



Democratic Services

Location: Phase II

Ext: 0636

DDI: 01895 250636

CMD No: 1067

To: COUNCILLOR MARTIN GODDARD CABINET MEMBER FOR FINANCE

COUNCILLOR JONATHAN BIANCO CABINET MEMBER FOR PROPERTY, HIGHWAYS AND TRANSPORT

c.c. All Members of the Property, Highways and Transport Select Committee.

c.c. Nicola Wyatt – Central Services Directorate

c.c. Sophie Wilmot – Resources Directorate

Ward: Hayes Town, Pinkwell, Yiewsley and West Drayton

Date: 06 March 2024

Non-Key Decision request

Form D

New Allocation & Capital Release of S106 Contributions 2023/24: Cycle wayfinding in Yiewsley, West Drayton & Hayes (Release No.9)

Dear Cabinet Members,

Attached is a report requesting that a decision be made by you as an individual Cabinet Member. Democratic Services confirm that this is not a key decision, as such, the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012 notice period does not apply.

You should take a decision **on or after Thursday 14 March 2024** in order to meet Constitutional requirements about publication of decisions that are to be made. You may wish to discuss the report with the Corporate Director before it is made. Please indicate your decision on the duplicate memo supplied, and return it to me when you have made your decision. I will then arrange for the formal notice of decision to be published.

Amy Helps
Senior Technical Services Officer

Title of Report: New Allocation & Capital Release of S106 Contributions 2023/24: Cycle wayfinding in Yiewsley, West Drayton & Hayes (Release No.9)

Decision made:

Reasons for your decision: (e.g. as stated in report)

Alternatives considered and rejected: (e.g. as stated in report)

Signed Date.....

Cabinet Member for Finance / Cabinet Member for Property, Highways and Transport

NEW ALLOCATION OF S106 CONTRIBUTIONS & CAPITAL RELEASE 2023/24: Cycle wayfinding in Yiewsley, West Drayton & Hayes (Release No 9)

Cabinet Members	Councillor Martin Goddard Councillor Jonathan Bianco
Cabinet Portfolios	Cabinet Member for Finance Cabinet Member for Property, Highways and Transport
Officer Contact	Nicola Wyatt – Central Services Directorate Sophie Wilmot – Resources Directorate
Papers with report	Appendix A – Capital release requests for approval Appendix B – Location Plan/Proposed works

HEADLINES

Summary	To seek Cabinet Member approval to allocate and release funds from the S106 contributions held at PT/236/450B towards cycle wayfinding signage scheme in Yiewsley, West Drayton & Hayes, as detailed within this report.
Putting our Residents First Delivering on the Council Strategy 2022-2026	This report supports our ambition for residents / the Council of: Live active and healthy lives. This report supports our commitments to residents of: A Green and Sustainable Borough.
Financial Cost	This report seeks the allocation and release of £16,732 from S106 funds made available from the redevelopment of sites in the London Borough of Hillingdon and detailed within this report towards enhancement scheme outlined in this report. The works will commence upon release of the funds and are due for completion by March 2025.
Relevant Select Committee	Property, Highways and Transport Select Committee.
Relevant Ward	Hayes Town, Pinkwell, Yiewsley & West Drayton

RECOMMENDATIONS

That the Cabinet Member for Finance and Cabinet Member for Property, Highways and Transport:

- 1) Approve the allocation of £16,732 from the S106 contribution held at PT/236/450B to be spent towards the implementation of a cycle Wayfinding Signage Strategy in Yiewsley, West Drayton and Hayes areas.**
- 2) Approve the capital release requesting £16,732 to be used towards the scheme, as outlined in Appendix A to this report.**

Reasons for recommendations

In accordance with the Council's Constitution, the allocation of Section 106 (S106) and Section 278 (S278) funds is required to be formally approved by the Cabinet Member for Finance on a case-by-case basis – and any capital release, in conjunction with the relevant Cabinet portfolio holder. This report requests the approval for the S106 funds held at case references detailed in this report to be committed as outlined in this report.

Alternative options considered

The Cabinet Members may agree to fund the scheme and/ or suggest alternative projects to which funds could be allocated within the terms of the relevant legal agreements. If the S106 funds are not allocated to an appropriate scheme, the unspent funds may need to be refunded.

Select Committee comments.

None at this stage.

SUPPORTING INFORMATION

1. Planning obligations, or S106 agreements, are an established mechanism for mitigating planning effects arising from development proposals. The agreements are usually negotiated within the context of planning applications, between local planning authorities and persons with an interest in the piece of land (owners, leaseholders or developers). They are intended to make development acceptable, which would otherwise be unacceptable in planning terms.
2. Any S106 monies generated from planning agreements must be spent on their intended purpose and that the associated development contributes to the sustainability of the area by addressing the impacts of the development proposals. As a result, expenditure of S106 funds must relate to a specific development and must be in accordance with the corresponding legal agreements. If a contribution is not used for the intended purpose or not spent within the period allocated in the S106 agreement, the monies may need to be returned.

