

REPORT FROM: NEIGHBOURHOOD SERVICES MANAGER

TO: BRIERFIELD AND REEDLEY COMMITTEE

DATE: 4TH OCTOBER 2016

Report Author: Mark Hunting
Tel. No: 661061
E-mail: mark.hunting@pendle.gov.uk

**STREET NAMING AND NUMBERING APPLICATION:
DEVELOPMENT OFF CLITHEROE ROAD AND VEEVERS STREET, BRIERFIELD**

PURPOSE OF REPORT

For councillors to agree on suitable street names for the housing development off Clitheroe Road and Veevers Street in Brierfield.

RECOMMENDATIONS

- (1) That councillors consider the names of two of the streets within the development area.
- (2) That, depending on (1) above, suitable street names are chosen for the new housing development.

REASONS FOR RECOMMENDATIONS

To ensure that the access roads are given suitable names.

ISSUE

1. Planning permission to erect 36 houses off Clitheroe Road in Brierfield was granted by this Committee on 31 March 2015 (Application No 13/15/0025P).
2. The developer is now requesting that the development be named and numbered and registered accordingly.
3. Discussions are ongoing about the position of four dwellings at the junction of Clitheroe Road and Veevers Street because of an underground gas main and therefore the draft numbering scheme is likely to change, but for now our main concern is confirming the street names.
4. The development will involve the construction of dwellings fronting onto four streets, two of which already have existing numbered properties (Clitheroe Road and Veevers Street) and therefore these new dwellings can be incorporated into the existing numbering scheme.

5. There is anecdotal evidence suggesting that the street to the north of the development (shown as Unnamed Street 1 on Appendix 1) may be known as Ashwin Street, although I can find no official record to support this. The name does not appear on any historic maps and no properties have ever been addressed from that street. The name does not conflict with anything similar in the area and therefore councillors may resolve to formally recognise this name.
6. The fourth street was previously known as Berkeley Street and was included in the highway stopping-up order of 2008. This is shown as Unnamed Street 2 on Appendix 1. All existing terraced properties on Berkeley Street have been demolished and the developer will be erecting semi-detached dwellings whilst retaining the existing highway layout. Councillors are asked whether they wish to keep the Berkeley Street name. However, there is currently a duplicate Berkeley Street in Nelson, as well as a Berkeley Close.
7. Current national guidance on best practice for street naming and numbering states that:

“If a Street Name exists within a town, the same Street Name must not be given to a new Street. This reduces the need for new Street Names to be further identified by a locality.”
8. Councillors will be aware that Brierfield is classed by Royal Mail as a locality within the post town of Nelson.
9. Obviously, these streets precede any such guidance and were named by different urban district councils before the formation of Pendle Council but naming two streets the same within the same postcode area would not be permitted nowadays as it would likely cause confusion and delays with postal and emergency services. Councils are not required to rename existing streets to comply with modern guidelines (so-called legacy addresses) but this would be an ideal opportunity to rename the Brierfield Berkeley Street to avoid difficulties for the new occupiers without adversely affecting any existing households. If complaints were subsequently received by the new occupiers about address problems, it would be extremely difficult and disruptive to rename the street at that point and therefore it really needs to be now or never.
10. However, councillors could still decide not to rename the street if they feel it has significance, historical or otherwise, or perhaps rename it with a different terminal word to differentiate it from the Nelson street, eg Berkeley Place.
11. As is standard practice, the developer has been requested to submit their preferred choice of three names per street for consideration by this Committee. The names are:
 - Poppy Row
 - Rose Croft
 - Holly Drive
 - Rose Drive
 - Tulip Place
 - Lilly Way
12. In addition, the site is being promoted as Foxhills, after George Fox, who founded the Quaker movement, and because the development is on a hill before dropping down to Quaker Bridge. This is only for marketing purposes (similar to The Hallows being the developer’s original marketing name for Clarkson Close). However, other recent developments in the area have taken similar inspiration (Quakers View and Quaker Rise) and therefore this could be incorporated into possible street names.
13. Nevertheless, councillors are not obliged to accept any of the suggestions put forward.

14. Ideally, the development should have names which have historical links to the area and should not duplicate or be similar to other roads in the same postcode area.

NAMING PROTOCOLS

15. The following naming protocols are taken from the current version of Data Entry Conventions and Best Practice for the National Land and Property Gazetteer:

Streets should not commence with “The” or be difficult to pronounce or spell.

All new street names will end with a terminal word such as:

- Road, Street, Avenue, Drive, Lane, Place, Gardens, Grove or Way.

These names are suitable for any type of street. However, the following names will be used only as indicated:

- Crescent – for a crescent shaped road only;
- Close – for a cul-de-sac only;
- Square – for a square only;
- Hill – for a hill only;
- Terrace – for a terrace of houses but not a subsidiary name within another road;
- Mews – officially a term for converted stables in a courtyard or lane but would be considered acceptable for most small terraced developments.

All new pedestrian ways will be named as follows:

- Walk, Path or Way.

The use of the word “Royal” or any reference to the Royal Family requires the consent of the Lord Chamberlain’s office.

CONCLUSION

16. The new development will front onto four streets, two of which already have established addresses and can accommodate additional properties.
17. Councillors are requested to either confirm the name Ashwin Street for the street shown as Unnamed Street 1 on Appendix 1, or decide upon a suitable alternative name.
18. Councillors are asked whether they wish to rename Berkeley Street, shown as Unnamed Street 2 on Appendix 1 and, if so, to decide upon a suitable name.

