

KNIGHTSBRIDGE NEIGHBOURHOOD FORUM



Knightsbridge Neighbourhood Plan 2017 – 2037

Basic Conditions Statement

November 2017

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1 INTRODUCTION

1.1 This Basic Conditions Statement has been produced to accompany the Knightsbridge Neighbourhood Plan (referred to as the KNP, Neighbourhood Plan or Plan).

1.2 The relevant legal framework for the preparation and making of neighbourhood plans is supported by the Localism Act 2011 and the Neighbourhood Planning Act 2017 and found in the:

- Town and Country Planning Act 1990: ss. 61F, 61I, 61M-P and Schedule 4B
- Planning and Compulsory Purchase Act 2004: ss 38A-C
- Neighbourhood Planning (General) Regulations 2012 (2012 No.637) (As Amended)

1.3 Paragraph 8(2) of Schedule 4B to the Town & Country Planning Act 1990 requires a neighbourhood plan to meet five¹ basic conditions before it can proceed to a referendum. These are:

- i. having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the neighbourhood plan;
- ii. the making of the neighbourhood development plan contributes to the achievement of sustainable development;
- iii. the making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area);
- iv. the making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations; and
- v. prescribed conditions are met in relation to the neighbourhood plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood plan. The prescribed condition is that the 'making' of the neighbourhood plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2012) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats etc.) Regulations 2007) (either alone or in combination with other plans or projects).

1.4 This document sets out how the Plan meets the Basic Conditions.

¹ There are two further basic conditions which are relevant only to the making of a Neighbourhood Development Order and are therefore not considered in this document.

Supporting documents and evidence

- 1.5** The Plan and its policies (contained in the Knightsbridge Neighbourhood Plan Part One) is supported by a Consultation Statement, a Sustainability Report, this Basic Conditions Statement and an extensive evidence base set out in the ‘Knightsbridge Neighbourhood Plan Part Three: Knightsbridge Evidence Base’ (Evidence Base or KEB). The Evidence Base provides a summary of the key evidence justifying the Plan’s policies.
- 1.6** The Knightsbridge Neighbourhood Plan Part Two: ‘Knightsbridge Management Plan’ contains actions which are intended to contribute towards the achievement of the Plan’s vision and proposes principles and projects for the use of the Community Infrastructure Levy (CIL) and monies arising from other planning obligations. It complements the Plan document but does not form part of the Development Plan.

Key statements

- 1.7** The Plan has been prepared and is submitted by the Knightsbridge Neighbourhood Forum (referred to as the Forum, KNF or Neighbourhood Forum). The Forum was designated as a qualifying body by Westminster City Council (WCC) on 27 March 2014 and is therefore entitled to submit a Neighbourhood Plan for the Knightsbridge Neighbourhood Area (referred to as the Area, KNA or Neighbourhood Area).
- 1.8** The Plan sets out policies that relate to the development and use of land within only the Neighbourhood Area. The Neighbourhood Area as designated by WCC on 27 March 2014 is shown in Figure 1 below.
- 1.9** The Plan does not relate to more than one neighbourhood area. It is solely related to the Neighbourhood Area designated by Westminster City Council on 27 March 2014.
- 1.10** There are no other adopted Neighbourhood Development Plans which cover the Neighbourhood Area.
- 1.11** The Plan covers the period from 2017 to 2037. The WCC City Plan sets out a vision for Westminster “up to and beyond 2026/27”². The Forum considers an equivalent period to be insufficient to achieve the objectives of the Plan. Given the ambition of the Plan in respect of many matters, including air pollution, renewable energy, electric vehicles and urban greening, the Forum considered that a 20-year period represented an appropriate timescale over which the objectives of the Plan could reasonably be achieved in full.
- 1.12** The Plan does not contain any policies which relate to excluded development as defined by section 61K of the Town and Country Planning Act 1990.

