

# Connectivity Comparison with Other London Major Development Areas Information Note (OPDC-49)

21 January 2022

## Role of this note

1. This note has been produced in response to the Inspector's request under Matters 8 to 11 of the [Agenda 1 for Modifications Hearings \(ID-39v2\)](#) to provide a note of the matters stated verbally by officers at the hearing held on 11 January 2022 regarding walking times and Public Transport Accessibility Levels (PTAL) comparisons with other London major development areas.

## Walking times and PTAL comparisons with other London major development areas

2. The clearest demonstration of development sites within the OPDC area being well connected is that Public Transport Accessibility Levels (PTAL) and maximum walking distances to existing and future rail services compare favourably to other major regeneration areas in London of comparable densities. A comparison between some of OPDC's places and major developments across London is set out in Tables 1 and 2.
3. Walking distance measurements should be considered approximate. They have been measured using Google maps. Walking routes are informed by future movement networks and key connections for both OPDC and other relevant development sites. Routes indicate the maximum walking distance identified from areas of proposed housing development. The appendix depicts maps of the walking routes.

| Table 1: Walking Distance Comparison |                                      |                                                                     |
|--------------------------------------|--------------------------------------|---------------------------------------------------------------------|
| Place / Development Area             | Maximum Walking Distance to Stations |                                                                     |
|                                      | Distance                             | Station(s)                                                          |
| Vauxhall, Battersea, Nine Elms       | 550 M                                | Battersea Power / Nine Elms / Vauxhall                              |
| North Acton / Acton Wells            | 550 M<br>900 M                       | North Acton / Old Oak Common Lane / Old Oak Common / Acton Mainline |
| Elephant Park                        | 550M                                 | Elephant and Castle                                                 |
| Wood Wharf                           | 650 M<br>900 M                       | Canary Wharf (Underground)<br>Canary Wharf (Elizabeth Line)         |
| Channel Gate                         | 700 M<br>1.1 KM                      | Willesden Junction / Old Oak Common Lane / Old Oak Common           |
| Woodberry Downs                      | 750 M                                | Manor House / Stamford Hill                                         |
| Scrubs Lane (North of Canal)         | 900 M                                | Old Oak Common / Willesden Junction                                 |
| Wembley                              | 900 M                                | Wembley Stadium / Wembley Park                                      |
| Kings Cross                          | 950 M                                | Kings Cross / St Pancras                                            |
| Old Kent Road (with BL Extension)    | 1 KM                                 | Old Kent Road / Burgess Park                                        |
| Greenwich Peninsula                  | 1 KM                                 | Greenwich Peninsula                                                 |
| Meridian Water                       | 1 KM                                 | Meridian Water                                                      |
| Leamouth Peninsula                   | 1.1 KM                               | East India Docks DLR / Canning Town                                 |
| Scrubs Lane (Mitre Way area)         | 1.25 KM                              | Old Oak Common                                                      |
| Leven Road Gasworks, Poplar          | 1.25 KM                              | Canning Town                                                        |
| Kensal Canalside                     | 1.3 KM                               | Latimer Road / Old Oak Common                                       |

| <b>Table 2: PTAL Range Comparison</b> |                                                                                         |
|---------------------------------------|-----------------------------------------------------------------------------------------|
| <b>Place / Development Area</b>       | <b>PTAL range (2031 forecast). NB *OPDC locations based on 2038 Local Plan forecast</b> |
| Elephant Park                         | 6a to 6b                                                                                |
| Kings Cross                           | 1a to 6b                                                                                |
| Vauxhall Nine Elms                    | 0 to 6b                                                                                 |
| North Acton / Acton Wells*            | 5 to 6a                                                                                 |
| Woodberry Downs                       | 4 to 6a                                                                                 |
| Wood Wharf                            | 3 to 6a                                                                                 |
| Channel Gate*                         | 2 to 6a                                                                                 |
| Wembley                               | 1b to 6a                                                                                |
| Battersea Power Station               | 1b to 6a                                                                                |
| Leamouth Peninsula                    | 1b to 6a                                                                                |
| Scrubs Lane (North of Canal)*         | 2 to 5                                                                                  |
| South Quay                            | 2 to 5                                                                                  |
| Greenwich Peninsula                   | 1b to 5                                                                                 |
| Old Kent Road (with BL Extension)     | 0 to 5                                                                                  |
| Kensal Canalside                      | 0 to 5                                                                                  |
| Meridian Water                        | 2 to 3                                                                                  |
| Scrubs Lane (Mitre Way area)*         | 1b to 3                                                                                 |
| Leven Road Gasworks, Poplar           | 1a to 2                                                                                 |

