

Growth in Hillingdon

2.7 The Heathrow Opportunity Area (OA) includes part of LB Hounslow and Hillingdon. It is anticipated to accommodate around 12,000 new jobs and a minimum of 9,000 new homes. Whilst the London Plan provides an indicative land area of 700 ha, the specific boundaries of Heathrow Opportunity Area must be identified and further capacity testing is required by Hillingdon and Hounslow to establish what proportion of jobs and new homes in the Opportunity Area will be provided by each Borough. This process will be undertaken through the production of an Opportunity Areas Planning Framework, in conjunction with the Mayor of London. Therefore, the Heathrow Opportunity Area is not designated in this Site Allocations and Designations Document.

2.8 Heathrow Airport is a major source of emissions in the Borough and the growth of employment and housing in this area will need to be carefully managed so it does not have a detrimental impact on climate change initiatives. The airport falls within the proposed Stanwell Cursus Archaeological Priority Area and Heathrow Archaeological Priority Zone.

Hayes/West Drayton

2.9 The Hayes and West Drayton corridor will be a key location for employment growth in the Borough. While traditional manufacturing has declined, the logistics and distribution sector has strengthened and the area contains a good mix of units to accommodate a variety of businesses.

2.10 Stockley Park will continue to be a strategic employment site that could contribute a significant proportion of the new employment proposed as part of the Heathrow Opportunity Area. The Park will need to deliver sustainable transportation opportunities alongside any further growth. The area contains a number of locally significant employment sites with potential for growth which will be protected from release to other uses.

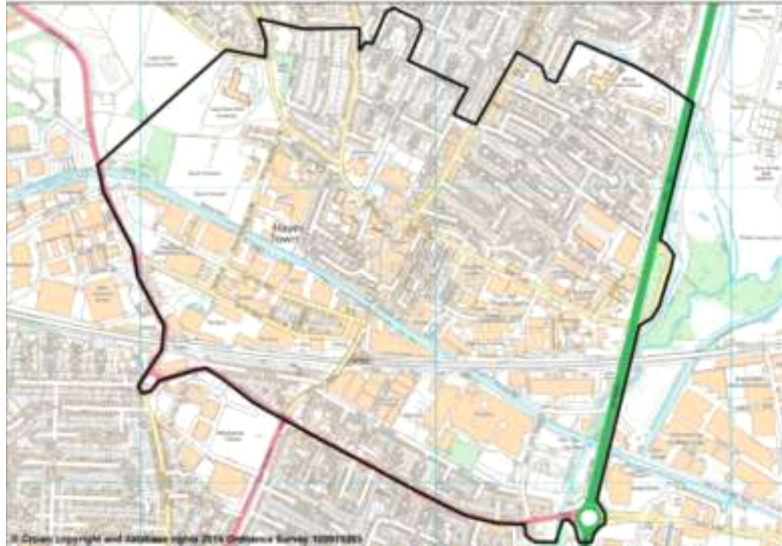
2.12 Crossrail will be a catalyst for growth and regeneration in the corridor, particularly around Hayes Town Centre where the station will be modernised as a public transport interchange.

Hayes Housing Zone/ Opportunity Area

2.13 Housing Zones were introduced by the Mayor's Housing Strategy to speed up the number of homes being built across the capital, in areas with high development potential. They offer a range of measures to meet this objective including planning support, assistance with land assembly, infrastructure funding and support with land remediation.

2.14 The Hayes Housing Zone is expected to deliver a significant proportion of the Council's housing requirement and includes many of the sites identified in this plan, particularly those in the wards of Botwell and Townfield.

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2.15 The Council has prepared a Development Infrastructure Funding Study (DIFS) to identify the specific items of infrastructure that are required to deliver growth in the Housing Zone and the associated cost of provision. The Council will also consider the preparation of further planning guidance to establish key design principles and ensure that development comes forward in a co-ordinated manner.

2.16 The Council is keen to see sites come forward in Hayes Town Centre to complement the Housing Zone proposals with an improved retail offer and other defined town centre uses. The Eastern and Western Core sites offer a particular opportunity to regenerate Hayes Town Centre.



2.17 Proposals for a mix of retail, residential and other town centre uses will be actively encouraged, subject to the agreement of key development principles, which are in general conformity with the policies and principles of this plan. Depending on the scale and content of the proposals, the Council will consider the production of a separate development brief for the site.