

# Proposed Additional Modifications to the Hyndburn Local Plan

december 2025

Ref	Issue	Page/Policy/Para and section of Publication Local Plan (HBC1.001)	Reason for Change	Amendment
0	Document Front cover	Document Front cover	Factual update	<b>Regulation 19 24 (Publication/Pre-Submission) Local Plan Consultation</b> <b>November 2025</b>
0	Document Front cover	Document Front cover	Factual update.	Regulation 19 24 (Publication/Pre-Submission) Consultation Submission version <b>with proposed Main Modifications</b> – November 2025 <b>54</b>
0	Contents Page	Contents Page	Factual update	Page numbers updated to reflect proposed changes to Local Plan.
	<b>Policy SP11 Suitable Range of Housing</b>	Page 61, para. 6.28, Explanatory text for Policy SP11: Suitable Range of Housing	To correct an error in in-text paragrapg numbering.	6.28 It is necessary to consider whether the plan can make provision for delivery of all dwellings for older people, people with disabilities and wheelchair user homes in the plan period. Key considerations are the overall level of affordable homes required given that a significant proportion of all dwelling requirements for older people are in the rented category and that policies for wheelchair accessible homes should only apply where the local authority has allocation or nomination rights. Paragraph 6.99 and 6.104 above conclude that a 20% requirement for affordable housing in relation to sites with 10 or more dwellings is appropriate in the local context.
	<b>Policy SP11 Suitable Range of Housing</b>	Page 62, para. 6.31, Explanatory text for Policy SP11: Suitable Range of Housing	Factual update to aid clarity regarding the Council's position on HMOs	6.31 New apartment developments and Houses in Multiple Occupation (HMO) in Hyndburn will only be supported in the appropriate locations set out in Policy SP11 where they are well designed in terms of their appearance, size and setting <b>and meet other policy provisions relating to amenity and the effect on the surrounding area. Due to the impact that such properties can have on the surrounding area, the Council are preparing evidence for an Article 4 Direction on HMOs. Further guidance and a potential interim policy on HMOs and other forms of communal</b>

				<p><b><u>and specialist accommodation will be considered in due course.</u></b></p> <p>The Nationally Described Space Standards (NDSS), which set out minimum space standards and room sizes have been adopted by the Council for all new housing developments (where viable)<sup>i</sup>, which includes the new build of (and conversion of existing buildings to) flats/apartments or HMOs.</p>
	<p><b>Policy SP23: Sustainable and safe transport</b></p>	<p>Page 90, Policy SP23: Sustainable and safe transport, part 1</p>	<p>Gramatical correction.</p>	<p>1) Proposals for new development will be expected <b><u>to</u></b> provide for safe and sustainable transport. Development should:</p>

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<sup>i</sup> See Policy DM16 of the Development Management DPD