

## Context Note

In the interests of open government, the Council shares these reports authored by the Centre for Sustainable and Resilient Cities at the University of Liverpool in relation to the subject of housing need in Wirral.

These reports are;

”Evaluating the validity of the population and household projections underpinning the Wirral Local Plan : A response to public submissions” dated 5 December 2018

“An objective assessment of the latest ONS projections for Wirral Metropolitan Borough” dated 21 September 2018 and

“Determining Housing Need on Wirral: a review of the commissioned evidence “ dated 21 January 2019.

All three reports must be read in the context of this note.

These are shared for historic interest, but it should be noted that they were commissioned against a background which has now been overtaken by the latest Government policy position.

The reports were commissioned in the context of the Council’s consultation on development options relating to the Wirral Local Plan, which at that time proposed the release of Green Belt land to accommodate new housing. Consultation responses had argued that development options were based on official (ONS) population and household projections which were out of date and which over-estimated population growth, whereas more recent (2016) projections suggested more modest population and housing growth.

Whereas the reports endorse the 2016 ONS-based assessment as the most robust analysis of the number of dwellings required per annum, the Government has since clarified in the National Planning Policy Guidance (NPPG) that it is the 2014-based household projections which are to be used within the standard method to make the calculation of housing need. That is in order to ensure that historic under-delivery and declining affordability are reflected, and to be consistent with the Government’s objective of significantly boosting the supply of homes.

The standard methodology referred to above uses a formula to identify the minimum number of homes expected to be planned for. The National Planning Policy Framework (NPPF) requires strategic policy-making authorities to use the standard methodology when assessing their annual housing need, unless exceptional *local* circumstances can be asserted to exist such as to justify a deviation from the result produced by applying the standard method.

Wirral Council  
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