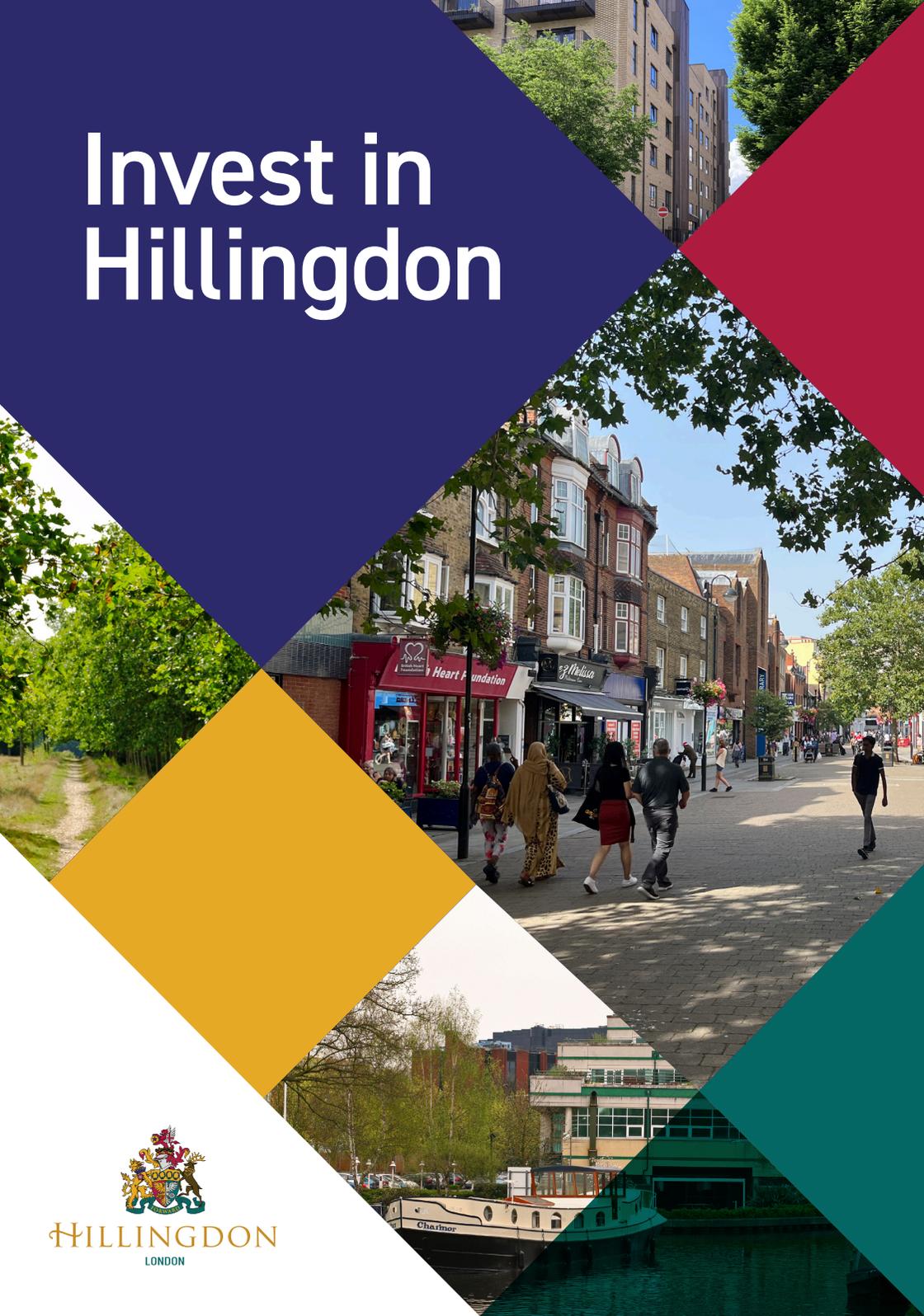


Invest in Hillingdon



HILLINGDON
LONDON

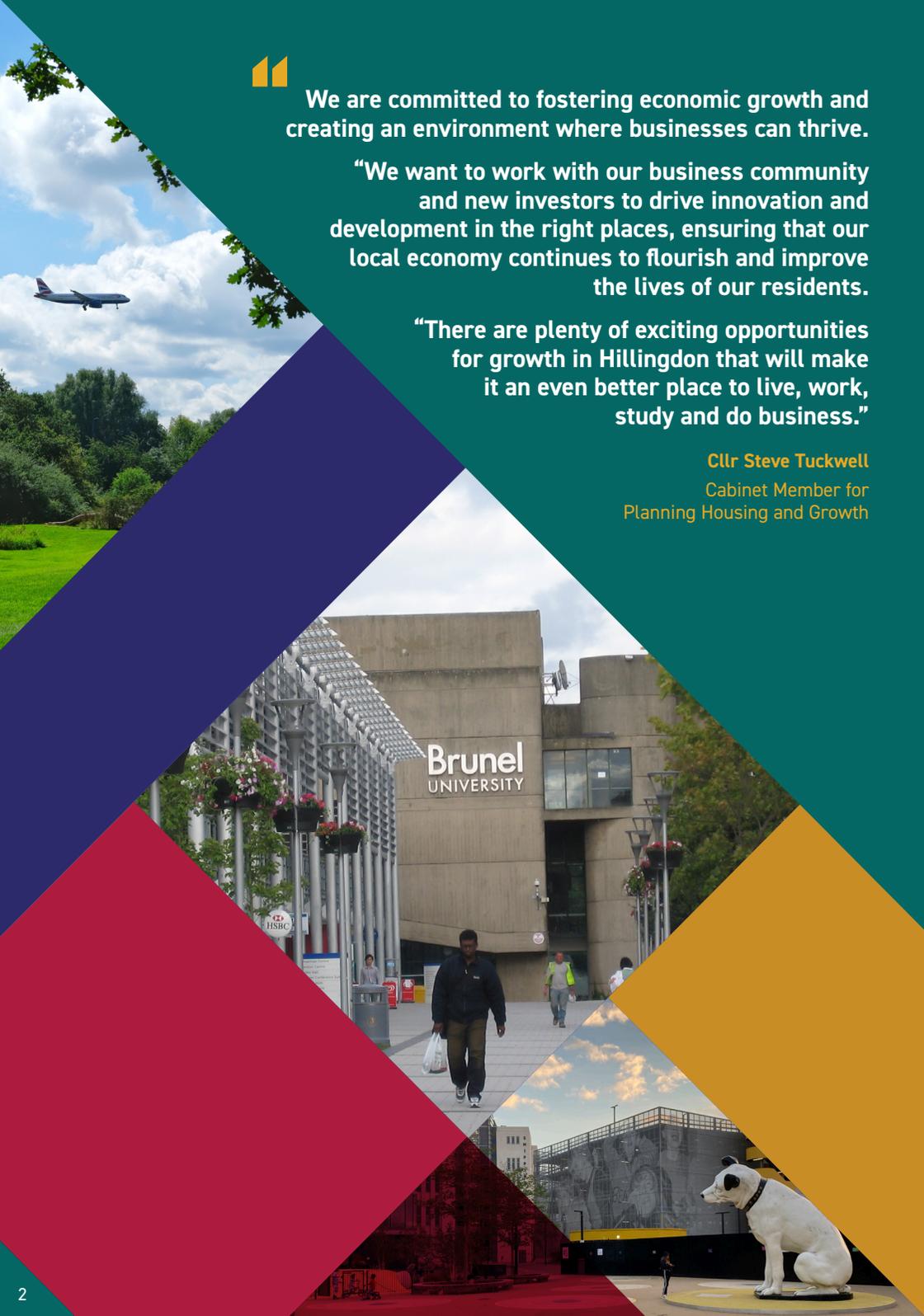


We are committed to fostering economic growth and creating an environment where businesses can thrive.

“We want to work with our business community and new investors to drive innovation and development in the right places, ensuring that our local economy continues to flourish and improve the lives of our residents.”

“There are plenty of exciting opportunities for growth in Hillingdon that will make it an even better place to live, work, study and do business.”

Cllr Steve Tuckwell
Cabinet Member for
Planning Housing and Growth



Invest in Hillingdon

Connected for business, made for living. Discover London's gateway to the world with its thriving economy, flourishing landscapes and incredible history.

Hillingdon is one of the best connected places in the UK, with Heathrow Airport, excellent road and rail connectivity, including the Elizabeth line. Hillingdon is home to a host of large companies, such as Coca-Cola, British Airways and Canon UK, as well as thousands of small and medium sized businesses and an ever-increasing logistics sector.

Alongside a thriving economy, Hillingdon is a great place to live with vibrant town centres; 67 award-winning Green Flag parks and open spaces, miles of canals, lakes and rivers and excellent leisure and community facilities.

Hillingdon is located in the northwest part of Greater London, and is the second largest borough in the Capital, covering 115 square kilometres (44 square miles) and bordering the counties of Buckinghamshire and Hertfordshire.

