



Democratic Services

Location: Phase II
DDI: 01895 250692
CMD No: 2026/1795

**To: COUNCILLOR WAYNE BRIDGES
CABINET MEMBER FOR RESIDENTS SERVICES**

**COUNCILLOR EDDIE LAVERY
CABINET MEMBER FOR FINANCE**

c.c. All Members of the Residents Services Select Committee
c.c. Dan Kennedy, Corporate Director of Residents Services
c.c. Nikki Wyatt, Residents Services
c.c. Sophie Wilmot, Residents Services

Date: 09 September 2026

Non-Key Decision request

Form D

New Allocation & Capital Release of S106 Contributions 2026/27: Implementation of Parking Management Schemes (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 Thursday 17 September 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.

Ryan Dell
Democratic Services

Title of Report: New Allocation & Capital Release of S106 Contributions 2026/27:
Implementation of Parking Management Schemes (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 Residents Services / Cabinet Member for Finance

New Allocation & Capital Release of S106 Contributions 2026/27: Implementation of Parking Management Schemes (Release No. 3)

Cabinet Member & Portfolio	Cllr Wayne Bridges, Cabinet Member for Resident Services Cllr Eddie Lavery, Cabinet Member for Finance
Responsible Officer	Dan Kennedy, Corporate Director Residents Services
Report Author & Directorate	Nikki Wyatt & Sophie Wilmot, Residents Services
Papers with report	Appendix A – Capital Release Request Appendix B – Details of S106 contributions to be allocated Appendices C-J – Location Plans

HEADLINES

Summary	To seek Cabinet Member approval to allocate and release funds from the S106 contribution held at PT/252/563, PT/253/283H, PT/285/604A, PT/194/403D, PT/243/429J, PT/302/615A, PT/206/442A and PT/162/249G towards various schemes, as detailed within this report.
Financial Cost	This report seeks the allocation of £86k and release of £78k from S106 funds made available from the redevelopment of sites in the London Borough of Hillingdon as detailed within this report towards various parking management schemes across the borough. The works will commence upon release of the funds and are due for completion by March 2027.
Select Committee	Resident Services Select Committee
Wards	All

RECOMMENDATIONS

That the Cabinet Member for Finance, in consultation with the Cabinet Member for Residents Services:

- 1) Approve the allocation of £86,156 from the S106 contributions held at PT/252/563, PT/253/283H, PT/194/403D, PT/243/429J, PT/302/615A, PT/206/442A, PT/162/249G and PT/205/421A to be used towards the implementation of various Parking Management Schemes across Hillingdon as outlined below; and
- 2) Approve the capital release requesting £77,781 towards the schemes, 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/ 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

The Cabinet Member for Finance has the delegated authority to allocate funds from S106 planning obligation monies.

Both the Cabinet Member for Residents Services, and the Cabinet Member for Planning, Housing & Property have been consulted and endorse the proposal.

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.

Proposed allocations

3. Officers are requesting that 8 separate S106 contributions totalling £86k are allocated and spent towards parking management schemes as outlined in paragraphs 4-23 below. Details of the relevant contributions, including parameters for spend are outlined in Appendix B.

Project Proposal: PT/252/563: Parking management measures in Corwell Gardens, Hillingdon

4. As part of the redevelopment of the former garages site adjacent to 45 Corwell Gardens, a S106 contribution of £875 was required to allow for the statutory consultation of parking restrictions to ensure the access point to the new properties remains clear for residents, waste collection and most importantly emergency services. The funds are requested to allow works to proceed on the design, statutory consultation and installation of double yellow line restrictions at the entrance to the new housing development, a location plan is provided in Appendix C.
5. Allocation of £875, is therefore requested to cover the cost of statutory consultation in local newspaper publications and for installation of double yellow lines.

