needs will be much lower than the 12,000 houses suggested.						
1241770	LPIO-23640		I would like to add these views to the local plan consultation. I question the validity of the formula used to calculate the number of houses which the government is suggesting Wirral should build.						

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1248420	LPIO-23653		The population is ageing and declining, as shown over the last 30? years. Over the next twenty years (say) the only reality will be their houses becoming available on the second-hand market as the residents will have "passed on" in one way or another. The decline in occupants per household may be seen as a "need" for housing in some parts of the country. For the Wirral it merely reflects the demographics with residents leaving households... in a box. This supposed "need" for some 12,000 new homes is contrary to the Council's OWN Compendium of Statistics that clearly states a figure nearer a third of 12,000+. The Council's 12,000+ housing "need" is based on optimism that borders on "creativity with the truth". It would imply a growth of population of some 20,00 to 30,000 people. Where are the high value jobs for such numbers, enabling them to buy or even rent these new houses? This graph by a local Professor highlights one of the massive variances in this matter. With the ageing population literally "dying off" is there any need for new housing?						
1248422	LPIO-23670		I am formally submitting my objections to any proposal for the release of Green Belt land on the Wirral for the purpose of development, particularly that of Housing Development; I submit for your consideration and official records my reasons as to why I believe this option is both detrimental and completely unnecessary. The case, as presented, that more land is required for Housing Development appears to be based on the repeatedly stated 'need' to provide an additional 12,000 homes. However, the population figures for the Wirral have been largely static for many years and there is no practical explanation to believe this may suddenly change, no new industry, no new 'it' location. I'm lead to believe that according to a completely separate and objective study carried out by the University of Liverpool, this was their outcome as well. As stated: '...suggests a lower trend in population growth than the 2012 projection due to stalled life expectancy and reduced migration...'. [1] Granted the current proposal seems to have shifted its reliance to a 2014 projection, it remains that the Council's own statistical data points to a fraction of the 12,000 dwellings being stated as required, a third to be more specific. Such a high figure is not supported by historic or current trends. The Council needs to again give considerable attention to challenging this figure as urged by Secretaries of State, many local politicians, a large majority of community and interest groups, but most importantly by the people of the Wirral. The fact also remains that much of the Wirral is populated by an aging demographic, this is not leading to a population boom, quite the opposite in fact. Young families and the upcoming generational workforce will continue to, as has always happened, gravitate to established population centres where opportunities of varied skill based jobs are located. The Wirral is not a hub of economic activity. As the older population declines, through death or movement into care homes, houses will continue to become available. Surely this will only add to the historical rate of empty home conversions which is estimated at 250 per annum. If there remains a need for housing this could be addressed with the regeneration of the more deprived areas in the Borough, thus also improving the lives of current residents in the area; a much preferred option based on regeneration of the North and East Wirral.						
1248423	LPIO-23674		Many of the exercises supposedly providing evidence for the Plan appear seriously flawed and incomplete, and reach wrong conclusions. But the worst feature is the unrealistically high Housing Need figure of 12,000 new homes, which would be in addition to replacements, upgrades and conversions. So, this would mean around 20,000 homes and an additional population of 20 to 30 thousand. Surely, this is nonsense. Such a high figure is simply not justified by historic or current trends and seems to stem from a Council running scared, unprepared to challenge a formulaic starting point as, I'm told, the Council has been urged to do by Secretaries of State, many local politicians, the majority of community and interest groups, and most importantly the people of Wirral in huge numbers. Not challenging the figures for actual need gives landowners and developers an 'open goal' to argue for green belt development, emphasising the problems with delivering so much, so quickly through more difficult brownfield sites with unsecured funding. The solution and 'Preferred Option' should be to work with the support of so many groups and individuals, and put forward more realistic targets and proposals (backed by real local historic, current and future trend information) and get on with securing available Government and Public Sector funding.						
1248423	LPIO-23679		The case that more land is required for house-building seems to be based on the stated need to build an additional 12,000 homes when it is clear that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. The Council's own statistical data points to an actual need a fraction of the 12,000 figure. Consequently, demand will be much lower than the stated need would suggest.						
1248426	LPIO-2368 no		I do not agree with Wirral Borough Council's calculations using the standard method set out in national guidance because I see no evidence within the options and issues document to support the amount of growth that the Council is projecting. Indeed, in their own Compendium of Statistics 2019, it clearly states that there should be 327 homes per year, not 803. This is also confirmed by the Government's Queen's speech where National Housing Figures have been dropped from 300,000 per year to 200,000 per year. I believe the Council should recalculate their figures based on local projections and government national housing targets.						
1246762	LPIO-23685		I would like to add these views to the local plan. I question the validity of the formula used to calculate the number of houses which the government is suggesting Wirral should build. The results are in direct contradiction to the council's own data of predicted population.						
1248425	LPIO-23694		I am a member of the Irby, Thurastaston and Pensby Amenity Society, which actively looks to protect the Green Belt in our villages. As a result of regular updates on the progress of the Local Plan, I have a better understanding of how it is compiled and expectations of housing quotas as used in the Governments Standard methodology. However, Wirral is a unique Borough and the guidelines and figures the Council insists on rigidly adhering to are not representative of Wirral's needs. Wirral has an ageing population coupled with low population and economic growth. The Council would be advised to look at these facts and scale its housing figure needs down accordingly.						

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1248426	LPIO-23695		I understand that WBC is charged with delivering 12,000 new homes over a 15 year period – a figure which has 'been established through (your) evidence base' (1.14); however, the most recent information regarding population growth indicates that the population on Wirral is either static or falling (see University of Liverpool Centre for Sustainable and Resilient Cities paper from 5th December 2018 in which it states that the figures used by WBC do not represent the most robust approach to assessing demographic change). Even using data produced by the ONS, the population of Wirral is expected at the most to rise by a mere 1.3% by 2026 with the most significant increase being in the post-65 age group. If the proposed 12,000 homes are to accommodate about 35,000 people, this represents a population increase of about 10%. Obviously, the impact of such a rise is enormous but also highly unlikely. Clearly, the Council did not take advantage of the opportunity offered by the government to demonstrate that there were 'exceptional circumstances that would justify an alternative approach to using the standardise methodology to calculate the Borough's housing requirements.' (Local Plan 2.14) Consequently, we are being obliged to provide more homes than we need, even if the Local Plan were able to show that Wirral has the economic potential to expect a huge and steady influx of new residents. One might argue that people may well live in one borough and work in another, so that an area may expand the number of homes without this being the result of new job creation in the area. However, the Wirral is exceptional in that there is water on 3 sides – making it less accessible and less likely to require new housing for workers from other boroughs. The lack of a hinterland distinguishes it from most other boroughs, especially inland ones. This is a further point proving that there are exceptional circumstances of which any calculation should take account.						
1248428	LPIO-23724		I wish to record my support for the detailed submissions to this consultation from, The Heswall Society and Wirral Wildlife Local Group of Cheshire Wildlife Trust. I declare my interests, Patron of Wirral Women and Children's Aid, having served on that board for over thirty years, Chair of Wirral Wildlife Local Group and former Trustee of Cheshire Wildlife Trust, former chair of the Dee Estuary Conservation Group, committee member of the Heswall Society and shareholder of Wirral Methodist Housing Association – the Refuge landlords. Completed forty six years in public service thirty four as a Probation Officer dealing with the most difficult members of society, in the community, prisons, special hospitals and approved premises. I believe in the use of the BEST EVIDENCE as is always required in the courts. I therefore object and find unacceptable, the decision to use out of date statistics on local housing need – 2016 as opposed to 2018 for purely political aims. I trust that the Planning Inspector will uphold this long established principle of English Law and declare the use of the old statistics invalid.[I doubt that the old figures would survive Judicial Review].						
1242281	LPIO-23729		Many of the exercises supposedly providing evidence for the Plan appear seriously flawed and incomplete, and reach wrong conclusions. But the worst feature is the unrealistically high Housing Need figure of 12,000 new homes, which would be in addition to replacements, upgrades and conversions. So, this would mean around 20,000 homes and an additional population of 20 to 30 thousand. Surely, this is nonsense. Such a high figure is simply not justified by historic or current trends and seems to stem from a Council running scared, unprepared to challenge a formulaic starting point as, I'm told, the Council has been urged to do by Secretaries of State, many local politicians, the majority of community and interest groups, and most importantly the people of Wirral in huge numbers. Not challenging the figures for actual need gives landowners and developers an 'open goal' to argue for green belt development, emphasising the problems with delivering so much, so quickly through more difficult brownfield sites with unsecured funding. The solution and 'Preferred Option' should be to work with the support of so many groups and individuals, and put forward more realistic targets and proposals (backed by real local historic, current and future trend information) and get on with securing available Government and Public Sector funding. After admission that, until last May's local elections, there was indeed an undisclosed, even refuted, policy of house-building in green belt in order to "kick start the local economy" and increase Council Tax receipts, the high figures and dire conclusions of reports leave one wondering. Please take the opportunities on offer to produce a Local Plan based on much more realistic (lower) figures, ones suited to Wirral's needs and more likely to attract support and thereby succeed, which is what we all wish for.						
1248431	LPIO-23736		The case that more land is required for house-building seems to be based on the stated need to build an additional 12,000 homes when it is clear that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. The Council's own statistical data points to an actual need a fraction of the 12,000 figure. Consequently, demand will be much lower than the stated need would suggest.						
1248431	LPIO-23740		A figure nearer 3,000 additional homes is more justified.The unrealistically high Housing Need figure of 12,000 new homes, which would be in addition to thousands of replacements, upgrades and conversions, would mean around 20,000 homes and an additional population of 20 to 30 thousand. You know this is nonsense. Those at the top of the Council have said as much.						
1248091	LPIO-23804		Special Circumstances for the Borough 1. The Borough is on a Peninsula, there can be no option to "land swap" on three sides as they are sea / river. To the South CW&C Council seem "unable" to assist. 2. The much hoped for new jobs have failed to arrive, the numbers continue to fall. Any "good" jobs created would surely be taken up by many of the 40% or so of residents who must commute to work outside the borough.						
1237857	LPIO-23867		Normally silent folk are protesting because they see the fabric of this area under serious threat due to poor local governance. The 'evidences' that WBC use to support the plan are flawed particularly the over large estimate of 12,000 homes. An estimate which the council members do not themselves believe in as the real need, which eminent reports by Liverpool and Manchester Universities and others show is just plain wrong. It is incorrect and defensive of WBC to continually assert that central government mandate this figure (or process). It may be that the government policies have brought us to this point but the way in which local councillors respond is how the electorate will judge them. The honest and professional approach is to present the correct figure in the plan and justify it properly - do the right thing!						
1237647	LPIO-240	yes							

