

FOR PUBLICATION

Street naming – Land north of Northmoor View (EG350L)

Meeting:	Portfolio Holder – Economic Growth
Date:	14 July 2022
Cabinet portfolio:	Economic Growth
Directorate:	Economic Growth

1.0 Purpose of the report

- 1.1 To carry out the street naming function for the new postal addresses for 150 new dwellings and nine new streets on land north of Northmoor View in Brimington, Chesterfield.

2.0 Recommendations

- 2.1 To approve the naming scheme developed and submitted by Brimington Parish Council for the development north of Northmoor View, Brimington.

3.0 Reasons for recommendations

- 3.1 To enable the street naming function for this new housing development to be carried out.

4.0 Report details

4.1 Street naming background

Derbyshire Building Control Partnership (on behalf of Chesterfield Borough Council) are responsible for all street naming and property numbering within the Chesterfield Borough Council area. The primary objective in naming streets is to facilitate easy identification of premises by, the emergency services, postal / delivery services and general visitors to the area, amongst others. All addresses form part of the National Land and Property Gazetteer (NLPG) which covers the whole of England and Wales.

- 4.2 In the majority of cases the developer will either propose names for the new development or request suggestions from the Council. In both cases local ward members for the area will be consulted. A number of street naming conventions are followed including:

- Street names for new developments should not be duplicated within a postal district area
- Street names should not be difficult to pronounce or awkward to spell
- Names of living or deceased persons will not be allowed, unless agreement of the named person's family or estate administrators has been obtained
- Street names, where possible should reflect the history or geography of the site or area
- Street names construed as advertising will not be allowed
- Street names that could be considered to be offensive will not be allowed
- Dependant street names will not be allowed (eg Mill Close, Park Lane)
- Where a road is in two parts, the use of North, South, East and West in street names should be avoided (eg North Road East and North Road West). It is preferred that two different road names are used
- Phonetically similar names within a postal town area should be avoided
- Historic street naming and Numbering practices have often resulted in many streets in close proximity being assigned the same name but with a differing suffix, eg. Brunel Road, Brunel Avenue, Brunel Close, etc. The Department of Transport advises against this practice. Proposals to name new roads in an area using a differing suffix will normally be refused

4.3 The Chesterfield Borough Council Commemorations Policy confirms that in recent years, increased effort has been made to work with developers and consultees to create naming schemes which reflect the historical and cultural interest of the site and that we support and encourage this approach.

4.4 The policy also raises the issue of naming streets for individuals. Street naming for living or deceased people will usually not be permitted as naming permanent features after individuals presents a range of challenges and can be extremely resource intensive. It can be very challenging to undertake background checks around an individual's history and unfortunately sometimes issues of concern emerge long after street naming has taken place. Changing street names is a controversial, lengthy and complicated legal process to complete with significant statutory consultation requirements. In very exceptional circumstances the names of living or deceased people may be used but agreement of the named person or their family or estate administrators must be obtained and a case made for the person making a significant contribution to the borough of Chesterfield or the specific area of Chesterfield where the development is.

4.5 Northmoor View

A street naming scheme is required for the development of 150 dwellings across nine new streets on land north of Northmoor View in Brimington, Chesterfield. The developers did not suggest a street naming scheme, therefore Derbyshire Building Control Partnership (on behalf of Chesterfield Borough Council) undertook a stakeholder consultation in autumn 2021 to help develop a scheme.

- 4.6 Brimington Parish Council submitted a naming scheme for the nine new streets and were the only respondents to the consultation. Concerns were raised by Derbyshire Building Control Partnership and the developers regarding the original submission including:
- Duplication of a street name used elsewhere in the borough
 - The need to change some of the suffixes suggested to road, way, drive or street
 - The use of the surnames of living and deceased people
- 4.7 Following discussions with Brimington Parish Council, an amended street name scheme was submitted, this responds to the duplication and suffix challenge, however, Brimington Parish Council wish to continue with their submission using people's surnames. The street naming scheme proposed by Brimington Parish Council is:
1. Skylark Road (orange on the plan)
 2. Buzzard Close (yellow on the plan)
 3. Gilby Avenue (pale pink on the plan)
 4. Browns Close (green on the plan)
 5. Cousins Close (purple on the plan)
 6. Bate Road (red on the plan)
 7. Great Nether Pit Close (Turquoise on the plan)
 8. Burrows Way (dark purple on the plan)
 9. Tinker Street (blue on the plan)
- 4.8 The submission included commentary on how Brimington Parish Council believe the surnames requested meet the very exceptional circumstances outlined in the Commemorations Policy i.e. the person has made a significant contribution to the borough of Chesterfield or the specific area of Chesterfield where the development is:

Gilby Avenue – named after Cllr Terry Gilby, the current longest serving member of Chesterfield Borough Council, former Mayor of Chesterfield, former Chair of Brimington Parish Council and former Chair of the Transpennine Trail Partnership (the trail runs through Brimington).