Project Proposal: PT/253/283H: Parking Management assessment and measures in the area around St Andrews Park

6. The former RAF Uxbridge site (now known as St Andrews Park) is currently being redeveloped to provide approximately 1,300 residential properties. The redevelopment of site has also brought forward a primary school and a new park, as well as being the site of the Battle of Britain bunker. The scale of the proposed development is expected to result in increased car trips and demand for parking both on the site and in surrounding roads. A S106 contribution totalling £56,019 (including indexation) has consequently been received to be used towards a parking study to assess the impact of the development on the surrounding highway network.
7. Allocation and release of £56k is being sought to initially fund the undertaking of a parking study in the area, including related parking stress surveys to be conducted on adopted roads within the site and within a 20 minute walk to/from the edge of the site. An area plan is shown in Appendix D. Initially, circa £10k of the allocation will be used to undertake the study.
8. Following on from the outcome of the study, the remaining funds of £46k will be used to implement measures to manage parking; improve life for residents and ensure access is maintained for all, especially emergency services.
9. The funds will also be used to cover the cost of the required statutory consultation and implementation of any approved measures. The measures to be delivered will be agreed by the relevant Cabinet Member prior to the consultation stage.

Project Proposal: PT/194/403D: Parking Management Scheme in Glebe Road, Hayes

10. Glebe Road is a residential road in Hayes, close to Hayes Town Centre, Botwell Sports and Leisure Centre, Uxbridge College (Hayes Campus) and big retail units including Lidl supermarket. Due to this, the residents of Glebe Road experience parking by non-residents resulting in them not being able to park near their properties or access being restricted. A petition has been received from residents requesting a parking management scheme to control parking. A location plan is provided Appendix E.

11. The Council currently holds a remaining balance of £9,386 from a s106 contribution received from the redevelopment of the former Hayes swimming pool site on Botwell Lane to provide a discount food store (now Lidl). The contribution was received as the traffic impact contribution and has largely been spent towards improvements to the nearest bus stops in Church Road, the provision of the new 278 bus service and footpath improvements linking the store to the town centre (Cabinet Member Decision 03/06/2019).
12. Allocation and release of the remaining £9,386 is being requested to cover the cost of implementing a parking management scheme in Glebe Road, Hayes, to address parking issues. The scheme has been through the formal statutory consultation process, with the decision taken by the Cabinet Member to proceed with installation. The cost of the scheme is based on current rates of the term contractor, O'Hara.

Project Proposal: PT/243/429J: Amendment to parking management measures in Nestles Avenue, Hayes

13. The former Nestle Factory is currently being redeveloped to provide approximately 1,500 dwellings, office, retail, community leisure uses together with 22,663sqm of commercial floor space, data centre, amenity and play space. The development is expected to increase demand for parking in the area and consequently a number of measures have been put in place to minimise pressure on parking in the surrounding residential roads.
14. The Council has already introduced a PMS on Nestles Avenue to prevent commuter parking for Hayes Station and shoppers using Hayes town centre, which had been a concern of local residents. As part of the planning permission for the Nestle development, a s106 contribution of £5,319 has also been received towards the cost of any necessary modifications to the Parking Management Scheme because of the new development.
15. Some changes to parking on the smaller roads off Nestles Avenue to reduce parking by non-residents and to ensure access is maintained, have already been made. Allocation and release of £5,319 is now requested for amendments to be made to the existing parking management scheme on Nestles Avenue to allow for the accommodation of the 350 bus extension on to the site. This includes changing times of the restrictions and relocation of some of the bays along Nestles Avenue. In addition, the Council has received a request for parking management measures in Harold Avenue, off Nestles Avenue and this contribution will be used towards appropriate measures on this road, if required. A plan is provided in Appendix F. The funds will cover the required formal consultation and the cost of the amendments which would be undertaken by the Council's term contractor, O'Hara.

Project Proposal: PT/302/615A: Parking around Hilton Close, Uxbridge

16. A former garage site at the end of Hilton Close has been redeveloped to provide a number of residential properties with associated car parking. As part of the agreement a contribution of £7,057 was requested as the "Parking Management Scheme" Contribution to be used towards the implementation of any parking scheme used to control the allocation and management of on-street parking in the London Borough of Hillingdon.
17. Allocation and release of £7,057 is now requested towards progressing the consultation and subsequent implementation of proposed parking management schemes on Ashley Road and Cowley Mill Road. These are residential roads located close to Hilton Close, and

which are affected by the increase in demand for parking in the area as a result of the development. A map of the area is provided in Appendix G.