² WCC City Plan, paragraph 1.8

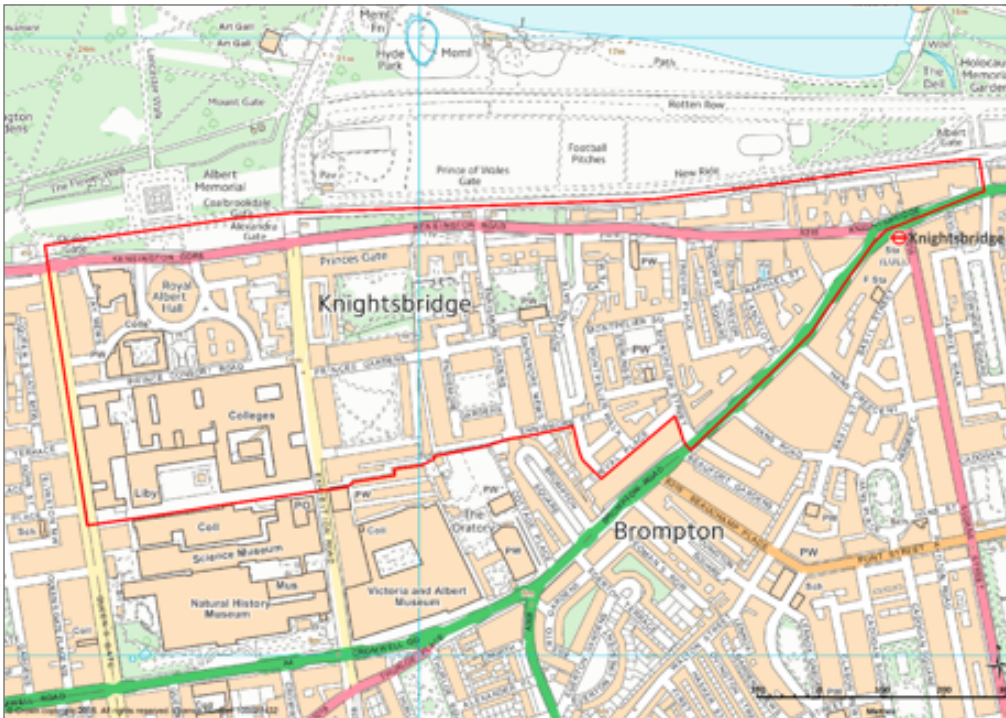


Figure 1: Knightsbridge Neighbourhood Area (the Area, Neighbourhood Area or KNA)
The Knightsbridge Neighbourhood Area comprises the land within the red line.

2 BASIC CONDITION (I) - CONFORMITY WITH NATIONAL PLANNING POLICY

2.1 To meet this condition, the Plan must be shown to have regard to national policies and advice contained in guidance issued by the Secretary of State. National policy and guidance is contained within the National Planning Policy Framework (‘NPPF’) and the Planning Practice Guidance (‘PPG’).

National Planning Policy Framework

2.2 The NPPF has 10 key objectives which are:

- Building a strong, competitive economy
- Ensuring the vitality of town centres
- Promoting sustainable transport
- Supporting high quality communications infrastructure
- Delivering a wide choice of high quality homes
- Requiring good design
- Promoting healthy communities
- Meeting the challenge of climate change, flooding and coastal change
- Conserving and enhancing the natural environment
- Conserving and enhancing the historic environment

2.3 This statement explains how the Plan contributes to meeting these objectives and also notes the specific national policies that the Plan is intended to support and supplement.

- 2.4** The Plan has 10 principal objectives. These are summarised in Table 2.1 alongside the NPPF goals that each objective seeks to address.
- 2.5** Table 2.2 sets out each policy of the Plan alongside the policies in the NPPF that it has had regard to and analyses how each Plan policy contributes to achieving the key objectives of the NPPF.
- 2.6** In addition, underneath each policy within the Plan the drafters have inserted ‘conformity references’. The ‘conformity references’ identify which national policies the drafters had particular regard to when each policy was written.

Table 2.1: Assessment of the Plan objectives against NPPF goals

Plan objective	Relevant NPPF goal
Character	
1.0 Enhance the special character of Knightsbridge including its architecture, heritage, townscape and trees while recognising its status internationally as a prime residential neighbourhood and centre for retail, culture and education.	<ul style="list-style-type: none"> • Building a strong competitive economy • Requiring good design • Conserving and enhancing the natural environment • Conserving and enhancing the historic environment
2.0 Improve the public realm and enhance and restore heritage features.	<ul style="list-style-type: none"> • Requiring good design • Conserving and enhancing the historic environment
3.0 Protect and enhance Hyde Park and Kensington Gardens Metropolitan Open Land (MOL) including the Hyde Park Barracks land.	<ul style="list-style-type: none"> • Protecting Green Belt land • Conserving and enhancing the natural environment
Community	
4.0 Promote the sense of community.	<ul style="list-style-type: none"> • Promoting healthy communities • Ensuring the vitality of town centres
5.0 Protect and enhance existing residential amenity and mix.	<ul style="list-style-type: none"> • Promoting healthy communities • Delivering a wide choice of high quality homes
Culture and education	
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.	<ul style="list-style-type: none"> • Promoting healthy communities • Building a strong and competitive economy • Conserving and enhancing the historic environment
Public spaces and utilities	
7.0 Enable active travel and personal mobility.	<ul style="list-style-type: none"> • Promoting sustainable transport • Promoting healthy communities
8.0 Encourage superb public transport.	<ul style="list-style-type: none"> • Promoting sustainable transport
9.0 Encourage superb utilities and communications infrastructure.	<ul style="list-style-type: none"> • Supporting high quality communications infrastructure
Healthy environment and healthy people	
10.0 Be an exemplar in sustainable city living by complying fully with international laws, standards, guidelines and best practice.	<ul style="list-style-type: none"> • Promoting healthy communities • Meeting the challenge of climate change, flooding and coastal change • Conserving and enhancing the natural environment