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1248152	LPIO-24089		The Council's unrealistic forecast of the number of houses required to meet the alleged future requirements based on outdated statistics from the ONS has led to serious and well-founded concerns about their locations and impact [on climate change]						
1248569 (Sefton Council)	LPIO-24532		It is noted that Wirral proposes to allocate enough housing land for 12,750 dwellings over the plan period (which includes an allowance for demolitions), which is in line with its objectively assessed housing need using the standard method for assessing borough housing requirements recommended in the National Planning Policy Framework (2019). This housing allocation, if met, would enable Wirral to meet all its own housing needs and there would be no implications for neighbouring authorities such as Sefton. Sefton supports and welcomes Wirral's intention to meet its plan period housing needs within its own boundaries. Sefton is not in a position to meet any of Wirral's anticipated housing needs for the foreseeable future. Also Sefton recognises that Wirral's housing market is linked most closely with Cheshire West and Liverpool hence housing linkages with Sefton are not strong.						
1248571 (Cheshire West and Chester)	LPIO-24538		Housing: Cheshire West and Chester agrees with the premise that Wirral is a self-contained housing market area, which sits within the Central Liverpool City Region Housing Market Area. The Council also supports the use of the standard method for the calculation of Wirral's housing need.						
1246206	LPIO-24725	no	Your officers' explanation of the projected number of new houses required on Wirral is unconvincing. The stated figures are apparently not based upon the demand for new housing which is primarily linked with industrial and employment growth. I understand that independent professional organisations justifiably assert that Wirral's calculated housing need, on which the Local Plan is based, is grossly exaggerated. In particular the assumptions of jobs growth may be considered wildly optimistic.						
1248832	LPIO-25132	yes	Agree with the use of the Standard method set in national guidance and the use of the 2014 ONS figures but this should only be a starting point and very much a minimum figure due to the Council's history of persistent under delivery due to previous policy restrictions, the need to align the housing requirement with the Council's economic strategies and to allow for flexibility as promoted in paragraph 11 of the NPP, to ensure that Wirral create a positive plan that meets the needs of the area and its residents.	<a href="https://wirral-consult.objective.co.uk/file/5684857">https://wirral-consult.objective.co.uk/file/5684857</a>	<a href="https://wirral-consult.objective.co.uk/file/5659562">https://wirral-consult.objective.co.uk/file/5659562</a>				
1248832	LPIO-25133	yes	Glad to see a 20% buffer provided in line with NPPF 2019, footnote 39, at the start of the plan period, to assist in counteracting previous undersupply as quickly as possible but PPG does not allow for the 20% buffer to bring forward homes from later in the Plan (Paragraph: 010 Reference ID: 68-010-20190722). The total requirement at years 6-10 and 11- 15 should remain at a minimum of 4,250 units, not 3,850 as proposed.	<a href="https://wirral-consult.objective.co.uk/file/5684857">https://wirral-consult.objective.co.uk/file/5684857</a>	<a href="https://wirral-consult.objective.co.uk/file/5659562">https://wirral-consult.objective.co.uk/file/5659562</a>				
1244896	LPIO-2527	no	Whilst the 12,000 figure comes from the application of the mandated formula and aged data, the option to challenge this figure, which is massively overstated, has not been taken up. The Council knows and has stated on many occasions that this figure is far too high and does not fit with known demand or official local data produced by the Council itself. The Council has been told, even by Government Ministers, that the 12,000 figure is just a starting point for a case to be made for a proper figure, possibly 3,000. The required exceptional circumstances exist to mount a challenge - the Council should and MUST. Why is the Council perpetuating its former policy of building in Green Belt to raise money instead of working with its residents? This course of action will inevitably lead to LESS improved housing for those in real need which is disgraceful, and to release of Green Belt land wholly unnecessarily.						
1248546 (Wirral Wildlife)	LPIO-2531	no	Wirral BC has declared a climate and environmental emergency, as has national government. Our response must include protection of carbon sinks (such as undeveloped soils), biodiversity and ecosystem services. Environmental factors need to take equal weight with social and economic factors for the Local Plan to be truly "sound" and "sustainable" (NPPF para 7-10). Wirral Wildlife considers that the housing numbers proposed using the Standard Method are excessive for Wirral because: The number proposed, 800pa, is much greater than that achieved during the 40 years we have been operating. The most recent ONS figures (2018) give a significantly lower result and should be used in preference to the 2014 figures in calculating housing need. The standard method, developed primarily for south-east England, does not consider the special case of a peninsula, constrained on three sides by water, with a stable and ageing population and with exceptionally high wildlife value. The Sustainability Appraisal 5.3.1 recognises that "Wirral is unique in comparison to other localities as it has significant biodiversity designations in both coastal and non-coastal environments". Sustainability Appraisal also recognises that "each of the spatial options is likely to generate negative effects with regard to biodiversity" (5.3.3). Less development will reduce these likely detrimental effect (HRA 5.9). Being a peninsula, many residents take their leisure locally, putting pressure on wildlife-rich public areas including the coast. Wirral also has a busy tourism sector attracting many visitors to the coast and countryside.						



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1246763	LPIO-25406	Within the Issues & Options paper, Wirral Borough Council states that "800 homes per annum is the Council's established housing requirement". Para 2.16 identifies that this is based on the standard methodology of projected household growth, applying an affordability uplift, and then capping the level of increase. For authorities like Wirral where strategic policies for housing are more than five years old, the adjustment factor within the affordability uplift is to be capped at 40%. X feel that the figure of 800 homes per annum is a positive starting point to identify the minimum annual housing need figure and are satisfied that the calculations used to come to that figure are in line with the NPPG. However, it is important to note that the proposed delivery rate within the paper would be below the delivery rate of almost 820 houses achieved just before the financial crisis in 2007/08. In addition, the recently published Housing Delivery Test figures for 2019 show the Wirral delivered only 76% of its target housing numbers over the last 3 years resulting in the need for a 20% buffer. This indicates that there is scope to deliver a higher number of units per year during the plan period, which may be essential in order to overcome the years of undersupply within the Borough which has caused the housing land supply to drop to only 2.6 years as reported in the Local Development Framework for Wirral - Monitoring Report 2018. In order to further assist Wirral Borough Council in achieving the aims of its Housing Delivery Action Plan, Bromborough Wharf can deliver up to 1,300 units. As the Wirral has delivered a higher number of homes in recently years, it should be noted that the per annum figure will need to be kept under review and revised where appropriate, as the housing need figure generated using the standard method may change as the inputs are variable.						
1249095	LPIO-25636	The need of 12,000 houses in 15 years for Wirral, on which this whole scheme is predicated seems to be based on unproven actual requirements. The deputy leader of the Council is quoted as saying that 'no one on the Council believes that figure'.						
1249096	LPIO-25640	The case that more land is required for house-building seems to be based on the stated need to build an additional 12,000 homes when it is clear that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. The Council's own statistical data points to an actual need a fraction of the 12,000 figure. Consequently, demand will be much lower than the stated need would suggest.						
1249097	LPIO-25647	The case that more land is required for house-building seems to be based on the stated need to build an additional 12,000 homes when it is clear that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. The Council's own statistical data points to an actual need a fraction of the 12,000 figure. Consequently, demand will be much lower than the stated need would suggest.						
1249098	LPIO-25655	The case that more land is required for house-building seems to be based on the stated need to build an additional 12,000 homes when it is clear that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. The Council's own statistical data points to an actual need a fraction of the 12,000 figure. Consequently, demand will be much lower than the stated need would suggest.						
1246458	LPIO-25739	I do not agree with the Council's calculations using the standard method set out in national guidance because I see no evidence within the options and issues document to support the amount of growth that the Council are projecting. Indeed, in their own Compendium of Statistics 2019 it clearly states that there should be 327 homes per year, not 803. This is also confirmed by the Government's Queen's speech where National Housing Figures have been dropped from 300,000 per year to 200,000 per year. I believe the Council should recalculate their figures based on local projections and government national housing targets.						
1246459	LPIO-25740	I do not agree with the Council's calculations using the standard method set out in national guidance because I see no evidence within the options and issues document to support the amount of growth that the Council are projecting. Indeed, in their own Compendium of Statistics 2019 it clearly states that there should be 327 homes per year, not 803. This is also confirmed by the Government's Queen's speech where National Housing Figures have been dropped from 300,000 per year to 200,000 per year. I believe the Council should recalculate their figures based on local projections and government national housing targets.						
1241035	LPIO-25892	Many of the exercises supposedly providing evidence for the Plan appear seriously flawed and incomplete, and reach wrong conclusions. But the worst feature is the unrealistically high Housing Need figure of 12,000 new homes, which would be in addition to replacements, upgrades and conversions. So, this would mean around 20,000 homes and an additional population of 20 to 30 thousand. Surely, this is nonsense. Such a high figure is simply not justified by historic or current trends and seems to stem from a Council running scared, unprepared to challenge a formulaic starting point as, I'm told, the Council has been urged to do by Secretaries of State, many local politicians, the majority of community and interest groups, and most importantly the people of Wirral in huge numbers. Not challenging the figures for actual need gives landowners and developers an 'open goal' to argue for green belt development, emphasising the problems with delivering so much, so quickly through more difficult brownfield sites with unsecured funding. The solution and 'Preferred Option' should be to work with the support of so many groups and individuals, and put forward more realistic targets and proposals (backed by real local historic, current and future trend information) and get on with securing available Government and Public Sector funding. After admission that, until last May's local elections, there was indeed an undisclosed, even refuted, policy of house-building in green belt in order to "kick start the local economy" and increase Council Tax receipts, the high figures and dire conclusions of reports leave one wondering. Please take the opportunities on offer to produce a Local Plan based on much more realistic (lower) figures, ones suited to Wirral's needs and more likely to attract support and thereby succeed, which is what we all wish for.						
1241035	LPIO-25895	The case that more land is required for house-building seems to be based on the stated need to build an additional 12,000 homes when it is clear that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. The Council's own statistical data points to an actual need a fraction of the 12,000 figure. Consequently, demand will be much lower than the stated need would suggest.						

