

KNIGHTSBRIDGE NEIGHBOURHOOD FORUM

Knightsbridge Neighbourhood Plan 2017-2036



Part Two: Knightsbridge Management Plan

**Pre-Submission Consultation
(Regulation 14) Version
8th December 2016**

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1 INTRODUCTION

- 1.1 Part One of the Knightsbridge Neighbourhood Plan (the 'Plan' or 'KNP') sets the planning and land-use policies that, together with the Westminster City Plan and the London Plan, will guide development in the Neighbourhood Plan Area (the 'Area') until 2037.
- 1.2 When developing the KNP, residents, businesses, students, visitors and others took the opportunity to raise issues and ideas about how aspects of life in Knightsbridge might be improved. Some of these can be translated directly into planning policies and are contained in Part One. Others however cannot legally be taken forward in planning and land-use policy, but nevertheless represent an important element of the strategy for Knightsbridge, and in many cases support the delivery of the policies contained in Part One.
- 1.3 These neighbourhood issues do not form part of the formal Neighbourhood Plan and are therefore not subject to Examination or the formal Referendum. Rather they form a Neighbourhood Management plan comprising non-policy actions that will support delivery of the Plan's vision, values and objectives.
- 1.4 This document sets out the actions, arranged by theme, to enable read-across to the Part One policies.
- 1.5 This document also proposes projects to be funded by the Community Infrastructure Levy (CIL), a charge on development levied by Westminster City Council that should be spent on infrastructure in the area to address the needs arising from growth. Whilst any CIL monies will be retained by Westminster City Council (WCC), the Knightsbridge area is entitled to 25% of it and WCC should agree with the Forum how it will be spent.
- 1.6 Together with the Part One planning policies, the actions and spending priorities set out in this Part Two document form a cohesive overall strategy for Knightsbridge.

2 NEIGHBOURHOOD MANAGEMENT

- 2.1 To achieve the vision of “making Knightsbridge the best residential and cultural place in London in which to live, work, study and visit”, the KNP process has identified a number of actions alongside the policies themselves.
- 2.2 These actions have been developed and tested as part of the extensive engagement that has taken place with the local community and other stakeholders. This engagement process has comprised the following key steps:
- Meetings and workshops between November 2015 and January 2016 – to identify key issues, aspirations and concerns within the Area which in turn would form the initial vision, values and objectives;
 - Public engagement events in February 2016, which attracted over 100 local people – to test the initial vision, values and objectives;
 - A period of refinement on the objectives and beginning to identify the planning policies themselves;
 - A public event in July 2016 – to reflect the changes based on feedback to date and gather feedback on the draft policies. This attracted over 100 further responses; and
 - Finalising the vision, values and objectives and drafting the detailed policies and actions.
- 2.3 Support for the final vision, values and objectives has been overwhelming with over 90% agreement from stakeholders on almost all of the proposals. The actions that have emerged very much reflect the six values of the Plan - Community; Conserving; Clean, safe and quiet; Iconic; Inspirational; and International. In the main, they involve writing to various organisations to highlight the need for action to address neighbourhood management issues raised by the community.

***Old lamppost stump
should be removed***



***Road painting on cobbles
should be consistent***



***Need to deep clean pavement, Brompton
Road***



***Potential to double cycle hire space at
Imperial College***



2.4 The intention is that the KNF will undertake these actions once the Plan is 'made' i.e. enters into legal force. Many will be one-off, while others may take longer to achieve. It is important to note though that the KNF aims to 'write the rules' that the

Knightsbridge Association (KA), WCC and others would 'enforce' over the medium and longer term.