S106 contribution held at case reference PT/236/450B

Details of contribution

3. A contribution of £72,466 (including indexation) was received in accordance with a S106 Agreement dated 28 December 2017 and relating to the erection of an 81-room hotel with ancillary bar/café at The Arena, Bennetsfield Road, Stockley Park (planning ref: 37800/APP/2016/1430). The funds were received as the "Highway Contribution" to mitigate the effects of the development and to alleviate congestion. The contribution must be spent within 7 years of receipt (June 2027).

Planning background

4. On 26 October 2017, the Council resolved at its Major Applications Planning Committee to grant permission for the erection of an 81-room hotel with ancillary bar/café at The Arena, Bennetsfield Road, Stockley Park. Planning permission was granted subject to the completion of a S106 agreement to secure a number of obligations in order to mitigate the impacts of the development. At Committee officers advised that in the absence of the developer submitting any traffic modelling or highway mitigation works, a financial contribution of £70k would be required to be used towards any highway improvements to mitigate the effects of the development and to alleviate congestion.

Proposed allocation

5. Hillingdon's Local Implementation Plan (LIP) sets out policies to deliver highway improvements that help change the way people travel and achieve a transport network that is safe and inclusive for all. A key aim is to reduce dependency on the private car to improve air quality and reduce congestion. To help achieve this, the plan includes measures to encourage people to partake in more active travel by strengthening pedestrian and cycling links and providing a coherent cycle network throughout the borough.
6. Officers are therefore requesting that a total of £16,732 from the contribution held at PT/236/450B is allocated towards the implementation of a Wayfinding Strategy to provide cycle wayfinding signs across the Yiewsley, West Drayton and Hayes Town areas as outlined in paragraphs 8-10 below.
7. The allocation, if approved will leave a balance of £55,734 available to be allocated towards another eligible scheme.

Project Proposal: Cycle Wayfinding in Yiewsley, West Drayton & Hayes

8. The council has an increasing ambition to encourage more residents to travel around the borough by active travel modes of walking and cycling. In order to facilitate this, it is proposed to install a series of highways signs across Yiewsley, West Drayton, Piinkwell and Hayes to guide people to the best / quieter routes to key destinations in the area including but not limited to Stockley Park Estate, West Drayton Station and Heathrow Airport.
9. A Wayfinding Strategy has been developed by the council's term consultants Project Centre Limited. The proposals build upon existing signage and any existing cycle routes

and ensures people are aware of the Grand Union Canal as a vital off road pedestrian and cycle link.

10. The signage will be commissioned and installed by the Council's term contractor McCann's and where possible be mounted on existing post to reduce cost and keep street clutter to a minimum.
11. Capital release of £16,732 is requested to allow the installation of the proposed cycle wayfinding signage in West Drayton. The costs associated with the scheme are outlined in the table below.

Scheme Element	Amount
Signage supply and installation	£14,550
Highways Fees (10%)	£1,455
Project Management (5%)	£727
TOTAL	£16,732

Financial Implications

(S106 2023/24 Budget £72k; Previously Released Nil; Capital Release Requested £17k) – Appendix A

The report seeks the allocation and capital release of £17k from the S106 contribution held at PT/236/450B relating to Land at The Arena, Bennetsfield Road, Stockley Park towards the implementation of cycle wayfinding signage strategy in Yiewsley, West Drayton and Hayes areas.

The total cost of the scheme is £17k. The cost of the works is based on scheduled rates within the Council's street lighting term contractor and includes internal fees and project management fees of 10% and 5% respectively.

The release of £17k will enable the project to progress. The proposals meet the conditions stipulated by the developer in the S106 agreement on the intended use of the S106 contributions.

RESIDENT BENEFIT & CONSULTATION

The benefit or impact upon residents, service users and communities

The recommendations will enable external funds to be spent to maximum effect to provide viable improvements for the benefit of local communities.

Consultation carried out or required.

Consultations will be carried out as part of individual project development.

CORPORATE CONSIDERATIONS

Corporate Finance

Corporate Finance concurs with the financial implications above, noting that the proposed scheme will be funded from Section 106 contributions in accordance with the planning agreements, with no impact on Council resources.

Legal

Legal Services has considered the content of the Section 106 agreements referred to in this report and conclude that the recommendations presented are consistent with the terms of the respective agreements.

Infrastructure/ Asset Management

There are no Infrastructure/Asset Management implications arising from the recommendations in this report.

Capital Release Protocol

The release of all capital funds, and certain revenue funds, held by the Council is to be made by a formal democratic decision. No expenditure can be placed or committed by officers until this formal approval is given by Democratic Services. Release of funds must be for identified projects only and strictly not for the general release of funds for projects to be identified at a later date. No block releases of capital or funding will be allowed, except if authorised by the Leader of the Council in advance to Corporate Finance. The release of funds will only be made if previous Council, Cabinet or Cabinet Member agreement has been given to the project and only if there is an approved budget.

