



REGENERATION AND PLACE DIRECTORATE

AUTHORITY MONITORING REPORT

2022/23 - 2024/25

PUBLISHED MAY 2026

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1.0 Introduction

What is an Authority Monitoring Report?

- 1.1 The requirement to produce an annual Authority Monitoring Report (AMR) was introduced through procedures set out in the Planning and Compulsory Purchase Order Act 2004 (as amended by the 2011 Localism Act) and The Town and Country Planning (Local Planning) (England) Regulations 2012 (“the 2012 Regulations”). This AMR relates to the monitoring Framework agreed with the Planning Inspectors who carried out the independent Examination of the Wirral Local Plan 2022-2040 (under the 2012 Local Plan Regulations) prior to its adoption on the 31 March 2025.
- 1.2 Although a new plan-making system set out in the Levelling and Regeneration Act (LURA) 2023 came into force in March 2026, ‘saving provisions’ in the new Local Plan Regulations retain the requirement to monitor a development plan document produced under the 2004 Act such as the Wirral Local Plan 2022-2040.

The Development Plan for Wirral

- 1.3 As of March 2025, the statutory Development Plan for the Metropolitan Borough of Wirral comprised:
 - **The Wirral Local Plan 2022-2040** adopted on the 31st of March 2025; which can be viewed on the Council’s website here: [Wirral Local Plan 2022 to 2040 | wirral.gov.uk](http://www.wirral.gov.uk/wirral-local-plan-2022-to-2040) This replaced the former Unitary Development Plan for Wirral adopted in 2000.
 - **The Joint Waste Local Plan for Merseyside and Halton**, adopted in July 2013 which can be viewed on the Council's website at <https://www.wirral.gov.uk/planning-and-building/local-plans-and-planning-policy/local-plans/joint-waste-local-plan-merseyside>
 - **Devonshire Park Neighbourhood Development Plan**, made on 14 December 2015, the Devonshire Park Neighbourhood Planning Forum was re-designated by the Council on 13 March 2024, this can be viewed on the Council’s website at the latest information can be viewed on the Council’s website at <http://www.wirral.gov.uk/planning-and-building/local-plans-and-planning-policy/neighbourhood-planning/devonshire-park>; and
 - **Hoylake Neighbourhood Development Plan**, made on 19 December 2016, the Hoylake Community Planning Forum (Hoylake Vision) was re-designated by the Council on 23 May 2024 with a life of 5 years, this can be viewed on the Council’s website at <http://www.wirral.gov.uk/planning-and-building/local-plans-and-planning-policy/neighbourhood-planning/hoylake>

Supplementary Planning Documents and Guidance

- 1.4 A series of Supplementary Planning Guidance Notes and later Supplementary Planning Documents (SPDs), were produced to assist in the delivery of the former Unitary Development Plan policies. Following adoption of the Wirral Local Plan, a review has been undertaken on future requirements for supplementary planning documents and guidance. The latest information can be viewed at <http://www.wirral.gov.uk/planning-and-building/local-plans-and-planning-policy/supplementary-planning-documents>

The Local Plan Monitoring Framework

- 1.5 This AMR covers the monitoring years 1 April 2022 – 31 March 2023, 1 April 2023 – 31 March 2024 and 1 April 2024 – 31 March 2025. As the first AMR since the adoption of the Local Plan on 31 March 2025, it is structured around the monitoring framework set out in Appendix 15 of the Local Plan and reports against this framework for the first three years of the Plan period as above.
- 1.6 The Monitoring Framework for the Wirral Local Plan is set out in two sections in Appendix 15. Part 1 includes data that has been collected and reported on an annual basis from the adoption of the Local Plan including policy indicators and contextual indicators, which are reported in this document. Part 2 sets out the indicators which will additionally be monitored internally to inform any future review of the Local Plan. This data will be considered in establishing whether an update is needed, and it will be considered for any five-year review.
- 1.7 As this is the first monitoring report using the indicators in set out in Appendix 15, the trend data is limited for this year. As the monitoring framework becomes more established the trend-based information will be built up and progress will be much easier to be determined.
- 1.8 This AMR still provides a substantial overview of the progress with many of the strategic aims of the Local Plan and the policies that seek to secure them.

Accessibility

- 1.9 The tables and figures in the document may not be suitable to view for people with disabilities, users of assistive technology or mobile phone devices. Please contact forwardplanning@wirralgov.uk if you would like the tables and/or figures in an accessible format.