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1237944	LPIO-259	no	The basis of these calculations appears to be pre-Brexit statistics. With the current UK Government policy of 'hostile immigration' and aim to reduce EU citizen numbers in UK, the level of predicted housing need as calculated may be excessive. However, these requires a UK Government reassessment. Therefore, Council should ask for an update on the base UK need statistics.						
1249207	LPIO-26097		The proposed number of houses is not needed. The population of the Wirral is static and could see a fall if the current virus takes hold. 2 universities estimate only 6,000 new homes are needed not 12,000. Local services could not cope, there is a 3 week wait to see a G.P. & local schools are full.						
1241821	LPIO-26100		The January 2020 report to the Council comments that the Issues and Options document sets out two main Green Belt options, that would each be able to deliver the 2,500 homes that may be needed, if the potential additional urban housing allocations identified cannot be added to the existing urban land supply. The overall 15-year target of 12,500 is totally discredited but still in prospect.						
1249315	LPIO-26197	yes	Arithmetically your calculations appear correct but your approach contravenes Para.35 of the NPPF. As you have independent data which identifies that it does not reflect the objectively assessed needs of Wirral (Please see 2.2)						
1249320	LPIO-26210	yes	I agree with your calculations merely as being correct as an arithmetical exercise. However your approach is in breach of Para.35 of the NPPF as you are aware that it does not reflect the objectively assessed needs as I identify below.						
1249321	LPIO-26221	no	The issues and options give no evidence to support the amount of projected growth. The Council should recalculate the figures based on the local projections in its Compendium of Statistics 2019, National Housing figures have been dropped from 300,000 to 200,000 per year = On Wirral 327 homes per year, not 803!						
1247414	LPIO-26236	no	Where is the hard evidence to support such growth. I also feel that the Councils projections are way out of line with your own Compendium of Statistics 2019, identifying 327 homes per year and not 803, also confirmed by the Governments Queens speech.						
1245180	LPIO-2639	no	I do not agree with the Council's calculations using the standard method set out in national guidance because I see no evidence within the options and issues document to support the amount of growth that the Council are projecting. Indeed, in their own Compendium of Statistics 2019 it clearly states that there should be 327 homes per year, not 803. This is also confirmed by the Government's Queen's speech where National Housing Figures have been dropped from 300,000 per year to 200,000 per year. I believe the Council should recalculate their figures based on local projections and government national housing targets.						
1245058	LPIO-2648	no	Prioritising housing need over everything else makes it hard to plan for a sustainable balance of land use. The housing target doesn't match with local demographic trends. WMBC compendium of Statistics 2019 indicates fewer homes per year required (327 rather than 803). The Council should recalculate their figures based on local projections or on the revised government national housing targets						
1249906	LPIO-26646		The case that more land is required for house-building seems to be based on the stated need to build an additional 12,000 homes when it is clear that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. The Council's commissioned studies from the Universities of Liverpool and Manchester points to an actual need a fraction of the 12,000 figure. Consequently, demand will be much lower than the stated need would suggest. Compelling evidence is already in the possession of the Council from these sources (consultants, universities, WGSA experts) which shows that their housing need figure of 12,000 is overinflated by a factor of between 2 and 4. The Council's own compendium of statistics states that Wirral's population is expected to increase by only 5,300 by 2039. This would probably need to be recalculated after the Coronavirus pandemic has ended. In the recent Queen's Speech the Governments Housing Target (nationally) was cut by a third from 300,000 homes per annum to 200,000 homes per annum. Also, recent ONS (Office for National Statistics) population projections (based on the 2018 figures) have recently been released and show population projections to be lower than the 2016 projections and significantly lower than the 2014 population figures. The 2014 figures are used in the Standard Methodology Calculation and are now shown to be completely outdated.						
1248569 (Sefton Council)	LPIO-26651		Sefton and Wirral are separated by the River Mersey (the geographic boundary between them is mid-river) and the most direct road or rail access is via Liverpool. This effective separation affects the number and scope of cross-boundary issues between Sefton and Wirral. Housing It is noted that Wirral proposes to allocate enough housing land for 12,750 dwellings over the plan period (which includes an allowance for demolitions), which is in line with its objectively assessed housing need using the standard method for assessing borough housing requirements recommended in the National Planning Policy Framework (2019). This housing allocation, if met, would enable Wirral to meet all its own housing needs and there would be no implications for neighbouring authorities such as Sefton. Sefton supports and welcomes Wirral's intention to meet its plan period housing needs within its own boundaries. Sefton is not in a position to meet any of Wirral's anticipated housing needs for the foreseeable future. Also Sefton recognises that Wirral's housing market is linked most closely with Cheshire West and Liverpool hence housing linkages with Sefton are not strong.						

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1248569 (Sefton Council)	LPIO-26652		General - Locational Aspects Sefton and Wirral are separated by the River Mersey (the geographic boundary between them is mid-river) and the most direct road or rail access is via Liverpool. This effective separation affects the number and scope of cross-boundary issues between Sefton and Wirral. Employment Wirral have identified a need for 80 hectares of employment land, based on the recently completed Liverpool City Region SHELMA (Strategic Housing and Employment Land Market Assessment) and the Wirral Employment Land and Premises Study (2017). The SHELMA Study also identified a need for large scale B8 storage provision of between 308 and 397 hectares across the Liverpool City Region but recognised that functionally this could be located anywhere in the City Regio. No specific requirement was identified for Wirral, and none is specifically included in Wirral's current options. Wirral is proposing to meet its own employment needs, and as such the proposed employment land allocation is supported by Sefton. Sefton is not in a position to meet any of Wirral's employment needs for the foreseeable future.						
1241891	LPIO-273	no	I do not agree with the Council's calculations using the standard method set out in national guidance because I see no evidence within the options and issues document to support the amount of growth that the Council are projecting. Indeed, in their own Compendium of Statistics 2019 it clearly states that there should be 327 homes per year, not 803. This is also confirmed by the Government's Queen's speech where National Housing Figures have been dropped from 300,000 per year to 200,000 per year. I believe the Council should recalculate their figures based on local projections and government national housing targets						
1241065	LPIO-284	no							
1245159		no	The national approach to estimating need for new houses is not relevant to Wirral which based on a local assessment of economic growth and population growth does not require the level imposed on Wirral for use in the local plan. Additionally the base figures for the calculation of the projections forced on Wirral were over-stated.						
1245287	LPIO-2979	no	The Government itself has revised its targets downwards. It would be better for the Council to base its own local housing provision on actual need both in numbers and type of provision. Quality and location of provision is as important as the numbers provided.						
1245289	LPIO-3014	no	I can follow the basic calculation but I think the projected increase looks too high given Wirral's likely population growth so I wonder if the base housing stock number is overstated thereby distorting the calculation. The Office for National Statistics revised down its previous estimate, made in 2014, which suggested that 210,000 new households would be formed per year in England, to 159,000 per year - a decrease of 24% which if applied would suggest a requirement of c9000 additional homes rather than 12,000.						
1241315	LPIO-3017	no	I do not agree with the Council's calculations using the standard method set out in national guidance because I see no evidence within the options and issues document to support the amount of growth that the Council are projecting. Indeed, in their own Compendium of Statistics 2019 it clearly states that there should be 327 homes per year, not 803. This is also confirmed by the Government's Queen's speech where National Housing Figures have been dropped from 300,000 per year to 200,000 per year. I believe the Council should recalculate their figures based on local projections and government national housing targets.						
1238645	LPIO-3049	no	Many indicators show that the housing projection is overstated, also focus on housing prevents a wider focus of a more balanced environment. Request that Council recalculates their figures based on local projections or on the revised government national housing targets						
1237904	LPIO-3138	no	I do not agree with the Council's calculations using the standard method set out in national guidance because I see no evidence within the options and issues document to support the amount of growth that the Council are projecting. Indeed, in their own Compendium of Statistics 2019 it clearly states that there should be 327 homes per year, not 803. This is also confirmed by the Government's Queen's speech where National Housing Figures have been dropped from 300,000 per year to 200,000 per year. I believe the Council should recalculate their figures based on local projections and government national housing targets.						
1245311	LPIO-3198	no	The methodology is a basic benchmark,. For what has been shared it does not provide the granularity needed to establish the type, location & price of housing. The affordability ratio masks the significant variances evident on the Wirral. In this regard the 'exceptional circumstances' must come into play.						
1245311	LPIO-3203	no	The methodology is a basic benchmark. What has been shared does not provide the granularity needed to establish the type, location & price of housing. The affordability ratio masks the significant variances evident on the Wirral. In this regard the 'exceptional circumstances' must come into play.						
1245320	LPIO-3213	no	I do not agree with the council's calculation using the standard method. I am aware that work done by Manchester & Liverpool universities and other experts, produces a much lower figure for housing need. I would urge the council to reassess their housing requirement. Tis lower figure would obviate the need to release valued green belt land.						
1245346	LPIO-3217	no	Prioritising housing need above all else makes it hard to plan for a sustainable balance of land uses. <ul style="list-style-type: none"> <li>The housing target is excessive and not consistent with local demographic trends.</li> <li>WMBC compendium of Statistics 2019 indicates fewer homes per year required (327 rather than 803). Government's Queen's speech confirmed National Housing Figures have been dropped from 300,000 per year to 200,000 per year. Request that Council recalculates their figures based on local projections or on the revised government national housing targets</li> </ul>						

