

REPORT TO:		Street Naming Committee	
DATE:		21/05/2025	
PORTFOLIO:		Councillor Noordad Aziz - Deputy Leader of the Council (Transformation, Education and Skills)	
REPORT AUTHOR:		David Turner, Principal Engineer	
TITLE OF REPORT:		Street Naming Proposal - Chancel Gardens, Mount St. James, Knuzden	
EXEMPT REPORT (Local Government Act 1972, Schedule 12A)	No	Not applicable	
KEY DECISION:	No	If yes, date of publication:	

## 1. **Purpose of Report**

1.1 To seek approval for the naming of the following Streets for a new-build residential development located off Mount St. James, Knuzden, Oswaldtwistle.

- Poplar Drive
- Willowbank Close
- Fernwood Close
- Brackenridge Close
- Foxglove Close
- Maplebrook Close
- Hazelcroft Close

## 2. **Recommendations**

2.1 That street names are approved as the seven street name suggestions listed above.

## 3. **Reasons for Recommendations and Background**

- 3.1 An application for street names and postal numbers for new properties has been received by the Council's Planning and Transportation Department (see Appendix 1). The application relates to a residential development comprising of 89 dwellings on the development site located at the South of Mount St James, Knuzden, Oswaldtwistle. A copy of the site plan is attached as Appendix 2. The developer Sedden Homes Ltd has been granted Planning Permission in respect of Application 11/23/0207. A copy of the decision notice dated 26 June 2024 is attached at Appendix 3. Names incorporating trees species have been suggested, which is in-keeping with the Council's Street Naming and Numbering Policy, a summary of which is provided at Paragraph 7 below.

#### **4. Alternative Options considered and Reasons for Rejection**

- 4.1 None

#### **5. Consultations**

- 5.1 The developer Seddon Homes was consulted on the suggested street names.
- 5.2 The developer Seddon Homes responded that they were happy to proceed with the suggested street names.
- 5.3 The emergency services and Royal Mail were consulted on the suggested street names.
- 5.4 No responses have been received from Fire, Police, NW Ambulance or Royal Mail.
- 5.5 Councillors Zak Khan and Tina Walker, as ward members where the development is located, were consulted on the street name suggestions.
- 5.6 No response was received from Councillor Walker. Councillor Khan responded that he was happy to proceed with the street names suggested but, stated that he campaigned against the development.
- 5.7 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 may only provide advice. The main considerations given as advice from the Street Naming and Numbering Officer are 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. In a critical situation, a unique, unambiguous address will be essential so that the emergency services are able to mobilise an emergency vehicle to that location quickly.

## 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

## **8. Freedom of Information**

8.1 The report does not contain exempt information under the Local Government Act 1972, Schedule 12A and all information can be disclosed under the Freedom of Information Act 2000.