2.0 Executive Summary

Table 1 Progress of Local Plan Indicators of Change

Indicator of change	Summary of Strategic Change	Target
Housing Delivery		
HD1 - Net change in new build dwellings	A net increase of 1,599 new build dwellings between 2022-2025 exceeding the target of 1,500	1,500
HD1a - Net change in dwellings from conversions and changes of use	A net change in dwellings of 217 dwellings, with 114 conversions in 22/23, 59 in 23/24 and 44 in 24/25	300
HD1b - Net change in bedspaces in communal accommodation excluding those for the elderly (C2), converted to C3 equivalentents	A total net increase of 42 bedspaces from 22/23 to 24/25	N/A contributes to HD 1
HD2 - Net housing delivery by Regeneration Area and 'Outside Regeneration Areas'	<p>In 2022/23, a total of 707 dwellings were completed, with 86 (12.2%) within a Regeneration Area and 621 (87.8%) being delivered outside Regeneration Areas.</p> <p>In 2023/24, a total of 510 dwellings were completed, with 35 (6.9%) within a Regeneration Area and 475 (93.1%) outside the Regeneration Areas.</p> <p>In 2024/25, a total of 599 dwellings were completed, with 219 (36.6%) within a Regeneration Areas and 380 (63.4%) outside the Regeneration Areas.</p> <p>The Council is meeting its target of 500 dwellings per annum (dpa)</p>	<p>Annual net gain of C3 dwellings</p> <p>Years 0 - 5 = 500 dpa</p> <p>Years 6 - 10 = 850 dpa</p> <p>Years 11 onward = 1,025 dpa</p>

Indicator of change	Summary of Strategic Change	Target
HD3 - Net change in bedspaces in specialist C2 accommodation for elderly people	There has been a net change in -1 bedspaces between 2022-2025	68 new C2 bedspaces per annum 1,149 new bedspaces by 2040
HD4 - Delivery of net new build windfalls outside Regeneration Areas on sites not identified within the Local Plan Housing Trajectory (by dwelling type, tenure, size and previous use, including self and custom build where known)	A total of 165 net new build windfalls were delivered in 2023/24 and 254 in 2024/25	Annual allowance of 30 dpa from year 4 of Plan Period
HD5 - National Housing Delivery Test Result (HDT)	The Council has consistently had a HDT result over 75%, with it being 99% in 2021, 100% in 2022 and 96% in 2023. The 2024 result is yet to be published, however this is expected to be above the 75% target	As a minimum remain above 75% (trigger for early review if HDT result is less than 75% for three consecutive years)
HD6 - Commentary on expected progress against Housing Trajectory	1,816 dwellings have been completed between 2022-2025	Delivery broadly on track with Housing Trajectory Appendix 4
Affordable Housing		
AH1 - Total affordable housing units completed (by dwelling type, tenure, size and location and source by Registered	In 2022/23, 4.88% of dwellings in viability zone 1 were affordable housing, 22.12% in 2023/24 and 11.11% in 2024/25. In viability zone 2, 46.67% of dwellings were affordable in 2022/23, 32.47% in 2023/2024 and 10.40% in 2024/25. In viability zone 3, 0% of dwellings were affordable in both 2022/23 and 2023/24, and 83.33% in 2024/25. In	10% in viability zones 1 & 2; 20% in viability zones 3 & 4

Indicator of change	Summary of Strategic Change	Target
Provider or market)	<p>viability zone 4, 85.71% of dwellings were affordable in 2022/23, 46.7% in 2023/24 and 0% in 2024/25</p> <p>A total of 35.69% of homes delivered across the borough were affordable in 2022/23, 29.38% in 2023/24 and 13.42% in 2024/25</p>	
Housing Mix		
HM1 - Percentage of market homes delivered with 3 or more bedrooms	50.94% of market homes delivered in Regeneration Areas in 22/23 were 3+ bedrooms which decreased by 1% in 24/25. 59.96% of market homes delivered outside of Regeneration Areas in 22/23 were 3+ bedrooms this has decreased to 46.37% in 24/25	Policy requirement is 30% in Regeneration Areas; 70% elsewhere
Housing Land Supply		
HLS1 - Housing Land Supply	The Local Plan monitoring framework target is for a five-year housing land supply with a 10% buffer which was the requirement in paragraph 74b of the National Planning Policy Framework (NPPF) July 2021 against which the Local Plan was examined. Against this requirement the housing land supply on 31st March 2025 is 6.33 years	Meet five-year housing land supply with 10% buffer at the time
Masterplans		
MP1 - Progress on masterplan production - narrative	The majority of Masterplans/ Neighbourhood Frameworks have now been adopted by the Council. Further information can be found on our website here	Masterplan production in step with Housing Trajectory
Employment Delivery		
E1 - Delivery of new B2, B8 and sui generis commercial uses (including site area and floorspace, by location, sector, previous use and designation)	Between 2022/23 – 2024/25 a combined site area of 17.69ha of new B2, B8 and sui generis commercial uses has been developed	<p>2022/23-2027/28 = 18.04ha</p> <p>2028/29-2033/34 = 31.39ha</p> <p>2034/35- 2039/40 = 9.74ha</p>