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1244720	LPIO-3259	no	The Government's standard formula for calculating housing need is advisory, not compulsory. If the Council uses their own statistics and reports to calculate housing need, the figure will be far below the 12,000 it says we need, and the pressure on limited land in Wirral would less. The following exceptional circumstances should have been adopted by using Wirral Council's own statistical information: . The annual population growth has been calculated by independent studies carried out by Liverpool University, Manchester University, WBC's own compendium of Statistics and by Professor Gregg (statistician- retired) to be in the region of between 100-300 only . . Wirral is a relatively small area (60 square miles) with a current population of over 360,000. We are surrounded on 3 sides; and all rural areas are greenbelt. The ability for expansion is therefore limited. . The boundaries of our peninsula are sites of environmental significance, which will become increasingly fragile with any increase in human activity, be it touristic, developmental, lighting or noise pollution. . As reported in the Habitat Assessment; any new development is likely to impact the wellbeing and health of , for example, bird species due to their need for functionally linked habitat away from the coastline.						
1238549	LPIO-331	no	Housing needs in West Wirral conflict with other evidence regarding population growth. expected growth in this area is for over 65's and development of green belt in rural/Semi rural areas seems inconsistent with the needs of this age group. The University and WGSa Experts all have advised the housing need, calculated using their formulae differs significantly (LESS) than the figures being used by the council. The figures suggest somewhere between 2,500 and 5,000 maximum.The council should regard this point as an Exceptional circumstance and demand that a more realistic figure as suggested is used to complete their plan.						
1239571	LPIO-3334	no	I understand from briefings from the Heswall Society and other groups that the figure derived from the standard method set out in national guidance far exceeds that arrived at from your own calculations and from external advisers.						
1245416	LPIO-3348	yes							
1237823	LPIO-3377	yes	The Council's housing requirement calculation is agreed. However, as Wirral Council has consistently not met housing delivery targets in the last 15 years, the net dwelling requirement ought to be set at 14,400 for the plan period (as opposed to 12,000) , equivalent to 960 dwelling per annum (as opposed to 800 dwellings per annum). This would accord with NPPF (February 2019) , paragraph 73c) and include provision for a 20% buffer where there has been significant under delivery of housing over the previous 3 years.						
1240653	LPIO-3398	yes	National Government requirement						
1245437	LPIO-3498	no	I can see no evidence presented by the council to suggest the level of growth in Wirral the council expects. The Queen's speech in fact dropped the number of houses required by a third per year. Furthermore the Minister for Housing stated in Parliament that the figure of 12000 homes is a starting point for an honest appraisal, not a hard and fast target, which Wirral council are using incorrectly. The Council's own compendium of statistics suggests growth on the Wirral will ONLY be 5300 by 2039, thus negating the need for so many new homes, particularly on green belt land.						
1245457	LPIO-3572	no	There is no evidence that 12000 homes are needed. The Council's own statistics show that 327 homes per year are needed, not 803. In addition, the recent Queen's speech lowered the national figures by 30%.						
1237667	LPIO-3656	no	The true housing "need" is no more than 400 per annum. The figure of 800 per annum was based upon an assessment in 2016 based upon figures from 2013 suggested a growth in population. The population was at best static but has since and continues to fall. It is predicted to fall further. There is no significant inward economic migration. Such growth in "need"as there is arises from relocation within Wirral and the numbers of households where household needs have changed. Since 2016, in reality over the past 2 years, opinions have been sought from Liverpool University, Manchester University and a local expert. They have each reported an actual projected household "need" of not more than 400 units. A reassessment of the "need", if such was actually necessary in the light of these opinions, would, no doubt, confirm the actual "need". Such a need does not require encroachment on the Green Belt.						
1245443	LPIO-3671	no	The green belt area should not be built on. The Wirral is at present a place of beauty and heritage. Our green belt areas should be protected as it is home for our wildlife and this should not be put in jeopardy. The green belt areas should be protected for future generations.						
1245288	LPIO-3690	no	Wirral Peninsula is unique and I don't think standard method should apply, considering we are surrounded by water. The Greenbelt we have, serves a very important role and cannot be underestimated, in it's natural ability to minimise our flood, risk in comparison to other parts of the country suffering flooding year on year.						
1237827	LPIO-3762	yes	Its the standard method used country-wide. It seems to ask for a lot of new houses given the Wirral population will not grow too much in the next 15 years, but it tries to take account of a likely fall in the average size of household over the same period from 2.23 to 2.09.						
1245496	LPIO-3845	no	I do not agree with the council calculations using the standard method set out in the national guidance because i see no evidence to support the amount of growth the council are projecting. In deed ,in their own compendium of statistics it clearly states there should be 327 homes per year not 803 as in the plan.						
1242359	LPIO-387	no	The council must have actual data on population growth over the last 8 years and can compare the government projected figures with facts. Why can actual population growth rates not be used to extrapolate over the next few years?						

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1245498	LPIO-3920	no	Historically there has been minimal population growth on Wirral. WBC has consistently used unrealistically high forecasted economic growth figures in recent years and is continuing to do so. There is no clear rationale for the forecasted economic growth that would drive the forecasted population growth figures. Furthermore both Brexit and the corona virus will have huge negative long-term impacts on the UK economy/population growth. Furthermore the north west of England tends to lag behind the majority of other UK regions in terms of economic growth; currently there are few economic growth opportunities in the Merseyside region and no evidence that this will change in the medium to long term therefore it is highly unlikely that there would be the significant population growth on Wirral that would justify the construction of 12000 new homes. There are exceptional circumstances to challenge the current housing requirement figure of 12k units and lower the figure forecast. Liverpool and Manchester universities and WGSa own experts have calculated that that between 2500 to 6000 new homes are required not 12000.						
1245500	LPIO-3934	no							
1245501	LPIO-3946	no	Council is mistaken, their calculations using the standard method set out in national guidance contradict evidence within the options and issues document to support the amount of growth that the Council are projecting. In their own Compendium of Statistics 2019 it clearly states that there should be 327 homes per year, not 803, which also confirmed by the Government's Queen's speech from where National Housing Figures have been decreased from 300,000 per year to 200,000 per year. The Council should adjust their figures to base them on local projections and government national housing targets.						
1241491	LPIO-3958	no	The Local Housing Need figure does not represent the true housing need that actually exists in the Wirral. Evidence provided by experts at Manchester and Liverpool Universities, and Prof David Gregg and Graham Stevens, has been provided to the Council. This evidence produces a revised figure that not only represents real need in the Borough, but also incidentally negates the need for the Council to release Green Belt sites.						
1238379	LPIO-398	no	I understand that the Government have said that the figure calculated using the standard method was merely a "starting point" which could be challenged using official local data if there were felt to be exceptional circumstances. Independent analysis has shown that the housing need of 12,000 calculated using the standard method is vastly over estimated as the population of Wirral has actually remained practically static for many years and I see no evidence within the Issues and options document to support the amount of growth the Council is projecting. Indeed, a Councillor's letter to residents of August 2018 stated that the Council also did not agree with the figures and intended to challenge the Government. In fact, the supposed need for 12, 000 new homes appears contrary to the Council's own Compendium of Statistics 2019, which indicates quite clearly that there should be 327 homes per year not 803. I therefore believe that the Council should recalculate their figures based on local projections as the whole basis of this document has been based on incorrect information.						
1245502	LPIO-3982	no	There is no evidence to support the growth the Council are projecting. The population of Wirral is not increasing by such a rate therefore the proposed number of houses are not needed. Your own statistics produced in 2019 state 327 homes are needed per year NOT 803.						
1245513	LPIO-4027	no	The population of Wirral is projected to increase by just 1.6% overall by 2039 according to the Office for National Statistics, from 323,200 to 328,500. The overall increase hides large variations between age groups, however, for example, the number of people aged 90+ is estimated to increase from 3,500 in 2019 to 7,100 in 2039, an increase of 103%. There were 3,242 births in Wirral in 2018 (the latest year for which data is available). This is the lowest number of births since Wirral was formed as a Metropolitan Borough in 1974. There is no driver for 12,000 new homes (with a buffer of 20% taking us to 14400 homes), based upon the existing evidence and projected population of the Wirral. With an average of 2.4 people per home, this takes us to 14000*2.4 = 34,560 vs the predicted population requirement increase of just 5,300 - a 552% increase! The difference through use of this methodology vs the ONS predictive capability is simply staggering. The housing requirement calculation methodology is fundamentally flawed. There are also flaws in the methodology due to the island like nature of the Wirral, which is not suitably taken in to account. We do not have the natural capacity for unlimited expansion as per other inland areas. Comparing our requirements to inland areas, not surrounded by water and capable of natural sprawl, is misleading and misguided. We should follow the Isle of Wight challenge to the methodology which now seeks to put forward its own calculation based on fact, rather than a formula. As part of that, we must argue the Wirral's unique circumstances and what could realistically be achieved in terms of housing delivery.						
1241661	LPIO-4087	no	Prioritising housing need above all else makes it hard to plan for a sustainable balance of land uses. The housing target is excessive and not consistent with local demographic trends.						
1240939	LPIO-4093	yes							
1245638	LPIO-4190	no	I don't agree with the Council's calculations using the standard method set out in national guidance. There is no evidence within the options and issues document to support the amount of growth that the Council are projecting. In the Council's own Compendium of Statistics 2019 it clearly states that there should be 327 homes per year, not 803. This is confirmed by the Government's Queen's speech where National Housing Figures have been dropped from 300,000 per year to 200,000 per year. I believe the Council should recalculate their figures based on local projections and government national housing targets. The Council commissioned studies from the Universities of Manchester and Liverpool (which they initially refused to publish) which points to significantly lower figures.						
1241868	LPIO-4201	no	Wirral Council's Compendium of Statistics states that there should be 327 homes per year, not 803. I believe that the Council should recalculate housing need figures based on local projections.						

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1245641	LPIO-4209	no	The standard method in national guidelines ignores the specific situation of Wirral. By default a 'standard' method is based on average for the urban areas . Wirral needs are significantly different to the needs of large urban areas. The designated number of housing requirement for Wirral can be met by implementation of Wirral Water (13,521 new homes permission granted) and urban regeneration of Birkenhead which should be a priority. How can the plan ignore climate change and need for carbon capture which is facilitated by green belt? The standard method has clearly not been updated to align with Government climate change policies.						
1242528	LPIO-457	no	you should just stick to your guns and tell westminster we do not need the number of houses they are trying to inflict on us. you should also only allow social housing to be built until every homeless person has somewhere to live.						
1241133	LPIO-46	no	The council should be using derelict property to demolish and rebuild not tiny pieces of green belt land						
1245607	LPIO-4611	no	Given the forecast demographic changes affecting the Wirral set out in Wirral's own document " Wirral Compendium of Statistics 2019 " I have extreme doubts about the suggested number of new dwellings that will be required. The above document suggests that the population is expected to increase by only 5,000 in the 15year period under consideration. It is difficult to see how these 5,000 people could require around 12,000 new dwellings especially bearing in mind that there will almost certainly be some multiple occupancy. I feel there is a need to develop a better understanding of the likely demographic scenarios, level of occupancy that this will bring with it and density of development that is required.						
1241495	LPIO-4641	no	The housing numbers proposed using the Standard Method are excessive for Wirral. The number proposed is much greater than that achieved during recent years. According to the latest Office of National Statistics figures (2018), there is no need for the numbers of houses being proposed. In the December 2019 Queens Speech a reduced national housing target was announced. Experts from both Liverpool and Manchester Universities say 2,500 to 6,000 would be required at most. There has been no population growth in recent years and there is no indication that this is about to change. Wirral does not have the capacity for the proposed number of houses and does not need them.						
1237696	LPIO-4664	yes	There is currently underused land and ugly buildings that are in need of care and or destruction in non green field areas.						
1245768	LPIO-4739	no	University and Wirral Green Space Alliance experts all calculate housing needs to be between 2,500 and 5,000 not the ridiculously high figure of 12,000 that WBC are proposing. In the most recent Queen's speech, the government had revised their initial figures down to a third of what they had been. Wirral should have immediately revised their figure down to 4000 which although still a bit high would be adequately covered by the Wirral Waters scheme.						
1237873	LPIO-4806	no	I do not agree with the Council's calculations using the standard method set out in national guidance because I see no evidence within the options and issues document to support the amount of growth that the Council are projecting. Indeed, in their own Compendium of Statistics 2019 it clearly states that there should be 327 homes per year, not 803. This is also confirmed by the Government's Queen's speech where National Housing Figures have been dropped from 300,000 per year to 200,000 per year. I believe the Council should recalculate their figures based on local projections and government national housing targets.						
1245782	LPIO-4822	no	You say that the council has to provide for the appropriate number of homes to meet our needs.The 2014 based housing projection figure is being used at the moment even though the 2016 figure was much lower than this and the 2018 figure is even lower. The Government are asking the council to use the 2014 figure and the standard method calculation AS A STARTING POINT. The council must not accept the projection figure of 12045 as a given. It should challenge it as numerous studies show that this figure is far too high.						
1245794	LPIO-4884	no	The current standard process is a starting point, using 2014 ONS figures. It is not a mandatory target. WBC needs to assess its housing needs more carefully.						
1245713	LPIO-4928	no	I do not feel that there is evidence within the options and issues document to support the amount of growth Council are projecting. Compendium of Statistics 2019 states that there should be 327 homes not 803. I believe the Council should recalculate their figures based on local projections and Government housing targets.						
1243171	LPIO-4934	no	WFPOSPS is a member of the Wirral Green Space Alliance. We have been involved in their calculation of the actual housing need over the period of the proposed local plan, and fully support their submission. The standard method of calculating housing needs relied on by the Council may give a starting figure of 12000 houses but the Government has confirmed, in writing, that it is only a starting figure and exceptional circumstances may be cited to refine it.						
1241327	LPIO-4944	no	WBC's 2019 Compendium of Statistics cites expected population increase in the borough as 5,300 up to 2039. The council have commissioned two independent studies by acidic consultants from the Universities of Liverpool and Manchester which have both indicated a much lower housing need. The need indicted by these studies is between 2500 and 6000. The governments housing targets were announced as being reduced from 300,000 to 200,000 in the latest Queen's speech. The council has not made sufficient or significant attempts to challenge the use of the standard methodology. Very attempt should be made to insist on the use of the most recent statistics which are currently being ignored.						
1239029	LPIO-495	no	The calculation has been shown to be flawed. The assessment is outdated and the Councils methodology has been challenged by many including a local expert. As the Wirral has almost zero population growth why 12000 new homes.						
1245867	LPIO-5007	no	The Council has received detailed information showing that far fewer houses are needed than those proposed and has not explained adequately why they think these figures they requested are wrong						
1245816	LPIO-5010	no	No. See 2.2.						

