

-----Original Message-----

From: Mark Williams <Mark.Williams@NFDC.gov.uk>

To: Chris Treleaven <cstreleav@aol.com>

CC: Claire Upton-Brown <Claire.Upton-Brown@NFDC.GOV.UK>; Louise Evans <Louise.Evans@NFDC.gov.uk>; Peter McGowan <Peter.McGowan@NFDC.gov.uk>

Sent: Thu, 6 Jan 2022 15:38

Subject: RE: Ringwood - Neighbourhood Plan - housing requirement

Hi Chris

Pending a discussion on meeting dates, I agree with your calculations against the indicative figure. It does not preclude doing more of course.

Best wishes

**Mark Williams**

Local Plan lead, Planning Policy

New Forest District Council

Tel: **023 8028 5475**

[mark.williams@nfdc.gov.uk](mailto:mark.williams@nfdc.gov.uk)

[www.newforest.gov.uk](http://www.newforest.gov.uk)

My working days are Mon – Thurs, Tues-Fri

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**From:** Chris Treleaven <cstreleav@aol.com>

**Sent:** 06 January 2022 10:33

**To:** Mark Williams <Mark.Williams@NFDC.gov.uk>

**Cc:** Claire Upton-Brown <Claire.Upton-Brown@NFDC.GOV.UK>; Louise Evans <Louise.Evans@NFDC.gov.uk>; Peter McGowan <Peter.McGowan@NFDC.gov.uk>

**Subject:** Re: Ringwood - Neighbourhood Plan - housing requirement

Dear Mark

Thank you for your most helpful reply yesterday. Perhaps I might comment initially :-

Housing Numbers relative to the Local Part 1 - the indicative figure Louise gave us of 1300 to work with seems almost to be met - your Table adds up to 421, and with the 850 (minimum) from the three Strategic Sites listed in part 1 for Ringwood, this makes 1271. Have I double counted something here?

We do of course understand your Team has to look at the whole District rather than individual Parishes numbers and then add those up. Furthermore,

we also understand that the Council's choice-based letting system, and the Allocation policies according to the 4 point scale of need, doesn't mean that, even if Ringwood were to be allocated numbers of Affordable Housing, local Ringwood people requiring subsidised housing would necessarily take precedence for such allocation.

Nevertheless, among other topics we would like to talk to you about, such as new sites, housing sizes, proportion of renting/purchasing, we would like to see how in practice we could advance (small) sites to meet specific local housing needs, for example with "community housing" plans (without breaching our already reduced Green Belt!)

The Aecom work on Housing Needs Assessment first requires our own (imminent) comments on their draft, following which they will be able to finalise their work - most likely by the end of this month. I will ask them if your Team can have a copy - fine by us, but I guess there are copyright issues we must square with them first.

Will be in touch again soon to arrange a meeting with a set of topics on which we both need to coordinate in addressing.

With thanks and regards

Chris Treleaven

-----Original Message-----

From: Mark Williams <[Mark.Williams@NFDC.gov.uk](mailto:Mark.Williams@NFDC.gov.uk)>

To: Chris Treleaven <[cstreleav@aol.com](mailto:cstreleav@aol.com)>

CC: Claire Upton-Brown <[Claire.Upton-Brown@NFDC.GOV.UK](mailto:Claire.Upton-Brown@NFDC.GOV.UK)>; Louise Evans <[Louise.Evans@NFDC.gov.uk](mailto:Louise.Evans@NFDC.gov.uk)>; Peter McGowan <[Peter.McGowan@NFDC.gov.uk](mailto:Peter.McGowan@NFDC.gov.uk)>

Sent: Wed, 5 Jan 2022 13:52

Subject: RE: Ringwood - Neighbourhood Plan - housing requirement

Happy New Year to you Chris

Peter has kindly provided the Ringwood fraction of the 2755 homes commitment, and of the 924 small developments, as follows.

Completions in the Plan period to date (2016/17 to 2020/21)	258 dwellings
Permissioned Care Home Site (Permission 17/11358 for a 60-bedroom Care Home. The number of dwellings contributing to the housing supply is calculated by applying a 1.83 ratio)	33 dwellings
Large Sites (10+) with Planning Permission	Currently none outstanding with planning permission
Small Sites (1-9) with Planning Permission (this figure includes a 10% non-implementation discount)	27 dwellings
Small Site Windfall Allowance (Sites of less than 10 dwellings, based on past delivery trends of such sites. Forms part of supply from 2024/25 onwards)	103 dwellings

In terms of remaining need from the Local Part One allocations, we don't know at this point how best that should be distributed. We are still working through some of the issues ourselves following a call for sites and a progress review of our housing supply and delivery position.

As I'm sure you know Local Plan need is 'general' need for the Plan area as a whole (rather than the sum of Parish based needs), and in considering where best to meet it we also need to consider opportunities, constraints, and consistency with the broad Local Plan strategy for development (Policy STR3) favouring more accessible locations that help to sustain the vitality of the main settlements.

It follows from the above that any further sites allocated pursuant to addressing the total need of the Local Plan Part One would be addressing district-wide needs rather than taking a parish by parish approach to meeting localised needs.

What we also wish to avoid is 'saddling' any particular area with a figure that it cannot realistically meet. That would be one risk if we gave you an 'academic' need figure such as a pro-rata requirement based on share of population. Another would be that more sustainable opportunities to deliver more than 'share' in one area might be missed, requiring less sustainable choices elsewhere.

