



Democratic Services

Location: Phase II
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CMD No: 2026/1657

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

c.c. All Members of the Corporate Resources & Infrastructure Select Committee
c.c. Dan Kennedy – Corporate Director Residents Services
c.c. Kevin Urquhart – Place Directorate
c.c. Ward Councillors for Ruislip

Date: 13 March 2026

Non-Key Decision request

Form D

Outcome of informal consultation for possible additional seasonal short stay parking places on Howletts Lane, Ruislip

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 23 March 2026** 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
Democratic Services

Title of Report: Outcome of informal consultation for possible additional seasonal short stay parking places on Howletts Lane, Ruislip

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

Outcome of informal consultation for possible additional seasonal short stay parking places on Howletts Lane, Ruislip

Cabinet Member & Portfolio	Councillor Steve Tuckwell, Cabinet Member for Planning, Housing & Economic Growth
Responsible Officer	Dan Kennedy - Corporate Director of Residents Services
Report Author & Directorate	Kevin Urquhart – Place Directorate
Papers with report	Appendices A to C

HEADLINES

Summary	To inform the Cabinet Member on the responses received to the informal consultation for the possible introduction of additional seasonal short stay parking places on Howletts Lane, Ruislip.
Putting our Residents First Delivering on the Council Strategy 2022-2026	This report supports our ambition for residents / the Council of: Live in good quality, affordable homes in connected communities This report supports our commitments to residents of: Safe and Strong Communities
Financial Cost	The estimated cost associated with the recommendations to this report is £250 and will be managed within existing revenue budgets for the Transportation Service.
Select Committee	Corporate Resources & Infrastructure Select Committee.
Ward(s)	Ruislip

RECOMMENDATIONS

That the Cabinet Member for Planning, Housing& Growth:

- 1) Notes the responses received to the informal consultation for the proposed installation of additional seasonal short stay parking places on Howletts Lane, Ruislip near to the junction with Breakspear Road.**
- 2) Following discussion with the local Ward Councillors, decides that formal consultation be carried out on proposals for additional seasonal short stay parking places on Howletts Lane, Ruislip near to the junction with Breakspear Road as shown on Appendix A.**

Reasons for recommendations

The recommendations of this report reflect the views of the local Ward Councillors after reviewing the comments made by residents in response to the suggested proposals.

Alternative options considered / risk management

The Council could have decided not to progress proposals for additional seasonal short stay parking places on Howletts Lane, Ruislip.

Select Committee comments

None at this stage.

SUPPORTING INFORMATION

1. The Council received a petition organised by a nearby business requesting that changes to be made to the parking arrangements at the western end of Howletts Lane, Ruislip near to the junction with Breakspear Road.
2. Currently, Howletts Lane benefits from being included in the Zone RL4 Parking Management Scheme. This is a seasonal Parking Management Scheme which operates during the summer months only to prevent visitors to Ruislip Lido from parking throughout this network of roads. Howletts Lane and the streets to the northeast have what is known as a 'permit holders past this point' type of scheme, which means the entire road forms a parking place for permit holders only and negates the need for individually marked bays and yellow lines which are normally required within a Parking Management Scheme. The only exception to this if there are any parking places which are intended for another purpose such as disabled bays and short stay parking bays which can be marked out separately.
3. To provide some parking for the nearby shops, when the RL4 scheme was designed, a short-stay parking place was installed outside the businesses which provides customers with a two-hour time limit to park. There are no parking charges for the use of these bays and therefore, no requirement for a ticket machine at this location. The Council's Civil Enforcement Officers note the position of vehicles and if they do not move within a two-hour period, then they will carry out the appropriate enforcement action. This restriction also operates on a seasonal basis in line with the surrounding RL4 scheme, since parking outside the summer months is seen as less of an issue. This arrangement seems to be working well as the Council has not received any feedback to the contrary from the adjacent businesses.
4. The petition suggested several solutions to provide additional parking nearby for customers. However, the only option that could be considered viable was a suggestion to create additional seasonal short stay parking places on Howletts Lane between Breakspear Road and Brickett Close with the same operational aspects as the existing space outside the shops. A plan attached as Appendix A to this report shows this possible proposed layout.
5. As this proposal could result in the loss of several parking spaces for nearby residents, it was recommended that in the first instance all nearby affected residents be informally consulted to see if they would be supportive of such changes. It was also noted that the petition was not signed by any of the residents living within this part of Howletts Lane.