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1237923	LPIO-5023	no	I strongly do not agree with the calculations used. There is no evidence within the options and issues document to support the amount of growth that the council are projecting. The 2014 figures used in the standard methodology calculations are outdated - this is backed up by the governments queens speech where national housing figures were reduced from 300,000 to 200,000 a year, also by the councils own compendium of statistics 2019 where it states that there should be 327 homes per year not 803. Wirrals population is expected to increase by only 5300 by the year 2039.						
1242947	LPIO-529	no	We have more than the national average of people over the age of 65 in Wirral, has this been considered when calculating the housing need? Whilst I understand the requirement for more housing, putting multiple homes in semi rural areas will not only spoil the countryside, it will detract from the area. No one will enjoy living in a large urban sprawl. Irby has already seen a large number of homes built on green belt and it has done nothing to improve the area. We still enjoy open countryside and it is something that I would like to see continue for future generations. Especially important for mental health and wellbeing. The demand on the local resources would detract from the quality of life in Irby. Whilst I understand that parcel 7.27 south of Thingwall Road is only up for consideration please think about how it would be if you were to build 1,106 properties on this land.						
1242372	LPIO-5299	no	The population of the Wirral is static and has been for many years so the Council should be challenging these unrealistic Government's Housing Targets?						
1241733	LPIO-5373	no	I do not agree with the Council's calculations. I do not agree with the amount of growth the Council are projecting. Their own statistics state that there would be a need for 327 additional homes, not 803.						
1240383	LPIO-5402	no	The council itself does not believe that the resulting figure from the calculation is correct so how can the residents of Wirral. The Universities of Liverpool and Manchester and WGSa experts have all produced figures which show the actual need is half the number which the council is proposing.						
1246030	LPIO-5467	no	The Local Housing Need figure does not represent the true housing need that actually exists in the Wirral. Evidence provided by experts at Manchester and Liverpool Universities, and Prof David Gregg and Graham Stevens, has been provided to the Council. This evidence produces a revised figure that not only represents real need in the Borough, but also incidentally negates the need for the Council to release Green Belt sites.						
1246035	LPIO-5475	no	The Local Housing Need figure does not represent the true housing need that actually exists in the Wirral. Evidence provided by experts at Manchester and Liverpool Universities, and Prof David Gregg and Graham Stevens, has been provided to the Council. This evidence produces a revised figure that not only represents real need in the Borough, but also incidentally negates the need for the Council to release Green Belt sites.						
1246041	LPIO-5528	no	The council has not been told to have a "housing requirement" of 12,000 new homes. The recent Queen's speech has reduced national housing targets by 33%. Wirral should reduce it's target						
1246159	LPIO-5581	no	These calculations appear to be based on a generic methodology with inadequate tailoring to local housing needs - it is intuitively difficult to understand why such an additional volume of housing is required.						
1245984	LPIO-5664		We question the housing targets issued by Wirral Council. If population growth between 1997 and 2017 was just 100 then the need for 12,000 new homes seems excessive. The Council's calculations seem excessively complicated and should instead be based on local population figures and homeless figures.						
1243903	LPIO-5671	no	I do not think the numbers take into account empty properties						
1246242	LPIO-5689	no	We do not agree with the Council's calculations using the standard method set out in national guidance as I see no evidence within the options & issues document to support the projected growth figures. The Council's Compendium of Statistics 2019 clearly states that there is a need for 327 homes per annum. NOT over 800 as proposed. The recent Government's Queens speech advised a reduction from 300,000 to 200,000 homes required nationwide per annum. Therefore the Council need to recalculate their figures based on local projections and government housing targets. We are concerned with regard to question 2.1.Councils Calculations. We do not agree with your calculations using the standard method set out in National Guidance (Ref 26 ). The growth projection goes against your own Compendium of Statistics 2019 which clearly states that there should be 327 homes per year. Not over 800 as advised in the Local Plan. National Housing figures have been reduced from 300,000 to 200,000 as advised in the recent Government's Queen's speech. Therefore the Council need to calculate their figures accordingly, based on local projections and Government National Housing Targets. We do not need and shouldn't build on Green Belt. Brownfield sites such as Wirral Waters and refurbishment of vacant properties can more than adequately cover the actual need for housing.						
1242751	LPIO-575	no	I do not agree with the Council's calculations using the standard method set out in national guidance because I see no evidence within the options and issues document to support the amount of growth that the Council are projecting. Indeed, in their own Compendium of Statistics 2019 it clearly states that there should be 327 homes per year, not 803. This is also confirmed by the Government's Queen's speech where National Housing Figures have been dropped from 300,000 per year to 200,000 per year. I believe the Council should recalculate their figures based on local projections and government national housing targets.						
1246284	LPIO-5806	no	Other experts all calculate "Housing Need" at a fraction of the 12,000 figure is in itself a sufficient "exceptional circumstances" for challenge and I DEMAND the WBC uses a figure between 2,500 and 5,000.						
1245767	LPIO-5809	no	I understand the Government has stated that the standard method does not represent a mandatory target for local authorities to plan for, but the starting point for the planning process. That said, I believe the standard method significantly overstates the true housing need for Wirral at 12,000 and that exceptional circumstances justify a departure from it.						

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1246303	LPIO-5856	no	I do not agree with the Council's calculations using the standard method set out in national guidance. This is because I see no evidence within the options and issues document to support the amount of growth that the Council are projecting. I understand that in the Compendium of Statistics 2019 it states that there should be 327 homes per year, not 803. This, I believe, is also confirmed by the Government's Queen's speech where National Housing Figures have been dropped from 300,000 per year to 200,000 per year. I believe the Council should recalculate their figures based on local projections and government national housing targets.						
1246310	LPIO-5889	no	I don't agree with the calculations using the method set out in national guidance because I see no evidence within the options and issues document to support the amount of growth that the Council are projecting. Indeed, in their own Compendium of Statistics 2019 it clearly states that there should be 327 homes per year, not 803. This is also confirmed by the Government's Queen's speech where National Housing Figures have been dropped from 300,000 per year to 200,000 per year. I strongly believe their should be a recalculation based on local projections and government national housing targets.						
1246342	LPIO-6001	no	Although the government has a Starting Point of 12,000 New houses, an independent study has shown that this is greatly in excess of what is needed. The Council should have developed their own Locally Assessed Housing need - this needs to be undertaken without delay.						
1246348	LPIO-6027	no	Other eminent statisticians have used the government's methodology and come up with far lower housing numbers. The government's methodology is based on a model with no actual evidence for building this amount of housing in Wirral. The council's own compendium of statistics 2019 again demonstrates a far lower figure as do ONS figures. The government have lowered their own housing figure from 300,000 to 200,000. It is, therefore, obvious Wirral Borough Council should re-assess their own figures. The deputy leader at a meeting admitted no-one in the council believes 12,000 are needed. Also three independent statisticians have cited a far lower figure which marry up with each other						
1246352	LPIO-6039	no	The population of the Wirral has increased by 100-120 since 2000, what makes the council think we need 12,000 more houses (i.e. 20,000 & more residents) by 2015. What does the "man-in-the-street" know about the 'standard method' set out in national Guidance? I bet over 75% won't know anything.						
1246339	LPIO-6059	no	I understand that national targets have been dropped since your figures were published. In addition in a post Brexit world less housing will be required as many non British citizens return to their own lands. Not to mention any population decreases resulting from Covid 19						
1240964	LPIO-6065	no	The calculation seems far too high. Population growth comes about through more offspring than parents but the distribution of this population growth is determined to a fair degree by the ability to work in the area. The correct approach is to model jobs first and then housing afterwards, like Levers did so many years ago. Where is the drive in jobs to come from? Massive redundancies loom from Vaxhaull, Airbus, etc and the current pandemic is hitting businesses futures. People are more likley to leave the Wirral for better pastures, going on the current outlook and the Wirrals standing as a job mecca is not something I am aware of.						
1238310	LPIO-6100	no	I do not agree. The calculation is incorrect because it is based on inaccurate information from table 406. WBC commissioned and published reports from Manchester and Liverpool University provide the evidence that Wirral does not need 12000 new homes. A further report from WGSA supports this. The actual requirement is stated at less than half of this figure. WBC Compendium of Statistics 2019 shows that from 2011 -2018 an average of 214 new dwellings per year have been built. Wirral Waters' progress has been slow over the last 10 years because of 'Wirral's weak housing market'. Setting an unrealistic target of 800 new dwellings per year will mean the annual housing test will fail and buffer percentages will increase the target still further perpetuating and exacerbating the problem. The compendium also shows the population growth projection over the next 20 years to be 1.6% 5300 people by 2039. We do not need 12000 new homes. This issue should be dealt with now by using Wirral specific housing need figures. WBC should recalculate their figures based on the figures provided by Manchester and Liverpool University's. I would not expect WBC to pay a bill it knows to be incorrect. The standard method is proven not to be applicable to Wirral and should be challenged. Note the government standard method, table 406 figures refers specifically to the Wirral. The plan is specifically for the Wirral. Housing numbers being in line with the latest Liverpool region figures as referred to in the local plan guide FAQ's is irrelevant.						
1246161	LPIO-6212	yes	The calculation is in line with Government guidance.						
1246372	LPIO-6228	no	Leaving the EU and the current impact of Covid 19 on the population will reduce the housing need.						
1246389	LPIO-6294		2.1 a No. Your calculations are based on the 2014 projections and not on the more recent and lower 2016 projections. Nor does the Plan take into account the recommendation of the 2020 government White Paper that authorities must provide more, well developed housing where homes are needed. The figures in the Plan are for homes that will not be needed.2.1						
1244729	LPIO-6306	no	The plan does not take into account the full effect of Brexit and Europeans leaving the UK. Also in the current situation things may be very different after Covid-19 and a re-assessment will be needed.						
1239535	LPIO-6325	yes							
1246397	LPIO-6363	no	It's not clear that "Open Spaces" can be included in the phrase "sustainable development", or that some areas / housing / industrial areas can be demolished to add to the "Open Spaces"						
1246402	LPIO-6371	no	Reading through the the options and issues document there is no evidence to support the figures for projected growth. It even states in the Compendium of Statistics 2019 that there should be 327 homes per year, not 803. In the Government's Queen's speech National Housing Figures have been dropped from 300,000 per year to 200,000 per year. It would be reasonable for the Council to recalculate their figures based on local projections and government national housing targets.						



