



Democratic Services

Location: Phase II
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**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 of Residents Services
c.c. Aileen Campbell, Residents Services Directorate
c.c. Ward Councillors for Charville

Date: 12 September 2025

Non-Key Decision request Form D

UXBRIDGE ROAD, HAYES – RESULTS OF INFORMAL CONSULTATION ON POSSIBLE PAY AND DISPLAY BAYS AND DISABLED BAY BETWEEN PARK ROAD AND LANSBURY DRIVE

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 22 September 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.

Naveed Ali
Democratic Services

Title of Report: UXBRIDGE ROAD, HAYES – RESULTS OF INFORMAL CONSULTATION ON POSSIBLE PAY AND DISPLAY BAYS AND DISABLED BAY BETWEEN PARK ROAD AND LANSBURY DRIVE

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

UXBRIDGE ROAD, HAYES – RESULTS OF INFORMAL CONSULTATION ON POSSIBLE PAY AND DISPLAY BAYS AND DISABLED BAY BETWEEN PARK ROAD AND LANSBURY DRIVE

Cabinet Member & Portfolio	Cllr Steve Tuckwell, Cabinet Member for Planning, Housing & Growth
Responsible Officer	Dan Kennedy - Corporate Director of Residents Services
Report Author & Directorate	Aileen Campbell – Residents Services Directorate
Papers with report	Appendix A – Plan of the informal consultation area Appendix B – Tabulated responses for the informal consultation Appendix C – Proposals for pay and display bays and a disabled bay outside Nos. 1092 to 1120 Uxbridge Road, Hayes

HEADLINES

Summary	To inform the Cabinet Member of the responses to the formal consultation on proposals for pay and display bays and disabled bay on Uxbridge Road, Hayes, between Park Road and Lansbury Drive
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 this report is £2,000. Spend will be managed within existing revenue budgets for the Transportation Service.
Select Committee	Corporate Resources & Infrastructure Select Committee
Ward(s)	Charville

RECOMMENDATIONS

That the Cabinet Member for Planning Housing & Growth:

- 1. Notes the results of the informal consultation on proposed pay and display bays and a disabled bay on Uxbridge Road, Hayes; and**

2. **Following discussions with local Ward Councillors, asks that officers arrange for statutory consultation to place on proposals for pay and display bays and a disabled bay on Uxbridge Road, Hayes outside Nos. 1092 to 1120 as seen in the plan attached as Appendix C.**

Reasons for recommendations

These recommendations are in line with the views expressed by the local Ward Councillors.

Alternative options considered / risk management

None at this stage.

Select Committee comments

None at this stage.

SUPPORTING INFORMATION

1. The Council received a petition requesting pay and display bays and a disabled bay to be considered for Uxbridge Road, Hayes between Park Road and Lansbury Drive, to help promote a turnover of parking bays. The petition was signed by residents living in surrounding roads and petitioners advised that parking on in this section of Uxbridge Road is constantly congested with vehicles parked all day, preventing customers from being able to utilise the available on-street parking availability. The petition advised this is inconvenient for visitors who may be encouraged to go to an alternative shop, or double park which is clearly unsafe and obstructive.
2. As the Cabinet Member will be aware, loading and waiting throughout much of Uxbridge Road is already extensively covered with parking restrictions such as double yellow lines, single yellow lines, loading restrictions, and 'stop and shop' schemes. The section of Uxbridge Road between Park Road and Lansbury Drive is currently unrestricted, which means that anyone can park here for an unlimited amount of time. When officers visited the location, the on-street parking availability was taken up by cars and vans with double parking taking place in the section to the east of the shops, as well as to the west close to the traffic lights. A 'stop and shop' parking scheme could therefore be beneficial here to promote a turnover of parking availability for customers but also improve road safety.
3. Officers prepared a draft plan to show what a possible parking scheme here could look like if proposed, and how it would impact the existing parking availability. The bays would be arrayed along the kerb line with a disabled bay at the most sensible location. It is clear that a scheme such as this would reduce the parking in this section of road as the perpendicular parking and double parking would be no longer allowed during the operational times. It should also be noted that there are legal requirements which officers must follow when designing such schemes, such as the length of bays. It was helpful to include a possible plan within the informal consultation so that businesses and residents in the consultation

area could get an idea of what a scheme would entail and be in a position to provide informed feedback.

