



Mrs Salla Arnold
Programme Officer for Taunton Deane SADMP
The Deane House
Belvedere Road
Taunton TA1 1HE

SENT BY E-MAIL AND POST

15th July 2016

Dear Sir / Madam

TAUNTON DEANE SADMP MAIN MODIFICATIONS CONSULTATION

Thank you for consulting with the Home Builders Federation (HBF) on the above mentioned consultation. The HBF is the principal representative body of the house-building industry in England and Wales. Our representations reflect the views of our membership, which includes multi-national PLC's, regional developers and small, local builders. In any one year, our members account for over 80% of all new "for sale" market housing built in England and Wales as well as a large proportion of newly built affordable housing.

After the discussions at the Examination Hearing Sessions it is disappointing that no main modifications are proposed to **Policy D10 – Dwelling Sizes**. This policy seeks to introduce the nationally described space standard for market and affordable houses however the Council have not justified this requirement using the criteria set out in the NPPG. As set out in the NPPG (ID 56-003 & 007) such policy requirements should be justified based on need and viability tested. In **Policy D10** the Council is also seeking to apply the higher optional requirement of Part M of the Building Regulations (M4(3) – wheelchair user dwellings) on 3% of all dwellings. However the NPPG (ID 56-008) confirms that Local Plan policies for wheelchair accessible homes should only be applied to those dwellings where the Council is responsible for allocating or nominating a person to live in that dwelling. Therefore the last paragraph of this policy should be deleted.

It is hoped that these comments are of assistance to the Inspector and the Council. In the meantime if any further information or assistance is required please contact the undersigned.

Yours faithfully
for and on behalf of **HBF**

A handwritten signature in blue ink, appearing to read 'Susan E Green', is written over a light blue horizontal line.

Susan E Green MRTPI
Planning Manager – Local Plans