Indicator of change	Summary of Strategic Change	Target
E2 - Change from commercial use to residential or other non-commercial use	A total of 239 dwellings between 2022/23-2024/25 have been completed through change from commercial use to residential or other non-commercial use	N/A
Neighbourhood Planning		
NP1 - Progress on Neighbourhood Plans - narrative	No further neighbourhood development plans or neighbourhood development orders have been submitted during this monitoring period. Both existing Neighbourhood Forums were re-designated for a further five years during 2024	N/A
Strategic Planning		
SP1 - Activity on cross boundary strategic planning matters - alignment test	Wirral continues to actively engage in cross boundary strategic planning matters and are actively involved in the development of the Spatial Development Strategy (SDS)	N/A
Annual Monitoring - Contextual Indicators		
C1 - Population by age	A population increase by 1.92%	Increase
C2 - Index of multiple deprivation scores	Just over 35% of the Wirral population (around 115,500 people) now live in areas classified as being in the most deprived 20% of areas in England. This has increased since the last Index of Multiple Deprivation (IMD) in 2015, when 32% of the Wirral population were classed as living in deprivation.	Reduction
C3 – Regeneration related funding attracted in the year	All information on the Council regeneration funding can be found on our website here	Maximise external funding opportunities
C4 – Changes in land and property prices	Average residential property prices across Wirral have increased by £13,000, an increase of 4.8%	Trend of increasing land and property values within Regeneration Areas

3.0 Monitoring Local Plan Implementation

Part 1 - Indicators for Annual Monitoring

Annual Monitoring - Policy Indicators

Housing Delivery

HD1 – Net change in new build dwellings

- 3.1 The purpose of HD1 is to monitor housing delivery against Policy WS 1 and the Sustainability Appraisal. The requirement is an annual net gain of C3 dwellings of 500 dpa (years 0-5) and 850 dpa (years 6-10) in line with the stepped housing trajectory in Appendix 4 of the Local Plan. This indicator is calculated using Local Authority monitoring of planning applications, demolition consents, Building Control records, Council Tax records and where necessary, verified by site visit. There has been a net increase of 1,599 new build dwellings between 2022-2025, exceeding the target of 1,500.

Table 3.1 HD1 - Net change in new build dwellings

HD1 - Net change in new build dwellings		
2022/23	2023/24	2024/25
593	451	555

HD1a – Net change in dwellings from conversions and changes of use

- 3.2 HD1a monitors housing delivery against Policy WS1. The [Wirral Local Plan Housing Trajectory](#) published alongside the Local Plan Main Modifications includes an annual allowance for net conversions and changes of use of 100dpa from year 4 of the Plan Period. Although only applicable from year 4, in line with the recommendations of the Local Plan Inspectors, the authority has monitored the indicator from the start of the Local Plan period. The data was collected by analysis of Local Authority planning applications, Building Control records, Council Tax records and the Local Land and Property Gazetteer and where necessary, verified by site visit. There has been a net change in dwellings from conversions and changes of use of 217 between 2022-2025.

Table 3.2 HD1a - Net change in dwellings from conversions and changes of use

HD1a - Net change in dwellings from conversions and changes of use		
2022/23	2023/24	2024/25
114	59	44

HD1b – Net change in bedspaces in communal accommodation excluding those for the elderly (C2), converted to C3 equivalents

3.3 HD1b monitors housing delivery against Policy WS 1. The data was collected by analysis of Local Authority planning applications, Building Control records, Council Tax records and the Local Land and Property Gazetteer and where necessary, verified by site visit.

Table 3.3 HD1b - Net change in bedspaces in communal accommodation excluding those for the elderly (C2), converted to C3 equivalents

HD1b - Net change in bedspaces in communal accommodation excluding those for the elderly (C2), converted to C3 equivalents		
2022/23	2023/24	2024/25
7	4	31

HD2 – Net housing delivery by Regeneration Area and ‘Outside Regeneration Areas’

3.4 HD2 monitors progress against policies WS 1, RA 1, RA 3-7, RA 9-11 and WP 1-7. The target is an annual net gain of C3 dwellings of 500 dpa (years 0-5) and 850 dpa (years 6-10). There has been a net gain of 340 dwellings inside the Regeneration Areas and 1,471 dwellings outside the Regeneration Areas. The data has been collected by Local Authority monitoring of planning applications, demolition consents, Building Control records, Council Tax records and the Local Land and Property Gazetteer and where necessary, verified by site visit. Although there is overlap between Regeneration Areas and Settlement Areas, the data has been filtered to avoid double-counting. i.e. where a site falls within a Regeneration Area boundary it has been discounted from the Settlement Area.

