



Democratic Services

Location: Phase II

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**To: COUNCILLOR STEVE TUCKWELL
CABINET MEMBER FOR PLANNING, HOUSING &
GROWTH**

**COUNCILLOR MARTIN GODDARD
CABINET MEMBER OR FINANCE &
TRANSFORMATION**

c.c. All Members of the Residents' Services Select Committee

c.c. Dan Kennedy, Corporate Director of Residents Services

c.c. Nikki Wyatt & Catherine Flew, Residents Services Directorate

c.c. Ward Councillors for Yiewsley & West Drayton

Date: 31 October 2025

Non-Key Decision request

Form D

NEW ALLOCATION & CAPITAL RELEASE OF S106 CONTRIBUTIONS 2025/26: PEDESTRIAN ACCESSIBILITY IMPROVEMENTS IN YIEWSLEY/ WEST DRAYTON (RELEASE NO 3)

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 Monday 10 November 2025** 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.

Ryan Dell
Democratic Services

Title of Report: New Allocation & Capital Release of S106 Contributions 2025/26: Pedestrian Accessibility Improvements in Yiewsley/ West Drayton (Release No 3)

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 Planning Housing & Growth / Cabinet Member for Finance & Transformation

NEW ALLOCATION & CAPITAL RELEASE OF S106 CONTRIBUTIONS 2025/26: PEDESTRIAN ACCESSIBILITY IMPROVEMENTS IN YIEWSLEY/ WEST DRAYTON (RELEASE NO 3)

Cabinet Member & Portfolio	Councillor Steve Tuckwell, Cabinet Member for Planning, Housing & Growth Councillor Martin Goodard, Cabinet Member for Finance & Transformation
Responsible Officer	Dan Kennedy, Corporate Director of Residents Services
Report Author & Directorate	Nikki Wyatt & Catherine Flew, Residents Services Directorate
Papers with report	Appendix A – Capital release requests for approval

HEADLINES

Summary	To seek Cabinet Member approval to allocate and release funds from the S106 contributions held at PT/279/594A & PT/167/382A towards pedestrian accessibility improvements in Yiewsley/ West Drayton, 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 S106 funds made available from the redevelopment of sites in the London Borough of Hillingdon as detailed within this report towards enhancement schemes across the borough. The works will commence upon release of the funds and are due for completion by March 2026.
Select Committee	Residents' Services Select Committee.
Wards	Yiewsley & West Drayton.

RECOMMENDATIONS

That the Cabinet Member for Finance & Transformation, in consultation with the Cabinet Member for Planning, Housing & Growth:

- 1) Approve the allocation of £33,000 from the S106 contributions held at PT/279/594A to be used towards pedestrian accessibility improvements in Yiewsley/ West Drayton;
- 2) Approve the reallocation of £5,000 of previously released funds from the S106 contributions held at PT/167/382A to be used towards the above scheme; and
- 3) Approve the capital release requesting £33,000 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 & Transformation 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/ risk management

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.

Democratic compliance/ previous authority

Cabinet Member authority is required for this decision.

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/279/594A

Details of contribution

3. A contribution of £33,000 was received in accordance with a S106 planning agreement dated 21 December 2023 and relates to the refurbishment of the former B&M retail Unit, 217 High Street, Yiewsley (planning reference 68663/APP/2023/1933) for use within class E(a) including the sale of non-food and drink products, installation of a new shop front, reconfiguration of car park and landscaping.
4. The funds received as the Highways Works Improvement Contribution are to be used towards local highway improvements including (but not limited to) the provision of dropped kerbs and tactile paving at specific locations listed and shown on the plan attached to the agreement. Funds are to be spent within seven years of receipt (December 2031).

Planning background

5. The Council delegated authority to determine the above planning application to the Head of Development Management and Building Control subject to the prior completion of a S106 agreement to secure a number of planning obligations, including a contribution towards local highway improvements. The contribution was required to mitigate the impact of the proposal which was expected to increase the number of trips by car to the local area. As part of the application the developer provided an Active Travel Zone assessment of the area, which identified West Drayton Station as a key origin/ destination to/ from the development. A subsequent healthy streets audit identified possible locations for dropped kerbs and tactile paving to be installed along the route to support Healthy Streets initiatives as identified in the London Plan. Following costing of the works to determine the level of contribution required and the satisfactory completion of the S106 agreement, planning permission was subsequently approved and the above contribution duly received.

