



## Democratic Services

**Location:** Phase II  
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**CMD No:** 1212

**To: COUNCILLOR MARTIN GODDARD  
CABINET MEMBER FOR FINANCE**

**COUNCILLOR JONATHAN BIANCO  
CABINET MEMBER FOR PROPERTY, HIGHWAYS  
AND TRANSPORT**

c.c. All Members of the Corporate Resources and  
Infrastructure Select Committee  
c.c. Nicola Wyatt – Resources Directorate  
c.c. Dan Kennedy – Corporate Director, Central  
Services Directorate  
c.c. Ward Councillors and Hillingdon East and  
Hillingdon West

**Date:** 30 August 2024

## Non-Key Decision request

## Form D

### NEW ALLOCATION OF S106 CONTRIBUTIONS & CAPITAL RELEASE 2024/25: Improvements to bus stop capacity and highway safety on Long Lane, Hillingdon (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 09 September 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.

Ryan Dell  
Democratic Services

**Title of Report:** NEW ALLOCATION OF S106 CONTRIBUTIONS & CAPITAL RELEASE  
2024/25: Improvements to bus stop capacity and highway safety on Long Lane, Hillingdon  
(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 Finance / Cabinet Member for Property, Highways and Transport*

# NEW ALLOCATION OF S106 CONTRIBUTIONS & CAPITAL RELEASE 2024/25: Improvements to bus stop capacity and highway safety on Long Lane, Hillingdon (Release No 3)

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

## HEADLINES

<b>Summary</b>	To seek Cabinet Member approval to allocate and release funds from the S106 contributions held at PT/198/414A & PT/200/414B towards improvements to bus stop capacity and highway on safety Long Lane, Hillingdon, as detailed within this report.
<b>Putting our Residents First</b>  <b>Delivering on the Council Strategy 2022-2026</b>	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.
<b>Financial Cost</b>	This report seeks the allocation and release of £55,605 from S106 funds made available from the redevelopment of sites in the London Borough of Hillingdon and 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 2025.
<b>Relevant Committee</b> <b>Select</b>	Corporate Resources & Infrastructure Select Committee.
<b>Relevant Ward</b>	Hillingdon East and Hillingdon West.

## RECOMMENDATIONS

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

- 1) Approve the allocation of £55,605 from the S106 contributions held at PT/198/414A and PT/200/414B to be used towards improvements to bus stop capacity and highway safety on Long Lane, Hillingdon and access to bus services for those accessing local schools; and
- 2) Approve the capital release requesting £55,605 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. 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/198/414A

#### Details of agreement

3. A contribution of £450,000 was received in accordance with a S106 planning agreement dated 16 May 2016 and relating to the redevelopment of the Abbotsfield and Swakeleys School sites, Clifton Gardens, Hillingdon (planning reference 3505/APP/2015/3030). Further contributions totalling £150,000 are due in annual instalments over the next four years to a total of £600,000.
4. The funds have been received as the "TFL contribution" and under the terms of the agreement, the funds are received to be used by TFL towards bus service improvements. The funds are to be spent within 7 years of payment of the last instalment.

### **S106 contribution held at case reference PT/200/414B**

5. A contribution of £16,430 was also received in accordance with the same S106 planning agreement dated 16 May 2016 and relating to the redevelopment of the Abbotsfield and Swakeleys School sites, Clifton Gardens, Hillingdon (planning reference 3505/APP/2015/3030). Funds have been received as the "Bus Stop Improvement Contribution" to be used by TFL towards bus stop improvements along Long Lane and are to be spent within 7 years of payment (March 2025).

### **Planning background**

6. On 08 December 2015 at the Council's Major Applications Planning Committee, considered the grant of planning permission for the redevelopment of the Abbotsfield (now Oakwood School) and Swakeleys School sites to provide two new expanded secondary schools, associated facilities, and new vocational Training Centre. The planning application was agreed subject to the completion of a S106 agreement to secure a number of planning obligations, including a contribution towards the provision of additional bus services. At Committee, officers had reported that TFL had requested that a financial contribution be provided towards bus service improvements, in order to accommodate the additional demand that the expanded new schools were expected to create. Following further negotiations with TFL to determine the level of contribution required and the satisfactory completion of the S106 agreement, planning permission was subsequently approved and the above contributions duly received.

### **Proposed allocation**

7. A total of £450,000 from the contribution held at PT/198/414A has been allocated and £410,825 spent towards the provision of the new 278 bus route which now runs along Long Lane within the vicinity of the new schools and provides an additional four buses an hour along this route during peak times (Cabinet Member Decision 05/02/2020). Officers are now requesting that the remaining balance from this allocation (£39,175), and the contribution held at PT/200/414B (£16,430) is allocated towards bus stop capacity and other highway improvements to help pupils access the two nearest bus stops on Long Lane more safely. TFL has been advised of the proposal and have confirmed their support for the funds to be used towards the works as outlined in paras 8-14 below.