Table 2.2: Assessment of how each policy in the Plan conforms to the NPPF

Policy Title and Reference	NPPF Reference (paragraph)	Commentary
Policy KBR1: Character, design and materials	9, 17, 56, 57, 58, 60, 126, 128, 136	National policy encourages neighbourhood plans to develop robust and comprehensive design policies that, amongst other things, ensure that development responds to local character and history and reflect local identity. The policy contributes to this aim by ensuring that development in Knightsbridge is designed to respect the recognisable character of the Area including the characteristics of locally identified 'Character Areas' and 'Conservation Areas' but without stifling innovation.
Policy KBR2: Commercial frontages, signage and lighting	58, 60, 64, 126	National policy encourages neighbourhood plans to develop robust and comprehensive design policies that, amongst other things, ensure that developments add to the overall quality of the area and create attractive and comfortable places to live work and visit. The policy contributes to these objectives by supporting the development or redevelopment of commercial properties which demonstrate high quality design and preserve or enhance the character of their Area, in particular recognising the historic environment of Knightsbridge.
Policy KBR3: Boundary railings and walls	9, 58, 126, 128	The NPPF encourages neighbourhood plans to develop policies that create attractive places in which to live, work and visit and set a positive strategy for the conservation and enjoyment of the historic environment. The policy does this by encouraging the restoration of existing heritage features, such as railings, in a way that is in keeping with the character of the Area.
Policy KBR4: Public realm and heritage features	9, 58, 60, 69, 126, 128	The policy contributes to the national objective of using design policies to ensure that development establishes a strong sense of place by using streetscapes to create attractive and comfortable places to live, work and visit whilst respecting the local and historic character of the area and promoting high quality public space. It seeks to ensure that development improves the public realm, including heritage features, in a manner that is in-keeping with the character of Knightsbridge.
Policy KBR5: View north along Montpelier Street	58	The policy contributes to the NPPF objectives of requiring good design and conserving and enhancing the historic environment. It seeks to protect the locally important view north along Montpelier Street from development that would reduce its contribution towards Knightsbridge's high quality built environment.

Policy Title and Reference	NPPF Reference (paragraph)	Commentary
Policy KBR6: Local buildings and structures of merit	58, 126, 128, 132, 135, 139	The policy contributes to the national policy objective that Local Plans should set out a positive strategy for the conservation and enjoyment of the historic environment. It identifies specific non-designated heritage assets which are considered to be locally important and so should be protected.
Policy KBR7: Tall buildings	58, 59, 60, 126	The policy contributes to the NPPF objective of ensuring that development responds to local character and history and conserves and enhances the historic environment. It provides locally specific guidance in relation to tall buildings in the Area including the need to maintain the character of the area, to protect important views in the local area, and to conserve and enhance local heritage assets (including identified designated and non-designated heritage assets to be protected).
Policy KBR8: Pedestrian movement along, across and adjacent to main roads	58, 61, 69	National policy encourages neighbourhood plans to develop policies which ensure that development creates safe and accessible environments which contain clear and legible pedestrian routes. The policy seeks to improve pedestrian movement and safety along, across and adjacent to main roads in the neighbourhood area as well as on the Local Roads that join them.
Policy KBR9: Advertising	58, 67	The policy reflects the broad national policy objective to control the placement of advertisements and provides additional, locally relevant policy guidance on the installation of advertising (where a planning application is required), particularly within the Conservation Areas, to ensure that advertisements do not have a negative impact on the appearance of the built and natural environment.
Policy KBR10: Roofscapes and balconies	17, 43, 58	The policy seeks to ensure that development secures a good standard of amenity as required by national policy by minimising the impact on amenity caused by plant and machinery on roofs and balconies, but without hindering the national objective of supporting high quality communications infrastructure.
Policy KBR11: Urban greening	9, 57, 58, 114	The policy contributes to the NPPF objectives of incorporating green space as part of development, creating attractive places in which to live and work and planning positively for the creation, protection and enhancements of biodiversity and green infrastructure. It requires development to include urban greening as part of development proposals (where feasible and viable) to support local biodiversity and the natural environment e.g. through green walls, green roofs and trees.