6. Following the above, the properties on Howletts Lane between Breakspear Road and Brickett Close were informally consulted on the suggested proposals. Several properties which have rear access onto this part of Howletts Lane were also included in the consultation. Each property was delivered a letter, plan and questionnaire to make their views known to the Council.
7. The responses that were received in response to the informal consultation are tabulated as Appendix B of this report. Some residents also helpfully provided additional comments in response to the informal consultation, and these have been included on Appendix C of this report.
8. During the specified informal consultation period, there were 5 responses received out of the 14 documents delivered, representing a return rate of 36%. The responses to the informal consultation indicated that 1 resident would support the introduction of additional short stay parking places, whilst 4 residents would prefer no changes.
9. The main concern raised by residents was the proposals would take away parking for their visitors and may result in the return of some parking for the Lido in their street during the summer months. Another resident felt that it was unfair to justify creating on-street parking for the benefit of the pub since some of the pub car park was previously converted to provide an additional seating area for patrons.
10. As is usual practice, officers shared the outcome of the consultation and comments with the local Ward Councillors. Although the majority of those who responded to the informal consultation were not supportive of the proposed changes, only around a third of residents took the opportunity to reply. On reflection of the responses and after their own discussions with residents, the Ward Councillors remain supportive of the changes on this part of Howletts Lane and have suggested that the proposals are moved forward to the next stage of formal consultation.
11. In summary, the recommendations of this report have been formed as a result of the views expressed by the Ward Councillors and discussion with the Cabinet Member. If approved, formal consultation will be required on the proposed amendments in Howletts Lane, Ruislip shown on Appendix A. This next stage of consultation will give all residents and nearby businesses another opportunity to respond to these proposals. All comments received to this next stage of formal consultation will need to be considered by the Cabinet Member in a future report. The Cabinet Member can then decide if these proposals should be progressed as they are proposed, revised or deferred.

Financial Implications

If the recommendations of this report are approved, the proposals will be added to the next notice of intent for parking and road safety proposals across the Borough. The cost implications in doing so are estimated to be no more than £250 and therefore can be funded within existing revenue budgets for the Transportation Service.

RESIDENT BENEFIT & CONSULTATION

The benefit or impact upon Hillingdon residents, service users and communities

The recommendation of this report reflects the views expressed by the local Ward Councillors in discussion with the Cabinet Member.

Consultation & Engagement carried out (or required)

Informal consultation was carried out with the residents of parts of Howletts Lane and Breakspear Road, Ruislip. If the recommendations of this report are approved formal consultation will be required on the proposals set out in Appendix A.

CORPORATE CONSIDERATIONS

Corporate Finance

Corporate Finance has reviewed the recommendations to this report and concurs with the financial implications as set out above.

Legal

The Council's power to designate additional seasonal short stay parking spaces on Howletts Lane, Ruislip is set out in Part IV of the Road Traffic Regulation Act 1984. The formal consultation and order-making statutory procedures to be followed before any such measure is taken are set out in Schedule 9 of the Road Traffic Regulation Act 1984 and the Local Authorities' Traffic Orders (Procedures) (England and Wales) Regulations 1996. Any consultation must also meet the standard set by established common law principles in public law, namely fairness and adequacy.

If a decision is taken after formal consultation to make an order designating the proposed additional seasonal short stay parking spaces, Part 5 of the Road Traffic Regulation Act 1984 and the Traffic Signs Regulations and General Directions 2016 set out the signage requirements, which must be observed.