Project Proposal: PT/206/442A: Stopping Up Order, Manor Way, Uxbridge

18. A garage site on Manor Way, Uxbridge has been redeveloped to provide three residential properties with related car parking. To allow for the properties to be completed, a small section of public highway was required to be removed or 'stopped up'. This process required a formal statutory consultation and legal orders. A s106 contribution of £2,000 was therefore required from the development towards the cost of invoking the order. Allocation of £2k is therefore being requested to cover the cost of the consultation and legal fees to complete the orders. A map of the area is provided in Appendix H.

Project Proposal: PT/162/249G: Parking in Hunters Grove, Hayes

19. The former Glenister Hall and Sports Ground has been redeveloped into 65 residential properties with associated access road, car and cycle parking and a children's playground. The development area is surrounded by narrow residential roads, as shown in the plan in Appendix I. The increase in new properties in the area, has increased parking demand on local roads.
20. In response to concerns about the effect of the development on highway safety and the free flow of traffic in the area, the developer had originally proposed a parking management scheme for the roads accessing the site along Hunters Grove and Minet Drive. This later proved to be impractical and a contribution of £2,500 was subsequently received to implement a suitable scheme as necessary.
21. Residents of Hunters Grove have been particularly impacted by the development and have requested that a parking management scheme be installed to help control parking, maintain access and help manage the free flow of traffic. Allocation of £2.5k is therefore requested to allow the statutory consultation to be undertaken and a suitable scheme installed. The costs are based on rates from the Council's term contractor, O'Hara.

Project Proposal: PT/205/421A: Provision of layby parking, Hetherington Way, Ickenham

22. A contribution of £3,000 was received in accordance with a S106 agreement attached to the redevelopment of 234-236 Swakeleys Road, Ickenham. The proposal involved changing the use of the building from a group home into 5 one bed flats. In order to make the development acceptable and comply with Hillingdon Parking Standards, the developer agreed to pay for the installation of 3 additional parking spaces on the adjacent Hetherington Way.
23. The works to provide layby parking on the corner of Hetherington Way have already been completed and have provided three spaces for vehicles to park. Allocation and release of the funds is being requested to offset the costs already incurred via the Council's Parking Management Scheme fund. A map of the area is provided in Appendix J.

Financial Implications

(S106 2026/27 Budget £78k; Previously Released Nil, Capital Release Requested £78k)

The report is seeking the allocation of £86k from eight S106 contributions, detailed in the table below:

S106 Funding Reference	Description	Amount	Time Limit to Spend
PT/162/249G	Fmr Glenister Hall, 114 Minet Drive, Hayes	2,500	N/A
PT/194/403D	Fmr Hayes Swimming Pool, Botwell Lane, Hayes	9,386	N/A
PT/205/412A	234-236 Swakeleys Road, Ickenham	3,000	N/A
PT/206/442A	Land rear of 85-87 Manor Waye, Uxbridge	2,000	N/A
PT/243/429J	Fmr Nestles Factory, Nestles Avenue, Hayes	5,319	N/A
PT/252/563	Land adjacent to 45 Corwell Gardens, Hillingdon	875	Jun-28
PT/253/283H	RAF Uxbridge (St Andrews Park), Hillingdon Rd, Uxbridge	56,019	Jul-31
PT/302/615A	Land at fmr garage site, Hilton Close, Uxbridge	7,057	N/A
Total		£86,156	

The S106 funds are proposed to be utilised towards the implementation of various Parking Management Schemes within the Borough as detailed in the report. The S106 funds are to be used towards schemes for which the expenditures are both of a capital and revenue nature, with four of the S106 funds totalling £8k funding revenue schemes and the remaining four of the S106 funds totalling £78k funding capital schemes.

The report is also seeking the capital release of £78k towards the implementation of Parking Management Schemes as detailed in Appendix A. The costs are based on quotes and includes surveys and main works, with no fees or contingency.

The £8k revenue S106 contributions will be accounted for under the S106 funded revenue schemes.

The proposals meet the conditions stipulated by the developer in the S106 agreements on the intended use of the S106 contributions.

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)

Not at this stage.

CORPORATE CONSIDERATIONS

Corporate Finance

Corporate Finance have reviewed this report and concur with the Financial Implications set out above, noting the recommendation to allocate £86k S106 contributions to be used towards the implementation of various Parking Management Schemes.

Furthermore, it is noted that Capital Release of £78k is sought from the developer contributions to enable the implementation of the Parking Schemes of capital nature as detailed within Appendix A of this report.