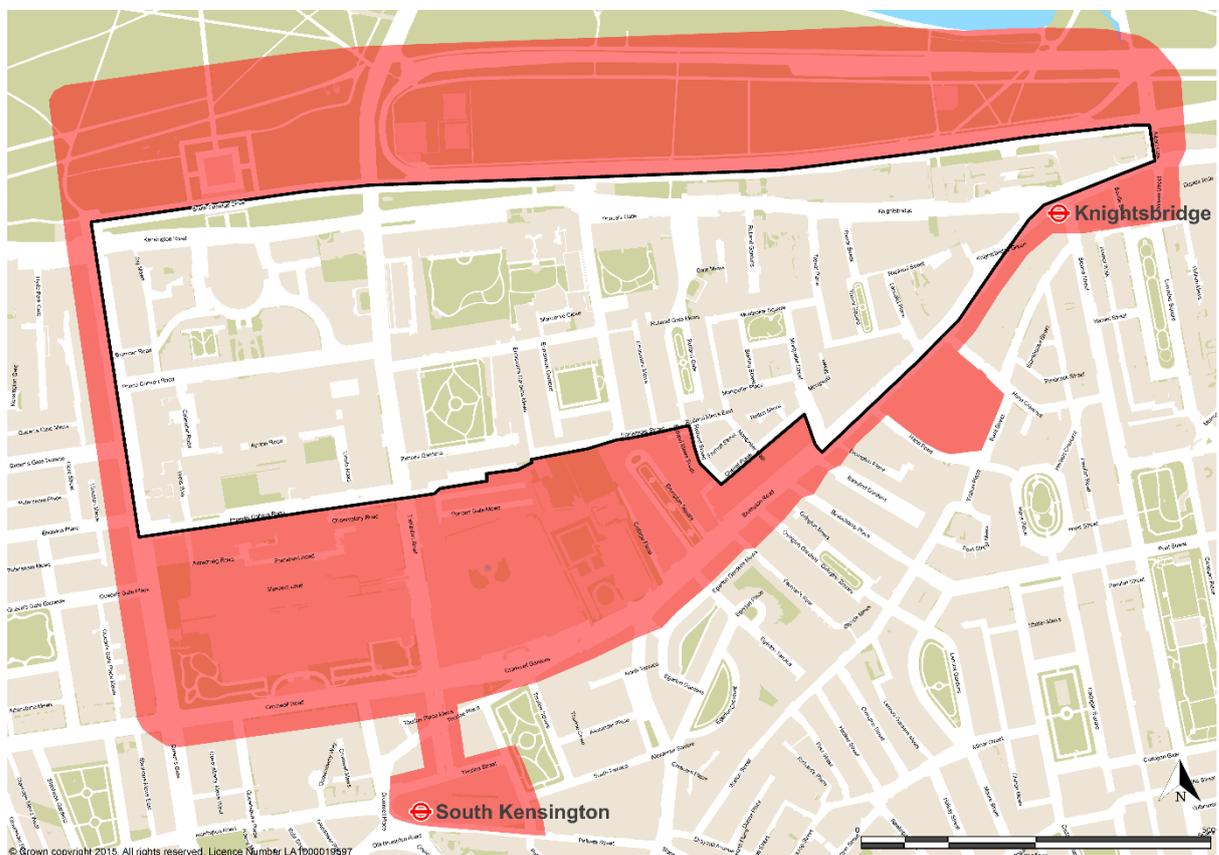
- 2.5 The actions, along with the lead partners and proposed timescales, are detailed in Appendix A.

The wider 'area of interest'

- 2.6 The community of Knightsbridge is significantly affected by what happens along its boundary and immediately on the other side of it. In particular, tourists visiting Harrods have a substantial impact on Knightsbridge. Similarly, the Strategic Cultural Area, of which institutions such as the Royal Albert Hall and Imperial College are part, extends beyond the Area boundary but, as a whole, has a major impact on the infrastructure and activity at the western end of the Area.

- 2.7 In the south and west, this wider 'area of interest' is considered to extend to Cromwell Road and include the entire 1851 Royal Commission Estate (including the Albert Memorial). It also includes the top of Lowndes Square, Harrods and the Knightsbridge and South Kensington Underground stations. In the north, it includes part of Hyde Park and Kensington Gardens due to the noise and disturbance created by events in the Park. Figure 2.1 shows the extent of this 'area of interest'.