Proposed allocation

6. Officers are requesting that the contribution held at PT/279/594A (£33,000) is allocated towards pedestrian accessibility improvements in Yiewlsey and West Drayton including the provision of dropped kerbs and tactile paving at five of the specific locations listed and shown on the plan attached to the agreement, as outlined in paragraphs 11-17 below.

S106 contribution held at case reference PT/167/382A

Details of contribution

7. A contribution of £5,000 was received as the “public realm contribution,” in accordance with a S106 planning agreement dated 14 February 2014 and relates to the redevelopment of Kitchener House on Warwick Road, West Drayton (planning reference 18218/APP/2013/2183).
8. The contribution is to be used towards (but not limited to) the provision of improvements to the West Drayton Railway Station and its surroundings arising from the Cross Rail development. Funds are to be spent within 10 years of receipt (April 2026).

Planning background

9. On 30 October 2013, the Council's Major Applications Planning Committee considered the above application for the erection of a part single, two, three and 4 storey building to provide 23 residential units, consisting of 14 x 2-bedroom, 9 x 1 together with 250sqm of retail/ commercial space, with associated parking, cycle and bin storage and amenity space,

involving demolition of existing buildings. The Council agreed to delegate authority to determine the Planning Application to the Head of Planning, Green Spaces and Culture, subject to the prior completion of a s106 agreement to secure several planning obligations to mitigate the impact of the development on the surrounding area. These included a financial contribution of £5,000 towards public realm improvements to the West Drayton Railway Station and its surroundings arising from the Cross Rail development. Planning permission was subsequently approved following the satisfactory completion of the agreement and the above contribution duly received from the developer.

Proposed allocation

10. The contribution held at PT/167/382A (£5,000) was previously allocated towards a scheme to provide complementary improvements to West Drayton Station as part of the Crossrail project (Cabinet Member Decision 13/03/2018). This funding was subsequently not required towards the scheme. Officers are therefore requesting that the contribution is now reallocated towards the provision of pedestrian accessibility improvements in Yiewsley and West Drayton including the provision of a new informal crossing in Warwick Road, as outlined in paragraphs 11-17 below.

Project Proposal: Pedestrian accessibility improvements in Yiewsley/ West Drayton

11. The planning application for the redevelopment of the former B&M Unit included a Transport Assessment with an Active Travel Zone Assessment (ATZ). This identified West Rail Drayton Station as a key origin/destination to/from the development. The main entrance to West Drayton Station is in Station Approach, Yiewsley. The ATZ highlighted six specific locations within Yiewsley/ West Drayton which would benefit from the inclusion of dropped kerbs with tactile paving as listed below: -
 - High Street and St. Stephen's Road, Yiewsley
 - Terminus of the northern footway along Station Approach, Yiewsley
 - Station Road and Drayton Gardens, West Drayton
 - Station Road and Brandville Road, West Drayton
 - Kingston Lane and Bellclose Road, West Drayton
 - Kingston Lane and Hawthorne Crescent, West Drayton
12. In response, proposals have been developed for the inclusion of dropped kerbs/ tactile paving at all the locations listed above except for Station Approach which is privately owned by Network Rail.
13. The Council is liaising with Network Rail on potential public realm improvements within Station Approach including the provision of dropped kerbs/ tactile paving along the northern footway. Any improvements taken forward within Station Approach will be considered in a separate report.
14. Site investigations undertaken by Council officers determined that accessibility can be further improved by undertaking improvement works to the carriageway on Drayton Gardens at its junction with Station Road to remove a ponding issue at the crossing point for pedestrians. This will enable pedestrians to use the informal crossing as intended rather than having to deviate or travel through relatively deep standing water.
15. The following two junctions would also benefit from sections of footway improvement works, in the form of different and smoother surfaces:

- Station Road and Drayton Gardens
- Kingston Lane and Hawthorne Crescent

16. Council officers have identified two additional locations which would benefit from pedestrian accessibility improvements in the vicinity of West Drayton Rail Station:

- Warwick Road, West Drayton – a new informal crossing (provision of dropped kerbs and tactile paving) to assist pedestrians, particularly those walking to and from the southern entrance to the Station which is located within this road
- Station Road, West Drayton (outside Midland House/ adjacent to the Railway Arms) – the conversion of a redundant vehicle crossover from a former car park access to full height continuous footway will provide a smoother surface for pedestrians

17. These proposals will improve accessibility for pedestrians travelling to local amenities and connecting with public transport provision, particularly those with mobility difficulties. All works will be carried out by the Council's term contractor O'Hara Bros.

