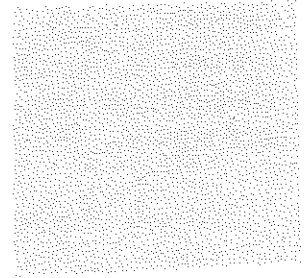


From Ken Forest



Submission for Theme 1 - Matter 4.8
The Framework Buffer - 5% or 10%

As stated previously I support long term planning and flexibility. This to take account of the fact that Tamworth will need to plan loosely for the five years post 2031.

This involves identification, in broad terms, of the location and area for provision. This is more likely to be in a neighbouring authority's area based on my analysis of needs 2016 to 2031. This equates to an average projected housing need of an average of 165 dwellings per year. Which, at that rate, equates to a further 825 dwellings required either provided as a buffer or an extension to the Plan period to 2036. That is a matter to be decided by others.

But, rather than allocate a fixed percentage I personally favour a 5 year buffer approach which may be amended as time progresses. This approach would likely yield a higher level than the 10% maximum indicated. But it would at least assist all the involved local planning authorities to identify land for long term delivery.