Person ID	ID	Question 2.1 - Do you agree with the Council's housing need calculations using the standard method set out in national Guidance?		Attachment 1	Attachment 2	Attachment 3	Attachment 4	Attachment 5	Attachment 6
1242183	LPIO-6374	no	I do not agree. Your own compilation of statistics 2019 clearly states that the housing need may be as many as c327, borne out by University reports and independent statisticians. Also in this years Queens Speech, down by 1/3 from 300k to 200k. These figures need to be recalculated in line with local projections & the reduction in national housing targets.						
1246410	LPIO-6402	no							
1246415	LPIO-6421	no	I think this figure should be disputed with Government. Surely an over calculation on their part.						
1246419	LPIO-6481	no	The numbers seem excessive. Wirrals population is ageing with large numbers of retired residents not needing employment. We appear to provide houses for many people who do not work in the area, building more homes could increase this situation.						
1246420	LPIO-6507	no	No evidence within the options & issues document to support the amount of growth the Council are projecting. In their own compendium of statistics 2019 it states there should be 327 homes per annum, not 803. Nation housing figures by Governments Queen's speech have been reduced from 300,000 per annum to 200,000. the Council needs to recalculate their figures based on local projections & Government national housing targets						
1246421	LPIO-6519	no	I do not accept a plan including any greenbelt release when there is no necessity for it.						
1241723	LPIO-6525	yes	While the required figures agree with the standard method set out in the current Government guidance it is highly arguable that this guidance is well out of date and the actual housing needs will be much lower in reality. It seems that the current Local Plan housing target is excessive and not consistent with local demographic trends. This is highlighted in the Wirral Compendium of Statistics (Demographic Trends)						
1246435	LPIO-6621	no	I do not agree with the Council calculations using the 'standard method' set out in national guidance. 12,000 homes is simply not justified by historic or current trends and I have read not evidence within the options and issues document to support this growth. The case that more land is required for house-building seems to be based on the stated need to build an additional 12,000 homes when it is clear that Wirral population growth has been static for many years and there is no indication that this situation is about to change. The Council's own statistical data points to an actual need of a fraction of the 12,000 figure. this supposed "need" for some 12,000 new homes is contrary to the council's OWN Compendium of Statistics that clearly states a figure nearer a third of 12,000. Consequently, demand will be much lower than the stated need would suggest.						
1245286	LPIO-6638	no	I do not agree with the Council calculations using the 'standard method' set out in national guidance. 12,000 homes is simply not justified by historic or current trends and I have read not evidence within the options and issues document to support this growth. The case that more land is required for house-building seems to be based on the stated need to build an additional 12,000 homes when it is clear that Wirral population growth has been static for many years and there is no indication that this situation is about to change. The Council's own statistical data points to an actual need of a fraction of the 12,000 figure. this supposed "need" for some 12,000 new homes is contrary to the council's OWN Compendium of Statistics that clearly states a figure nearer a third of 12,000. Consequently, demand will be much lower than the stated need would suggest.						
1246438	LPIO-6656	no	I do not agree with the Council calculations using the 'standard method' set out in national guidance. 12,000 homes is simply not justified by historic or current trends and I have read not evidence within the options and issues document to support this growth. The case that more land is required for house-building seems to be based on the stated need to build an additional 12,000 homes when it is clear that Wirral population growth has been static for many years and there is no indication that this situation is about to change. The Council's own statistical data points to an actual need of a fraction of the 12,000 figure. this supposed "need" for some 12,000 new homes is contrary to the council's OWN Compendium of Statistics that clearly states a figure nearer a third of 12,000. Consequently, demand will be much lower than the stated need would suggest.						
1241910	LPIO-6673	no	I see NO evidence within the options & issues document to support the amount of growth Wirral MBC are projecting. In their compendium of statistics 2019 it states there should be 327 homes not 803. this is confirmed by the Govt. Queen's speech were National Housing Figures have been dropped from 300,000 per year to 200,000 per year. the council should urgently recalculate their figures based on local projections.						
1243420	LPIO-6689	no	No justification has been given for the 'Standard Method'. The Government has only considered ever increasing housing needs for an ever growing population. It must find an ethical way of controlling and reducing the size of the population. This is a World-Wide problem.						
1246401	LPIO-6710	no	I do not agree with the Council's housing need calculations. In reading the 'options and issues' document there is no compelling evidence to suggest the level of growth that the Council is predicting. On this basis the calculation is flawed, the figure of 12,000 is over inflated. A study conducted on behalf of ITPAS and WGSA suggests this over inflation is by between and 2 and 4 times. The methodology The Governments Queen's Speech states that the national figure should be reduced by 100,000. Surely this gives the Council the clear instruction to rethink its number.						

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1246441	LPIO-6711	no	I do not agree with the Council calculations using the 'standard method' set out in national guidance. 12,000 homes is simply not justified by historic or current trends and I have read not evidence within the options and issues document to support this growth. The case that more land is required for house-building seems to be based on the stated need to build an additional 12,000 homes when it is clear that Wirral population growth has been static for many years and there is no indication that this situation is about to change. The Council's own statistical data points to an actual need of a fraction of the 12,000 figure. this supposed "need" for some 12,000 new homes is contrary to the council's OWN Compendium of Statistics that clearly states a figure nearer a third of 12,000. Consequently, demand will be much lower than the stated need would suggest.						
1246445	LPIO-6730	no	I do not believe national planning guidance takes Wirrals particular situation and projected population growth (or otherwise) into account.						
1246447	LPIO-6760	no	The Councils calculations are outdated. Where is the evidence? The Compendium of Statistics (2019) states 327 new homes per year are needed. Where does the figure of 803 come from. WBC should recalculate the figures based on local projections and government national housing targets.						
1246452	LPIO-6779	no	I believe the Council's calculations are based on outdated figures and should be re-calculated based on local projections and the new housing targets.						
1246455	LPIO-6796	yes							
1242541	LPIO-699	no	The housing target is excessive and not consistent with local demographic trends. Government's Queen's speech confirmed National Housing Figures have been dropped from 300,000 per year to 200,000 per year. WMBC compendium of Statistics 2019 indicates fewer homes per year required. Request that Council recalculates their figures based on local projections or on the revised government national housing targets. Prioritising housing need above all else makes it hard to plan for a sustainable balance of land and does not take into account national and local climate change strategy, policy and law						
1246482	LPIO-7000	no	The Wirral is not an area with good employment prospects. Both of my children grew up here and then moved away for better career prospects. The Wirral will not grow to the extent of a generalised UK average. We do NOT NEED 800 houses per year. The Councils own Compendium of Statistics 2019 it clearly states that there should be 327 homes per year, not 803.						
1246456	LPIO-7063	no	University and WGSA experts suggest a figure between 2,500 and 5,000 houses (dwellings) required.						
1246486	LPIO-7081	no	I do not agree with the councils calculations using the "Standard Method". I see no evidence in the options and issues document to support the amount of growth the council are projecting. The council compendium of statistics 2019 states there should be 327 more homes per year, not 803.						
1246495	LPIO-7139	no	Too many houses - loss of greenbelt. Pressure on local services e.g. - Schools, Doctors. Should use brownfield sites. Makes a too large conurbation.						
1246501	LPIO-7157	no	No I do not agree. The council states 327 new homes per year NOT 803. The Council need to recalculate their figures.						
1246504	LPIO-7176	no	The standard methodology is a guess, followed by an algebraic equation and as such, is not a good predictor for the future. The council's own statistics show an economic decline in the region and need for 327 homes per year, not 803.						
1246515	LPIO-7240	no	Have read the national guidance - don't understand most of it. BUT opinions amongst friends, colleagues & associates is that the Wirral Council. know it is half the figure i.e. 400 per year BUT Central Government won't budge even after representations - Recommend - IF THIS IS SO...THEN COUNCIL SHOULD STAND IT'S GROUND.						
1246518	LPIO-7262	no	I have tried to understand the standard method and spent about an hour studying it. Still can't understand it. The figure of 800 houses seems excessive especially with listening to other who say the true figure should be 400/500.						
1238102	LPIO-7291	no	3 independent surveys have been commissioned looking into this methodology & figures, at least one by WBC. Each independently comes to the conclusion a) There are exceptional circumstances for departing from the Standard Method if necessary & b) In any event the True Need is less than 6,000 in 15 years.						
1246524	LPIO-7316	no	Its Government policy so I "assume" you have had to comply. Have you interpreted it correctly? People are saying you haven't done so, hence the 12,000 figure?						
1241025	LPIO-7330	no	The case that more land is required for house-building seems to be based on the stated need to build an additional 12,000 homes when it is clear that the population figures for Wirral have been practically static for many years and there is no indication that this situation is about to change. The Council's own statistical data points to an actual Need a fraction of the 12,000 figure. A figure nearer 3,000 additional homes is more justified. The unrealistically high Housing Need figure of 12,000 new homes, which would be in addition to thousands of replacements, upgrades and conversions, would mean around 20,000 homes and an additional population of 20 to 30 thousand.						
1246545	LPIO-7395	no	The Standard Method used by Government, is a National framework and does not take into account local areas and its needs for housing, growth of population and employment industries.						
1237978	LPIO-7415	no	The population of Wirral is stable or in slight decline. The Office of National Statistics predicts that by 2019 (AFTER the end of the 15 year plan) population may be 1.6% or 5,000 more than today. Why do we need 2.5 new houses per extra person?						
1246549	LPIO-7432	no	Your number of houses needed is based on flawed research! ITAS says we need 2 thousand.						

