

Report Title	Street Naming and Numbering – New Development off Hollin Hall, Trawden
Meeting	Colne and District Committee
Meeting Date	1 April 2026
Report Author	Mark Hunting
Directorate	Place
Lead Executive Member(s)	Cllr Zafar Ali
Wards Affected	Boulsworth and Foulridge
Public. Part Exempt, or Fully Exempt	Public
Appendices (if any)	Appendix 1: Layout Plan with Proposed Numbering for New Street Name. Appendix 2: Layout Plan with Consecutive Numbering from Hollin Hall. Appendix 3: Naming Protocols.

1. Executive Summary

- 1.1 For members to recommend to the Executive whether they wish to register a new street name for six new-build dwellings or reject the developer's request and continue the odd numbering from Hollin Hall.
- 1.2 That if members resolve to assign a new street name, they recommend to the Executive their preferred name.

2. Recommendations

For the reasons set out in this report, Colne and District Committee is recommended to:

- 2.1 Decide (a) whether to register a street name for a new development or (b) reject the request to register a street name and continue the odd numbering from Hollin Hall.
- 2.2 That if members resolve to support the request for a new street name, that they choose their preferred name.

3. Information: the Rationale & Evidence for the Recommendations

- 3.1 The Council has received an application to register six addresses for a new development approved under planning application 22/0350/FUL.
- 3.2 Within the planning application, under the heading "*Pedestrian and Vehicle Access, Roads and Rights of Way*", the third question asks: "*Are there any*

new public roads to be provided within the site?" The applicant responded "No."

3.3 Despite this, the applicant has requested that the development be registered as **1 to 6 The Pastures**. Ordinarily, developers are asked to submit three preferred street names in order of priority. However, no alternative names have been provided in this case.

3.4 The fact that the area in front of the dwellings will not be adopted highway does not prevent it from being named. The legal definition of a street, as set out in the New Roads and Street Works Act 1991, is:

- any highway, road, lane, footway, alley or passage;
- any square or court; and
- any land laid out as a way whether it is for the time being formed as a way or not.

Where a street passes over a bridge or through a tunnel, references in this part to the street include that bridge or tunnel. These provisions apply to streets which are not maintainable highway subject to any prescribed exceptions or adaptations.

3.5 Although the area in front of the dwellings is not public highway, the design statement indicates that a wall will be constructed adjacent to the footway, along with a gated entrance providing restricted access to the dwellings. As such, it would, in practical terms, meet the definition of a court and therefore also qualify as a street.

3.6 If members support this interpretation, they are invited to consider the proposed name *The Pastures* and decide whether to recommend its approval by the Executive, or to suggest a more appropriate alternative.

3.7 Alternatively, the numbering could be continued from Hollin Hall, with the six new dwellings registered as 39 to 49 (odds) Hollin Hall. This approach may assist with deliveries and wayfinding, and would remove the need for a new street nameplate. While the developer would be responsible for the initial provision of any nameplate, ongoing maintenance would fall to the Council at public expense.

4. Link to Council Plan Priorities: (Providing High Quality Services and Facilities, Proud and Connected Communities and Places, Good Growth and Housing and Healthy Communities)

4.1 There is no direct link to an action within the Corporate Plan but having organised layout for streets and roads will impact on Housing and Healthy Communities.

5. Implications

5.1 Financial Implications

The developer would have to provide a new street nameplate in the first instance which would thereafter be maintained by the Council. Should the nameplate be knocked down or vandalised, the Council would be responsible for its repair or replacement.

5.2 Legal and Governance Implications

Implementation of the policy ensures decisions are consistent, transparent and accountable and made in accordance with legal requirements and guidance.

5.3 Climate and Biodiversity Implications

The materials used in street signs are recyclable with a process of embossing the characters which is a sustainable method of manufacturing and has the option of recycling at the end of its life.

5.4 Human Resources Implications

None arising directly from this report.

5.5 Equality and Diversity Implications

The policy recognises the need to ensure that regulatory activity and enforcement action is fair and objective and has regard to relevant corporate equality and diversity policies.

6. Consultation

- 6.1 No consultation with neighbouring properties has been carried out, which is customary. Previously, only ward councillors were consulted on approving street names in the area, but in accordance with the policy agreed in September 2025, the appropriate area committee is now requested to consider the proposals and make a recommendation to the Executive.

7. Alternative Options Considered

- 7.1 There are two approaches available, both of which have their merits. Continuing the numbering on Hollin Hall helps to locate the properties and removes the need to provide and maintain a street nameplate. In terms of identifying the new street, the area in front of the dwellings would likely meet the definition of a street due to its walls and gated entrance and its appearance would therefore separate it from the adjacent dwellings on Hollin Hall.