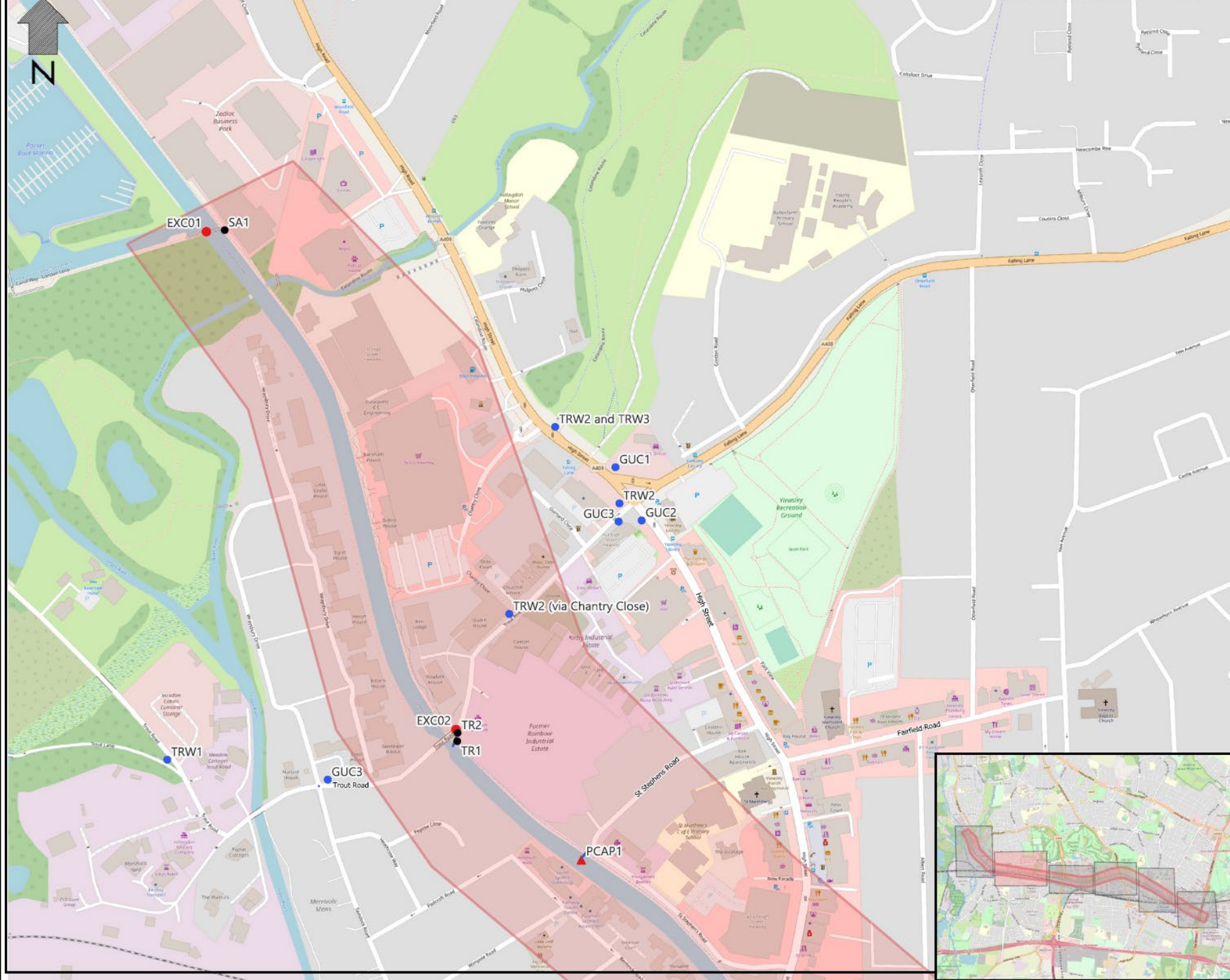
BACKGROUND PAPERS

Planning Obligations Supplementary Planning Document 2014

APPENDIX A - CAPITAL RELEASE REQUESTS FOR APPROVAL

S106 Capital Release 2023/24: Cycle Wayfinding in Yiewsley, West Drayton & Hayes Town area (Release No 9)

Location	Project/ Expenditure Title	Information	Funds Release Sought £000's	Approve	Hold	More Information Required
Yiewsley, West Drayton, Pinkwell & Hayes Town	Cycle Wayfinding	Scheme to implement cycle wayfinding signage across West Drayton and Hayes Town area.	17			
Total seeking release			17			
Previously released			0			
Budget			72			
Remaining budget			55			



- Key**
- GUC Cycle Route
 - Proposed Legible London Signage
 - Proposed Wayfinding Signage
 - Cycle Access Routes to Canal
 - Existing Cyclist Access Points
 - ▲ Potential Cycle Access Points

Note:
Please refer to the 'Legible London Signage', 'Wayfinding Signage', 'Existing Cycle Access Points' and 'Potential Cycle Access points' document for further information.