Table 3.4 HD2 - Net housing delivery by Regeneration Area and 'Outside Regeneration Areas'

HD2 - Net housing delivery by Regeneration Area and 'Outside Regeneration Areas'			
	2022/23	2023/24	2024/25
RA 1	1	33	10
RA 3	0	0	0
RA 4	19	5	15
RA 5	-1	0	0
RA 6	30	0	198
RA 7	46	0	0
RA 8	0	0	0
RA 9	-1	0	0
RA 10	-4	-3	3
RA 11	-4	0	-7
SA 1	58	82	58
SA 2	61	23	0
SA 3	194	94	130
SA 4	76	64	38
SA 5	179	132	79
SA 6	8	19	49
SA 7	1	45	13
SA 8	44	16	13
Inside Regeneration Areas	86 (12.2%)	35 (6.9%)	219 (36.6%)
Outside Regeneration Areas	621 (87.8%)	475 (93.1%)	380 (63.4%)

HD3 – Net change in bedspaces in specialist C2 accommodation for elderly people

3.5 HD3 monitors housing delivery against policies WS 1 and WS 3. The target is 68 new C2 spaces per annum with a total of 1,149 new bedspaces by 2040. Currently there is a net loss of -1, this has been monitored through planning applications, demolition consents, Building Control records, Council Tax records and the Local Land and Property Gazetteer and where necessary, verified by site visits.

Table 3.5 HD3 - Net change in bedspaces in specialist C2 accommodation for elderly people

HD3 - Net change in bedspaces in specialist C2 accommodation for elderly people		
2022/23	2023/24	2024/25
18	-11	-8

HD4 – Delivery of net new build windfalls outside Regeneration Area on sites not identified within the Local Plan Housing Trajectory

- 3.6 HD4 measures the delivery of new build windfalls outside Regeneration Areas on sites that have not been identified within the Local Plan Housing Trajectory. The Council’s definition of windfalls is set out in paragraph 407 of the Inspectors report on the Examination of the Wirral Local Plan¹ ‘*new-build sites where a planning application has been submitted and determined within the monitoring year, on a site that had not previously been identified in a Strategic Housing Land Availability Assessment, or which had not previously been granted a planning permission for residential development*’. The target is an annual allowance of 20 dpa from year 4 of the Plan Period. The data is collected using Local Authority monitoring of planning applications, demolition consents, Building Control Records, and Council Tax records where necessary verified by site visit.

Table 3.6 HD4 Delivery of net new build windfalls outside Regeneration Areas on sites not identified within the Local Plan Housing Trajectory

HD4 - Delivery of net new build windfalls outside Regeneration Areas on sites not identified within the Local Plan Housing Trajectory (by dwelling type, tenure, size and previous use, including self and custom build where known.)		
2022/23	2023/24	2024/25
N/A	165	254

HD5 – National Housing Delivery Test Result (HDT)

- 3.7 HD5 monitors the National Housing Delivery Test. This is a nationally reported dataset² of housing delivery expressed as a percentage measurement of the number of net homes delivered against the number of homes required as set out in the Local Plan over a rolling three-year period. Paragraph 79 of the NPPF sets out several policy consequences where delivery falls below the 95%, 85% or 75% of the requirement over a three-year period and additionally

¹ [Report on the Examination of the Wirral Local Plan March 2025](#)

² <https://www.gov.uk/government/collections/housing-delivery-test>

Local Plan Policy WS 12 requires that if delivery falls below 75% for three consecutive years alongside the other listed factors an early review of the Local Plan could be triggered. The 2024 results are still pending release.

Table 3.7 HD 5 - National Housing Delivery Test Result (HDT)

HD 5 - National Housing Delivery Test Result (HDT)			
2021	2022	2023	2024
99%	100%	96%	TBC