IMPLICATIONS

Policy: None arising directly from the report.

Financial: There will be no financial implications for the Council. The developer will be responsible for providing new street nameplates for the development.

Legal: To rename an existing street, Legal would need to make an Order confirming the name following the display of Notices of Intention being displayed on site for one month giving members of the public an opportunity to object to the proposals.

Risk Management: None arising directly from the report.

Health and Safety: None arising directly from the report.

Sustainability: None arising directly from the report.

Community Safety: Choosing a street name which is too similar to an existing street nearby can lead to critical delays with emergency services.

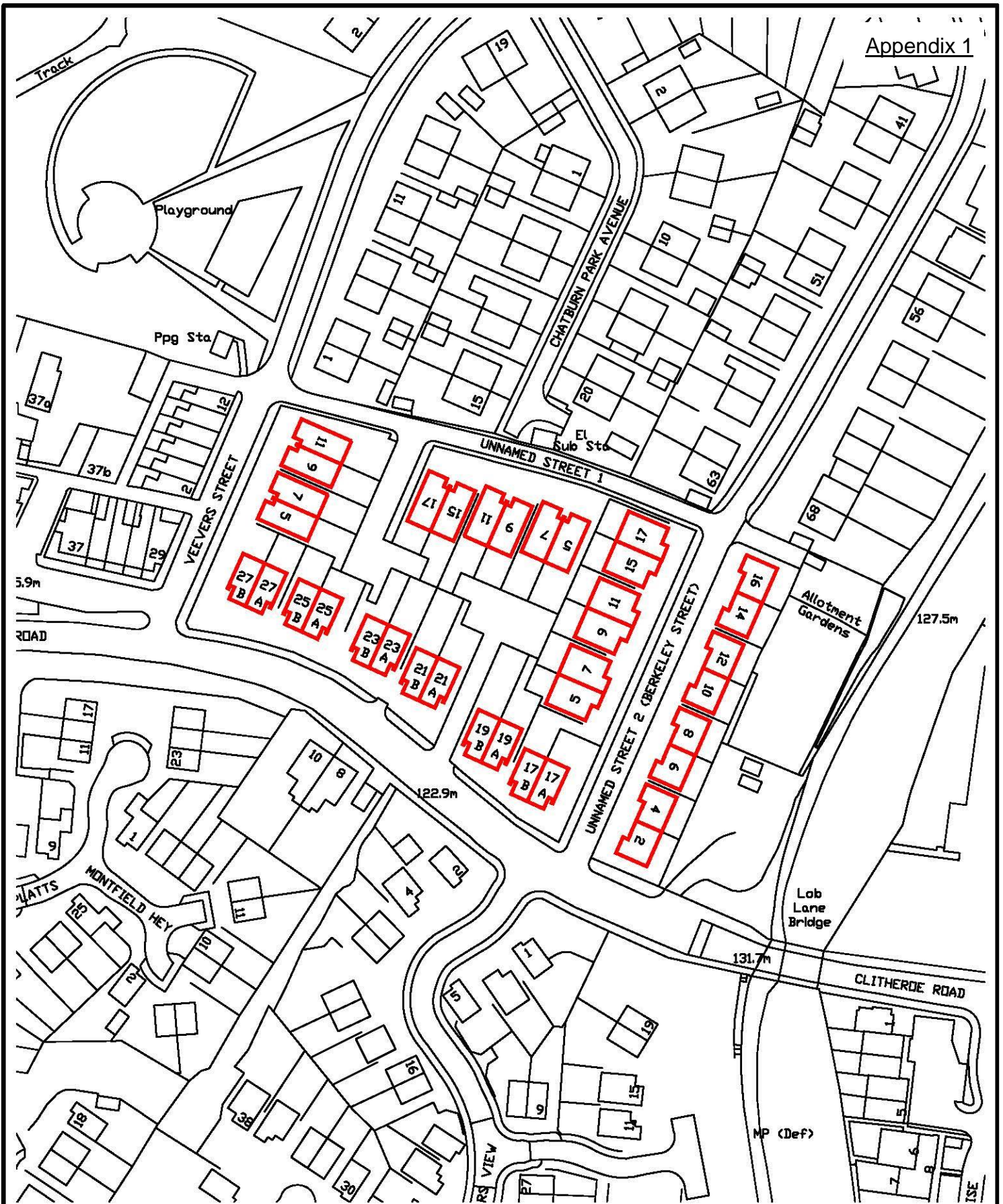
Equality and Diversity: None arising directly from the report.

APPENDICES

Appendix 1: Plan of the Development.

LIST OF BACKGROUND PAPERS

None.



<p>Neighbourhood Services Neighbourhood Services Manager: Peter Atkinson BSc (Hons), DipT, CEng, MICE, MCIHT</p> <p>Elliott House, 9 Market Square, Nelson, Lancashire BB9 0LX Tel: (01282) 661661 Fax: (01282) 661043</p>	<p>SERVICE Neighbourhood Services</p>	<p>SERVICE 1:1250</p>	<p>Revisions</p> <table border="1"> <thead> <tr> <th>No.</th> <th>Detail</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		No.	Detail	Date			
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<p>PROJECT Street Naming and Numbering</p>	<p>DRAWN BY MH</p>									
<p>DESCRIPTION Development off Clitherde Road and Veevers Street, Brierfield</p>	<p>DATE 20 June 2016</p>									
<p>DRAWING NO /</p>										