Policy Title and Reference	NPPF Reference (paragraph)	Commentary
Policy KBR12: Protection and maintenance of local green spaces	53, 70, 74, 76, 77, 114, 123	National policy enables local communities to identify for special protection green areas of importance to them known as Local Green Space. The policy designates six areas, identified by the local community as important, as Local Green Spaces which will be protected.
Policy KBR13: Metropolitan Open Land	58, 74, 79, 109, 114	Metropolitan Open Land is analogous to Green Belt land. The policy seeks to protect the Metropolitan Open Land within the neighbourhood area with a focus on retaining its openness and permanence and encourages development to improve access to it.
Policy KBR14: The Hyde Park Barracks land	21, 47, 58, 61, 109	The policy contributes to the NPPF objectives of requiring good design and conserving and enhancing the natural environment. It sets out the criteria to be applied for any development on the Hyde Park Barracks land.
Policy KBR15: Neighbourhood Stress Area	58, 70, 123	The policy contributes to the NPPF objectives of planning positively for the use of shared space avoiding or mitigating adverse impacts of development on health and quality of life. It seeks to minimise the impacts of development that contributes to noise, congestion, rubbish etc. within the concentrated geographic area defined as the 'Neighbourhood Stress Area'.
Policy KBR16: Night-time and early morning uses in or adjacent to residential areas	58, 70, 123	National policy encourages planning policies to plan positively for the use of shared space and avoid or mitigate adverse impacts of development on health and quality of life. The policy seeks to limit the impacts of night-time and early morning activities – including noise, anti-social behaviour and litter - in areas that border or are within residential areas.
Policy KBR17: Security and resilience measures	58, 61, 69	The policy contributes to the NPPF objectives of promoting safe environments where crime and disorder do not undermine quality of life by seeking to ensure that new developments have appropriate security measures in place to minimise risks to community safety (including property) and increase resilience.
Policy KBR18: Retail uses in the International Shopping Centre	18, 23, 70	The policy contributes to the NPPF objectives of ensuring the vitality of town centres and promoting healthy communities by supporting the key economic and social functions provided by the International Shopping Centre.
Policy KBR19: Protection of public houses	69, 70	National policy encourages neighbourhood plans to promote opportunities for meetings between members of the community who might not otherwise come into contact and to prevent the unnecessary loss of valued facilities and service. The policy protects drinking establishments which are considered to be important social, recreational and cultural services that the community needs.

Policy Title and Reference	NPPF Reference (paragraph)	Commentary
Policy KBR20: Community uses	23, 61, 69, 70	The policy contributes to the NPPF objective of planning positively for local services to enhance the sustainability of communities and local environments by supporting proposals for appropriately located community and leisure facilities which address the needs of the community (in particular older residents).
Policy KBR21: Office uses	20	The policy contributes to the NPPF objective of helping to achieve economic growth by promoting the development needs of business and support an economy fit for the 21st century. The policy seeks to safeguard Class B1 office space from conversion to alternative uses.
Policy KBR22: Household and commercial waste consolidation	58, 63, 64	The policy contributes to the NPPF objective of requiring good design and the aim to promote outstanding or innovative designs which help raise the standard of design more generally in the area. It seeks to address the problems associated with rubbish being left on the street by encouraging development to provide sustainable storage collection solutions for residential and commercial properties.
Policy KBR23: Construction Activity	58, 59, 123	The policy contributes to the NPPF objective of requiring good design by seeking to minimise the negative impacts that development can have on the local area during the construction phase. It complements the use of design codes where they could help deliver high quality outcomes.
Policy KBR24: Residential mix including to support local workers and students	9, 47, 50	The policy contributes to the NPPF objective of promoting a wide choice of high quality homes by encouraging housing development to provide a mix of unit sizes and tenures, based on local need.
Policy KBR25: Reconfiguration of existing residential buildings	51, 61	The policy contributes to the NPPF objective of promoting a wide choice of high quality homes by supporting the restoration of converted residential buildings back to their original format to provide more homes.
Policy KBR26: Existing and new development within the Strategic Cultural Area	23, 58, 60, 70, 126, 128	The NPPF encourages neighbourhood plans to set out policies for the management and growth of town centres. The policy recognises the importance of the Strategic Cultural Area and seeks to ensure that development within it makes a positive contribution to its design and purpose.
Policy KBR27: Public realm in the Strategic Cultural Area	21, 58, 61, 69, 126	The policy contributes to the NPPF objectives of requiring good design and conserving and enhancing the historic environment by seeking to ensure that development contributes positively to the public realm in the Strategic Cultural Area and is sympathetic to residential amenity.

Policy Title and Reference	NPPF Reference (paragraph)	Commentary
Policy KBR28: Enabling active travel	9, 35	The NPPF encourages neighbourhood plans to exploit opportunities for the use of sustainable transport modes by safe secure layouts which minimise conflicts between traffic and cyclists or pedestrians. The policy promotes opportunities for cycling and walking – i.e. active travel – for instance through the provision of facilities and contributions to local infrastructure layouts and solutions.
Policy KBR29: Pedestrians within the movement hierarchy	35	The NPPF encourages neighbourhood plans to ensure that development gives priority to pedestrian and cycle movements. The policy promotes improvements to the transport infrastructure, in particular where they maximise safety for pedestrians (including mobility impaired), cyclists and those travelling by public transport.
Policy KBR30: Assessing significant transport impacts of development proposals	32, 35, 61	The policy contributes to the NPPF requirement for supporting sustainable transport by requiring proposals that are likely to have significant transport impacts to be accompanied by a detailed Transport Assessment which addresses particular issues of relevance to Knightsbridge.
Policy KBR31: Motor vehicle use	30, 35, 95, 97	The policy contributes to the NPPF objective of supporting patterns of development which support reductions in greenhouse gas emissions and reduce congestion by encouraging development to be car free, maximise efficient delivery and waste services and providing electric vehicle infrastructure.
Policy KBR32: Electric vehicle infrastructure	18, 29, 31, 35, 95, 97	The policy contributes to the NPPF objective of supporting sustainable transport by seeking to minimise congestion and air pollution by encouraging low emission vehicles by supporting the provision of electric charging facilities within new developments.
Policy KBR33: Public transport	29, 31, 35	The policy contributes to the NPPF requirement for supporting sustainable transport by supporting proposals that will enhance the capacity and efficiency of public transport.
Policy KBR34: Utilities and communications infrastructure	20, 42, 99, 100	The policy contributes to the NPPF requirement for supporting high quality communications infrastructure by seeking to ensure that development makes provision for adequate utilities infrastructure to be in place.
Policy KBR35: Healthy air	95, 97, 124	The policy supports the NPPF aim of sustaining compliance with and contributing towards EU limit values and national objectives for air pollutants by seeking to ensure that all development minimises the impacts of development on air quality.