In exercising any of the powers under the Road Traffic Regulation Act 1984, section 122 of the 1984 Act requires the Council to consider its statutory duty to secure the expeditious, convenient and safe movement of vehicular and other traffic (including pedestrians), and the provision of suitable and adequate parking facilities on and off the highway. These powers must be exercised so far as practicable having regard to the following matters:

- (a) the desirability of securing and maintaining reasonable access to premises;
- (b) the effect on the amenities of any locality affected and the importance of regulating and restricting the use of roads by heavy commercial vehicles, so as to preserve or improve amenities of the areas through which the roads run;
- (c) the national air quality strategy;
- (d) the importance of facilitating the passage of public service vehicles and of securing the safety and convenience of persons using or desiring to use such vehicles; and
- (e) any other matters appearing to the Council to be relevant.

Moreover, the Council has various statutory duties in relation to road safety, such as under section 39 of the Road Traffic Act 1988 and section 16 of the Traffic Management Act 2004, which are relevant when deciding on road traffic measures.

Pursuant to established public law principles on consultation, the decision maker, when coming to a decision regarding the progress of the proposed designation of additional seasonal short stay parking places on Howletts Lane, Ruislip, must be satisfied that all consultation responses, including those that do not accord with the officer's recommendation, were conscientiously taken into account. The consultation responses can be seen in Appendices B and C to this report. The Council must also be continuously mindful of its public sector equality duty under section 149 of the Equality Act 2010.

It must be ensured that any proceeding formal consultation and action taken is in accordance with the rules and requirements mentioned above. A further report would be submitted regarding the outcome of that consultation and Legal Services would provide further comments at that point.

Comments from other relevant service areas

None at this stage.

BACKGROUND PAPERS

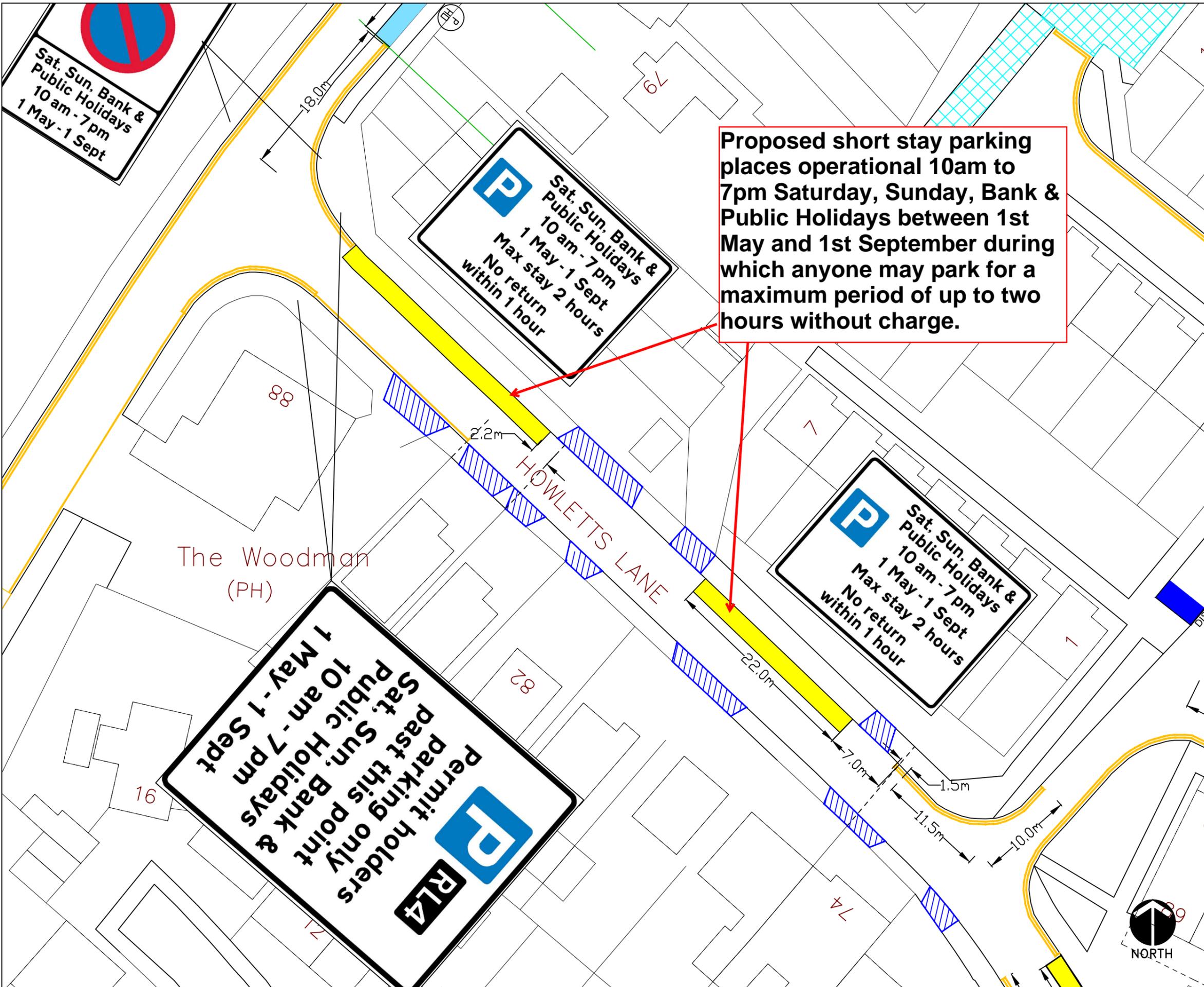
NIL.