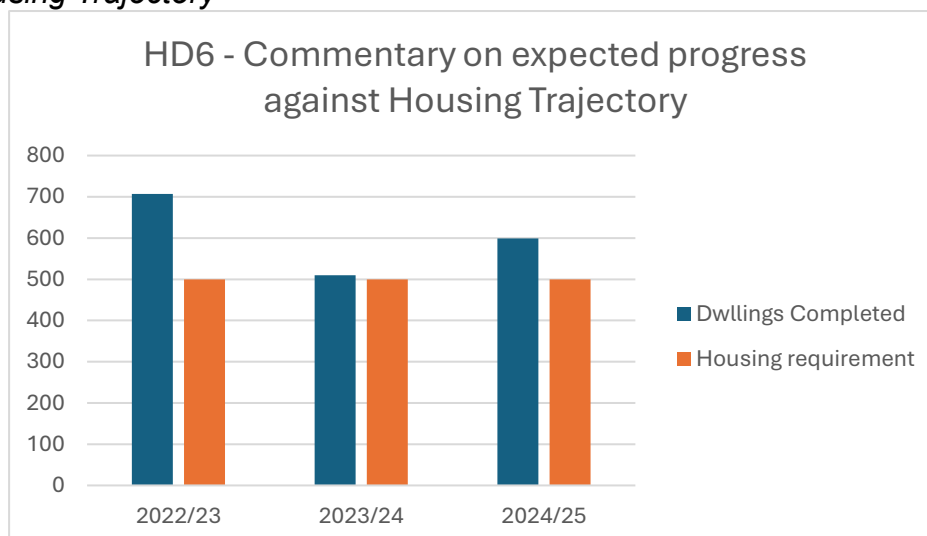
HD6 – Commentary on expected progress against Housing Trajectory

3.8 The Council is currently over-delivering with the number of new dwellings completed between 2022-2025 as evidenced in Table 3.8 and Figure 1 below. The Council is currently on track with meeting the housing trajectory set out in Appendix 4 of Wirral’s Local Plan, further detail on the housing trajectory can be found in table 3.11 and in Appendix 1 of the AMR.

Table 3.8 HD6 - Commentary on expected progress against Housing Trajectory

HD6 - Commentary on expected progress against Housing Trajectory			
	2022/23	2023/24	2024/25
Dwellings completed	707	510	599
Housing requirement	500	500	500

Figure 1 – Chart showing the data from HD6 on expected progress against Housing Trajectory



Affordable Housing

AH1 – Total Affordable Housing units completed

3.9 Indicator AH1 monitors progress against Policy WS 3 and the Sustainability Appraisal. In 2022/23 a total of 46 affordable housing units were delivered inside Regeneration Areas and a total of 251 outside of Regeneration Areas. In 2023/24 a total of 28 units were delivered in Regeneration Areas and 183 outside of Regeneration Areas. In 2024/25 149 units were completed outside of Regeneration Areas.

Table 3.9 - AH1 - Total affordable housing units completed (by dwelling type, tenure, size and location and source by Registered Provider or market)

AH1 - Total affordable housing units completed (by dwelling type, tenure, size and location and source by Registered Provider or market)												
	2022/23				2023/24				2024/25			
	1 Bed	2 Bed	3 Bed	4 Bed	1 Bed	2 Bed	3 Bed	4 Bed	1 Bed	2 Bed	3 Bed	4 Bed
RA 1					12	16						
RA 3												
RA 4												
RA 5												
RA 6												
RA 7	16	30										
RA 8												
RA 9												
RA 10												
RA 11												
SA 1		22			45	8	23		6	2	15	
SA 2		4	4									
SA 3	9	63	57	10	24	9	25		101	17		
SA 4		4	20	4	1	10	14		1		5	
SA 5	8	35	11			19				2		
SA 6												

SA 7					1	4						
SA 8												
Sub total	33	158	92	14	83	66	62	0	108	21	20	0
Total	297 - source RSL- 260 (87.5%), market - 37 (12.5%)				211 - source RSL - 175 (83%), market - 36 (17%)				149 - source RSL (100%)			
Affordable Rent	177 (59.6%)				151 (71.5%)				136 (91.2%)			
Rent to Buy	58 (19.5%)				13 (6.2%)				13 (8.8%)			
Social Rent	4 (1.4%)				34 (16.1%)				0			
Shared Ownership	58 (19.5%)				13 (6.2%)				0			
Percentage of affordable Residential Completions by Type and Viability Zone (WLP) (%)												
Viability Zone 1	4.88				22.12				11.11			
Viability Zone 2	46.67				32.47				10.40			
Viability Zone 3	0				0				83.33			
Viability Zone 4	85.71				46.7				0			
Percentage Total Borough wide	35.69				29.38				13.42			

Housing Mix

HM1 – Percentage of market homes delivered with 3 or more bedrooms

3.10 The indicator monitors progress against Policy WS 3 and the Sustainability Appraisal. The Policy requires that a minimum of 30% of market dwellings should be 3 or more bedrooms in Regeneration Areas and 70% elsewhere. Table 3.10 shows significant year-on -year fluctuations in performance against this indicator. Table 3.10 additionally reports the position with the inclusion of affordable housing.