It is further noted that the allocation of £8k relating to the Parking Schemes of a revenue nature will be accounted for under the S106 revenue projects.

The proposed Parking Management Schemes are in accordance with the planning obligation agreements.

Legal

Legal Services have considered the content of the Section 106 agreements referred to in this report, together with related correspondence. Legal Services notes that the proposal to allocate £86,156.30 (including indexation) from Section 106 Contributions (Parking Management Scheme Contribution, Traffic Impact Contribution, Waiting Restriction Contribution, and the other necessary contributions secured under the Section 106 agreements for parking management schemes and/or measures) to fund the parking schemes outlined in the report, appears consistent with the intended expenditure of these funds.

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

NIL.

APPENDICES

Appendix A – Capital Release Request

Appendix B – Details of S106 contributions to be allocated

Appendices C-J – Location Plans

CAPITAL RELEASE APPENDIX A

New Allocation & Capital Release of S106 Contributions 2026/27: Implementation of various Parking Management Schemes (Release No. 3)

Location	Project/ Expenditure Title	Information	Funds Release Sought £000's	Approve	Hold	More Information Required
Uxbridge Town Centre	Parking Management	Parking management measures and assessment around St Andrews Park.	56			
Glebe Road, Hayes	Parking Management	Installation of a parking management scheme.	9.3			
Nestles Avenue, Hayes	Parking Management	Parking management measures surrounding Nestles Avenue.	5.3			
Hilton Close, Uxbridge	Parking Management	Parking management measures within Hillingdon.	7			
Total seeking release			78			
Previously released			0			
Budget			78			
Remaining budget			0			

APPENDIX B - DETAILS OF S106 CONTRIBUTIONS TO BE ALLOCATED

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	PROPOSED ALLOCATION	SCHEME	COMMENTS
PT/252/563	Botwell	Land adjacent to 45 Corwell Gardens, Hillingdon 72968/APP/2018/199	875.00	Parking management measures in Corwell Gardens	Funds received as the Waiting Restriction contribution for the installation of no-waiting restrictions on the access to the site. Funds to be spent within 7 years of receipt (June 2028)
PT/253/283H	Uxbridge North	RAF Uxbridge (St Andrews Park), Hillingdon Road, Uxbridge 585/APP/2009/2752	56,018.87	Parking management assessment & measures around St Andrews Park development	Contribution received as the Parking Management Study contribution. Funds to be spent within 10 years of receipt (July 2031).
PT/194/403D	Botwell	Former Hayes Swimming Pool, Botwell Lane, Hayes (Lidl) 1942/APP/2015/4127	9,386.06	Parking Management Scheme Glebe Road, Hayes	£59,000 received as the "Traffic Impact contribution", to be used by the Council towards traffic mitigation measures arising from the development including (but not limited to) bus service improvements, installation of land mark bus shelters on Church Road, installation of road signs in the vicinity of the development (see agreement for details). No time limits for spend. £49,613 allocated & spent towards bus stop upgrade, contribution to new 278 bus service and improvements to pedestrian link between Lidl & Hayes Town Centre (Cabinet Member Decision 03/06/2019).
PT/243/429J	Pinkwell	Fmr Nestles Factory, Nestles Avenue, Hayes 1331/APP/2017/1883	5,319.04	Amendment to parking management measures in Nestle Avenue	Funds received as the "Parking Management Scheme Amendment contribution" to be used to amend the relevant parking management scheme approved by the Council for on street parking of vehicles in the vicinity of the development. Uplift payment (£33.13) received in accordance with DOV3. Funds to be spent within 10 years of receipt (Nov 2030).
PT/302/615A	Uxbridge	Land at fmr garage site, Hilton Close, Uxbridge 77811/APP/2025/291	7,057.33	Parking management measures in Ashley Road/ Cowley Mill Road	Funds received as the parking Management Scheme Contribution towards any scheme used to control the allocation and management of on-street car parking in LBH for the lifetime of the development.
PT/206/422A	Uxbridge North	Land rear of 85-87 Manor Waye, Uxbridge 67593/APP/2017/2114	2,000.00	Stopping up of footpath 85-87 Manor Waye, Uxbridge	Funds received towards the cost of implementing a stopping up order required under the agreement. No time limits for spend.
PT/162/249G	Townfield	Fmr Glenister Hall, 114 Minet Drive, Hayes 40169/APP/2011/243	2,500.00	Parking Management Measures, Hunters Grove, Hayes	Funds received towards the implementation of parking/passing bays in Hunters Grove (if required). See agreement for details. No time limits.
PT/205/421A	Ickenham	234-236 Swakeleys Road, Ickenham 72634/APP/2017/769	3,000.00	Provision of lay by parking Hetherington Way, Ickenham	Funds received towards the cost of implementing highway works identified in the agreement.
		TOTAL	86,156.30		