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1246550	LPIO-7448	no	Because figures and methods used by other reputable survey institutions such as Manchester University identify a great difference in the figure of total houses required in the Wirral. When there is such a difference in numbers it CANNOT BE AGREED that the standard method is appropriate or correct. The council should recalculate their figures.						
1246592	LPIO-7676	no	I do not agree with the Council's calculations using the standard method set out in national guidance because I see no evidence within the options and issues document to support the amount of growth that the Council are projecting. Indeed, in their own Compendium of Statistics 2019 it clearly states that there should be 327 homes per year, not 803. This is also confirmed by the Government's Queen's speech where National Housing Figures have been dropped from 300,000 per year to 200,000 per year. I believe the Council should recalculate their figures based on local projections and government national housing targets.						
1246594	LPIO-7714	no	I do not agree with the Council's calculations using the standard method set out in national guidance because I see no evidence within the options and issues document to support the amount of growth that the Council are projecting. Indeed, in their own Compendium of Statistics 2019 it clearly states that there should be 327 homes per year, not 803. This is also confirmed by the Government's Queen's speech where National Housing Figures have been dropped from 300,000 per year to 200,000 per year. I believe the Council should recalculate their figures based on local projections and government national housing targets.						
1240903	LPIO-7734	no	It has been proven an several occasions that this calculation / figure is wildly inaccurate. Wirral do not need this amount of houses as the population is mainly stable and a vast influx of residents simply will not happen. Population growth will not occur due to lack of jobs and infrastructure. This is evidenced by many professional bodies including university, professors etc.						
1246591	LPIO-7870	no	I am not an expert in the methodology, but I do know that any model has its limitations and a single housing target is limited by the sensitivities in the assumptions and the methodology. Irrevocable loss of the Green Belt should not happen simply as result of a limited modelling methodology.						
1246596	LPIO-7909	yes	I believe the unique circumstances on Wirral warrants the use of exceptional circumstances to justify the use of a significantly lower housing need figure.						
1246523	LPIO-7949	no	The increase of population in the last 20 years has been insignificant. Therefore to plan for 12,000 new homes has no justifiable basis.						
1243448	LPIO-797	no	I do not agree with the Council's calculations using the standard method set out in national guidance. The numbers bear no correlation with realistic forecast estimates and I see no evidence within the document to support the amount of growth that the Council are projecting. Indeed, on page 14 of their own Compendium of Statistics 2019 it clearly states that the population of Wirral is forecast to increase from 323.3k in 2019 to 328.5k in 2039 (an increase of only 5.3k). This is also confirmed by the Government's Queen's speech where National Housing Figures have been dropped from 300,000 per year to 200,000 per year. The population of Wirral was at its highest point in 1971 when it reached 343k, and has reduced considerably since then, so why do we need all these new homes?!?! I believe the Council should recalculate their figures based on local projections.						
1240925	LPIO-8061	no	Over the next 20 years the population of Wirral is expected to grow by less than 2% (2019 to 2039) according to the figures published by the Office for National Statistics. This equates to a population increase of 5,300, from 323.2k to 328.5k. The birth rate in this area is at the lowest since the formation of the metropolitan borough in 1974. If we take a conservative estimate of 2.2 people per household, this would indicate a need for 2,410 new homes in the next 20 years. To need 12,000 new homes on the Wirral would indicate that the ONS figures were incorrect by a factor of 5. There is no demographic driver for 12,000 new homes.						
1246598 (Hoylake Vision)	LPIO-8078	yes	National guidance may be the most suitable model however it is recognised there are many variables and uncertainties in the standard method: <a href="https://www.wirral.gov.uk/sites/default/files/all/planning%20and%20building/Local%20plans%20and%20planning%20policy/Local%20Planning%20Evidence%20Base%20and%20Research/Wirral%20Documents/Review%20of%20population%20household%20projections.pdf">https://www.wirral.gov.uk/sites/default/files/all/planning%20and%20building/Local%20plans%20and%20planning%20policy/Local%20Planning%20Evidence%20Base%20and%20Research/Wirral%20Documents/Review%20of%20population%20household%20projections.pdf</a> Also concerned that there is no differentiation between approach to coastal and inland areas, which has implications for density.						
1246605	LPIO-8101	no	I do not agree with the Council's calculations using the standard method set out in national guidance because I see no evidence within the options and issues document to support the amount of growth that the Council are projecting. Indeed, in their own Compendium of Statistics 2019 it clearly states that there should be 327 homes per year, not 803. This is also confirmed by the Government's Queen's speech where National Housing Figures have been dropped from 300,000 per year to 200,000 per year. I believe the Council should recalculate their figures based on local projections and government national housing targets.						
1246612	LPIO-8226	no	I am aware that that there is a lot of contradiction about the number of houses needed and that you are already aware of this. This will have a massive impact upon your plan as the lower and even 'average' figures could be achieved without touching the green belt at all						
1237882	LPIO-8227	no	I do not agree with the Council's calculations using the standard method set out in national guidance because I see no evidence within the options and issues document to support the amount of growth that the Council are projecting. Indeed, in their own Compendium of Statistics 2019 it clearly states that there should be 327 homes per year, not 803. This is also confirmed by the Government's Queen's speech where National Housing Figures have been dropped from 300,000 per year to 200,000 per year. I believe the Council should recalculate their figures based on local projections and government national housing targets.						

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1245044	LPIO-8261	no	The housing and economic needs assessment guidance states that the Standard Method is not Mandatory and that an alternative could be used in exceptional circumstances. The Council have expert evidence, consultants reports and reports from the University of Liverpool and Manchester stating that there is evidence that the housing figure is too high. This evidence should be used to prove exceptional circumstances. The housing minister Kit Malthouse stated in parliament "In the examination of any plan, a local inspector will look at the plan and accept properly evidenced and assessed variations from that target. "If, for example, there are constraints such as an area of outstanding natural beauty, green belt or whatever it might be, and people can justify a lower number, an inspector should accept that." The Council should also use the overwhelming evidence submitted by the experts at Wirral Green Space alliance and the Council's own Compendium of Statistics and recalculate the figures. There is absolutely no evidence to justify these figures. The Coronavirus outbreak will mean there is even less need for this amount of houses						
1244670	LPIO-8361		I do not agree with the Council's calculations using the standard method set out in national guidance because I see no evidence within the options and issues document to support the amount of growth that the Council are projecting. Indeed, in their own Compendium of Statistics 2019 it clearly states that there should be 327 homes per year, not 803. This is also confirmed by the Government's Queen's speech where National Housing Figures have been dropped from 300,000 per year to 200,000 per year. I believe the Council should recalculate their figures based on local projections and government national housing targets						
1237748	LPIO-8486		I agree that the Council has applied the formula correctly. I do not agree however that this result should be used in the Local Plan. It is only a starting basis for calculating the true housing need for Wirral, which is much lower than the standard method estimates. Wirral should be invoking exceptional circumstance to arrive at a much lower and creditable figure.						
1246624	LPIO-8490	no	I see no evidence within the options and issues document to support the amount of growth that the Council are projecting. Within their own Compendium of Statistics 2019 it clearly states that there should be 327 homes per year, not 803. This is also confirmed by Government where National Housing Figures have been dropped from 300,000 per year to 200,000 per year. I believe the Council should recalculate their figures based on local projections and government national housing targets						
1240872	LPIO-8494	no	The Wirral is a peninsula. The areas you compare with are very different to the Wirral for a great many reasons. Job growth in the Wirral is low and most residents commute every morning off the Wirral using either the M53 or A41. Both these roads are already overburdened. Looking at previous completions and house price growth its evident that there simply is no demand for 12000 homes on the Wirral over the next 15 Years. The calculation used takes into account projected growth based on figures WBC provided. These figures are massively optimistic. Irrespective of this no attempt has been made to offer an alternative or actually consider the real true need for homes on the Wirral. Before this figure (12000) is pushed through consider the 5000 empty properties already on the Wirral, the increasing ageing population and migration of young people. There is simply no demand for 12000 homes on the Wirral, The real number is closer to 3500 over the plan period. You must include the empty homes being brought back into use at the same rate as was included previously. It appears this number has been reduced in the calculation.						
1246544	LPIO-8524	no	Local demographic trends have changed since the 2014 assessment, on which the housing need has been calculated. The Government itself has also reduced its National Housing Figures by a third.						
1237832	LPIO-8582	no	You've no doubt used the standard guidance correctly. It's the guidance that is at fault and you should continue string representations that it produces an artificially inflated estimation of what actual local need is.						
1246631	LPIO-8627	no	The population of Wirral has been more or less static for many years now, certainly since the beginning of this millennium. As a teacher of secondary school pupils in the borough for 29 years and having seen how many of them go away to college and university, with them then settling down and working elsewhere, I find it difficult to see how the figure of 12,000 new homes can be justified. Indeed, the Council's own statistical data indicates a need that is a mere fraction of the 12,000 figure. The data suggests that a figure nearer 3,000 additional homes is more justified. There is also a danger that existing residents will wish to purchase and move into the new properties, leaving a lot of currently occupied homes to become increasingly dilapidated, as can already be seen in certain parts of the borough.						
1237807	LPIO-8639	no	The figures are base on outdated 2014 figures. They bear no relation to Wirral's actual needs. The methodology must be challenged. Alynative figures from a local expert and others have been ignored. Even a Councillor thinks the figures are fanatsy and that no-one in the council agrees with them. If she is right then why haven't they been challenged?						
1246638	LPIO-8663	no	There appears to be considerable evidence that the standard method is not applicable in Wirral based on previous growth figures. WBC should justify the use of this method not just take the easy out be adopting it.						
1246622	LPIO-8687	no	The Council has admitted that neither the Ministry of Housing, Communities & Local Government nor 'Homes England' has written giving a Target of 12,000. However, two Secretaries of State HAVE written requiring a Local Plan and 'Numbers' based upon a 'starting point' derived from the SM, emphasising the National Planning Policy Framework allows challenge based upon alternative methods which use official local data, provided there are 'exceptional circumstances', which there are in the case of wirral: Clear geographical features at risk of mutilation with excessive urbanisation. Its rural nature and contribution to national food supply lack of evidence of exponential increase in population or population mix. it is of national interest to keep the wirral within its current housing framework as exemplified by the Covid-19 pandemic						
1246648	LPIO-8755	no	The population of Wirral has not grown over the past decade and there is no evidence that there will be future population growth to justify the huge number of new houses proposed. There are a lot of houses up for sale and most are not selling quickly. House prices have barely recovered to the 2008 prices. All the above indicate that there is no evidence of demand in excess of supply. Quite the reverse.						