Table 3.10 HM1 - Percentage of market homes delivered with 3 or more bedrooms

HM1 - Percentage of market homes delivered with 3 or more bedrooms			
	2022/23	2023/24	2024/25
Regeneration Areas	50.94%	13.33%	1%
Outside Regeneration Areas	59.96%	61.90%	46.37%
Borough-wide market dwellings	59.01%	59.83%	26.25%
Overall including Affordable	47.26%	48.40%	23.39%

Housing Land Supply

HLS1 – Housing Land Supply

3.11 The stepped trajectory, as detailed in Appendix 4 of the Local Plan, requires the delivery of a minimum of 500 net additional dpa in years 0-5 (from 2022/23), 850 net additional dpa in years 6-10 (from 2028/29) and 1,025 net additional dpa in years 11-17 (from 2033/34).

Scenario 1 – 10% buffer

3.12 The Local Plan monitoring framework target is for a five-year housing land supply with a 10% buffer which was the requirement detailed in paragraph 74b of the National Planning Policy Framework (NPPF) (July 2021) against which the Local Plan was examined. Against this requirement the housing land supply at 1st April 2025 is 6.33 years (Table 3.11 refers).

Table 3.11 Five-Year Housing Land Supply as of 31st March 2025 incorporating 10% buffer

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

Scenario 2 – 5% buffer

3.13 Paragraph 78 of the NPPF (December 2024) removed the requirement for a 10% buffer and replaced it with the requirement for a 5% buffer (para 74a) or 20% (74b) where there is significant under delivery of housing over the past three years (measured against housing delivery test performance). As the Council has consistently exceeded the 85% threshold of the HDT, as

demonstrated by indicator HD5, the Council is not required to apply 20% (para 74b). Applying a 5% buffer in line with current NPPF policy the housing land supply at 1st April 2025 is 6.63 years (Table 3.12 refers).

Table 3.12 Five-Year Housing Land Supply as of 31st March 2025 incorporating 5% buffer

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

Scenario 3 – 20% buffer from 1st July 2026

- 3.14 Paragraph 78c of the NPPF (December 2024) further states that from the 1st July 2026 for the purposes of decision-making only a 20% buffer should be added where a local planning authority has a housing requirement adopted in the last five years examined against a previous version of the NPPF and whose annual average housing requirement is 80% or less of the most up to date local housing need calculated using the standard method set out in national planning practice guidance – which applies to Wirral.
- 3.15 Although this AMR covers the monitoring period up to the 31st March 2025, as this requirement will come into effect prior to the publication of the next AMR covering the monitoring period 2025-26, the Council has calculated the housing land supply position applying a 5% buffer to the end of June 2026 and a 20% buffer thereafter. Under this scenario the housing land supply position is 5.94 years (Table 3.13 refers).

*Table 3.13 Five-Year Housing Land Supply as of 31st March 2025
incorporating 5% buffer, and 20% buffer from July 2026*

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

Masterplans

MP1 – Progress on masterplan production - narrative

3.16 A series of Masterplans and Neighbourhood Frameworks have been produced to assist in the delivery of Local Plan regeneration policies and the achievement of comprehensive development which were adopted between 2021 and 2025. The latest information on the Council's masterplans can be found on the website [here](#).

Employment Delivery

E1 – Delivery of new B2, B8 and sui generis uses

3.17 Indicator E1 is to monitor delivery against Policy WS 1, Appendix 6, economic activity and sustainability appraisal. With a target of delivering 18.04ha of new B2, B8 and sui generis commercial uses between 2022/23-2027/28, 31.39ha between 2028/29-2033/34 and 9.7ha between 2034/35-2039/40.

Table 3.14 E1 - Delivery of new B2, B8 and sui generis commercial uses

E1 - Delivery of new B2, B8 and sui generis commercial uses				
	2022/23	2023/24	2024/25	Total
Site Area (ha)	1.14	5.66	10.89	17.69
Floorspace (ha)	0.28	2.33	4.87	7.48

E2 – Change from commercial use to residential or other non-commercial use

3.18 Indicator E2 does not specifically monitor a policy, however it allows the Council to accurately monitor net change in commercial land, this is done through the monitoring of planning applications.

