

## AGENDA ITEM 5

### DEVELOPMENT COMMITTEE

1 JULY 2010

#### REPORT OF HEAD OF REGULATORY SERVICES

#### REQUEST TO AMEND NAME OF STREET - WYMONDHAM

#### 1. PURPOSE OF THE REPORT

- 1.1 To consider a request from Wymondham Parish Council to alter the street name assigned to a new development.

#### 2. RECOMMENDATION

- 2.1 **That the Committee resolve that the request is refused because:**
- (i) the proposed new name falls outside the council's policy for street naming**
  - (ii) the new name would conflict with BS7666 (2006) which is shared by the Post Office, Emergency Services and other agencies as the protocol for new street names**
  - (iii) the confusion and potential for error for householders and emergency services in amending the street names**
  - (iv) the development has already been named and numbered and therefore will be subject to additional expenses involved in amending the name and notifying the changes to the relevant parties.**

#### 3. BACKGROUND

- 3.1 The developers of recently completed development at Wymondham suggested a name of 'West Well Gate'. This proposal was the subject of consultation with the developer, future owners and Parish Council and after consideration of the replies; it was rejected in favour of Westwell Close. This was because 'Gate' was an unsatisfactory suffix in terms of the applicable British Standard and Council policy and it was duly accepted by the developer. The spelling of 'Westwell' was also queried but the developer deemed this "not important". Westwell Close was subsequently adopted and notified to the developer, Royal Mail, emergency services and other parties who utilise the information.
- 3.2 Wymondham Parish Council have responded to the name selected with the following comments;
- there is a strong and historical local connection, as the development is sited at West Well Gate; as shown on copy of map dating from 11th

century and hanging in the village hall. A "gate" being Old English definition (loosely) of our road/lane.

- spelling and pronunciation could be easily understood - no word has more than one syllable.
- there could be no confusion with any nearby name in the locality. Glebe Road has one other development, Gretton Gardens, one farm, Matamata Farm, and one partially built property along the entire length of a very long road.

The Parish Council is strongly opposed to the consideration of Westwell Close:

- The prefix "Westwell" has no known local connection
- The noun "Close" is historically defined as an enclosed place, precinct of a cathedral, entry from street to court at back - deemed totally inappropriate in the context of this development in a rural, conservation village environment.
- For the reason given above, the use of the noun "Close" has been objected to in two previous developments within Wymondham.

As a result, the Parish Council is requesting the street name is changed to West Well Gate

#### **4. CONSIDERATION OF REQUEST**

4.1 Consideration of new street name is governed by a Council Policy which in turn reflects BS7666. The significance of the British Standard is to achieve some form of consistency of the name and nature of street names to enable ease of understanding for the parties concerned. The BS sets out the following guidance for the assigning of names:

- Road – for any thoroughfare
- Street – for any thoroughfare
- Way – for major roads
- Avenue – for residential roads
- Drive – for residential roads
- Grove – for residential roads
- Lane – for residential roads
- Gardens – subject to there being no confusion with any local open space
- Place – subject to there being no confusion with any local open space
- Crescent – for crescent shaped roads
- Close – for cul-de-sac only
- Square – for a square only
- Hill – for a hill-side road only
- Circus – for a large roundabout

- Mews – provided it does not repeat the name of the road from which access is gained
- Vale – for residential roads. Only for exceptional circumstances
- Rise/Row – for residential roads. Only for exceptional circumstances
- Mead/Wharf – for residential roads. Only for exceptional circumstances

Officers have no authority to allow names that fall outside the scope of this policy

4.2 The process has now been completed and the selected name notified to parties concerned. It is understood occupancy is imminent and residents have been informed of their new addresses. Acceptance of a new address would require a further round of consultation and, if accepted, to repeat the notification process.

4.3 All new street names in the Village have been named in accordance with the Council's Policy. The Parish Council were invited to consider a preference from within this list and advise of their preference by 18<sup>th</sup> June 2010 but no response was received.

## **5 CONCLUSIONS**

5.1 It is considered that the new street name was appropriately selected and is appropriate within the terms of the Council's policy and BS7666. It meets the objectives of the policy in terms of being clear and easy to distinguish from other names in the area. It is not considered that there are sufficiently strong reasons to depart from the Policy and BS7666 and there would be a significant impact and expense in changing the name at this stage.

Contact Officer:

Mr J Barlow - Principal Building Control Officer

Tel 01664 502369