TRW2 Wayfinding sign pointing to an alternative route via Chantry Close to Celandine route subject to approval from owners of private land.

Rev	Date	Description	Dim	Chk	Aut
01	DEC 22	Wayfinding Strategy	JR		

This drawing has been specifically prepared to meet the requirements of the named client and may contain design and innovative features which differ from conventional design standards.

PROJECT CENTRE

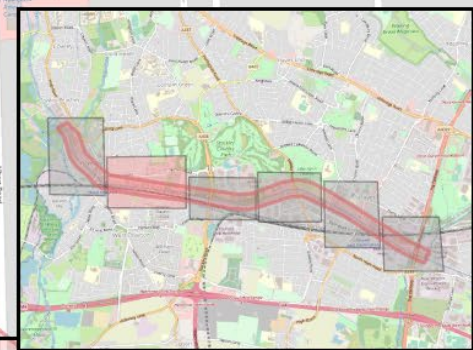
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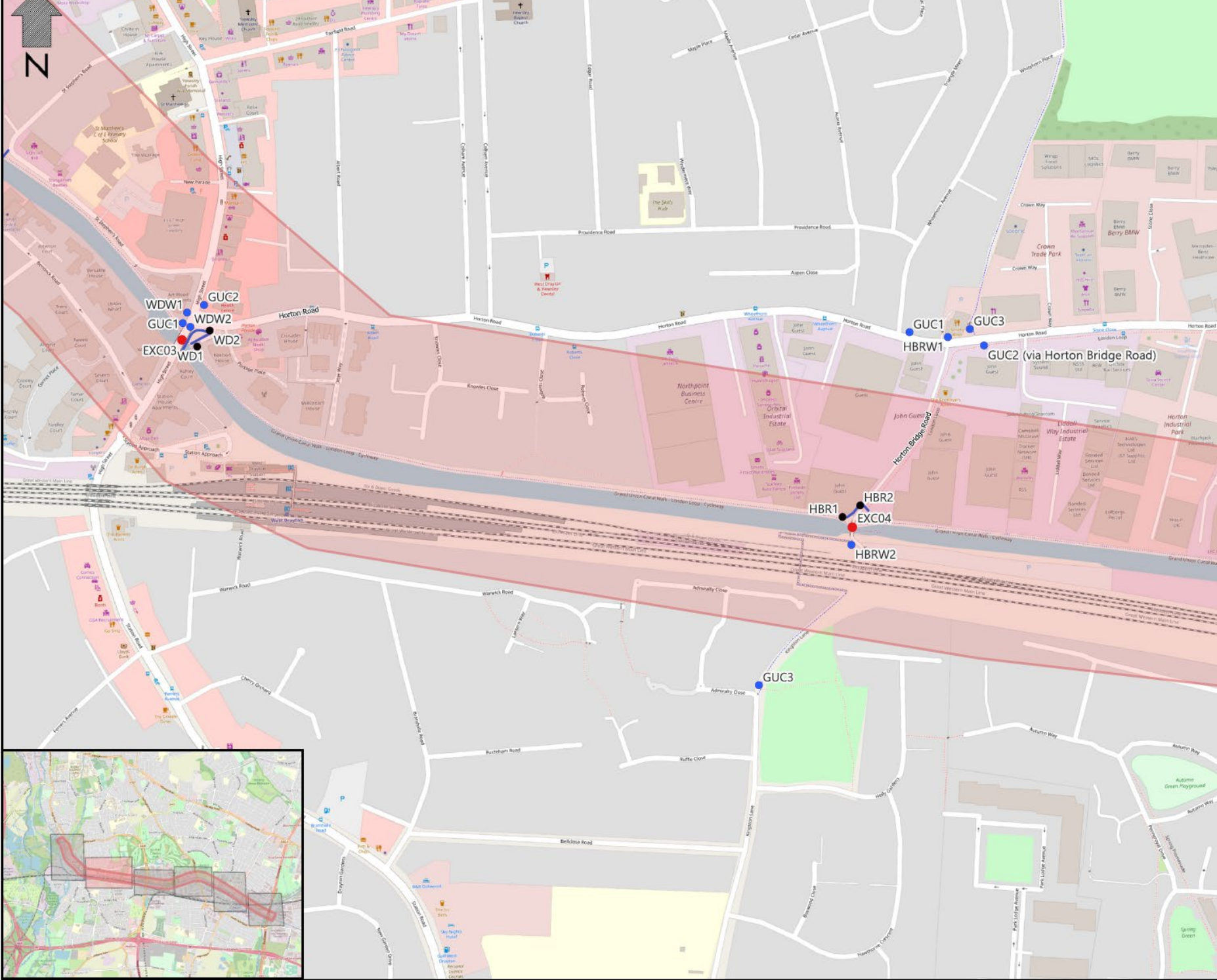
HILLINGDON
COUNCIL