Table 3.15 E2 - Change from commercial use to residential or other non-commercial use (dwellings)

E2 - Change from commercial use to residential or other non-commercial use (dwellings)			
	2022/23	2023/24	2024/25
SA 1	11	8	38
SA 2	11	1	14
SA 3	22	19	21
SA 4	1	3	2
SA 5	1	4	11
SA 6	1	5	11
SA 7	1	5	0
SA 8	1	10	38
Total	49	55	135

Neighbourhood Planning

NP1 - Progress on Neighbourhood Plans - narrative

3.19 Neighbourhood Development Plans for Devonshire Park and for Hoylake were made in December 2015 and December 2016 respectively. No further neighbourhood development plans or applications for neighbourhood area designation have been submitted. The Neighbourhood Forum designation for Devonshire Park was renewed for a further five years on the 13th March 2024

and the Neighbourhood Forum designation for Hoylake was renewed for a further five years on the 23rd May 2024. In addition, Hoylake Neighbourhood Forum published a Masterplan for Hoylake in June 2021 and a draft Hoylake Design Guide and Codes in March 2022 and have undertaken some preliminary work on a review of the made Neighbourhood Development Plan.

Strategic Planning

SP1 – Activity on cross-boundary strategic planning matters-alignment test

Duty to Cooperate

- 3.20 The Duty to Cooperate was created in the Localism Act 2011 and amends the Planning and Compulsory Purchase Act 2004. It places a legal duty on local planning authorities and public bodies to engage constructively, actively and on an ongoing basis to maximise the effectiveness of Local Plan preparation in the context of strategic cross boundary matters. The new plan-making system introduced by the Levelling Up and Regeneration Act does not retain the legal Duty to Co-operate, but the NPPF retains a requirement for local planning authorities to maintain effective co-operation.
- 3.21 Local Authorities must also, through their Authority’s Monitoring Report, give details on the actions they have taken during the period covered by the report in co-operating with other local planning authorities and others under the duty. In July 2018, government introduced a requirement for a Statement of Common Ground through the updated NPPF, carried forward into the 2024 NPPF (paragraph 28).
- 3.22 Wirral Local Plan 2021-2037 Duty to Cooperate Statement of Compliance, March 2022 can be found on the Council’s website [here](#).

Liverpool City Region Structures and Initiatives

- 3.23 A Combined Authority for the six councils of Greater Merseyside, working jointly with the Merseyside Integrated Transport Authority and the Liverpool City Region Local Enterprise Partnership on transport, economic development and regeneration, was formally established by Government in April 2014.
- 3.24 The Devolution Agreement with Government also gave strategic planning powers to an elected Liverpool City Region Mayor, to help accelerate

economic growth and new housing development and to prepare a Spatial Development Strategy (SDS) for the City Region³.

- 3.25 Further devolution, related to business rates; health and social care; children's services; home ownership; housing supply; apprenticeships; local traffic and highway powers; and criminal justice, was agreed in March 2016.
- 3.26 The first City Region Mayor was elected in May 2017 and regulations to govern the preparation of the Mayor's Spatial Development Strategy were published in July 2018. The amended regulations came into force in August 2018⁴.
- 3.27 A new Plan for Prosperity was published in January 2022, to provide a roadmap for economic growth up to 2035⁵ and a new devolution deal with Department for Transport could pave the way for greater integration of rail infrastructure, with work to develop a new station at Woodchurch scheduled to start by 2030.
- 3.28 The latest report of progress applicable to this AMR is set out in the Liverpool City Region Combined Authority Annual Review 2023/24⁶
- 3.29 The Government's English Devolution White Paper has confirmed that the Liverpool City Region will be in the first wave of Mayoral Combined Authorities that will receive an Integrated Settlement – a consolidated budget across housing, regeneration, local growth, local transport, skills, housing retrofit, and employment support – from 2026/27⁷.

Liverpool City Region Spatial Development Strategy

- 3.30 Pre-statutory engagement on 'Towards a Spatial Development Strategy for the Liverpool City Region up to 2040' began in November 2023. The deadline for comments expired on 16 February 2024⁸. The latest information can be viewed at <https://www.liverpoolcityregion-ca.gov.uk/sds>.
- 3.31 Further information on City Region planning can be found on the Combined Authority website at <https://www.liverpoolcityregion-ca.gov.uk/what-we-do/spatial-planning/>

³ The original Agreement, from November 2015, can be viewed at https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/477385/Liverpool_devolution_deal_unsigned.pdf

⁴ <https://www.legislation.gov.uk/uksi/2018/827/contents>

⁵ <https://www.liverpoolcityregion-ca.gov.uk/plan-for-prosperity>

⁶ <https://api.liverpoolcityregion-ca.gov.uk/wp-content/uploads/Annual-Review-2023-2024.pdf>

⁷ <https://www.gov.uk/government/publications/english-devolution-white-paper-power-and-partnership-foundations-for-growth/english-devolution-white-paper>

⁸ a copy of the consultation documents, can be viewed at <https://www.liverpoolcityregion-ca.gov.uk/sdsengagement>