18. S106 allocation of £38,000 is requested towards the cost of the proposed pedestrian accessibility improvements detailed in this report. The costs associated with the scheme are outlined in Table 1 below. The additional required cost of £2,500 for the scheme will be funded from the Transport for London Local Implementation plan monies for 2025/26, which have been released via the Council's Capital Release programme. The costs associated with the scheme are outlined in Table 1 below:

Table 1: Cost Plan

Scheme Element	Amount
Civil Works	£36,432
Internal Fees (10%)	£3,643
Design fee	£425
TOTAL	£40,500

Financial Implications

(S106 2025/26 Budget £38k; Previously Released Nil, Capital Release Requested £38k) – Appendix A

The report seeks the reallocation of £5k and allocation and capital release of £33k from two S106 contributions detailed in the table below:

Table 2: S106 Contributions

S106 Funding Contribution	Description	Amount	Time Limit to Spend
PT/279/594A	Former B&M Unit, 217 High Street, Yiewsley 68663/APP/2023/1933	£33,000	December 2031
PT/167/382A	Kitchener House, Warwick Rd, West Drayton. 18218/APP/2013/2183	£5,000	April 2026
Total		£38,000	

Previously £5k was released towards a S106 West Drayton Station improvement scheme, which was not required as the scheme underspent. The £5k is requested to be reallocated towards pedestrian accessibility improvements in Yiewsley/ West Drayton.

The S106 funds are to be used towards the pedestrian accessibility improvements in Yiewsley/ West Drayton. The cost of the works is based on scheduled rates within the Council's highways term contract and includes design fees and engineer fees of 10% of Civil works.

The release request is netted down to £33k by the proposed reallocation of £5k previously released S106 funding. The full cost of the scheme is £41k with the additional £3k to be funded from the Transport for London Local Implementation Plan 2025/26 budget which has been released.

The release of the funding will enable the project to progress. The proposals meet the conditions stipulated by the developer in the S106 agreements on the intended use of the S106 contributions.

The S106 funding held at PT/167/382A is at risk of being returned to the developer with interest if not spend by the deadline date of April 2026.

RESIDENT BENEFIT & CONSULTATION

The benefit or impact upon Hillingdon 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 & Engagement carried out (or required)

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

CORPORATE CONSIDERATIONS

Corporate Finance

Corporate Finance have reviewed this report and concur with the Financial Implications set out above, noting the recommendation to allocate £38k S106 contributions to be used for the pedestrian accessibility improvements in Yiewsley/ West Drayton.

Furthermore, it is noted the Capital Release of £33k and the reallocation of £5k previously released is sought from the developer contributions to fund the majority of the £41k scheme at Yiewsley/ West Drayton, with this being in accordance with the planning obligation agreements. The remaining £3k of the estimated cost of the scheme is to be funded from previously released Transport for London LIP grant.

Legal

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

Comments from other relevant service areas

The schemes have been developed in consultation with relevant service groups as appropriate.

BACKGROUND PAPERS

Planning Obligations Supplementary Planning Document Adopted July 2008 and amended July 2015.

TITLE OF ANY APPENDICES

Appendix A – Capital release requests for approval

APPENDIX A - CAPITAL RELEASE REQUESTS FOR APPROVAL

S106 Capital Release 2025/26: Pedestrian accessibility improvements in Yiewsley/ West Drayton (Release No. 3)

Location	Project/ Expenditure Title	Information	Funds Release Sought £000's	Approve	Hold	More Information Required
Various sites in Yiewsley/ West Drayton	Pedestrian accessibility improvements	Pedestrian accessibility improvements: Provision of dropped kerbs with tactile paving and sections of carriageway/ footway improvement works	£38			
		Reallocation of underspend on previously released S106 scheme funds	(5)			
Total seeking release			£33			
Previously released			0			
Budget			£33			
Remaining budget			0			