Policy Title and Reference	NPPF Reference (paragraph)	Commentary
Policy KBR36: Renewable energy	18, 95, 97	The policy supports the NPPF objective of supporting the move to a low carbon future and increasing the supply of renewable energy by promoting the community's vision and objectives to be an exemplar in sustainable city living, matching the ambitions of the Paris Agreement to minimise energy use and maximise the production of renewable energy within the Neighbourhood Area.
Policy KBR37: Retrofitting historic buildings for energy efficiency	95, 97, 131	National policy encourages neighbourhood plans to actively support energy efficiency improvements to existing buildings. The policy does this by promoting the sensitive installation of energy efficiency measures into historic buildings to lessen their environmental footprint.
Policy KBR38: Natural environment	58, 109, 114	The policy supports the NPPF objective of contributing to and enhancing the natural environment by promoting the maintenance and enhancement of the natural environment and its contribution to local biodiversity including through enhancing the networks of green infrastructure of the area.
Policy KBR39: Trees	9, 58, 109	The policy supports the NPPF objective of contributing to and enhancing the natural environment by seeking to protect, manage and maintain trees in the Area, and encourages the planting of new ones with a focus on resilient species.
Policy KBR40: Sustainable water	99, 100	The policy supports the NPPF aim of meeting the challenge of climate change including flood risk and water supply by seeking to ensure that development reduces water consumption through its design (including by encouraging sustainable drainage), minimising the impacts of development on existing underground streams and minimising water pollution.
Policy KBR41: Healthy people	58, 61, 109, 123, 125	The policy supports the NPPF aim of conserving and enhancing the natural environment and good design by setting out, for any development, the conditions required to maximise a tranquil environment in the Area, including guidance on noise, light, open space and construction.
Policy KBR42: Sustainable development and involving people	10, 66, 69, 97, 123, 141, 188	The policy supports sustainable development which is undertaken in consultation with the local community. This is in line with the NPPF which emphasises that early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Effective pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.

3 BASIC CONDITION (IV) - CONTRIBUTION TO SUSTAINABLE DEVELOPMENT

- 3.1 The NPPF states in paragraph 14 that a presumption in favour of sustainable development is at the heart of the NPPF and ‘should be seen as a golden thread running through both plan-making and decision-taking’.
- 3.2 For the Plan, sustainable development has been the fundamental basis of each of its policies. The National Planning Practice Guidance advises that ‘sufficient and proportionate evidence should be presented on how the draft neighbourhood plan ... guides development to sustainable solutions’.³ The Forum has prepared a Sustainability Report which, along with the wider evidence base, demonstrates how the Plan guides development towards sustainable solutions. The Sustainability Report has been submitted at Regulation 16 stage as part of the evidence base supporting the Plan and should be read alongside this Basic Conditions Statement.
- 3.3 Table 3.1 below summarises how the objectives and policies in the Plan contribute towards sustainable development, as defined in the NPPF. Many of the objectives of the Plan overlap the three strands of sustainability, so for the purposes of this document, the most relevant strand has been taken to illustrate conformity.

Table 3.1: Assessment of Plan objectives and policies against sustainable development

Deliver economic sustainability	
NPPF definition – ‘Contribute to building a strong, responsive economy’ and ‘Ensure the viability of town centres’	
KNP Objectives	4.0 Promote the sense of community 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 9.0 Encourage superb utilities and communications infrastructure
KNP Sub-objectives	4.1 Enhance the vitality of local businesses which serve the local community while keeping the impacts of the day, evening and night-time economy away from residential areas 4.2 Ensure new food, drink and entertainment uses do not result in high concentrations of such uses and that residential amenity can be demonstrably protected 4.3 Protect and enhance local amenity and retail services and commercial activities 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 9.1 Exemplary utilities and connectivity
KNP Policies	KBR18: Retail uses in the International Shopping Centre KBR19: Protection of public houses KBR21: Office uses KBR26: Existing and new development within the Strategic Cultural Area KBR34: Utilities and communications infrastructure