### Comparison analysis

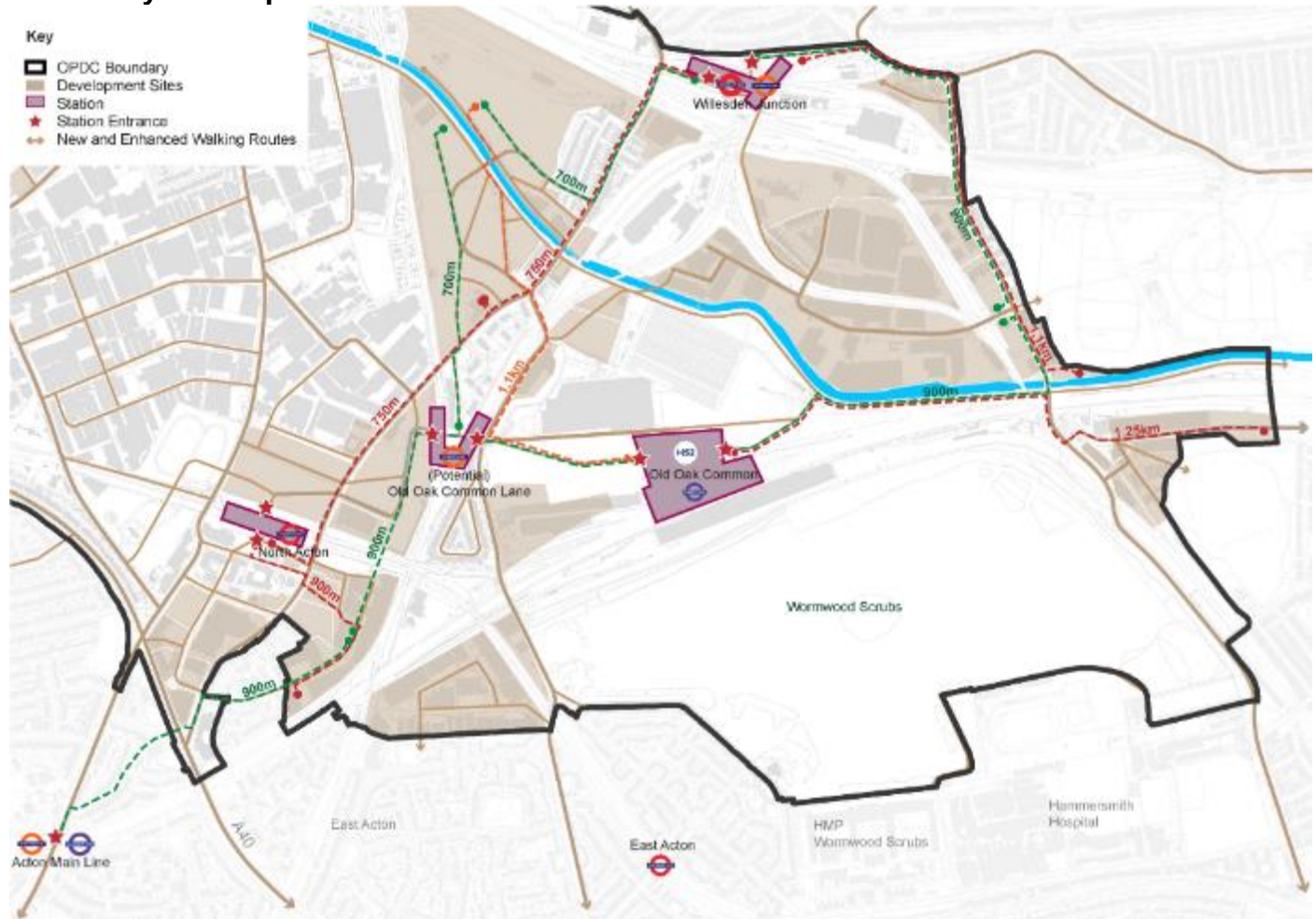
- As shown in Tables 1 and 2 and the maps in the appendix, major development areas in Old Oak and Park Royal will be within reasonable maximum distances of existing and future stations and demonstrate similar PTAL ranges when compared to other development areas, while the density of development anticipated in the respective places corresponds to their connectivity.
- North Acton and Acton Wells will witness the highest residential densities in the OPDC area, and distances to stations are comparable to very high density developments at Wood Wharf (east of Canary Wharf), Battersea/Nine Elms and Elephant Park (Elephant Castle).
- Capacities identified for both Channel Gate and Scrubs Lane will result in generally lower densities than those identified within North Acton, and walking distances to stations here again compare favourably to similar regeneration areas at Kings Cross, Wembley and East India Docks (Tower Hamlets). For the Mitre Way area of Scrubs Lane, distances are comparable to other major development sites including Meridian Water (Enfield), Leven Road Gasworks (Poplar) and Kensal Canalside.
- Mitre Way is located adjacent to Kensal Canalside, which is identified as a site allocation in the Royal Borough of Kensington and Chelsea's Local Plan (RBKC) (2019) for 3,500 homes to be delivered over the next ten years. RBKC have recently adopted a Supplementary Planning Document to guide development for this opportunity area, and two major planning applications are due to be submitted shortly for key sites. The largest site in Mitre Way, North Pole Depot East, forms part of a larger development site within Kensal Canalside, which will enable delivery of a new east-west route connecting Scrubs Lane to Ladbrook Grove.
- Significantly improved commuting times provided by the Elizabeth Line are likely to mean that many passengers will be prepared to walk longer distances to Old Oak Common Station, often in preference to other stations within much shorter walking distances. This will be supported by a new and improved movement network that will prioritise active modes of travel. It will also be

supported by the new and enhanced bus services as set out in OPDC's Bus Strategy Update (2021).