APPENDIX C - Corwell Gardens: Location Plan

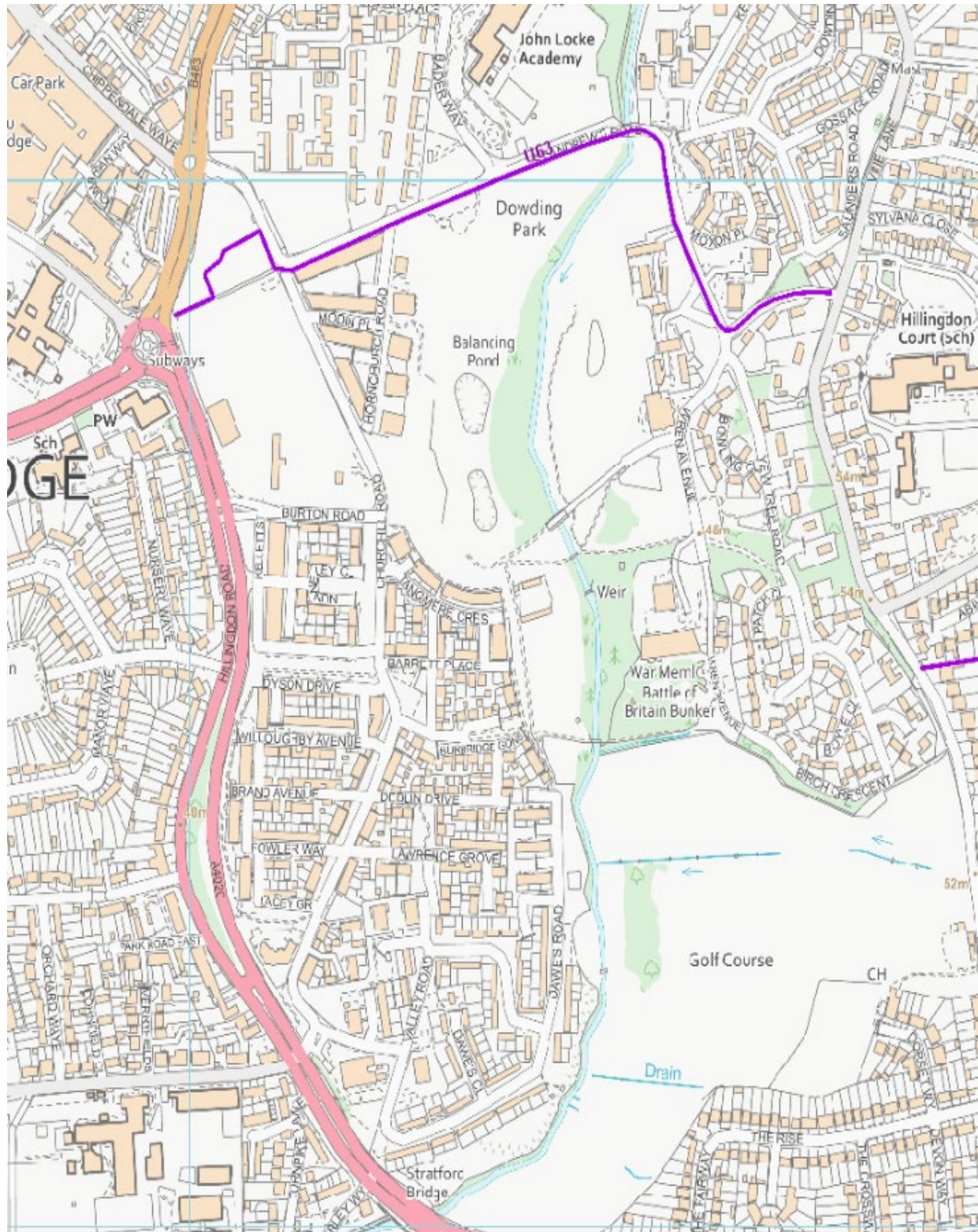
A4 Portrait



Map Notes

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APPENDIX D - St Andrews Park: Location Plan



