

Executive Committee 2025

25 November

Street re-naming request

Relevant Portfolio Holder		Councillor Jane Spilsbury - Portfolio Holder for Performance, Engagement and Governance
Portfolio Holder Consulted		Yes
Relevant Assistant Director		Claire Felton – Assistant Director for Legal, Democratic and Procurement Services
Report Authors: Mark Hanwell Sarah Sellers	Job Title: ICT Transformation Manager Contact email: m.hanwell@bromsgroveandredditch.gov.uk Job Title: Interim Governance Solicitor Contact email: sarah.sellers@bromsgroveandredditch.gov.uk	
Wards Affected		Winyates Ward
Ward Councillor(s) consulted		Yes
Relevant Council Priority		Green, Clean and Safe Community and Housing
Non-Key Decision		
If you have any questions about this report, please contact the report author in advance of the meeting.		

1. RECOMMENDATIONS

The Executive Committee is asked to RESOLVE: -

- 1.1 That the legal position relating to renaming streets that fall outside the adopted “Street Naming and Numbering Policy” and outside existing officer delegations be noted.**
- 1.2 That members note that a request has been received for the re-naming of Treefell Close as Copston Close.**
- 1.3 That members grant delegated authority to the Assistant Director of Transformation and Corporate Services to carry out the procedural steps in order to implement the change of name process for Treefell Close in accordance with section 81 of the**

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Levelling Up and Regeneration Act 2023 and subject to consultation with interested parties indicating that there is “sufficient local support”.

2. BACKGROUND

- 2.1 This report seeks a decision from members to delegate authority to officers to enable the re-naming of a street in Winyates Ward. The reason Member approval is needed is because following a change in the law, the current process to “re-name” a street falls outside the Redditch Borough Council (RBC) adopted policy on Street Naming and Numbering. As such officers no longer have authority to re-name a street.
- 2.2 The Council has received a request to re-name a street on the new housing development off Far Moor Lane known as Arden Park. The request has been made by the developer of the site Morris Homes Limited.
- 2.3 This report sets out details of the recent change in the law which affects the ability of Street Naming and Number Authorities to change an existing street name. The matter is further complicated by the fact that the street in question falls partly within the boundary of the Redditch Borough Council and partly within the boundary of Stratford-on-Avon District Council. Officers from the two authorities have been working together to make sure that the timings of the decisions in both council areas are co-ordinated.

3. OPERATIONAL ISSUES

Circumstances leading to the request to re-name

- 3.1 In 2023 Redditch Borough Council granted planning permission for the building of a housing estate of 236 dwellings on land off Far Moor Lane. The site fell partly into Stratford-on-Avon’s area and a separate cross border planning application was granted by Stratford-on-Avon District Council (“SDC”) (210 homes to be built in Redditch and 26 homes in Stratford’s area.) The plans included three new roads to be constructed which would pass through the district council boundary line, resulting in parts of the roads being located in Redditch and parts in Stratford.
- 3.2 The application site was made up of areas of woodland including former plantations. The plans for the development required the removal of a large number of the trees and this was one of the grounds on which

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local residents objected to the application. Objections to the application were also made by Mappleborough Green Parish Council ("MGPC").

- 3.3 Following the granting of planning permission by both Councils, work on the site commenced. There was liaison between the Street Naming and Numbering ("SNN") Teams in both Councils about the process for naming the streets. This had to be considered jointly given the cross border element. The Stratford Street Naming Policy was based on consultation taking place with any local parish council; this was different from Redditch where there was no applicable Parish Council in existence.
- 3.4 MGPC were consulted and a shortlist of names was formulated and discussed by the two SNN teams. The names selected were notified to the developer Morris Homes. This included the name of "Treefell Close" for one of the streets that was partly in Redditch and partly in Stratford. The developer could have objected at that point but did not do so. Accordingly, the Street Naming Teams in both Councils went ahead with the usual administrative tasks of officially assigning the new names to the streets, including registering the new names with Royal Mail and the other all the relevant organisations.
- 3.5 In March 2025 Redditch Borough Council were contacted by Morris Homes about the use of the name Treefell. Morris Homes were concerned that the name could be seen to have negative connotations given the history of tree clearance that had been required at the site. A request was made to change the name of the street to "Copston Close"
- 3.6 Based on legal research, it was established that changing the name would be difficult, and could not be undertaken without the consent and co-operation of SDC, as they were the street naming authority for the part of the street which fell in their area. MGBC were approached to give their views on making the change, but they communicated back to RBC and to the developer that their Council was opposed to the name of Copston.
- 3.7 In August 2025 officers were notified by the clerk to the parish council that MGPC had revisited it's position on being opposed to the name change, and that it would no longer oppose a change from Treefell to Copston. This had been discussed at the meeting of the Parish Council on 21st July 2025. Officers were also told that the change of name was supported by the three local ward councillors in Redditch and a local residents association (Winyates Green Residents Association).