4. A letter, questionnaire, plan of the informal consultation area and possible plan of a scheme were drafted and sent to local Ward Councillors for their comments prior to being posted to residents and businesses. Ward Councillors were supportive of the consultation and so officers posted a consultation pack to 20 properties in an area agreed in liaison with local Ward Councillors, which can be seen in the plan attached to this report as Appendix A. The questionnaire also included space to indicate whether the response was on behalf of a business to better analyse the responses.
5. Out of the 20 consultation packs delivered, four responses were received which represents a response rate of 20%. All of the responses indicated that they were in favour of possible pay and display bays and disabled bay. Three out of the four response were on behalf of a business. The results of the informal consultation can be found in the table attached to this report as Appendix B.
6. The questionnaires also provided the opportunity to write comments on the possible plans. One business wrote *"I would be only in favour of this decision if the local business owners and residents can get parking permits, as this will only divert the permanent abusers to local side roads and cause more traffic issues there"*. This could contradict that this responder is in favour because as the Cabinet Member will be aware, pay and display bays are aimed at promoting a turnover of parking for visitors to the shops and services. The bays have a maximum stay of 2 hours with the usual operational times of 'Monday to Saturday 8am to 6:30pm'. This would mean that during the operational hours residents and business owners/employees would need to find alternative parking.
7. The usual practise of proposed parking schemes such as this is to conduct an informal consultation with properties which would be directly affected by any changes to the parking which would be an area agreed in liaison with local Ward Councillors. The purpose of the informal consultation is to gauge whether the plans would be supported by those directly affected by any changes before conducting a wider formal consulting on proposals. The outcome of the informal consultation would usually determine how the Council proceeds; if the majority of responses are not in favour of the scheme, then the recommendation would be to deter the proposals unless directed otherwise by local Ward Councillors. If the majority of responses are in favour and supported by Ward Councillors, then the decision would usually be made to proceed to statutory consultation which is a legal 21-day consultation open for anyone to comment on the proposals.
8. During this particular informal consultation, photocopies had been made of the questionnaire and distributed, presumably to customers and returned in stamped envelopes. As these were outside the informal consultation area these would not usually be considered. However, as there were around 80 responses from residents across a wide area, officers felt it was important to share this information with the local Ward Councillors to provide a full picture of the informal consultation. A summary of where these questionnaires came from can be seen in the table attached to this report as Appendix B.
9. All of the results were shared with local Ward Councillors to consider. One Councillor advised that they support a possible 'Stop and Shop' Parking Scheme in this section of

Uxbridge Road and it would increase road safety for residents, pedestrians, shoppers and drivers. Another Councillor advised that they also would support pay and display bays here, so long as the location is regularly visited by Civil Enforcement Officers to ensure the bays are being used correctly.

10. In conclusion, following the responses to the informal consultation and discussions with local Ward Councillors, it is recommended that officers proceed to formal consultation on a detailed scheme design for a 'Stop and Shop' scheme on Uxbridge Road, Hayes between Park Road and Lansbury Drive.

Financial Implications

The estimated cost associated with the recommendations to this report is £2,000. Spend will be managed within existing revenue budgets for the Transportation Service.

RESIDENT BENEFIT & CONSULTATION

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

The proposals help promote the turnover of parking spaces and road safety.

Consultation & Engagement carried out (or required)

Informal consultation was carried out on plans for possible pay and display bays and a disabled bay outside Nos. 1092 to 1120 Uxbridge Road, Hayes. If the recommendations to these proposals are approved, then officers will need to organise for formal consultation to take place on detailed proposals.

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 has conducted an informal consultation into proposed 'pay and display' parking bays and a disabled parking bay on Uxbridge Road, Hayes, between Park Road and Lansbury Drive, and this report now recommends proceeding to formal consultation.