Figure 2.1: The wider 'area of interest'



- 2.8 The shared boundary between WCC and the Royal Borough of Kensington and Chelsea (RBKC), which runs along Cheval Place, Brompton Road and Montpelier Street, is of particular importance to the community of Knightsbridge. This is because the activity that occurs along both sides of the A4 from Scotch House Corner right down to Cromwell Road and beyond has a profound effect on residential amenity in Knightsbridge.
- 2.9 Some of the actions identified within this document apply to this wider area of interest and therefore it will be important to work with others to achieve the necessary outcomes.

3 COMMUNITY INFRASTRUCTURE LEVY

- 3.1 The KNF is keen to influence the way in which developer contributions are spent in the Area. There are different types of contributions arising from section 106 agreements, section 278 agreements and the Community Infrastructure Levy.
- 3.2 The Community Infrastructure Levy (CIL) is a non-negotiable charge on development based on a fixed per square metre of net additional development on a site, and is levied by WCC. Different charge rates apply for different types of uses and in different areas. The levy is intended to fund the provision, improvement, replacement or maintenance of infrastructure required to support development in an area as set out in its local plan. This could include new roads and transport, local amenities such as parks, community centres, schools and health facilities. Affordable housing is explicitly excluded from the list of things on which CIL can be spent by charging authorities.
- 3.3 Whilst CIL monies are retained by WCC, the authority is required to put aside a “neighbourhood portion” of the CIL collected in each neighbourhood – 15% of the amounts paid (capped) in respect of local development (and 25% (uncapped) in places where there is a neighbourhood plan). This portion is to be spent on infrastructure or “anything else that is concerned with addressing the demands that development places on an area”.
- 3.4 Wanting direct involvement in decisions about CIL spending is part of the *raison d’être* of the KNF. National Planning Practice Guidance (NPPG) makes clear that WCC must agree with neighbourhoods how the neighbourhood portion of the CIL collected in each neighbourhood will be spent¹. KNF is actively consulting with WCC on these CIL governance arrangements to ensure that decisions are agreed jointly with it on spending priorities.
- 3.5 In addition, KNF is supporting ‘Neighbourhood Planners London’ (a network of neighbourhood planners across London) which has written to the Mayor of London encouraging him to undertake the following actions:
- To publish Mayoral best practice guidance for Boroughs on consultation and engagement on Neighbourhood CIL.
 - The Mayor committing to review annual monitoring reports on Borough CIL spend and publishing an assessment of the extent to which neighbourhood level priorities (including those set out in ‘made’ neighbourhood plans) have been

¹ In parished areas this money would go directly to the parish council but Knightsbridge is not in a parished area.

realised. This could be done alongside the annual report on the use of Mayoral CIL.

- The Mayor to lead an awareness raising program on the importance of neighbourhood planning and CIL across London.
- The Mayor to recognise, in Mayoral initiatives, the role of neighbourhood planning and CIL in delivering on London-wide priorities, such as improvements in air quality.

3.6 In this respect the KNP is a vital document to set out the priorities for spending. The Forum has identified the following principles that should be applied when decisions are taken about the spending of CIL monies:

- i. Support vision, values and objectives in the Plan
- ii. Strategic and long-term
- iii. Ensure robust utilities e.g. drainage and lighting
- iv. Choose a portfolio of projects including transport and highways
- v. Give preference close to the development
- vi. Community not individual benefit
- vii. Mitigate impacts of high volumes of visitors on local people
- viii. Improve the quality of life of residents

3.7 Appendix B details the proposed priority projects for spending of CIL monies generated within the Area. This should also apply to money raised from development by any successor mechanism to CIL or other funding from developers.

3.8 KNF intends to review the spending on CIL and CIL priorities in an annual report and discussion at its annual general meeting.

3.9 Any proposed changes to the CIL spending priorities will be published for comment by the community and other interested parties. Once finalised, the new list will be published on the KNF website and in relevant literature.