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- 3.8 The current version of the Council's policy on Street Naming and Numbering was adopted in 2015. At the time it was drafted street naming authorities had a general power to "re-name" a street under Section 18 of the Public Health Act 1925. The law did not require there to be a particular reason for the change and it could be carried out providing that the prescribed process was followed. This included issuing a notice, advertising the change of name and allowing a period of 21 days for any parties opposed to the change to appeal to the Magistrates Court.
- 3.9 In 2023 the former Conservative government introduced the Levelling Up and Regeneration Act 2023. Part of this Act covered street naming and was drafted following a government consultation exercise. One of the government concerns was about local heritage being lost (i.e. street names being changed) without public consultation.
- 3.10 In January 2024 the part of Section 18 that enabled a street to be "re-named" was repealed. This means that going forward an existing street name can only be changed by relying on Section 81 of the Levelling Up and Regeneration Act 2023.
- 3.11 A new test has been created that the local authority can only re-name a street if there is sufficient local support. Although the Act stated that further details regarding what constitutes "sufficient local support" would be set out in regulations, no such regulations have been issued and likewise no guidance has been published.

Current position

- 3.12 The developer has submitted a formal request for the street to be re-named and this has been received by the Street Naming Team together with supporting documents.
- 3.13 Subject to delegated authority being granted, officers from both Councils will publicise the proposal and erect site notices on the street. In Redditch consultation on the change of name will be carried out with the ward members for Winyates and residents of any houses on Treefell Close that are occupied. In Stratford there will be consultation with the MPGPCP and the District Ward Member. As far as officers are aware there are no occupied properties on the Stratford portion of the road.
- 3.14 The total period for the consultation will be 28 days and the process will take place at the same time in both Councils. Although some interested parties have already indicated support, the consultation is needed so

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that there is a formal audit trail which can be used to demonstrate that the test of there being “sufficient local support” has been met.

- 3.15 Provided that officers from both Councils are satisfied that the change of name is supported, then the second stage will be for a re-naming order to be issued. The final stage will be for the re-naming to be notified to Royal Mail and to the residents affected.
- 3.16 Discussions have taken place with colleagues at SDC and it is intended that the process will be co-ordinated by the two authorities to ensure that the steps outlined above are synchronised.

4. FINANCIAL IMPLICATIONS

- 4.1 There are no financial implications arising directly from this report other than taking into account the officer time involved in resolving this matter and bringing the change of name into effect.
- 4.2 There is no applicable fee in the fees and charges schedule for re-naming a street; the developer has been informed that there will be a fee payable as a contribution to the officer time of the legal team in dealing with this matter.

5. LEGAL IMPLICATIONS

- 5.1 “Street Naming and Numbering” are statutory functions discharged by the Council in exercising the powers and duties contained in the Town Improvement Clauses Act, 1847 and the Public Health Act 1925.
- 5.2 The Council has adopted a policy on the naming and numbering of streets/properties. This report has been brought to members for a decision because the proposal falls outside the adopted policy, and accordingly, officers do not have delegated authority to decide upon it.
- 5.3 Members are referred to the legal issues set out at paragraphs 3.8 to 3.11.

6. OTHER - IMPLICATIONS

Local Government Reorganisation

- 6.1 None

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6.2 Green, Clean and Safe, and Community and Housing.

Climate Change Implications

6.3 None

Equalities and Diversity Implications

6.4 None

7. RISK MANAGEMENT

7.1 Once the name has been changed then there is a process to notify Royal Mail and update the Street Gazetteer that can be put into place very quickly to ensure that emergency services would be aware of the new name.

7.2 There is a risk that householders already living on the street, or those in the process of buying a house may incur some out of pocket expenses to update banks and lending institutions and other companies that their addresses have changed. Morris Homes has informed the Street Naming and Numbering Team that the company will be prepared to cover these costs and make reimbursements.

8. APPENDICES and BACKGROUND PAPERS

RBC Street Naming and Numbering Policy 2015
[Street Naming and Numbering Policy](#)

9. REPORT SIGN OFF

Department	Name and Job Title	Date
Portfolio Holder	Councillor Jane Spilsbury - Portfolio Holder for Performance, Engagement and Governance	14 th November 2025
Lead Director / Assistant Director	Claire Felton, Assistant Director of Legal, Democratic and Procurement Services	14 th November 2025

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Financial Services	Debra Goodall – Assistant - Director of Finance and Customer Services and Interim Section 151 Officer	14 th November 2025
Legal Services	Claire Felton, Assistant Director of Legal, Democratic and Procurement Services	14 th November 2025