### **Project Proposal: Bus stop capacity improvements on Long Lane, Hillingdon**

8. Long Lane is a key road within the borough and one of only three roads which allows vehicles to travel over the A40. Due to this, a number of bus services use Long Lane, as summarised in the table below:

<b>Table: showing bus services using Long Lane, Hillingdon</b>		
<b>Route No.</b>	<b>Route Details</b>	<b>Ave Weekday Frequency</b>
278	Heathrow Central to Ruislip High Street	72
697	School Service – Monday to Friday only	4
698	School Service – Monday to Friday only	8
U2	Brunel University	74
<b>TOTAL:</b>		<b>158</b>

9. As shown in the table, there are two school bus services along Long Lane serving a number of secondary schools in the area, including Oakwood School which is situated along Sutton Court Road about 450m from bus services on Long Lane which are accessible via the bus stops near Oak Farm Library.
10. The Council's School Travel and Road Safety (STARS) team have been working with Oakwood School recently about overcrowding at the bus stop, by Oak Farm Library, as pupils wait for the bus as well as concerns over anti-social behaviour at the local shopping parade and the library.
11. In order to improve the situation for pupils from Oakwood School accessing the bus stop, Council Officers have been working with Transport for London (the body responsible for bus services in Greater London) in regard to potential improvements including but not limited to improved public realm at the closest bus stop to the school and potential extension of the bus service into the school. The extension of the bus service into the school has been considered unviable, therefore improvements to the bus stop and its surrounding area is proposed.
12. Capital release is being requested to allow the detailed design and implementation of a scheme to increase capacity at the bus stop by increasing the amount of footway to allow more space for pupils to safely wait for the bus, a plan of the draft proposals is provided in Appendix B.
13. In addition to the footway works it is proposed to provide improvement to access and road safety to and from the closest northbound and southbound stops. This will include, but not be limited to installation of illuminated belisha beacon poles at the nearby zebra crossing; red surfacing to encourage cars to slow down and provision of an informal crossing with dropped kerbs and tactile paving to the north of the junction with Sutton Court Road to assist with improved and safer access to and from the northbound bus stop.
14. The detailed design will be undertaken by Council Highways Engineers and the works will be delivered by the Council's term contractors O'Hara (civils) and McCanns (lighting). The final design will be subject to sign off by the Cabinet Member for Property, Highways and Transport.
15. A total of £55,605, is requested for allocation and release to cover the costs, as detailed in the table below:

Scheme Element	Amount
Detailed Design fee	£1,500
Civils (footway, crossing & carriageway)	£29,274
Illuminated belisha beacon poles	£16,304
Civils contingency	£2,927
Highways fees	£5,600
<b>TOTAL</b>	<b>£55,605</b>

## Financial Implications

**(S106 2024/25 Budget £467k; Previously Released £411k, Capital Release Requested £56k)  
–Appendix A**

The report is seeking the allocation and capital release of £56k from two S106 contributions detailed in the table below:

S106 Funding Contribution	Description	Amount	Time Limit to Spend
PT/198/414A	Abbotsfield & Swakeleys School, Clifton Gardens, Hillingdon	39,175	Mar 2025
PT/200/414B	Abbotsfield & Swakeleys School, Clifton Gardens, Hillingdon	16,430	May 2025
<b>Total</b>		<b>£55,605</b>	

The report is seeking the allocation and release of £56k towards a scheme to improve bus stop capacity and highway safety on Long Lane, Hillingdon.

The cost of the scheme is based on scheduled rates within the Council's highways term contract and includes engineer fees of 12% of all costs and contingency of 10% of Civil works.

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.

## 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 agreement referred to in this report and conclude that the recommendations presented are consistent with the terms of the respective agreement.

### Infrastructure/ Asset Management

There are no Estate or 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 2024/25: Improvements to bus stop capacity and highway safety on Long Lane, Hillingdon (Release No 3)

Location	Project/ Expenditure Title	Information	Funds Release Sought £000's	Approve	Hold	More Information Required
Long Lane, Hillingdon	Improvements to bus operation	Schemes to improve accessibility to bus services; improve safety at bus stops and crossing the roads to access the stops.	56			
<b>Total seeking release</b>			<b>56</b>			
<b>Previously released</b>			<b>411</b>			
<b>Budget</b>			<b>467</b>			
<b>Remaining budget</b>			<b>0</b>			



## APPENDIX B - PLAN OF PROPOSALS