APPENDIX A Knightsbridge Neighbourhood Management actions

The tables below set out the actions and explain how they are to be taken forward. There is one table per theme – Character, Community, Culture and Education, Public spaces and utilities and Environment – and actions are presented alongside the objective, sub-objective and Plan policy that they relate to. An indication of lead and key partners as well as timescales is provided for each action.

Character

Objectives	Sub-objectives	Policies	Actions	Lead/ partners	Timescale
1.0 Enhance the special character of Knightsbridge including its architecture, heritage and townscape while recognising its status internationally as a prime residential neighbourhood and centre for	1.1 Ensure that all buildings apply the highest quality design and materials	KBR1 (Character, design and materials)			
	1.2 Ensure business developments respond to local character	KBR2 (Commercial frontages, signage and lighting)	1. Clean pavements so that they are free of chewing gum, cigarette butts, dog poo, litter and grease stains.	WCC	Ongoing
	1.3 Restore heritage features	KBR3 (Boundary railings and walls)	2. Identify and restore heritage features e.g. lamps, pillars, railings and walls.	WCC	2020

Objectives	Sub-objectives	Policies	Actions	Lead/ partners	Timescale
retail, culture and education		KBR4 (Heritage features)			
	1.4 Protect important views and properties	KBR5 (Local views) KBR6 (Local buildings and structures of merit)			
	1.5 Resist tall buildings inconsistent with local scale	KBR7 (Tall Buildings)			
2.0 Improve the public realm and enhance and restore heritage features	1.6 Promote high quality streets, paths and publicly accessible open spaces that meet the needs of local people while supporting the high volumes of workers,	KBR8 (Pedestrian movement along, across and adjacent to Brompton Road)			

Objectives	Sub-objectives	Policies	Actions	Lead/ partners	Timescale
	2.3 Improve roofscapes	KBR11 (Roofscapes and balconies)	7. Encourage removal of redundant aerials, satellite dishes and similar roof or balcony furniture.	WCC and awareness raising	2020
	2.4. Facilitate urban greening	KBR12 (Urban greening)	8. Encourage hanging baskets and window boxes.	Awareness raising	2020
	2.5 Protect and enhance local green spaces	KBR13 (Protection and maintenance of Local Green Spaces)	9. Seek compulsory purchase of Upper Rutland Gate gardens and management by residents. 10.Enhance Local Green Space in front of 26-31 Prince's Gate. 11.Address dangerous trees.	WCC WCC WCC and owners	On referendum 2018 Ongoing
3.0 Protect and enhance Hyde Park and Kensington Gardens Metropolitan Open Land (MOL) including the Hyde Park Barracks Land		KBR14 (Local character of the Neighbourhood Area's MOL) KBR15 (Metropolitan Open Land) KBR16 (Proposed development at the Hyde Park Barracks land)	12.Support baseline study of tranquillity.	Local residents	2017

Community

Objectives	Sub-objectives	Policies	Actions	Lead/ Partners	Timescale
4.0 Promote the sense of community	4.1 Ensure that all buildings apply the highest quality design and materials	KBR17 (Neighbourhood Stress Area)	13.Enforce 'clean, safe and quiet' to the full extent of the law.	WCC, RBKC and Police	Ongoing
			14.Ensure licencing is appropriate and conditions are enforced fully.	WCC and RBKC	Ongoing
			15.Clean pavements between façades and the kerb.	WCC and owners	Ongoing
		KBR18 (Night-time uses in or adjacent to residential areas)	16.At least monthly, 'deep clean' the pavements including gum busting.	WCC	Ongoing
			17.At least daily, street sweeping in the Neighbourhood Stress Area and adjacent streets.	WCC	Ongoing
			18.Engage RBKC on cross-border issues especially near Neighbourhood Stress Areas and within the 'Area of interest'.	RBKC	Ongoing
			KBR19 (Security and resilience measures)	19.Curtail feeding of pigeons, late night loitering, littering, noise, smoking, spitting and urinating including on Local Roads.	WCC
20.'Visible' policing.	Police	Ongoing			