APPENDIX E - Glebe Road, Hayes: Location Plan

A4 Portrait



Map Notes

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APPENDIX F - Nestles Avenue, Hayes: Location Plan

A4 Landscape

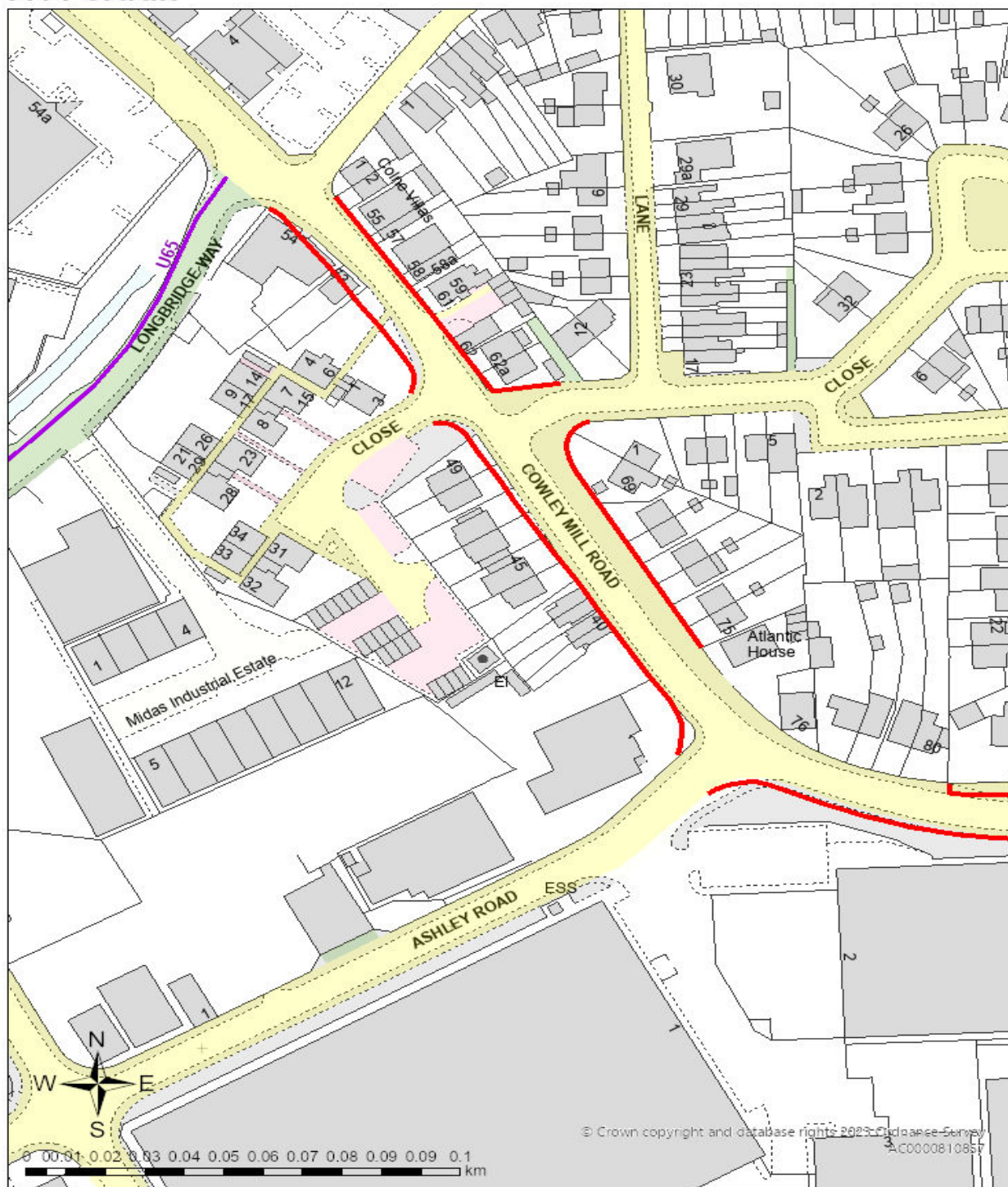


Map Notes

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APPENDIX G - Hilton Close, Uxbridge: Location Plan