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1246651	LPIO-8769	no	Prioritising housing need above everything else makes it hard to plan for a sustainable balance of land use. The target is excessive and NOT consistent with Wirral's demographic trends. WMBC Compendium of statistics indicates only 327 homes per year required rather than 803. National housing targets have been reduced from 300,000 to 200,000. The projected figure needs to be recalculated to reflect these requirements.						
1243593	LPIO-8820	no	This calculation should be a starting point and should be challenged given exceptional circumstances and current population growth						
1238116	LPIO-883	no	It is based on false data that should accord with ONS statistics not outdated figures.						
1243888	LPIO-896	no	Wirral council seems to have been forced by Government to use figures that over estimate housing need.						
1241852	LPIO-897	yes	Westminster are forcing wirral to use largely over estimated and inflated "housing needed " figures .Ignoring the ONS actual predicted figures. I agree the council are using the method set out by the national guidance...but i DONT agree with the "national guidance " methodology or final figures !						
1246666	LPIO-8981	no	I do not agree with the Council calculations using the 'standard method' set out in national guidance. 12,000 homes is simply not justified by historic or current trends and I have read not evidence within the options and issues document to support this growth. The case that more land is required for house-building seems to be based on the stated need to build an additional 12,000 homes when it is clear that Wirral population growth has been static for many years and there is no indication that this situation is about to change. The Council's own statistical data points to an actual need of a fraction of the 12,000 figure. this supposed "need" for some 12,000 new homes is contrary to the council's OWN Compendium of Statistics that clearly states a figure nearer a third of 12,000. Consequently, demand will be much lower than the stated need would suggest.						
1246667	LPIO-9009	yes							
1246670	LPIO-9049	yes							
1246671	LPIO-9091	yes							
1246672	LPIO-9138	yes							
1246678	LPIO-9258	no	The calculations being used have been proved to be inaccurate and inflated to the figure of 12,00 despite independent research being carried out proving a lower number of houses being required and despite research showing that Wirral has a declining population.						
1246692	LPIO-9503	yes							
1246693	LPIO-9508	no	I believe that the figure being used by the Council is wrong. The use of the standard calculation can be challenged and the Council is choosing not to do this. There is solid evidence to challenge the use of the standard calculation for Wirral; for example the Council's own document the Compendium of Statistics 2019 which clearly states that there should be 327 homes per year, not 803. The Government through the Queen's speech also substantially reduced the National Housing Figures by a third from 300,000 per year to 200,000 per year. As I understand it the National Planning document which details the use of the Standard calculation allows for the Council's to move away from this based on the local situation/circumstances. The Council provides no Wirral based evidence as to why the standard calculation has to be used. I believe the Council should be investing their time in challenging the use of the Standard Calculation and basing their figures on Local evidence.						
1246699	LPIO-9516	no	I do not agree with the Council's calculations using the standard method set out in national guidance because I see no evidence within the options and issues document to support the amount of growth that the Council are projecting. Indeed, in their own Compendium of Statistics 2019 it clearly states that there should be 327 homes per year, not 803. This is also confirmed by the Government's Queen's speech where National Housing Figures have been dropped from 300,000 per year to 200,000 per year. I believe the Council should recalculate their figures based on local projections and government national housing targets. The forecasts are significantly at odds with population growth in recent years						
1246705	LPIO-9536	no	As I advised the council on 18Oct2018, Wirral annual population growth for recent years is 0.11% to 0.15% which gives an annual housing need of 222. The ONS produced a figure of 500 which would allow for improvement in housing availability, replacement of demolitions, etc. It is therefore up to the council to justify a higher figure. The idea of a national growth figure being applied without any reference to actual growth of the local population, given that the local occupancy rate is 2.2 compared to the national figure of 2.4, seems idiotic.						
1246691	LPIO-9550	no	I do not agree with the Council's calculations using the standard method set out in national guidance because I see no evidence within the options and issues document to support the amount of growth that the Council are projecting. Indeed, in their own Compendium of Statistics 2019 it clearly states that there should be 327 homes per year, not 803. This is also confirmed by the Government's Queen's speech where National Housing Figures have been dropped from 300,000 per year to 200,000 per year. I believe the Council should recalculate their figures based on local projections and government national housing targets.						
1246712	LPIO-9551	no	Please see attached statement for our full case.						
1242554 Port Sunlight Village Trust	LPIO-9610		We support Wirral Council's need to comply with national policy and provide housing. However, we recommend that 'full communities' such as the one created in Port Sunlight during the Victorian and Edwardian eras be built – not just housing. William Lever demonstrated that communities need more than 'just housing', they require a vision for ideal living. Port Sunlight remains an exemplar for the provision of quality housing, public art, green space and community facilities. For Port Sunlight some of the key community facilities have been lost over time and we are looking at ways to reintroduce community uses and to rebalance the demographic.						

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1237906	LPIO-964	no	Wirral is already a very densely populated place. You should not be driven by essentially abstract constructs from Central Government demanding a number of new residential properties are built on the basis of some arbitrary formula. You should be guided by an approach that grows sustainable places, or managed and planned extensions, in a manner that have sufficient infrastructure and which can cope with the population they are designed for. The priority should always be to enhance the beauty of a place by removing blight, not allowing existing beauty to be built upon and lost. If 'brownfield first' can see the borough through the next decade to fifteen years, in terms of housing and sustainable population growth, then we should see the outcome of that before committing anything else for development. We can not fully know what the world will be like or need in fifteen years time, so we should not seek to plan for it in a way that will simply see the best land and most beautiful places lost before we even know whether we need them for development.						
1238424	LPIO-9679	no	I think the basis of calculation is flawed. Housing demand is dependant upon a number of factors and calculating the demand by projecting forward from 2014 figures does not take into account new aspects such as impact of coronavirus, leaving the EU, creation of new jobs and demographic changes. It is therefore a flawed basis for projection.						
1246720	LPIO-9686	no	The overall housing requirement of 12,000 dwellings over the plan period (2020-2035) is too low. The circumstances in Wirral provide clear justification for planning for a higher housing need figure than the standard method. These are as follows: The impacts of previous housing under-delivery are quantifiable and significant. The period of extreme under-delivery coincides with the following stark statistics which show that there are 5,201 households in critical housing need. overcrowding - a total of 3,621 households living in overcrowded conditions (2.5% of all households); and, homelessness - a total of 1,580 households who are either homeless or living in temporary accommodation. The identified need for affordable housing will not be met. The Draft SHMA (January 2020) concludes that there are 12,705 existing household in affordable need. That figure nor the net need of 705 per annum are conspicuous by their absence in the Issues and Options Plan. Even the 5,201 households in critical housing need equate to 43% of the total requirement. Therefore the Wirral faces an unprecedented affordability crisis that requires urgent and radical policy responses through the Local Plan. These figures show that the mathematical formula (standard method) is not appropriate to derive the housing requirement and those real people in housing need now will be failed by the Local Plan. Whilst the standard method is the starting point, under such circumstances the Council should strongly consider a significant increase in the housing requirement in accordance with the PPG.						
1246719	LPIO-9729	no	The figure of 12,000 new homes is hugely exaggerating the "influx" of new residents to the borough over the next 15 years and I believe it is being used purely as a means to "justify" the Council's desire to offer building contracts to house builders.						
1241337	LPIO-9737	no	Using the standard method based on ONS 2014 figures was only the starting point. The Government has stated that the standard method is not a mandatory target. I believe there are justifiable circumstances for the use of a much lower housing need. The Council's own consultants and commissioned studies from the Universities of Liverpool and Manchester have produced figures lower than 12000 and in Dec 2019 the Council compendium of statistics stated that Wirral's population is expected to increase by only 5300 by 2039. ONS population projections based on 2018 figures show population projections to be significantly lower than the 2014 projection. I therefore feel that the Council should revise the housing need figure accordingly.						
1238147	LPIO-9744	no	The use of 2014 housing projections gives a false picture of the population growth on Wirral and leads to false conclusions which seriously jeopardise the Council's primary objective of urban regeneration by forcing the review of Green Belt land for provision of land for a housing need which does not actually exist.						
1240711	LPIO-977	no	The Council has refused to use all the recent professional forecasts of population growth for the Wirral. Work commissioned to Liverpool and Manchester Universities has estimated growth of no more than 6000 over the period to 2035. In the Councils compendium of Statistics 2019 it clearly states there should be 327 homes per year. This is absolutely fundamental to the whole plan. It is a disgrace that the Council have not sought to address false and grossly misleading estimates of population growth and change their proposals for housing need accordingly.						
1246724	LPIO-9801	no	I do not agree with the Council's calculations using the standard method set out in national guidance because I see no evidence within the options and issues document to support the amount of growth that the council are projecting. Indeed, in their own Compendium of Statistics 2019 it clearly states that there should be 327 homes per year, not 803. This is also confirmed by the Government's Queen's speech where National Housing Figures have been dropped from 300,000 per year to 200,000 per year. I believe the Council should recalculate their figures based on local projections and government national housing targets.						
1246724	LPIO-9841	no	I do not agree with the Council's calculations using the standard method set out in national guidance because I see no evidence within the options and issues document to support the amount of growth that the Council are projecting. Indeed, in their own Compendium of Statistics 2019 it clearly states that there should be 327 homes per year, not 803. This is also confirmed by the Government's Queen's speech where National Housing Figures have been dropped from 300,000 per year to 200,000 per year. I believe the Council should recalculate their figures based on local projections and government national housing targets.						
1246732	LPIO-9883	no	The use of the standard method based on 2014 figures forecast a housing need higher than calculated using later figures. If the population growth rate on Wirral has reduced, then the standard method is not appropriate.						
1246731	LPIO-9888	no	The Council's calculations are flawed in that they calculate too low a need, and whilst the use of buffers is correct the base figures are too low.						
1244412	LPIO-991	no	Based on historic trends in growth there is no evidence to support the growth the council is projecting. Furthermore there is no evidence in the within the options & issues document to support the amount of growth projected by the standard method. The councils 2019 Compendium of Statistics states there should be 327 homes per yr contradicting the standard method figure of 803! The Governments Queens Speech also revised national housing figures down from 300,00 per yr to 200,000. The council needs to recalculate its forecast based on local projections and government national housing targets						