Project
GUC Cycle Wayfinding Strategy

Drawing Title
Proposed

Drawing Status			
FOR INFORMATION			
Drawn	Date	Scale	Size
JR	FEB 23	1:2500	A3
Drawing No.			Rev
1000008813-SK09			P01






- Key**
- GUC Cycle Route
 - Proposed Legible London Signage
 - Proposed Wayfinding Signage
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Note:
Please refer to the 'Legible London Signage', 'Wayfinding Signage', 'Existing Cycle Access Points' and 'Potential Cycle Access points' document for further information.

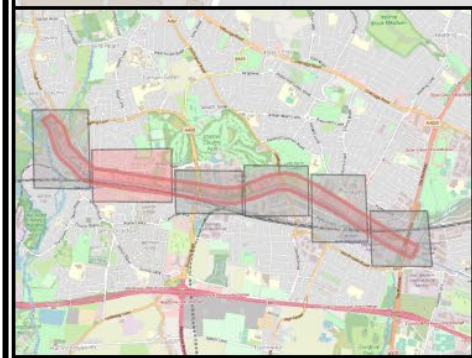
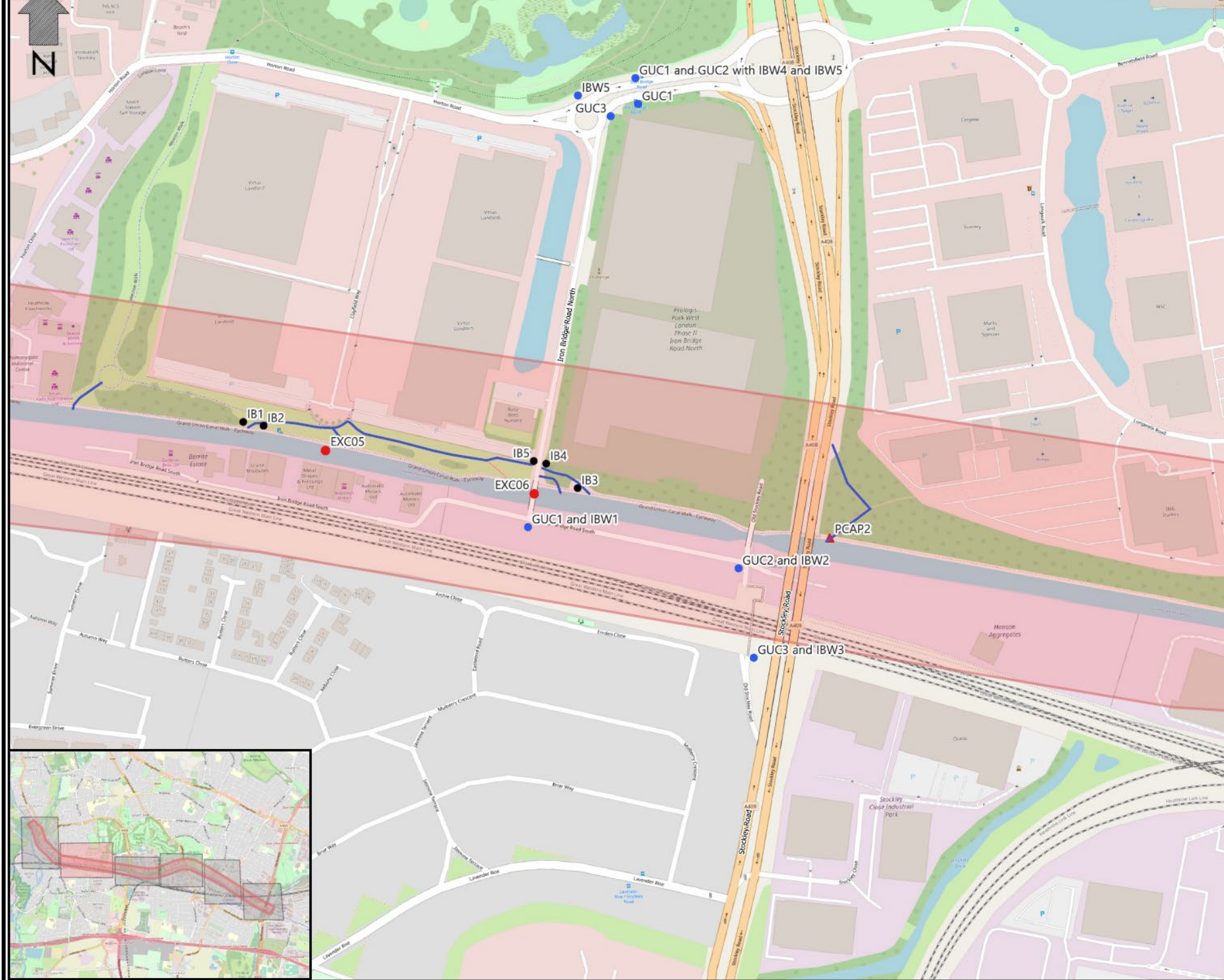
Rev	Date	Description	Dm	Chk	Aut
01	DEC 22	Wayfinding Strategy	JR		

