

REPORT TO:	Street Naming Committee
DATE:	04 October 2022
PORTFOLIO:	Cllr Miles Parkinson, Leader
REPORT AUTHOR:	Chief Planning and Transportation Officer
TITLE OF REPORT:	Street Naming Proposal Clayton Triangle, Whalley Road/Mill Entrance, Clayton le Moors

1. **Purpose of Report**

To seek approval for the naming of the following Streets for a new-build residential development located off Whalley Road/Mill Entrance, Clayton le Moors.

- i. BARGE VIEW (street name)
- ii. NAVIGATION AVENUE (street name)
- iii. OLD MILL WAY (street name)
- iv. SPINDLE MEWS (street name)
- v. COTTON FIELD CLOSE (street name)

Also the two apartment buildings are to be named:-

CANAL POINT (for the four storey apartment block which is located at Plots 96 to 127 on the site plan).

COTTON QUAY (for the three storey block which is located at Plots 75 to 95 on the site plan).

2. **Recommendations**

- 2.1 That the streets be named as set out above and also the two apartment buildings are named.

3. **Description of Development**

- 3.1 Residential development for 127 properties (74 houses and 53 apartments) on the site located off Whalley Road/Mill Entrance, Clayton le Moors. The developer Watson Homes has approved Planning Permission 11/22/0047
- 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 Whalley Road/Mill Entrance, Clayton le Moors. The Developer Watson Homes wish to name the five streets Barge View, Navigation Avenue, Old Mill Way, Spindle Mews and Cotton Field Close. The suggested street names reflect the history of the

development site of the former Canal Mills/Soap Works and the development site is adjacent to the Leeds and Liverpool Canal.

- 4.2 The developer submitted an application for new street names for the development site at the start of the process on 12th August 2022. The developer Watson Homes responded looking back at some historic maps there are a few buildings on the site which could be referenced:-

- i. Soap Works
- ii. Millfield House
- iii. Canal Mills
- iv. Albion Mill

The developer advised that nearby it looks like there was also Prospect Mill, Victoria Mill, Fern Mill and Enfield Mills. Looking at the 1890 map what is now Blackburn Road was then called Anglesea Street, Oswald Street ran in the area St Mary's Court now is. There looks to have been a school on the site in 1890 but I'm not sure what that was called. There was a farm over the canal back in the 190's which was called Canal Farm. Judging by the 1890 map the area looks to have been known as Henfield. The developer said that they were happy for the Council's Street Naming and Numbering Officer to propose some street names.

- 4.4 The Council's Street Naming and Numbering Officer researched the development site area and considered the developers ideas on the suggested street names but some of the names were already duplicated as either building names or similar street names and this would cause duplication and cause confusion with the emergency services being able to locate the premises.

The Street naming and numbering officer carried out research to suitable street names and building names for the apartment buildings and suggested the following street names and building names to the developer to obtain their views on the suggested street names and building names.

- i. BARGE VIEW (street name)
- ii. NAVIGATION AVENUE (street name)
- iii. OLD MILL WAY (street name)
- iv. SPINDLE MEWS (street name)
- v. COTTON FIELD CLOSE (street name)

Also the two apartment buildings are to be named:-

CANAL POINT (for the four storey apartment block which is located at Plots 96 to 127 on the site plan).

COTTON QUAY (for the three storey block which is located at Plots 75 to 95 on the site plan).

- 4.5 The developer came back to the Council mid-September 2022 giving written approval of the street name suggestions of Barge View, Navigation Avenue, Old Mill Way, Spindle Mews and Cotton Field Close and also the apartment buildings Canal Point and Cotton Quay.

- 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 Barge View, Navigation Avenue, Old Mill Way, Spindle Mews and Cotton Field Close and also the apartment buildings Canal Point and Cotton Quay and said they were happy to progress with the new street names.
- 5.2 Members in the Clayton le Moors ward where the development is located were then consulted on the new street names suggestions. The street name suggestions reflects the history of the site maintaining the history of the site with links to the former Canal Mills and the development site is adjacent to the Leeds and Liverpool Canal.
- 5.3 No responses have been received from any of the councillors in the Clayton le Moors ward.
- 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

Financial implications (including any future financial commitments for the Council)	None
Legal and human rights implications	None
Assessment of risk	None
Equality and diversity implications <i>A Customer First Analysis 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.