A4 Portrait



Map Notes

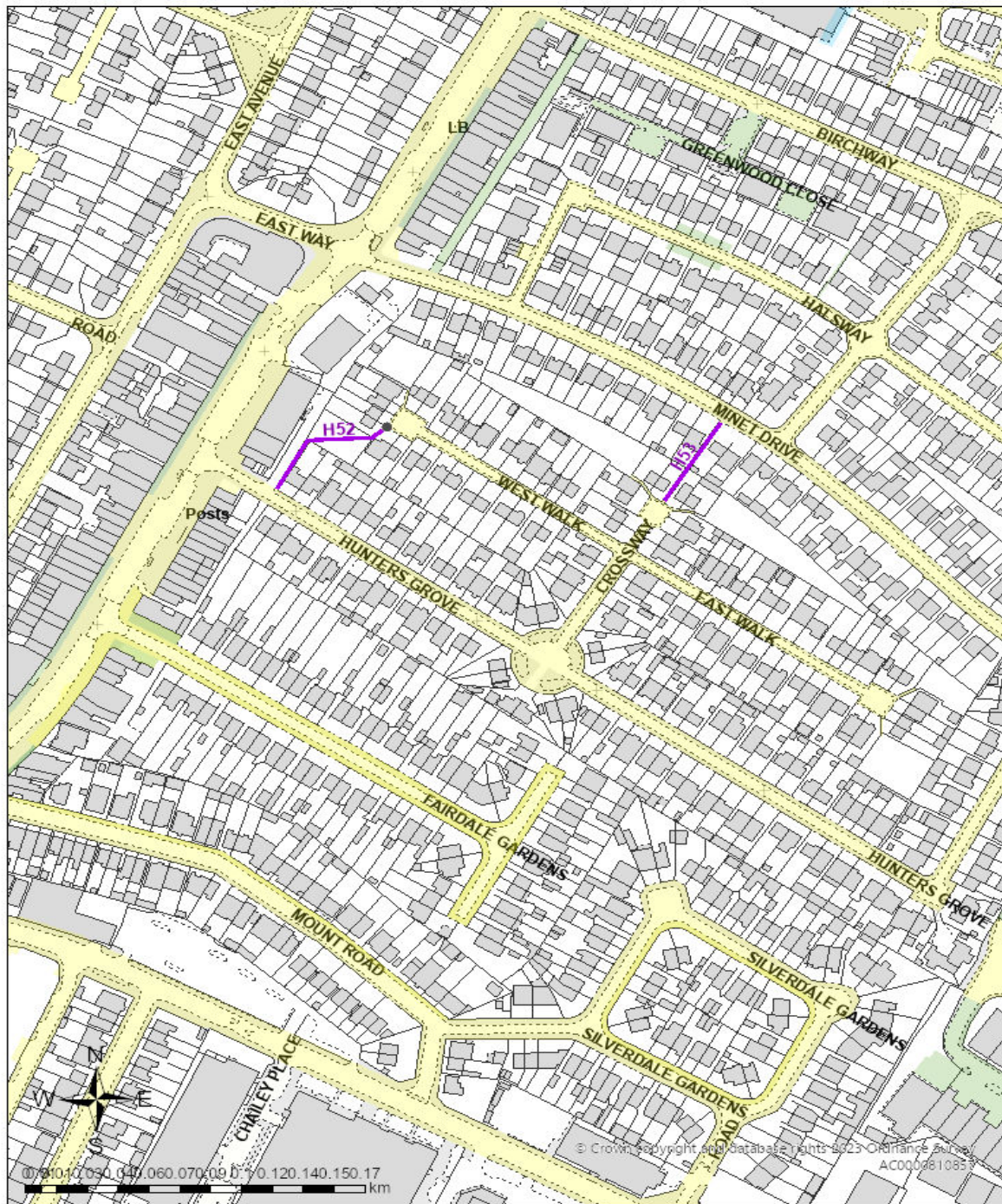
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APPENDIX H - Manor Way, Uxbridge: Location Plan