Objectives	Sub-objectives	Policies	Actions	Lead/ Partners	Timescale
			<p>21. Encourage businesses to co-ordinate action on crime, resilience and security and install and regularly maintain 'state of the art' CCTV on all their external walls.</p> <p>22. Curtail begging, busking, pedicabs, petty crime, rough sleeping, street chugging and selling etc.</p> <p>23. Curtail criminal activity at cash points including cloning of cards.</p>	<p>Local businesses</p> <p>WCC and Police</p> <p>Police</p>	<p>Ongoing</p> <p>Ongoing</p> <p>Ongoing</p>
	<p>4.2 Ensure new food, drink and entertainment uses are only permitted in areas where they already exist and when residential amenity can be demonstrably protected</p>	<p>KBR20 (Retail uses in the primary shopping frontages)</p>	<p>24. Enforce licensing and planning 'use' restrictions to avoid 'creep'.</p> <p>25. Strict licensing:</p> <ul style="list-style-type: none"> i. There should be a presumption in favour of core hours for any license affecting residential amenity. ii. There should be restrictions on outside drinking as to numbers, smoking, space and time. iii. The cumulative impact of licenses should be taken into account when new licenses are being considered. 	<p>WCC and RBKC</p> <p>WCC and RBKC</p>	<p>Ongoing</p> <p>Ongoing</p>

Objectives	Sub-objectives	Policies	Actions	Lead/ Partners	Timescale
	4.3 Protect and enhance local amenity and retail services and commercial activities	<p>KBR21 (Local retailing and services)</p> <p>KBR22 (Small shops and professional services)</p> <p>KBR23 (Protection of public houses)</p> <p>KBR24 (Shared community uses)</p> <p>KBR25 (Office uses)</p>	26.Include Paxton’s Head and Tattersall Tavern public houses on Westminster City Council’s register of ‘Assets of Community Value’.	WCC	On referendum
	4.4 Hold property owners accountable for actions emanating from their properties	KBR26 (Household and commercial waste consolidation)	<p>27.Stop rubbish dumping and fly tipping.</p> <p>28.Provide appropriate community recycling and waste consolidation at identified sites and as soon as possible across the area.</p> <p>29.Eliminate dog poo on pavements.</p>	<p>WCC and RBKC</p> <p>WCC</p> <p>WCC</p>	<p>Ongoing</p> <p>On referendum</p> <p>On referendum</p>
	4.5 Ensure construction impacts are	KBR27 (Knightsbridge Code of Construction Practice)	30.Implement, monitor and enforce Knightsbridge Code of Construction Practice.	WCC	Ongoing

Objectives	Sub-objectives	Policies	Actions	Lead/ Partners	Timescale
	managed and reduced		31.Ensure construction activities do not block pavements or roads.	WCC and RBKC	Ongoing
5.0 Protect and enhance existing residential amenity and mix	5.1 Resist the loss of residential units	KBR28 (Short-term lets)	32.Stop problems caused by short-term letting e.g. nuisance noise and rubbish dumping.	WCC	Ongoing
	5.2 Maintain the current mix of housing, including the size of existing properties	KBR29 (Residential mix, including housing to support local workers and students)			
	5.3 Encourage a high proportion of occupied primary residences	KBR30 (Reconfiguration of existing residential buildings)			

Culture and education

Objectives	Sub-objectives	Policies	Actions	Lead/ partners	Timescale
6.0 Foster an environment that enables our world-class cultural and educational institutions to thrive as centres of learning and innovation within a flourishing community	6.1 Support the educational and cultural institutions in progressing plans that will enable them to remain world-class in their respective fields within a flourishing community	KBR31 (New development with the Strategic Cultural Area)			
	6.2 Enhance the public realm to provide a clean, safe, attractive, welcoming and accessible place that meets the needs of residents, workers, students and visitors	KBR32 (Public realm in the Strategic Cultural Area)			