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PROJECT CENTRE

Client	
Project	GUC Cycle Wayfinding Strategy
Drawing Title	Proposed

Drawing Status FOR INFORMATION				
Drawn	Date	Scale	Size	Rev
JR	FEB 23	1:2500	A3	
Drawing No.	1000008813-SK10			Rev
				P01




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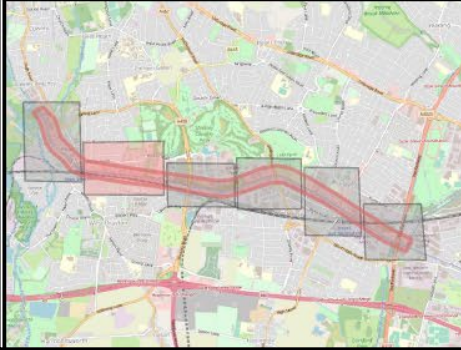
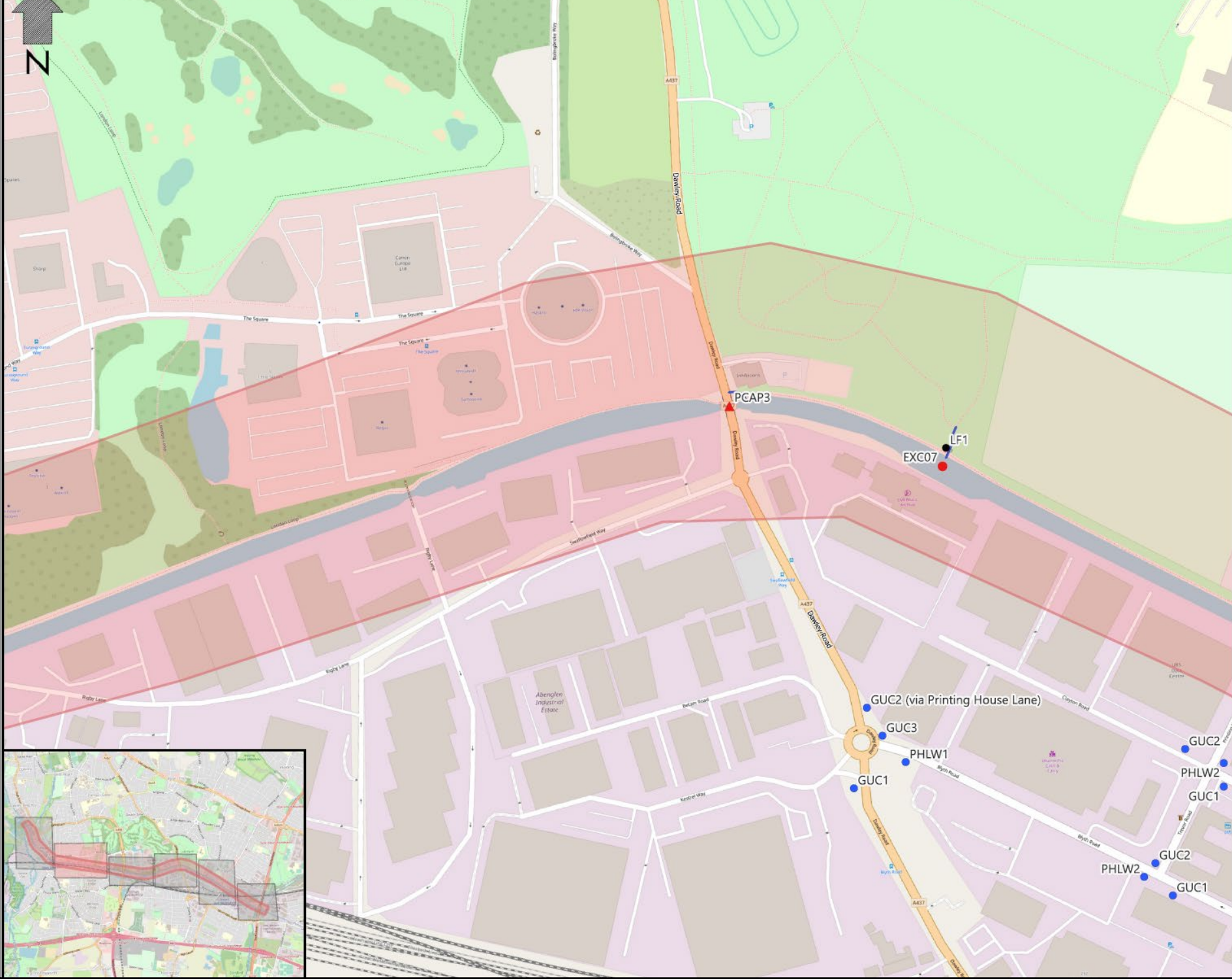
Rev	Date	Description	Drn	Chk	Aut
02	NOV 22	Wayfinding Strategy	JR	SA	KL