## Appendix

Comparison locations are provided in alphabetical order.

### OPDC Key Development Areas









## Kensal Canalside



## Kings Cross





## Leamouth Peninsula

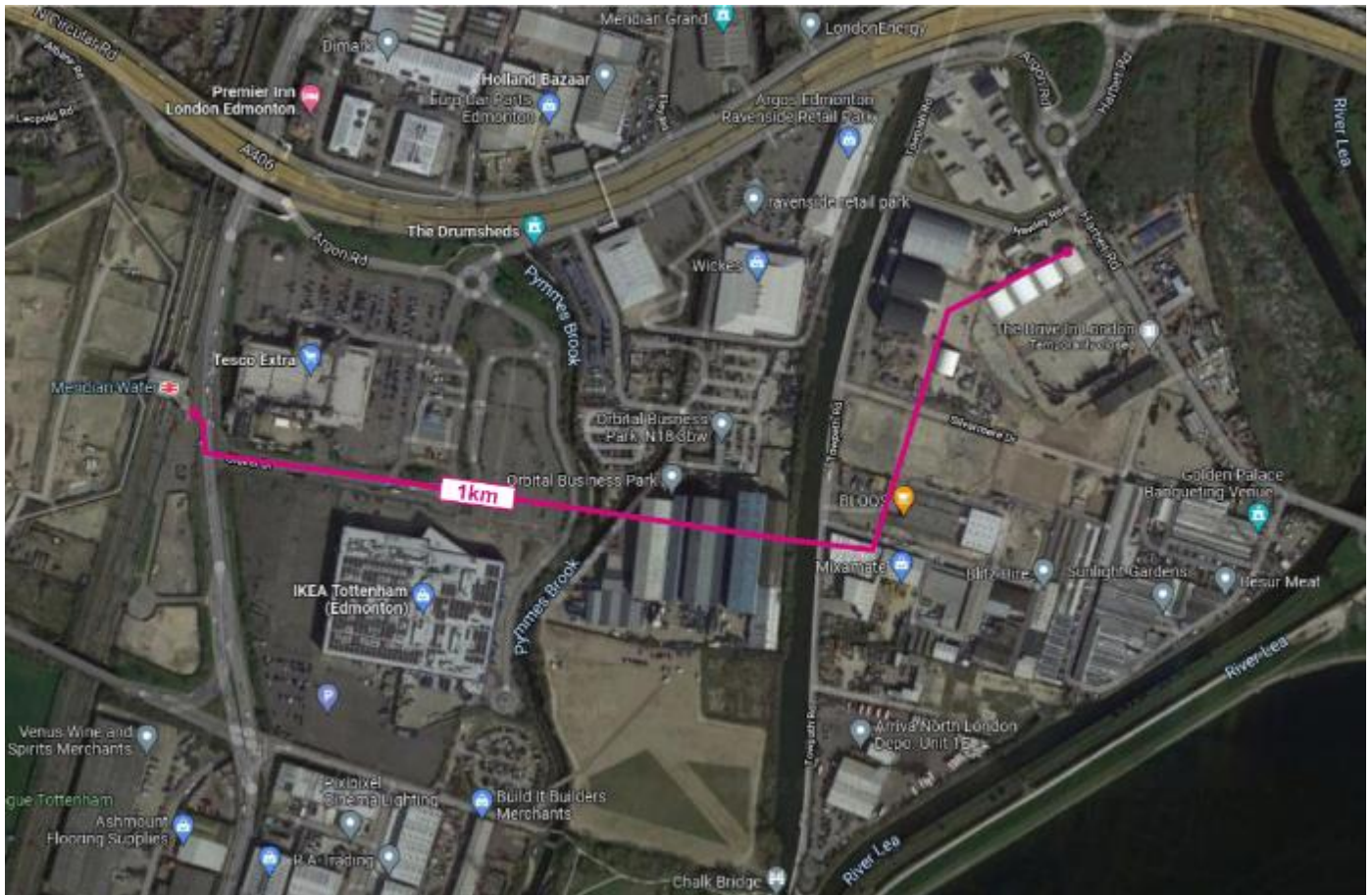


## Leven Road Gasworks





## Meridian Water



## Old Kent Road





## Vauxhall, Nine Elms and Battersea



## Wembley