The Road Traffic Regulation Act 1984 empowers the Council to introduce various road traffic measures, including introducing the proposed 'pay and display' parking bays and the proposed disabled parking bay on Uxbridge Road, Hayes, between Park Road and Lansbury Drive. The consultation and order-making statutory procedures to be followed 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.

If the decision is taken following formal consultation to make the proposed order, 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.

Availability for any Blue Badge holder to use the proposed disabled parking bay is a relevant consideration in deciding whether to make the order.

The Council's statutory duty must be balanced with the concerns raised by any objectors. Moreover, pursuant to established public law principles on consultation, namely fairness and adequacy, the decision maker, when coming to a decision on whether or not the proposal is to be progressed, must be satisfied that all consultation responses, including those that do not accord with the officer's recommendation, were conscientiously taken into account. The Council must also be mindful of its public sector equality duty under section 149 of the Equality Act 2010. In this instance, the informal consultation responses have informed the recommendation to progress the proposal to formal consultation.

It must be ensured that the proceeding formal consultation and any subsequent action taken is in accordance with the rules and requirements mentioned above.

Comments from other relevant service areas

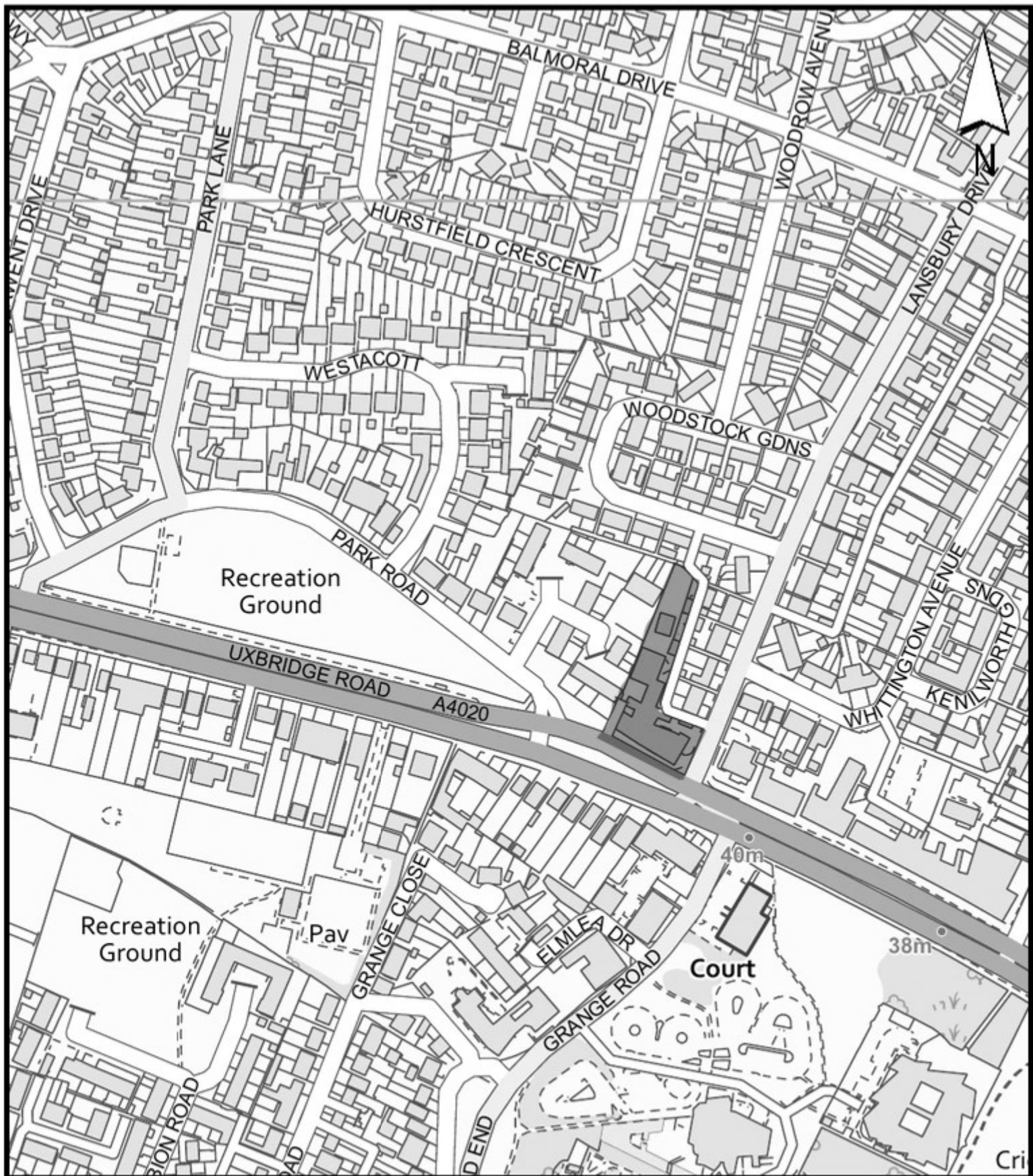
None at this stage.