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Client	
Project	GUC Cycle Wayfinding Strategy
Drawing Title	Proposed

Drawing Status			
FOR INFORMATION			
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Drawing No.			Rev
1000008813-SK11			P01



Key

- GUC Cycle Route
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Signage by Dawley Road roundabout / Blyth Road to direct users towards EXC08.

Rev	Date	Description	Dm	Chk	Aut
02	NOV 22	Wayfinding Strategy	JR	SA	KL

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Client

Project

GUC Cycle Wayfinding Strategy

Drawing Title

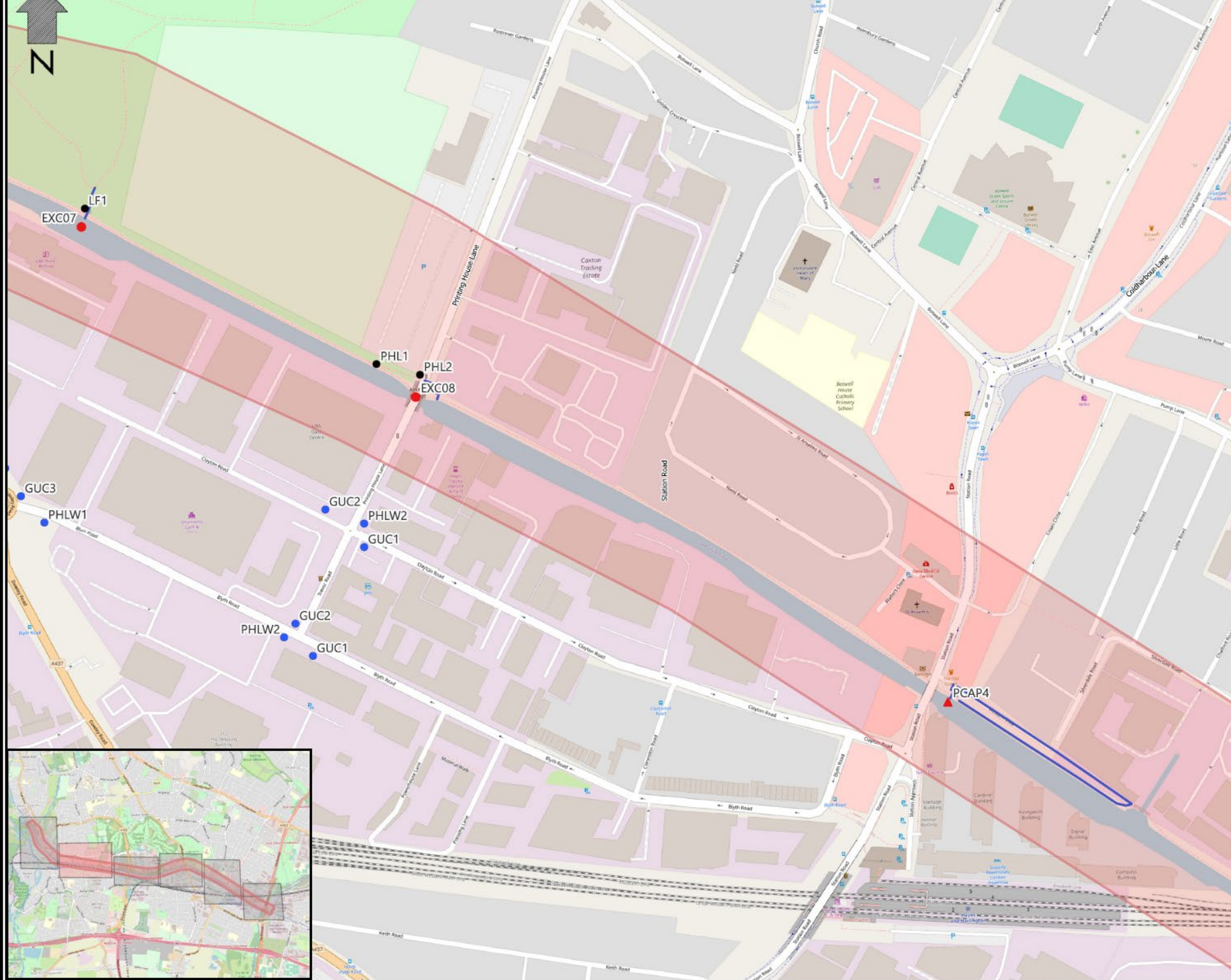
Proposed

Drawing Status

FOR INFORMATION

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Drawing No.	Rev
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- Key**
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Rev	Date	Description	Dm	Chk	Aut
02	NOV 22	Wayfinding Strategy	JR	SA	KL