Connectivity

Hillingdon has very strong strategic transport links, containing Britain's busiest airport and hub connector, Heathrow, in addition to the smaller RAF Northolt in the north of the borough which also supports commercial and passenger flights.

There is access to central London via the Metropolitan, Piccadilly, Central and Elizabeth lines alongside national railway services. There is also direct access to the M4, M25 and M40 motorways.

Economy and key sectors

Hillingdon has a rich history of innovation and industry, where brickmaking and vinyl record production flourished in the 19th and 20th centuries.

Today, the diverse economy includes well-established sectors such as aviation, logistics and healthcare, while data centres, and the hospitality sectors are beginning to significantly invest in the area. Hayes is home to a major creative and digital technology corridor, with growth particularly around the film and screen sector.

Brunel University London lies at the heart of the borough, leading the way in life sciences and engineering research and has Stockley Park business park further south, an environment that offers the very best combination of offices alongside open spaces, amenities, regular events, and sustainable transport links.

Quality of life

With award-winning Green Flag parks, the most held by any local authority in the country, extensive and ancient green spaces like Ruislip Woods, the Grand Union Canal, lakes, and the Colne Valley Regional Park, there's ample space to relax, exercise and connect with nature.

Hillingdon is home to Uxbridge Metropolitan Centre and five district town centres, including Hayes, Yiewsley and West Drayton. The thriving town centres provide a vibrant shopping scene, night-time economy and leisure facilities, with a mix of high street chains and local independent businesses.

London's Highest Growth Borough

Hillingdon Council is working with businesses and partners to build a thriving economy that creates new jobs and attracts investment which benefits residents and businesses alike.

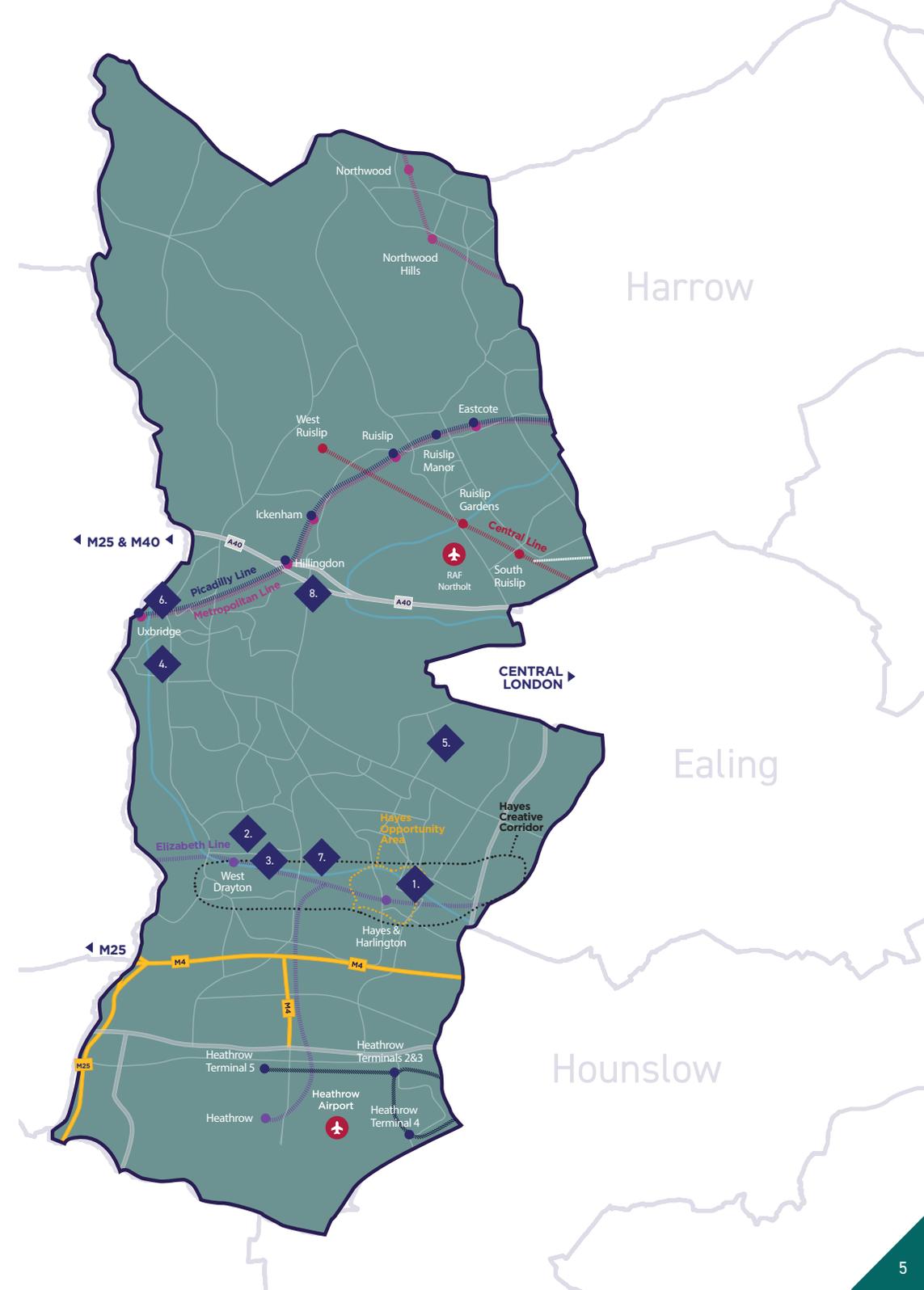
During the past year, Hillingdon has seen a 13.6 per cent increase in enterprise registrations compared to pre-pandemic levels, the highest level of growth in London. This surge in business activity highlights the borough's growing reputation as a business hub.