8. Statutory Officer Sign off (please put an x in the relevant box below)

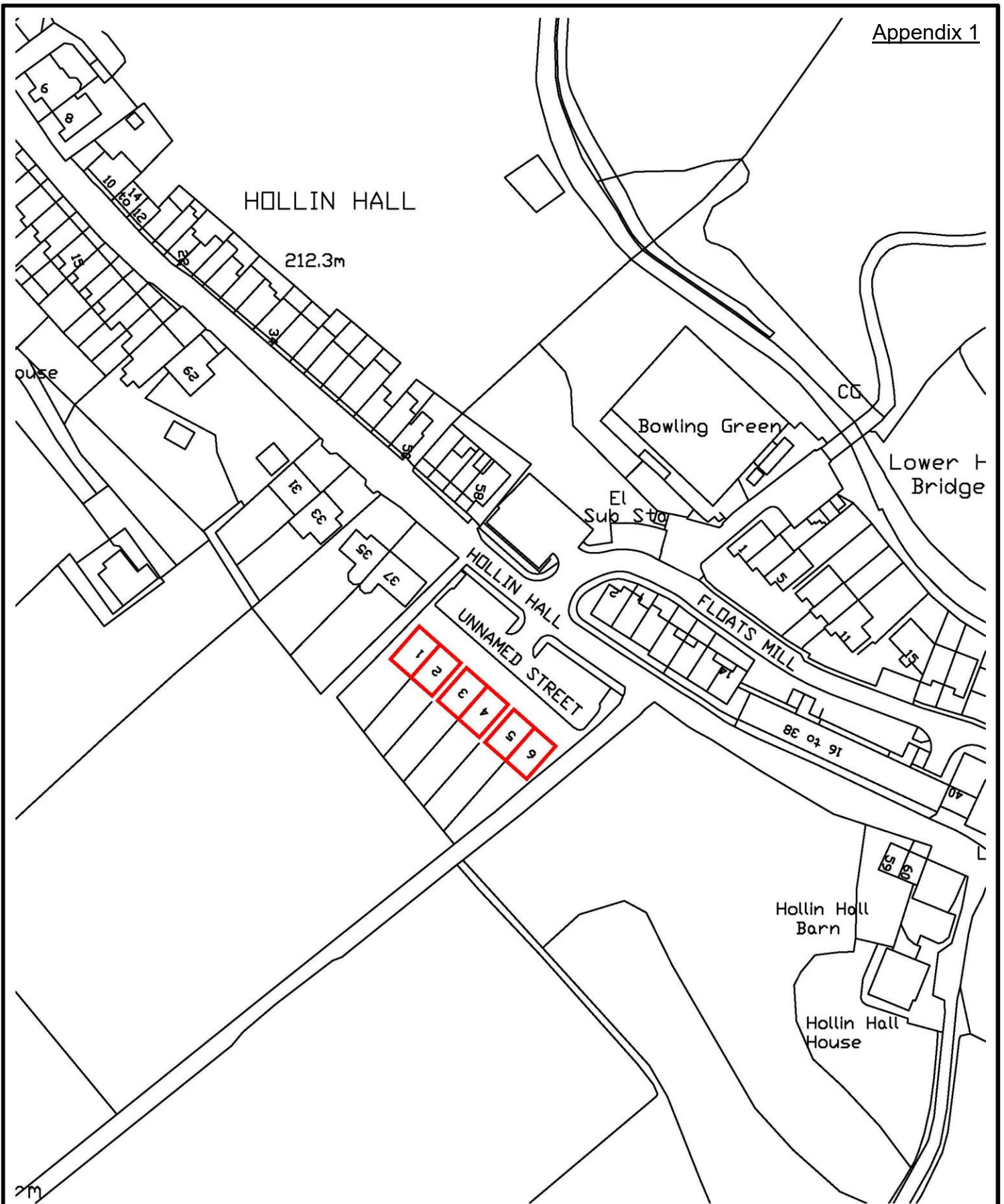
Section 151 Officer	X
Monitoring Officer	X