APPENDIX I - Hunters Grove, Hayes: Location Plan

A4 Portrait

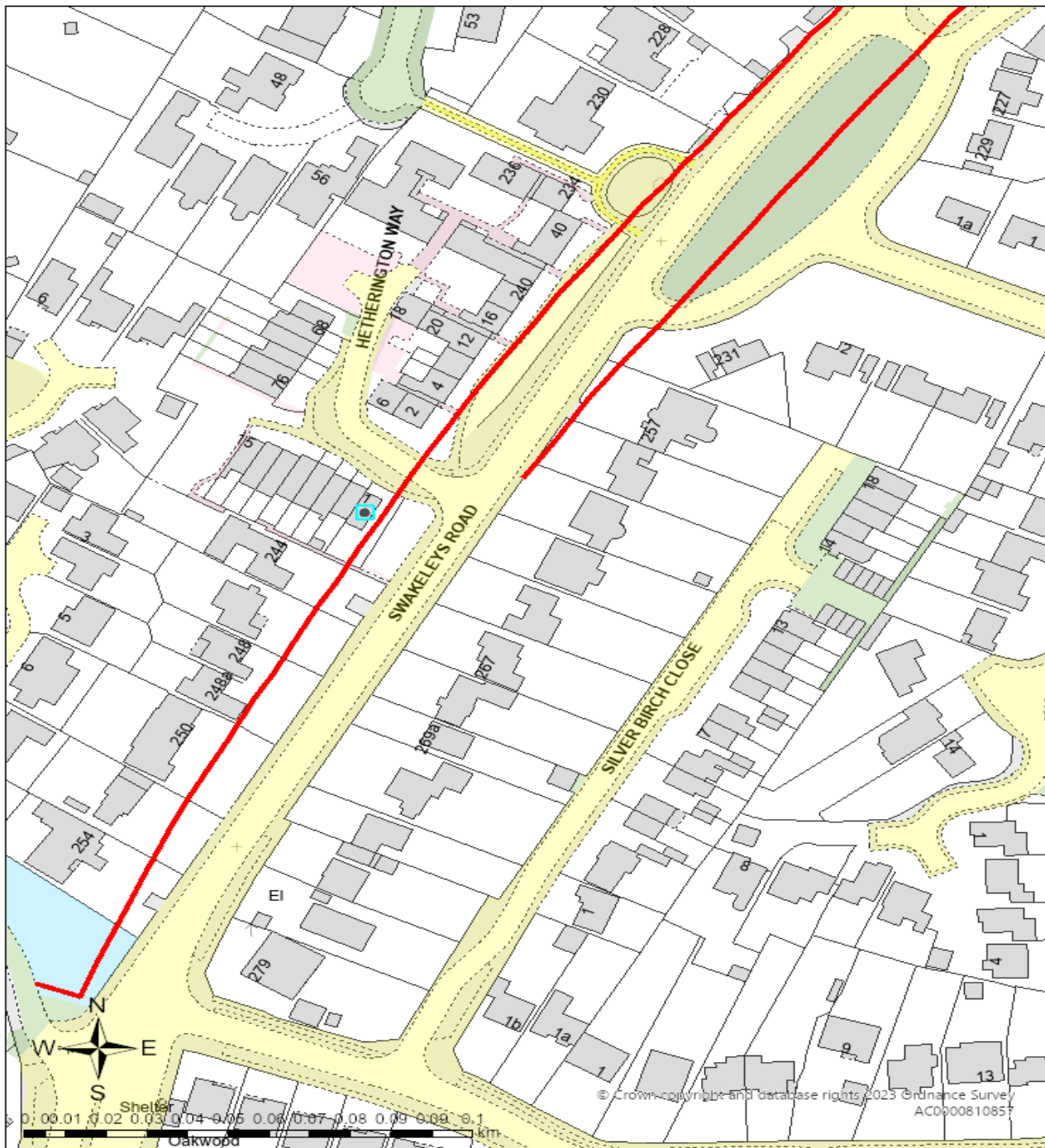


Map Notes

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APPENDIX J - Hetherington Way, Ickenham: Location Plan

A4 Portrait



Map Notes

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