³ Planning Practice Guidance, Paragraph: 072 Reference ID: 41-072-20140306

<p>Commentary</p>	<p>The NPPF seeks to secure economic growth in order to create jobs and prosperity, building on the country’s inherent strengths, and to meet the twin challenges of global competition and of a low carbon future.</p> <p>The Plan seeks to contribute to the delivery of this national aim by setting out a local framework to promote the mechanisms and supporting infrastructure – both physical and the communications network – that will help to maintain and grow the diversity of Knightsbridge’s broad economic base.</p> <p>There are many commercial businesses operating in the Neighbourhood Area ranging from shops and offices to bars, cafés, restaurants and clubs. Collectively they serve not only the needs of residents, but also visitors, workers and students. The largest concentration of businesses, particularly retail and restaurants, is along Brompton Road but there are also significant clusters of premises along the other main routes such as Knightsbridge and some further isolated provision elsewhere across the Area. Whilst the Plan recognises the importance of managing these uses so that they do not have a detrimental impact on the amenity of local residents, the Plan seeks to encourage the types of uses that will strengthen the role of Knightsbridge’s iconic International Shopping Centre as a centre for high-end retailing.</p> <p>The Plan also recognises the need for economic sustainability in terms of local needs. Whilst seeking to enhance the International Shopping Centre, it also ensures that those shops, public houses and services serving local everyday needs – for example of residents, students and workers – can also continue to be provided and flourish. There is a strong emphasis on ensuring that the needs of commercial businesses complement the needs of the nearby residential areas.</p> <p>The Strategic Cultural Area comprises institutions that are competing in an international arena and it is essential that they remain competitive. The Plan strives to support growth and innovation here while again balancing the needs of the residential community.</p> <p>In these ways, the Plan seeks to contribute to building a strong, responsive and competitive economy.</p>
<p>Deliver social sustainability</p>	
<p>NPPF definition – ‘Support strong vibrant and healthy communities’</p>	
<p>KNP Objectives</p>	<p>2.0 Improve the public realm and enhance and restore heritage features 4.0 Promote the sense of community 5.0 Protect and enhance existing residential amenity and mix 7.0 Enable active travel and personal mobility 8.0 Encourage superb public transport 10.0 Be an exemplar in sustainable city living by complying fully with international laws, standards, guidelines and best practice</p>

<p>KNP Sub-objectives</p>	<p>2.1 Promote high quality streets, pavements, paths and publicly accessible open spaces that meet the needs of local people while supporting the high volumes of workers, students and visitors</p> <p>4.1 Enhance the vitality of local businesses which serve the local community while keeping the impacts of the day, evening and night-time economy away from residential area</p> <p>4.2 Ensure new food, drink and entertainment uses do not result in high concentrations of such uses and that residential amenity can be demonstrably protected</p> <p>4.5 Ensure construction impacts are managed and reduced</p> <p>5.1 Encourage new residential developments to provide a range of housing in value and size</p> <p>5.2 Encourage the restoration of period and other residential buildings to their original size and configuration where this will increase the number of units</p> <p>7.1 Active travel that is encouraged, promoted and available for everyone</p> <p>7.2 Pedestrian and mobility-impaired priority within a movement hierarchy</p> <p>7.3 Maximising potential for walking and cycling</p> <p>7.4 Fewer and cleaner vehicles that reduce congestion and total emissions</p> <p>8.1 Efficient mass transit</p> <p>10.6 Healthy people who need and thrive in a healthy environment</p> <p>10.7 Involving people by recognising that environmental protection is achieved when people are fully engaged in policies and decisions affecting the environment</p>
<p>KNP Policies</p>	<p>KBR8: Pedestrian movement along, across and adjacent to main roads</p> <p>KBR15: Neighbourhood stress area</p> <p>KBR16: Night-time and early morning uses in or adjacent to residential areas</p> <p>KBR17: Security and resilience measures</p> <p>KBR20: Community uses</p> <p>KBR23: Construction activity</p> <p>KBR24: Residential mix, including to support local workers and students</p> <p>KBR25: Reconfiguration of existing residential buildings</p> <p>KBR28: Enabling active travel</p> <p>KBR29: Pedestrians within the movement hierarchy</p> <p>KBR30: Assessing significant transport impacts of development proposals</p> <p>KBR33: Public transport</p> <p>KBR41: Healthy people</p> <p>KBR42: Sustainable development and involving people</p>