In terms of next steps I think it would be a good idea to meet to discuss further, as you suggest. Before doing so it would be helpful to have sight of the AECOM needs assessment, as it could help us both in addressing some of the questions you are raising.

Perhaps we could look to dates when you think the AECOM work might be available?

Regards

**Mark Williams**

Local Plan lead, Planning Policy

New Forest District Council

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**From:** Chris Treleaven <[cstreleav@aol.com](mailto:cstreleav@aol.com)>

**Sent:** 29 December 2021 16:06

**To:** Mark Williams <[Mark.Williams@NFDC.gov.uk](mailto:Mark.Williams@NFDC.gov.uk)>

**Cc:** Claire Upton-Brown <[Claire.Upton-Brown@NFDC.GOV.UK](mailto:Claire.Upton-Brown@NFDC.GOV.UK)>; Louise Evans

[<Louise.Evans@NFDC.gov.uk>](mailto:Louise.Evans@NFDC.gov.uk)

**Subject:** Re: Ringwood - Neighbourhood Plan - housing requirement

Dear Mark

As part of our developing Neighbourhood Plan, we have now received a draft Housing Needs Assessment (HNA) from our Consultants Aecon, via Locality). One important feature of this HNA is the LPA assessment of Ringwood's Housing requirement, which Louise sent us some time ago (see below) as c.1300 dwellings for the 2016/36 Local Plan part 1 period.

The three Strategic Sites allocated to Ringwood (including site 15 Snail's Lane, which is actually in the neighbouring Parish) constitute a minimum number of 850 dwellings.

The remaining 450 have been estimated by your Team from the previous District wide commitments of approx 2755 homes, an estimated 924 homes from small developments (according to Policy STR5) as well as from the 400 homes to be identified in Plan Part 2.

We are wondering if your team has an estimate of the Ringwood fraction of the 2755 homes commitment, and of the 924 small developments quoted above, so that we might see how to use the HNA report appropriately to meet the 1300 target with dwelling numbers and appropriate sites to meet our perceived local Ringwood housing need.

it is important for us to relate our work on housing need to your development of Local Plan Part 2 policies, and also for us to check that our draft policy ideas are compatible with both the current NPPF and Local Plan Part 1 adopted policies.

We would welcome a meeting with you in the near future to check these matters and prevent unnecessary work overlap between us.

Meanwhile, kind regards and Happy New Year!

Chris Treleaven  
NP Housing Team Leader

-----Original Message-----

From: Louise Evans <[Louise.Evans@NFDC.gov.uk](mailto:Louise.Evans@NFDC.gov.uk)>

To: Chris Treleaven <[cstreleav@aol.com](mailto:cstreleav@aol.com)>

CC: Claire Upton-Brown <[Claire.Upton-Brown@NFDC.GOV.UK](mailto:Claire.Upton-Brown@NFDC.GOV.UK)>; Mark Williams <[Mark.Williams@NFDC.gov.uk](mailto:Mark.Williams@NFDC.gov.uk)>

Sent: Tue, 28 Sep 2021 9:31

Subject: RE: Ringwood - Neighbourhood Plan - housing requirement

Dear Chris,

I'm sorry for the delay in responding, but to answer your question we had to complete a larger piece of work which we were doing as part of work on Part 2 of the Local Plan.

The housing provision for Ringwood established in Part 1 of the Local Plan is circ. 1300 dwellings for Ringwood – this is made up of strategic allocations, existing commitments and assumptions that have been made about the delivery of new housing from sites of less than 10 dwellings. In addition, for the Local Plan area as a whole there is still a need to identify where at least a further 800 dwellings will be provided (on non-strategic sites). Some of these may need to be in Ringwood. The distribution of the remaining requirement for new housing is a matter to be considered in Part 2 of the Local Plan which the Council is currently working on. At present the Council is undertaking a 'Call for Sites' (see: <https://newforest.gov.uk/article/2766/Call-for-Sites>). Sites put forward for consideration will then be appraised as part of the Local Plan work. Of course the Council will be undertaking public consultation as part of the process of considering where further site allocations would be most appropriate.

Best wishes,

Louise

Louise Evans  
Service Manager (Policy and Strategy)  
New Forest District Council  
Tel: **023 8028 5000 / 02380285345**

Email [louise.evans@nfdc.gov.uk](mailto:louise.evans@nfdc.gov.uk)  
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**From:** Chris Treleaven <[cstreleav@aol.com](mailto:cstreleav@aol.com)>

**Sent:** 27 August 2021 17:53

**To:** Louise Evans <[Louise.Evans@NFDC.gov.uk](mailto:Louise.Evans@NFDC.gov.uk)>

**Subject:** Ringwood - Neighbourhood Plan - housing requirement

You don't often get email from [cstreleav@aol.com](mailto:cstreleav@aol.com). [Learn why this is important](#)

Dear Louise

Hope this finds you well - particularly at this time of seemingly ever-complex workload!

As you know, Ringwood TC has initiated a Neighbourhood Plan, with local housing needs being one of the main topics. We are seeking technical assistance from the organisation Locality to

produce a Housing Needs Assessment.

Apparently, we first need a "housing requirement figure ...for designated neighbourhood areas" which, according to NPPF Paras 66 and 67, Local Planning Authorities can provide.

I wonder if your department could do this for us here in Ringwood. I did previously asked Mark Williams but he may be away at his time.

Kind regards

Chris Treleaven  
Ringwood NP Housing Team leader

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