



Report To: Christian Allen, Assistant Director - Regulatory

Date: 5 January 2026

Subject: Street Naming & Numbering – New Street Names, land off Gaysfield Road, Fishtoft

Purpose: To decide on four street names for a new residential development

Key Decision: N/A

Portfolio Holder: Councillor John Baxter, Portfolio Holder - Housing

Report Of: N/A

Report Author: Paul Smith, Senior Building Control Surveyor

Ward(s) Affected: Fishtoft

Exempt Report: No

Summary

This report seeks a decision regarding four proposed street names for a new residential development in Fishtoft.

Recommendations

That the Portfolio Holder – Housing, considers the report and approves the proposed street names of:-

- Pilgrims Gate
- Toftwell Way
- Washdyke Way
- Tosten Drive

Reasons for Recommendations

- The street names proposed by the developer are not in contravention of the Street Naming and Numbering Policy (December 2024 to December 2027).
- No other compliant street names have been suggested.

Other Options Considered

None.

1. Background

- 1.1 Street Naming and Numbering is a statutory function. Prompt addressing work is required to allow developers to register for utilities and provide address information to important parties like the emergency services.
- 1.2 Under the Public Health Act 1925, the council reserves the right to object to a proposed street name within one month of receipt. There must be a valid reason to object to a proposal, such as breach of policy, as the person proposing the name can lodge an appeal against the objection via the magistrates' court.
- 1.3 The Parish Council objected to three of the four proposed names put forward by the developer. The policy states that if the developer and the consultees fail to agree a road name and negotiation fails to reach an agreed solution the Portfolio Holder for Regulatory Services is to decide.
- 1.4 Following the Parish Council objection, the developer stated that they would agree with any names proposed by the Parish Council. However, no names have been put forward by the Parish Council.

2. Report

- 2.1 The developer submitted a street naming application on 22 October 2025, putting forward suggestions for four new streets on their development in Fishtoft.
 - Pilgrims Gate
 - Toftwell Way
 - Washdyke Way
 - Tosten Drive
- 2.2 Following consultation with the Parish Council on 23 October 2025, in their response of 11 November 2025 they objected to three of the four names, citing, "*that names associated with the Pilgrim Fathers would be more appropriate considering the connection of the Parish with them. Therefore, on this principal other than Pilgrim Way (Gate) they do not approve with these names*".
- 2.3 On 12 November 2025, the Council acknowledged the Parish Council's response and requested that at least three alternative street names be proposed. No response was received.

- 2.4 On 14 November 2025, the developer confirmed that they would agree with any names put forward by the Parish Council.
- 2.5 On 27 November 2025, the Council sent further correspondence to the Parish Council requesting they confirm receipt of the letter dated 14 November 2025. No response was received.
- 2.6 On 10 December 2025, the Council sent further correspondence to the Parish Council requesting a response by 24 December 2025. No response has been received.

3. Conclusion

- 3.1 The Council has complied with the Street Naming and Numbering Policy and has undertaken timely and repeated consultation with the Parish Council. It is not unreasonable to receive a response in the timescales provided.
- 3.2 The consultation process should operate fairly and proportionately for all parties involved, including the developer.
- 3.3 The proposed names put forward by the developer are not in contravention of the policy. In the absence of valid policy-based objections or alternative proposals, there is no justification for issuing a formal notice of objection.

Implications

South and East Lincolnshire Councils Partnership

Legal challenge from the developer by objecting to their proposals without valid reason.

Corporate Priorities

Further unnecessary delays preventing the Council from delivering a high-quality service.

Staffing

N/A

Workforce Capacity Implications

None

Constitutional and Legal Implications

Under the legislation (Public Health Act 1925, section 17(4)), the person proposing to name the street may, within twenty-one days after the service of the notice of objection, appeal against the objection to a petty sessional court.

Data Protection

None

Financial

Potential cost of legal proceedings should the developer appeal to the Magistrates Court if the Council objects to the proposals.

Risk Management

None

Stakeholder / Consultation / Timescales

None

Reputation

A notice of objection to the Developers' proposal without a valid reason would be in contravention of the Policy and could result in reputational damage for the Council.

Contracts

None

Crime and Disorder

None

Equality and Diversity / Human Rights / Safeguarding

None

Health and Wellbeing

None

Climate Change and Environment Impact Assessment

None

Acronyms

None

Appendices

Street Naming and Numbering Policy (December 2024 to December 2027)

Background Papers

Document title

Street Naming and Numbering
Policy (December 2024 to

Where the document can be viewed

Included as an appendix to this report

December 2027)

Chronological History of this Report

None

Report Approval

Report author:	Paul Smith, Senior Building Control Surveyor.
Signed off by:	Pauline Lyon, Group Manager, Building Control.
Approved for publication:	Christian Allen, Assistant Director – Regulatory.