Other Cross Boundary Working

3.32 Wirral Council has also continued to work as part of sub-regional collectives of Local Planning Authorities from across the City Region and the surrounding areas on joint initiatives including:

1. The Liverpool City Region Housing and Regeneration Board;
2. attending sub-regional strategic meetings, such as Growth Directors, to ensure Wirral is represented in all strategic employment, housing and infrastructure matters;
3. Strategic Place Partnerships and working closely with colleagues at the Combined Authority to provide pipeline of housing and employment sites;
4. meetings of the Liverpool City Region Chief Planning Officers and Planning Policy Managers including West Lancashire Council as well as meetings with individual districts including Cheshire West and Chester Council as required;
5. shared specialist environmental services provided through Sefton Council by the Merseyside Environmental Advisory Service (MEAS);
6. participation in the North-West Coastal Forum Expert Advisory Committee;
7. a shared archaeological records management and planning advisory service with the councils for Liverpool, Sefton, Knowsley and St Helens;
8. The Liverpool City Region Local Nature Partnership;
9. joint consultancy through MEAS for the consistent provision of City Region Local Plan Habitats Regulations Assessments and project managing the Liverpool City Region Recreation Management Strategy work;
10. arrangements for the preparation of the Liverpool City Region SDS; and
11. further work with the Mersey Dee Alliance, spanning the North Wales and North-West England border⁹.

⁹ Further information can be viewed at <http://www.merseydealliance.org.uk/>

Annual Monitoring - Contextual Indicators

C1 - Population by age National Mid-Year Population Estimate for Wirral

3.33 The data is collected using the Office of National Statistics (ONS) Sub-national Mid-Year Estimates. The population of Wirral has grown from 322,674 in 2022 to 328,873 in 2024. This is an increase of 6,199 and a positive change showing that the trend is meeting the indicator.

Table 3.16 C1 - Population by age - National Mid-Year Population Estimate for Wirral

C1 - Population by age - National Mid-Year Population Estimate for Wirral¹⁰				
	Young People 0-15 years	Working Age 16-64	65+	Total
2022	58,172	192,555	71,947	322,674
2023	58,478	194,229	72,876	325,583
2024	58,322	196,437	74,114	328,873

C2 - Index of Multiple deprivation Scores

3.34 The Indices of Deprivation are a unique measure of relative deprivation at a small local area level (Lower-layer Super Output Areas) across England and have been produced by the Wirral Health and Wellbeing Knowledge Hub and its predecessors in similar way since 2000¹¹. The Indices of Deprivation 2025 (IoD2025) were released in October 2025 and will be reported on in future AMRs. An interactive report for the year 2019 can be found below as well as a briefing paper

- [Interactive map of the Indices of Multiple Deprivation \(IMD\) for Wirral 2019](#)
- [Briefing paper for the Indices of Multiple Deprivation \(IMD\) for Wirral 2019](#)

C3 - Regeneration related funding attracted in the year

3.35 Wirral Council published a regeneration programme update on 12th March 2025 which provides the latest programme monitoring information for this monitoring period - this can be found [here](#).

¹⁰<https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationestimates/bulletins/populationestimatesforenglandandwales/mid2024>

¹¹<https://www.wirralhealthwellbeingknowledgehub.co.uk/wirral-data/interactive-reports/>

C4 - Changes in land and property prices

3.36 Average residential property prices across Wirral have increased by £13,000 during this monitoring period, an increase of 4.8%.

Table 3.17 - C4 - Changes in land and property prices

C4 - Changes in land and property prices ¹²		
2022/2023	2023/2024	2024/ 2025
202,000	205,000	215,000

4.0 Summary

The Council has completed annual monitoring for 2024/25, and this AMR covers the first three monitoring years of the plan period for the adopted Local Plan. Monitoring has been undertaken in accordance with Policy WS 12 utilising the Monitoring Framework provided by Appendix 15 of the Local Plan.

Notably, monitoring indicates that the Council can demonstrate a five-year supply of deliverable housing land in accordance with paragraph 79 of the NPPF 2024.

Following completion of the monitoring, the Council has concluded that it is not necessary to commence a review of the Local Plan in response to the triggers in Policy WS12 B. However, work will shortly be commencing to produce a new Local Plan under the new plan-making system, introduced by the Planning and Compulsory Purchase Act 2004, as amended by the Levelling Up and Regeneration Act 2023 and implemented through Regulations published in March 2026. New Local Plans must contain no more than 10 measurable outcomes to help monitor progress towards meeting the vision statement. However, as the Council progresses with a new Local Plan it will continue to monitor the implementation of the adopted Local Plan annually against the Framework in Appendix 15 until a new local plan is adopted.

¹² Source: Median house prices for administrative geographies - Office for National Statistics