The council has an ambitious plan for the future, aiming to drive economic growth and attract a diverse range of industries, adding to the well-established sectors. As more businesses begin to call Hillingdon home, the borough is poised to play a vital role in London's economic future.

Alongside producing a new Local Plan which will shape development for years

to come, the revitalisation of Uxbridge town centre is a key focus of activity. In collaboration with the local community, the council is developing a new vision for Uxbridge to drive investment and encourage the growth of residential, leisure and business.

Hillingdon is home to both the Hayes and Heathrow opportunity areas within the London Plan. Further key opportunities in Uxbridge include diversifying land uses, reconnecting the town centre to surrounding neighbourhoods and green space, and addressing housing needs.

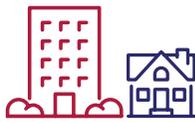


Population estimate 2021

310,497

Population projections 2050

352,345



London plan new homes (10 year target)

10,830

Building council homes for Londoners (four year programme)

347

Key Sites

- 1. Hayes and Avondale Drive estates
- 2. Falling Lane and Otterfield Road
- 3. Platinum Jubilee Leisure Centre
- 4. Grays Road
- 5. Belmore Allotments
- 6. Uxbridge Town Centre
- 7. Stockley Park
- 8. Master Brewer

Key Sites

1.



Hayes and Avondale Drive estates Redevelopment

Key Site Information:

- Status: On site
- Affordable housing total – 370 homes
- Major estate regeneration partnership project with Higgins Group, covering Hayes Town Centre and Avondale Drive estates
- First phase completions: Autumn 2025.

2.



Falling Lane and Otterfield Road

Key Site Information:

- Falling Lane - 50 homes
- Delivery Route: Direct
- Development on Yiewsley Library site
- Planning consent and GLA funding in place for 50 social rented units
- Otterfield - 45 homes
- Delivery Route: Direct
- Development on brownfield site; former Yiewsley Pool site. Planning approval for 45 social rented units, a new library and community facility
- GLA funding secured and contractor appointed
- 100 per cent affordable.

3.



Platinum Jubilee Leisure Centre

Key Site Information:

- 25-metre swimming pool, training pool and splash-zone
- Gym and health suite, soft play and youth and community hub
- A café, terrace rooftop, 3G turf football pitch.

Opportunity Sites

4.



Grays Road, Uxbridge

Key Site Information:

- 92 existing unoccupied, dilapidated homes
- 3.2 ha site area, former MoD site, vacated 1996
- 330+ homes
- Status: Feasibility
- Owned by London Borough of Hillingdon.

5.



Belmore Allotments

Key Site Information:

- 112 Homes
- Brownfield site located adjacent to Burns Close and Belmore Playing Fields
- Owned by London Borough of Hillingdon.

6.



Uxbridge Town Centre

Key Site Information:

- Opportunity for intensification of housing and commercial space in Uxbridge town centre
- Uxbridge Vision sets out council ambitions for the town, including improvements to the public realm.

7.



Stockley Park

Key Site Information:

- One of the foremost business parks in Europe with 1.7 million sq ft of office floorspace
- Home to major multinationals and a stunning country park and golf course, with access to key road links, the Elizabeth line, Heathrow Airport and Hayes opportunity area.

8.



Former Master Brewer site

Key Site Information:

- Vacant site which previously achieved residential-led mixed use planning permission for 514 units.

Contact us

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