

<b>REPORT TO:</b>	Street Naming Committee
<b>DATE:</b>	23 September 2022
<b>PORTFOLIO:</b>	Cllr Miles Parkinson, Leader
<b>REPORT AUTHOR:</b>	Chief Planning and Transportation Officer
<b>TITLE OF REPORT:</b>	Street Naming Proposal Britannia Street, Great Harwood

## **1. Purpose of Report**

To seek approval for the naming of the following Streets for a new-build residential development located off Britannia Street, Great Harwood.

- i. CHIMNEY AVENUE (street name)
- ii. SAW MILL CLOSE (street name)

## **2. Recommendations**

- 2.1 That the streets be named as set out above.

## **3. Description of Development**

- 3.1 Residential development for 53 Residential dwellings on the site located off Britannia Street, Great Harwood. The developer Keepmoat Homes has approved Planning Permission 11/21/0627
- 3.2 A plan illustrating the site location and development site plan is included at Appendix 1.

## **4. Reasons for Recommendations**

- 4.1 The development is located off Britannia Street, Great Harwood. The Developer Keepmoat Homes wish to name the two streets Chimney Avenue and Saw Mill Close. The suggested street names are related to the view of the existing mill chimney and the former site of the mill site named Saw Mill and the developer is keen to maintain the history of the site.
- 4.2 The developer submitted an application for new street names for the development site at the start of the process in August 2022 which the developer requested the Council's Street Naming and Numbering Officer to research suitable street names.
- 4.4 The Council's Street Naming and Numbering Officer researched the development site area and validated the suggested street names and consulted with the developer to obtain their views on the suggested street names.

## **CHIMNEY AVENUE**

(The reason for the street name is the view of the existing mill chimney)

## **SAW MILL CLOSE**

(The reason for the street name is the development site is located on the former site of the mill site named Saw Mill.

- 4.5 The developer came back to the Council 30<sup>th</sup> August 2022 giving written approval of the street name suggestions of Chimney Avenue and Saw Mill Close.
- 4.6 The names recommended in 4.4 have been validated to ensure that the names comply with the Council's Street Naming and Numbering Policy.

## **5. Consultations**

- 5.1 The developer requested to seek approval to name the streets as Chimney Avenue and Saw Mill Close and said they were happy to progress with the two street names.
- 5.2 Members in the Overton ward where the development is located were then consulted on the new street names suggestions. The name suggestions reflects the history of the site maintaining the history of the site with links to the view of the existing Chimney and the former Saw mill that was once located on the development site.
- 5.3 Response email received from Councillor Colin McKenzie "Saw Mill Close sounds nice. Not so sure about Chimney Avenue for a modern development. Sounds a bit Lowry!"  
Response email received from Councillor Patrick McGinley "Thank you, It appears to be a fait accompli."
- 5.4 The council's street naming and numbering officer advises that the street name suggestions are checked in conjunction with the Council's street naming and numbering policy document and can only provide advice. The main reasons given as advice from the street naming and numbering officer is to clearly name and number new properties with a unique address that is different and is not already duplicated within the Hyndburn borough and neighbouring localities, so as to avoid problems with emergency services and delivery services being able to locate premises efficiently. Depending on the situation which may be a critical one, which an address should be unique so that the emergency services are able to mobilise an emergency vehicle to the location quickly.
- 5.5 All emergency services and Royal Mail were consulted.
- 5.6 There were no responses received from any of the emergency services.

## 6. Implications

<b>Financial implications (including any future financial commitments for the Council)</b>	None
<b>Legal and human rights implications</b>	None
<b>Assessment of risk</b>	None
<b>Equality and diversity implications</b> <i>A <a href="#">Customer First Analysis</a> should be completed in relation to policy decisions and should be attached as an appendix to the report.</i>	None

## 7. Local Government (Access to Information) Act 1985: List of Background Papers

- 7.1 The Council's Street Naming and Numbering Policy sets out the following criteria for the naming of streets:

### **General Naming Convention**

- No street name should start with "The";
- Street names cannot be duplicated within District;
- Street names should not be difficult to pronounce or awkward to spell;
- Names of living persons will not be allowed;
- The street names should, where possible, reflect the history or geography of the site or area;
- Street names that could be construed as advertising will not be allowed;
- Street names that could be considered offensive will not be allowed;
- Subsidiary names (i.e. a row of buildings within an already named road being called Terrace) should not be used;

### **All pedestrian ways should have the following suffixes:**

- Walk
- Path
- Way

### **Suffix Applicable Road Type**

Avenue	Any road
Chase	Cul-de-sac
Close	Cul-de-sac
Court	Cul-de-sac
Crescent	Crescent shaped road
Drive	Residential road

Gardens	Any road, provided there is no confusion with any local open space
Green	A courtyard, provided there is no confusion with any local open space
Grove	Small road or cul-de-sac
Hill	For hill roads only
Lane	Any road
Mews	Cul-de-sac
Place	Any road
Rise	Sloping hill/industrial
Road	Any road
Row	Only acceptable in appropriate circumstances
Street	Any road
Square	For a square only
Terrace	A terrace of houses but NOT as a subsidiary name within another road
Way	Any – except cul-de-sacs

- 7.2 The full version of the Council's Street Naming and Numbering Policy is available on the Council's website [Hyndburn Street Naming and Numbering Policy 2017 – Hyndburn Borough Council](#)

The Hyndburn Street Name suffix factsheet is also available on the Council's website [Hyndburn Street name suffix Factsheet – Hyndburn Borough Council](#)

- 7.3 Street naming should also be undertaken in accordance with the Geoplace data entry convention document in line with the Service Level Agreement the Council has with Geoplace.