TITLE OF ANY APPENDICES

Appendix A - Plan – Plan of proposed additional seasonal short stay parking places on Breakspear Road, Ruislip between the junctions of Breakspear Road and Brickett Close.

Appendix B – Table – Responses to the informal consultation for possible additional seasonal short stay parking places on Breakspear Road, Ruislip between the junctions of Breakspear Road and Brickett Close.

Appendix C – Table – Comments made by residents as part of the informal consultation for additional seasonal short stay parking places on Breakspear Road, Ruislip between the junctions of Breakspear Road and Brickett Close.



Proposed short stay parking places operational 10am to 7pm Saturday, Sunday, Bank & Public Holidays between 1st May and 1st September during which anyone may park for a maximum period of up to two hours without charge.

- KEY**
-  EXISTING YELLOW LINE
 -  SHORT STAY PARKING PLACES OPERATIONAL SAT, SUN, BANK & PUBLIC HOLIDAYS 10AM TO 7PM 1 MAY TO 1 SEPT MAX STAY 2 HOURS NO RETURN WITHIN 1 HOUR
 -  CROSSOVER
 -  EXTENT OF PRIVATE ROADS

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Residents Services, 3N/04, Civic Centre, High Street, UB8 1UW,
 London Borough of Hillingdon
 Tel 01895 250 631

Project
Howletts Lane, Ruislip

Description
 Description

Date
 05/03/2025

Appendix A



Consultation for possible additional short stay seasonal parking places on Howletts Lane, Ruislip	
I would support proposals to introduce additional short stay seasonal parking places on Howletts Lane as shown on the attached plan	I would prefer no changes to the current parking arrangements
1	4

Number delivered	14
Responses received	5
Response rate	36%

Consultation for possible additional short stay seasonal parking places on Howletts Lane, Ruislip - Comments made in response

Plans will cause residents to be blocked in due to the way cars park.

There is no benefit to residents.

Pub takes no action on unsocial behaviour but wants us to support.

Our visitors will have nowhere to park.

It will also cause Lido parking to return.

If parking were to change opposite residents driveways it could result in vehicles causing an obstruction. As much as we want to support our local businesses, sadly drivers cannot follow the rules and make this the issue.... Having also lived in Brickett Close previously, we know how dangerous it can be trying to pull out from the junction next to the shops when drivers overhang the white bay markings and park on the double yellow lines. The Howletts Lane shops are a hub of activity and children and families use this stretch of road a lot for travelling to the shops and schools. Reducing the number of spaces also provides more free flowing traffic on the Saturday, Sunday & Bank Holiday operating hours, when it so often gets busy across the summer months.

I strongly object to the proposals. We require the few spaces at the top of Howletts Lane for us local residents parking and visitors. I understand that the Woodman PH would like additional parking spaces for their customers. However, they have used half of their car park to provide more seating areas for customers. Please leave the parking situation as is.

My dropped kerb is in Howletts Lane and when we have visitors we need to use this area to allow our visitors to park.