BACKGROUND PAPERS

Petition

TITLE OF ANY APPENDICES

- Appendix A – Plan of the informal consultation area
- Appendix B – Tabulated responses for the informal consultation
- Appendix C – Proposals for pay and display bays and a disabled bay outside Nos. 1092 to 1120 Uxbridge Road, Hayes



Uxbridge Road, Hayes - Informal consultation for possible pay and display parking

Appendix A

May 2025

Scale 1:3,500



Extent of informal consultation area for possible pay and display parking

**Results of the informal consultation for possible pay and display bays
between Nos. 1094 and 1120 Uxbridge Road, Hayes**

Results from within the informal consultation area agreed in liaison with local Ward Councillors:

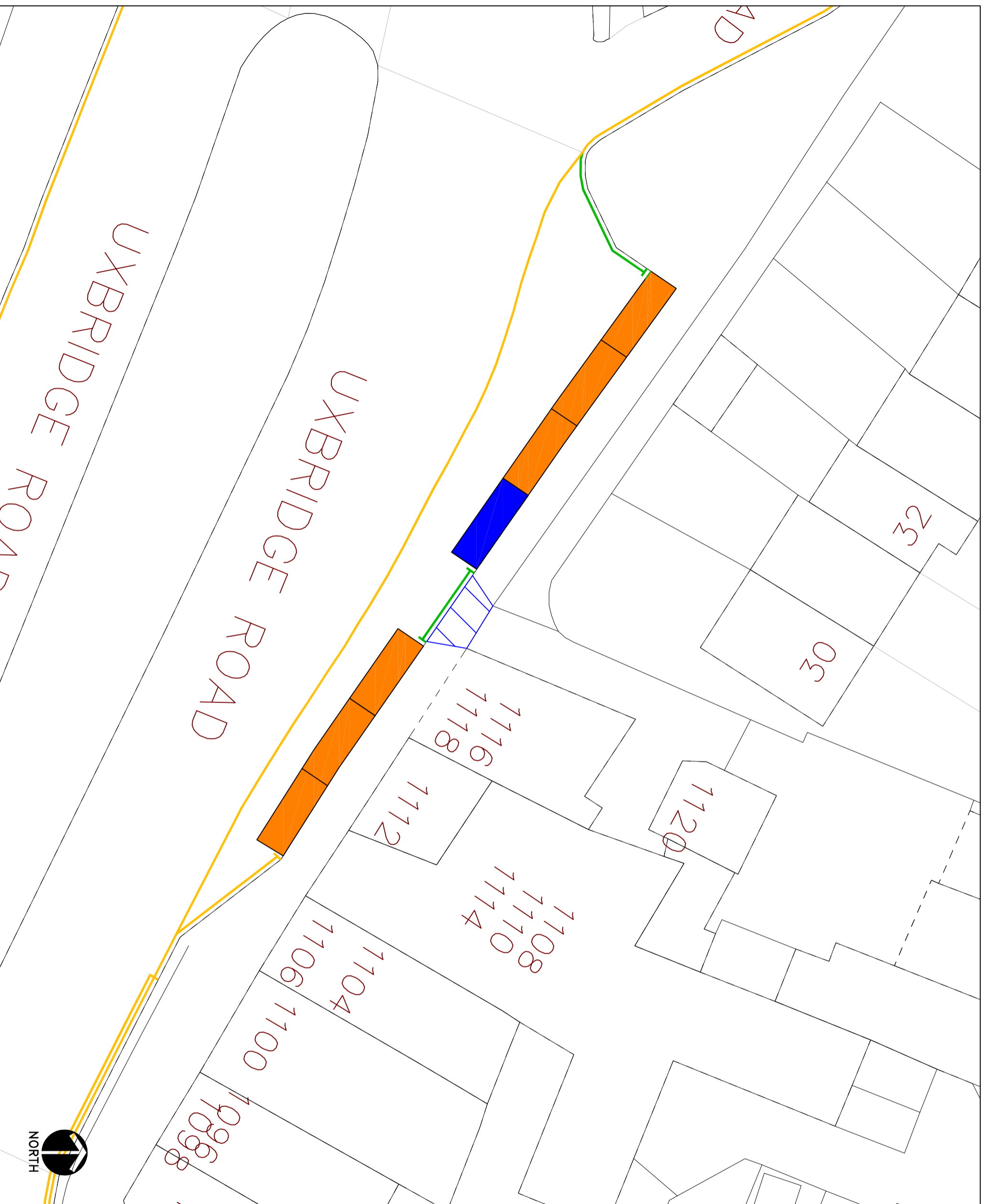
Road Name	I support for pay and display bays	I prefer no changes to the current parking arrangements	Business address?	Number delivered	Number responded	Percentage responded
Uxbridge Road	4	0	3	20	4	20%