Browns Close – named after Christine Brown, long serving Chair of Brimington Parish Council, introduced the Derbyshire Association of Local Council's quality standard, Tissington Charity Trustee and leader of the village women's group for many years.

Cousins Close – named after Philip Cousins, Philip Cousins long serving Chair of Brimington Parish Council who led on the large scale refurbishment of Brimington Community Centre and other significant local improvement projects and is also a keen local amateur historian.

Burrows Way – named after Walter Burrows (deceased), former long serving Derbyshire County Councillor for the area, former Chair of Derbyshire County Council and Honorary Alderman John Burrows, former Leader of Chesterfield

Borough Council, Chair of Governors at Brimington Junior School – leading on the successful lobbying for a new school building.

- 4.9 A decision is required by the Cabinet Portfolio Holder Economic Growth on whether or not to accept the suggested street naming scheme proposed by Brimington Parish Council. Particular consideration should be made around the exceptional circumstances outlined in the Commemorations Policy for the use of people's names in street naming schemes.

5.0 Alternative options

- 5.1 Alternative option 1 - To develop a whole new street naming scheme for the development.

Alternative Option 2 – To accept the majority of Brimington Parish Council's submission but not the four street names using people's surnames – Gilby Avenue, Browns Close, Cousins Close and Burrows Way.

Derbyshire Building Control Partnership have suggested some alternative suitable names to consider if either of these alternative options are taken forward:

- Sutton Close
- Austen Road
- Fenton Avenue
- Lockhouse Lane
- Gala Close
- Greenwood Close
- Siskin Street
- Rother Road

6.0 Implications for consideration – Financial and value for money

- 6.1 Renaming streets at a later date is an expensive and complicated issue. Street re-naming incurs the following estimated costs from Derbyshire Building Control Partnership (DBCP) - £309 fee per street name change for up to 20 properties then £11 per property thereafter. In addition to DBCP fees there will also be financial and resource commitments for:

- Visiting all properties to discuss the name change with residents prior to the formal DBCP consultation
- Preparing and submitting block plans for existing street names and numbers including any business addresses
- Developing and potentially consulting on new name options
- Preparing the report for Planning Committee
- Legal action taken against the Council for additional costs emerging from the name change by residents, organisations and businesses
- Changes to street furniture including new street signage

7.0 Implications for consideration – Legal

7.1 The street naming legislation covering England and Wales (excluding London) is contained in:

- Section 64 and 65 of the Town Improvement Clauses Act 1847
- Section 160 of the Public Health Act 1875
- Section 21 of the Public Health Act 1907
- Section 17, 18 and 19 of the Public Health Act 1925
- The Local Government Act 1972

7.0 Implications for consideration – Human resources

7.1 No issues identified.

8.0 Implications for consideration – Council plan

8.1 No issues identified.

9.0 Implications for consideration – Climate change

9.1 No issues identified.

10.0 Implications for consideration – Equality and diversity

10.1 No issues identified.

11.0 Implications for consideration – Risk management

Description of the Risk	Impact	Likelihood	Mitigating Action	Impact	Likelihood
Street re-naming costs financial, human resources and legal implications.	H	M	Scheme submitted by Brimington Parish Council. They have indicated that they had undertaken consultation with residents.	M	M
Future challenges around naming roads after individuals.	M	H	Case by case consideration against the street naming procedures and Commemorations Policy.	L	M
Negative public and media response around naming roads after politicians.	M	M	Scheme submitted by Brimington Parish Council. They have indicated that they had undertaken consultation with residents.	L	M

Decision information

Key decision number	N/A
Wards affected	All

Document information

Report author
Neil Johnson – Service Director Economic Growth
Appendices to the report
Appendix 1 – Street plan
Appendix 2 – Naming criteria