Public spaces and utilities

Objectives	Sub-objectives	Policies	Actions	Lead/ partners	Timescale
7.0 Enable active travel and personal mobility	7.1 Active travel is encouraged, promoted and available for everyone	KBR33 (Enabling active travel)	33. Identify and provide ample secure cycle parking. 34. Adopt London Cycling Campaign's 'Sign for Cycling' manifesto dated May 2016: i. More space for cycling on main roads and at junctions ii. A 'mini Holland' for every London borough iii. An end to lorry danger	WCC and TfL WCC and TfL	2020 2020
	7.2 Pedestrian and mobility-impaired within a movement hierarchy	KBR34 (Movement hierarchy)	35. Apply movement hierarchy on all Local Roads: i. Pedestrians and mobility impaired ii. Cyclists iii. Public transport iv. Other road users 36. Request 'Copenhagen crossings' at all Local Road junctions.	WCC WCC	2018 2018
	7.3 Safe and quiet roads where there are no deaths or injuries from transport and	KBR35 (Safe and quiet roads)	37. Implement 20mph speed limit on all Local Roads by 2018 and boundary roads by 2020 e.g. Prince's Gardens to protect the nursery.	WCC and TfL	2018 and 2020

Objectives	Sub-objectives	Policies	Actions	Lead/ partners	Timescale
	where local access is allowed and noise and traffic speeds reduced		<p>38. Adopt 'Vision Zero' to ensure no loss of life from road traffic collisions and no serious injury in the KNA including boundary roads.</p> <p>39. Copy and enforce RBKC's Public Space Protection Order on motor vehicles across KNA.</p> <p>40. Enforce highway and pavement laws for all road users including cyclists.</p>	<p>WCC, RBKC and TfL</p> <p>WCC</p> <p>Police</p>	<p>On referendum</p> <p>2018</p> <p>Ongoing</p>
	7.4 Walking and cycling	KBR36 (Cycling and walking infrastructure)	<p>41. Promote segregated cycle track along Brompton Road.</p> <p>42. Promote segregated cycle track along Queen's Gate.</p> <p>43. Improve effectiveness of 'greenway' along Exhibition Road for cyclists.</p> <p>44. Allow contra flow cycling on Local Roads.</p> <p>45. High quality and consistent white and yellow line painting on roads.</p>	<p>TfL</p> <p>RBKC</p> <p>WCC and RBKC</p> <p>WCC</p> <p>WCC</p>	<p>2018</p> <p>RBKC</p> <p>2018</p> <p>2018</p> <p>2018</p>

Objectives	Sub-objectives	Policies	Actions	Lead/ partners	Timescale
	7.5 Fewer and cleaner vehicles that reduce congestion and total emissions	KBR37 (Motor vehicle use)	<p>46. Bigger, stronger, smarter ultra-low emission zone across the KNA by 2018 with transition arrangement for residents.</p> <p>47. Ensure zero tailpipe exhaust emissions from public transport on KNA roads.</p> <p>48. Sub-divide Parking Zone A into Knightsbridge, Belgravia and Victoria areas.</p> <p>49. Allow car club cars in up to one-in-eight ResPark spaces.</p> <p>50. Curtail use of KNA as a 'staging area' for minicabs and/or driverless vehicles.</p> <p>51. Monitor and review traffic management arrangements across the area.</p>	<p>WCC, TfL and Mayor</p> <p>TfL</p> <p>WCC</p> <p>WCC and RBKC</p> <p>WCC</p> <p>WCC and TfL</p>	<p>2018</p> <p>2018</p> <p>2018</p> <p>2018</p> <p>2018</p> <p>Ongoing</p>

Objectives	Sub-objectives	Policies	Actions	Lead/ partners	Timescale
	7.6 Electric charging infrastructure that is future proofed	KBR38 (Electric vehicle infrastructure)	52. Implement and future proof 'six hour' electric charging points in ResPark bays. 53. Implement 'two hour' electric charging in car club and pay parking bays. 54. Implement 'rapid' 30 minute electric charging for taxis.	WCC WCC WCC	2020 2020 2018
8.0 Encourage superb public transport	8.1 Efficient mass transit	KBR39 (Public transport)	55. Protect and enhance existing bus stops and resist new ones. 56. Enforce anti-idling restrictions for all parked vehicles.	TfL WCC	Ongoing Ongoing
9.0 Encourage superb utilities and communications infrastructure	9.1 Exemplary utilities and connectivity	KBR40 (Utilities and communications infrastructure)	57. Audit existing utilities especially clean, storm and dirty water provision. 58. Improve fibre broadband capacity. 59. Ensure resilience of storm and dirty water drains. 60. Ensure resilience of street lights.	Utilities Utilities WCC and Thames Water WCC and Utilities	2018 2018 2018 2018