9. Background Documents

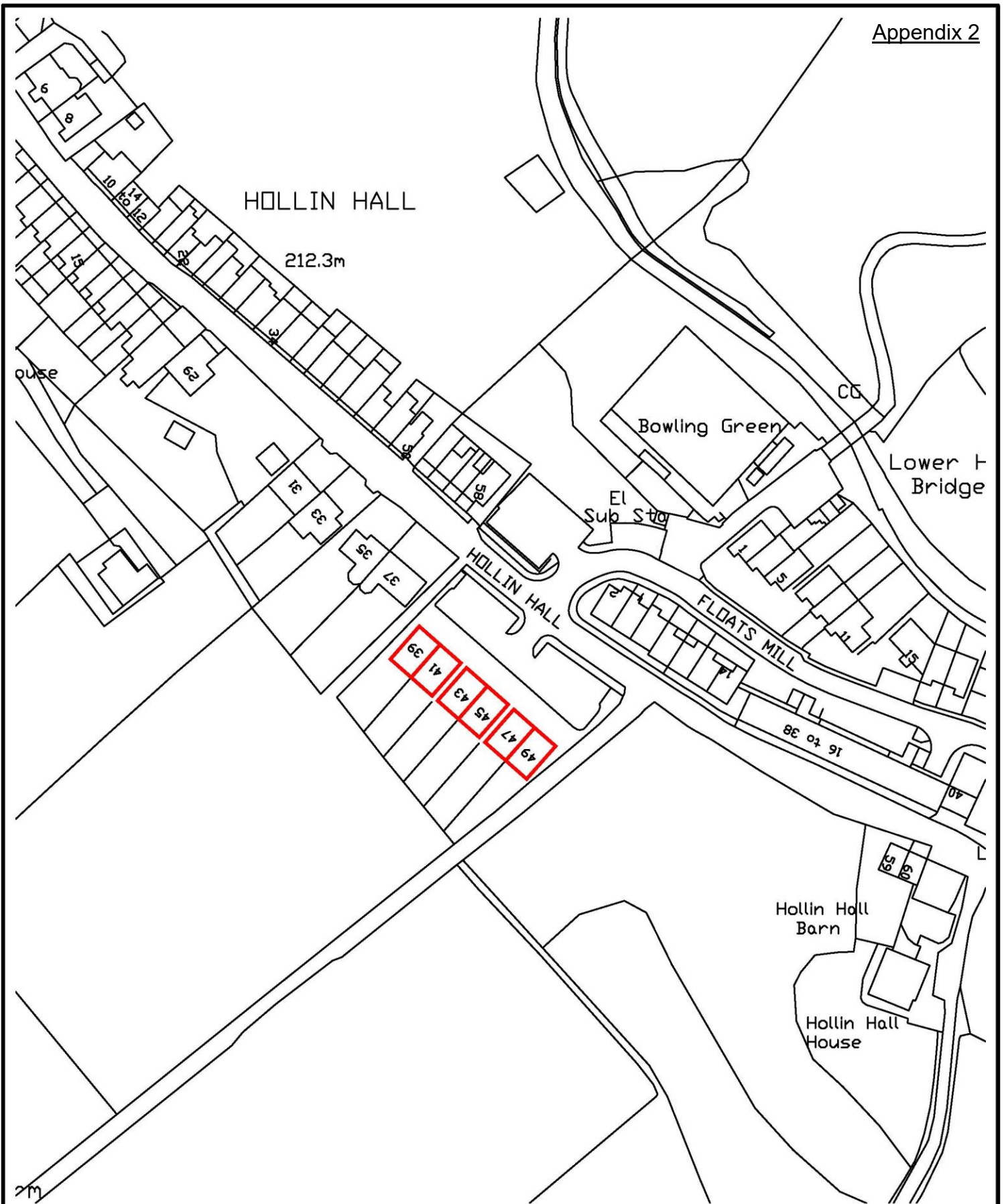
Planning Application 22/0350/FUL: Full: Erection of six new dwellings with associated works, including new car park and access.
Land Adjacent to 37 Hollin Hall, Trawden, Lancashire


Contact Officers

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<p>Housing and Environmental Health Head of Housing and Environmental Health: Sarah Whitwell</p> <p><i>Town Hall, Market Street, Nelson, Lancashire BB9 7LG</i> Tel: (01282) 661661</p>	<p>SERVICE Housing and Environmental Health</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 1-6 (cons) Unnamed Street, Trawden, Colne</p>	<p>DATE 14 Jan 2026</p>										
<p>DRAWING NO /</p>											



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<p>DESCRIPTION 39-49 (odds) Hollin Hall, Trawden, Colne, BB8</p>	<p>DATE 4 Mar 2026</p>													
<p>DRAWING NO /</p>														

Naming Protocols

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.

Streets should not be named after living people.

Streets named after members of the Royal Family or with “Royal” in the name will require the consent of the Lord Chamberlain’s office.

The use of names and their combination with numbers that could be considered rude, obscene, and racist or which would contravene any aspect of the Council’s equal opportunities policies must not be used.

The use of names and their combination with numbers that could be easily vandalised or changed into any of the above, for example, “Canal Turn” should be avoided.

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.