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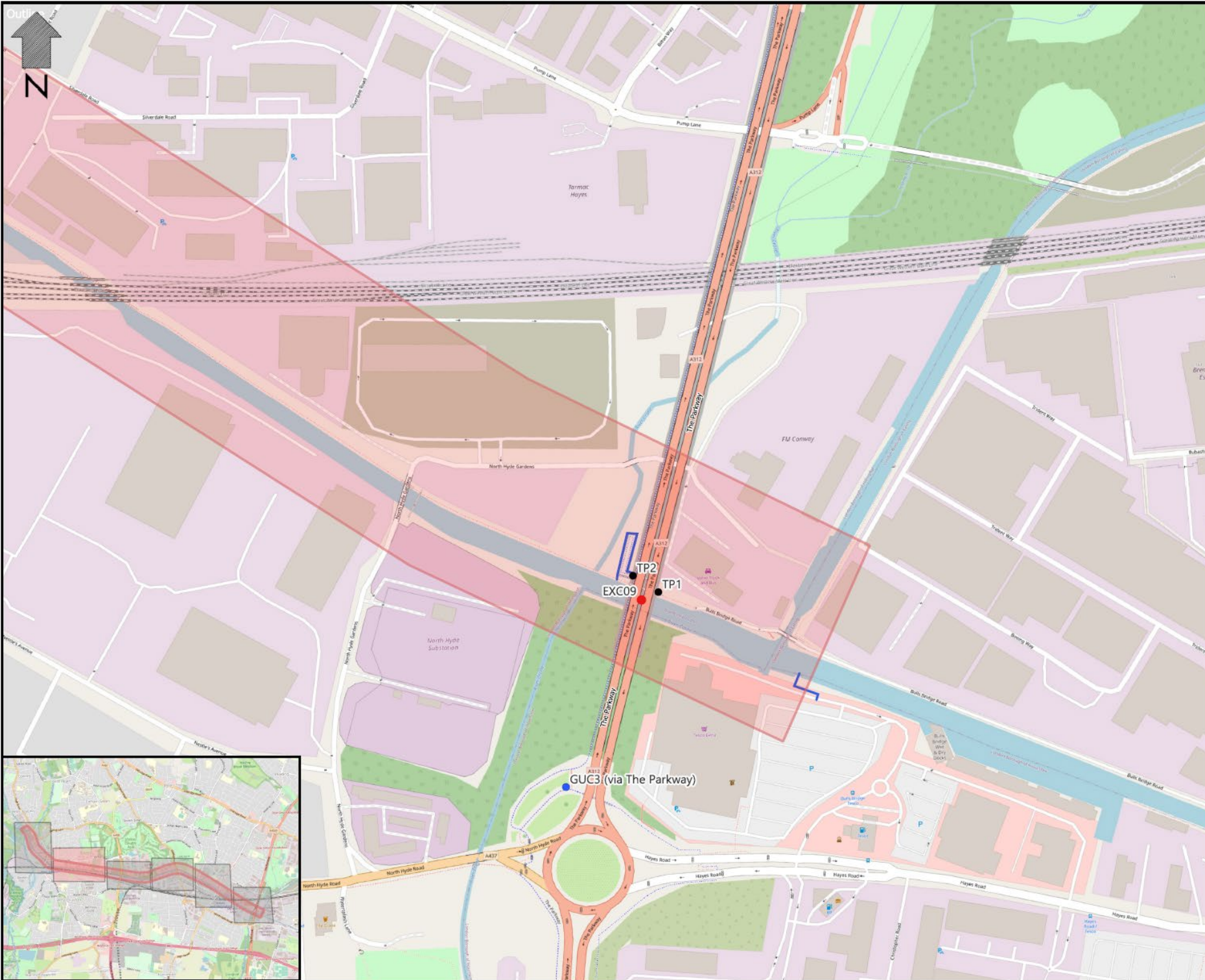


Client

HILLINGDON
19080

Project
GUC Cycle Wayfinding Strategy

Drawing Title
Proposed

FOR INFORMATION					
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Drawing No.				Rev	
1000008813-SK13				P01	



Key

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Rev	Date	Description	Dm	Chk	Aut
02	NOV 22	Wayfinding Strategy	JR	SA	KL

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PROJECT
CENTRE

Client



Project

GUC Cycle Wayfinding
Strategy

Drawing Title

Proposed

Drawing Status FOR INFORMATION

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Drawing No.	Rev		
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