Objectives	Sub-objectives	Policies	Actions	Lead/ partners	Timescale

Environment

Objectives	Sub-objectives	Policies	Actions	Lead/ partners	Timescale
10.0 Be an exemplar in sustainable city living complying fully with international laws, standards, guidelines and best practices	10.1 Healthy air which is fit to breathe and use of renewable energy which does not hasten climate change	KBR41 (Healthy air) KBR42 (Renewable energy)	61.Measures to reduce air pollution.	WCC, RBKC, TfL and the Mayor	Ongoing
	10.2 Buildings which have a zero carbon footprint	KBR43 Zero carbon development			
	10.3 Enabling the natural environment to flourish	KBR44 (Natural environment)	62.Measures to increase biodiversity.	WCC	Ongoing
	10.4 Maximising the environmental benefits of trees	KBR45 (Trees)	63.i-Trees audit of existing trees. 64.Create standard 'Tree Management Plan'. 65.Support planting of street trees.	Forum Forum Forum	2018 2018 2018

Objectives	Sub-objectives	Policies	Actions	Lead/ partners	Timescale
	10.5 Secure sustainable water supplies	KBR46 (Sustainable water)	66.Measures to reduce water use.	Forum	2020
	10.6 Healthy people who need and thrive in a healthy environment	KBR47 (Healthy people)	67.Create and enforce a 'clean, safe and quiet' environment to the full extent of the law.	WCC and Police	Ongoing
			68.Proposals to reduce noise.	WCC and Police	Ongoing
	10.7 Involving people by recognising that environmental protection is achieved when people are fully engaged in policies and decisions affecting the environment	KBR48 (Involving people)	69.Update Knightsbridge Neighbourhood Plan and related documents periodically subject to funding.	Forum	Ongoing
			70.Monitor and report progress against objectives.	Forum	2020
			71.Monitor and report council use of CIL and section 106 funds.	WCC	Annual
			72.Bring Knightsbridge Community Engagement Protocol to life.	Forum	Ongoing
			73.Publish half yearly newsletter and annual report.	Forum	Six monthly

APPENDIX B COMMUNITY INFRASTRUCTURE LEVY PRIORITY PROJECTS

Principles	Project list
<ol style="list-style-type: none"> 1. Support vision, values and objectives in the Plan 2. Strategic and long-term 3. Ensure robust utilities e.g. drainage and lighting 4. Choose a portfolio of projects including transport and highways 5. Give preference close to the development 6. Community not individual benefit 7. Mitigate impacts of high volumes of visitors on local people 8. Improve quality of life for residents 	<ol style="list-style-type: none"> 1. Restore heritage assets e.g. lamps and street paving 2. Support Re-Imagining Albertopolis Initiative 3. Audit and improve utilities and report progress annually 4. Commission standard 'Tree management plan' for Local Green Spaces 5. Support tree planting and green infrastructure in public spaces 6. 20 mph speed limit on Local Roads and 'Copenhagen crossings' at junctions 7. Provide ample secure cycle parking 8. Improve quality and maintenance of street furniture including lighting 9. Open access electric charging in public spaces 10.Reduce emissions from Grade 1 buildings 11.Periodic updates of public CCTV infrastructure 12.Enforce 'clean, safe and quiet' to full extent of the law 13.Commission study to identify further opportunities for systemic improvements 14.Provide public lavatories or support scheme to allow public access to facilities e.g. pubs 15.Support communal recycling and waste facilities