Commentary	<p>The Plan seeks to ensure that the local community's needs are balanced against the competing needs of the other local interests and sectors. Knightsbridge brings together residential, commercial and institutional interests and it is where these come into contact with one another that issues can arise. Several parts of the residential neighbourhood of Knightsbridge, for instance, are located very close to a significant cluster of commercial businesses that form a major part of the Area's entertainment offer in the form of bars, cafés, restaurants and clubs. This has been identified as a Neighbourhood Stress Area warranting particular attention when it comes to planning for the future in order to reduce the negative impacts of this stress, such as noise, litter and anti-social behaviour in ways that contribute to the overall viability of the area.</p> <p>A mix of housing is sought with a particular focus on providing accommodation that meets genuine housing need and the restoration of residential properties where it would restore the number of housing units. The Plan also seeks to safeguard the dwindling number of shops and services serving everyday local needs. This includes public houses and shared community and leisure spaces, which are vital in bringing members of the community – particularly older members – together.</p> <p>Supporting health is an important aim of the Plan and this is achieved by encouraging active travel (walking and cycling) and developments that will help to reduce pollution and damaging emissions. The safeguarding of existing pockets of green space is a high priority in this inner part of London, where it seen as a benefit to promoting biodiversity and enabling local people access to green space.</p> <p>In these ways, the Plan aims to support a strong, vibrant and healthy community.</p>
Deliver environmental sustainability	
NPPF definition – 'Contribute to protecting and enhancing our natural, built and historic environment and mitigate and adapt to climate change'	
KNP Objectives	<ul style="list-style-type: none"> 1.0 Enhance the special character of Knightsbridge including its architecture, heritage, townscape and trees while recognising its status internationally as a prime residential neighbourhood for retail, culture and education 2.0 Improve the public realm and enhance and restore heritage features 3.0 Protect and enhance Hyde Park and Kensington Gardens MOL including the Hyde Park Barracks land 4.0 Promote the sense of community 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 7.0 Enable active travel and personal mobility 10.0 Be an exemplar in sustainable city living by complying fully with international laws, standards, guidelines and best practice

<p>KNP Sub-objectives</p>	<ul style="list-style-type: none"> 1.1 Ensure that all development applies the highest quality design and materials 1.2 Ensure business developments respond to local character 1.3 Restore heritage features 1.4 Protect important views and properties 1.5 Resist tall buildings inconsistent with local scale 2.2 Substantially improve the street appearance 2.3 Improve roofscapes 2.4 Facilitate urban greening 2.5 Protect and enhance local green spaces 4.4 Hold property owners accountable for actions emanating from their properties 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 7.4 Fewer and cleaner vehicles that reduce congestion and total emissions 7.5 Electric charging infrastructure that is future proofed 10.1 Healthy air which is fit to breathe and the use of renewable energy which does not hasten climate change 10.2 Increasing the energy efficiency of historic buildings 10.3 Enabling the natural environment to flourish 10.4 Maximising the environmental benefits of trees 10.5 Secure sustainable water supplies
<p>KNP Policies</p>	<ul style="list-style-type: none"> KBR1: Character, design and materials KBR2: Commercial frontages, signage and lighting KBR3: Boundary railings and walls KBR4: Public realm and heritage features KBR5: View north along Montpelier Street KBR6: Local buildings and structures of merit KBR7: Tall buildings KBR9: Advertising KBR10: Roofscapes and balconies KBR11: Urban greening KBR12: Protection and maintenance of Local Green Spaces KBR13: Metropolitan Open Land KBR14: The Hyde Park Barracks land KBR22: Household and commercial waste consolidation KBR27: Public realm in the Strategic Cultural Area KBR31: Motor vehicle usage KBR23: Electric vehicle infrastructure KBR35: Healthy air KBR36: Renewable energy KBR37: Retrofitting historic buildings for energy efficiency KBR38: Natural environment KBR39: Trees KBR40: Sustainable water

<p>Commentary</p>	<p>Knightsbridge benefits from a high quality environment; its green spaces and mature trees, as well as the Metropolitan Open Land (in neighbouring Hyde Park and Kensington Gardens) are part of what defines the Area in particular. The Plan seeks to protect and enhance access to these green lungs for future generations to enjoy.</p> <p>Equally important is maintaining and improving the built environment. The Plan supports high quality design that complements the character of the area, while not stifling innovation. There are many significant heritage buildings and structures in the Area which are afforded protection through the Plan. Alongside this, the Plan encourages opportunities to be taken to use buildings as green assets, through the use of multi-functional green roof spaces and effective tree planting and protection.</p> <p>The relationship between Hyde Park and the Hyde Park Barracks, in particular the activity of the Household Cavalry Mounted Regiment, is an important one and the Plan seeks to ensure that any development respects and complements this and the character of the surrounding area.</p> <p>Like many urban areas, Knightsbridge experiences significant air pollution and the Plan seeks to lead on the provision of efficient, low energy technology and activity in all locations. This includes the provision for electric vehicles and encouraging alternatives to polluting vehicles and energy sources. The Plan also encourages sustainable design which reduces resource consumption (including energy and water) and promotes decentralized renewable energy production. These requirements will also help to address the wider impacts of climate change.</p> <p>In these ways, the Plan seeks to contribute to protecting and enhancing the natural, built and historic environment of Knightsbridge.</p>
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As demonstrated in Table 3.1, the strategic objectives of the Plan are considered to comprise a balance of social, economic and environmental goals. The policies in the Plan demonstrably contribute to sustainable development.