Road name on questionnaires which were photocopied and provided to properties *outside the informal consultation area* :

Road Name	No. of responses received
Albion Road, Hayes	2
Balmoral Drive, Hayes	1
Bishops Road, Hayes	1
Blackpool Gardens, Hayes	1
Bourne Avenue, Hayes	1
Camden Avenue, Hayes	1
Cavendish Close, Hayes	3
Church Road, Hayes	1
Derwent Drive, Hayes	1
Divine Way, Hayes	1
Down Way, Northolt	1
Eighth Avenue, Hayes	1
Frogmore Avenue, Hayes	1
Gledwood Gardens, Hayes	1
Grange Road, Hayes	2

Road Name	No. of responses received
Hayes End Road, Hayes	1
Hurstfield Crescent, Hayes	1
Kenilworth Gardens, Hayes	1
Kenwood Close, West Drayton	1
Kingswood Place, Hayes	3
Langdale Drive, Hayes	1
Lansbury Drive, Hayes	3
Minet Drive, Hayes	1
New Broadway, Uxbridge	1
North Road, Southall	1
Park Lane, Hayes	5
Park Road, Hayes	5
Pinkwell Lane, Hayes	1
Portland Road, Hayes	1

Road Name	No. of responses received
Queens Road, Hayes	2
Regents Close, Hayes	7
Shelly Crescent, Hounslow	2
Station Road, West Drayton	1
Streatfield Road, Harrow	1
Sutton Court Road, Uxbridge	1
Uxbridge Road, Hayes	11
Weald Way, Hayes	1
Westacott, Hayes	2
Whittington Avenue, Hayes	1
Woodrow Avenue, Hayes	1
Woodstock Gardens, Hayes	5
Wrays Way, Hayes	1
Yeading Lane	1



KEY

- EXISTING YELLOW LINE
- SIT
- NEW SINGLE YELLOW LINE & TERMINAL
- DMT
- NEW DOUBLE YELLOW LINE & TERMINAL
- PAY & DISPLAY BAY
- DISABLED BAY
- CROSSOVER

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HILLINGDON
 LONDON

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

Project
 Uxbridge Road, Hayes between
 Park Road and Lansbury Drive

Description
 Proposed 'Stop and Shop'
 Parking Scheme

Scale	Designed	Drawn	Date
			Feb 24

Project No.	Drawing No.	Rev.