4.1 4 BASIC CONDITION (V) - GENERAL CONFORMITY WITH THE STRATEGIC POLICIES OF THE DEVELOPMENT PLAN

The development plan currently consists of the following:

- The London Plan, 2016
- Westminster City Plan, 2016
- 4.2 • Westminster Unitary Development Plan saved policies, 2010

4.3 Table 4.1 details the Plan policies alongside a consideration of how they are in general conformity with the strategic policies in the London Plan, Westminster City Council Plan and the Westminster Unitary Development Plan, saved policies, 2010.

Where a London Plan or WCC policy is not identified in Table 4.1, it is considered that the Plan does not contain any policies that directly relate to it.

KNP Policy	London Plan Policy	Westminster City Plan Policy/Unitary Development Plan saved policy	Commentary
Policy KBR1: Character, design and materials	7.4 Local character 7.6 Architecture	S28 Design DES1 Principles of urban design and conservation - articulates the importance of development being of the highest standard and of respecting the local character, including in the use of materials and surface treatment	This policy contributes to the strategic objective to sensitively upgrade Westminster's building stock to secure sustainable and inclusive exemplary design. It adds additional, locally specific detail about design appropriate within the Character Areas defined for Knightsbridge as shown in the Proposals Map.
Policy KBR2: Commercial frontages, signage and lighting	7.4 Local character	DES5 Alterations and extensions DES8 Signs and advertisements	This policy contributes to WCC's strategic objective to sensitively upgrade Westminster's building stock to secure sustainable and inclusive exemplary design by adding additional detail to the strategic policies by explaining what is acceptable in terms of design and sensitive location with reference to commercial frontage, signage and lighting within the character of Knightsbridge.
Policy KBR3: Boundary railings and walls	7.4 Local character 7.5 Public realm 7.6 Architecture 7.8 Heritage assets and archaeology	DES7 Townscape management	The policy adds additional locally specific detail – materials, locations etc. – to part (C) of Westminster UDP saved policy DES7, which aims to ensure the highest standards of design in all townscape detail.

KNP Policy	London Plan Policy	Westminster City Plan Policy/Unitary Development Plan saved policy	Commentary
Policy KBR4: Public realm and heritage features	7.4 Local character 7.5 Public realm 7.6 Architecture 7.8 Heritage assets and archaeology	DES7 Townscape management	This policy seeks to ensure that development proposals enhance the public realm, for instance restoring and replacing heritage features in a sympathetic way and removing 'clutter' that detracts from local character. This conforms to WCC's strategic objective to sensitively upgrade Westminster's building stock to secure sustainable and inclusive exemplary design.
Policy KBR5: View north along Montpelier Street	7.7 Location and design of tall and large buildings	S26 Views DES15 Metropolitan and local views	This policy conforms to the strategic aims of protecting important views and skylines which contribute to the high quality environment of the City and Westminster. In particular it seeks to protect the locally important view north along Montpelier Street.
Policy KBR6: Local buildings and structures of merit	7.8 Heritage assets and archaeology	S11 Royal Parks S25 Heritage and Westminster DES9 Conservation Areas	This policy recognises the historic environment of Knightsbridge and provides a list of locally important but unlisted assets that should be subject to the requirements of strategic conservation policies. It conforms to WCC's strategic objective to create attractive places that function well whilst ensuring that the historic character and integrity of Westminster's built fabric and places is protected and enhanced.

KNP Policy	London Plan Policy	Westminster City Plan Policy/Unitary Development Plan saved policy	Commentary
Policy KBR7: Tall buildings	7.7 Location and design of tall and large buildings 7.8 Heritage assets and archaeology	S25 Heritage S26 Views DES3 High buildings DES9 Conservation Areas	This policy is in line with S26 which states that Westminster is not generally appropriate for tall buildings, and the general approach in DES3 (which is reflected in the emerging revisions to the City Plan; see “Building height: Getting the right kind of growth for Westminster”) to carefully manage the location of tall buildings so that they do not have adverse effects on local character and heritage assets unless exceptional circumstances can be shown. It provides locally specific detail on the heritage assets (both designated and non-designated) and views (including locally important views) that should not be adversely affected by tall buildings and identifies key considerations any applications for tall buildings will have to address. It also conforms with the London Plan’s requirements that tall buildings should be appropriately located, having regard to the scale and character of the local area, and should not have a detrimental impact on the MOL, conservation areas, heritage assets (including those of local importance set out in KBR6) and protected views (including the view set out in KBR5) unless exceptional circumstances can be shown.
Policy KBR8: Pedestrian movement along, across and adjacent to main roads	6.10 Walking	TRANS3 Pedestrians TACE11 Tables and chairs on the footway	There is an emphasis on promoting opportunities for a substantial increase in walking across London as a whole. This policy sets out the specific areas, adjacent to identified ‘Main Roads’, requiring improvement in Knightsbridge that should be supported through development. It contributes to the delivery of the strategic objective of WCC to accommodate the safe and efficient movement of growing numbers of people entering and moving around Westminster.

KNP Policy	London Plan Policy	Westminster City Plan Policy/Unitary Development Plan saved policy	Commentary
Policy KBR9: Advertising	7.4 Local character	DES8 Signs and advertisements	Creating attractive places that function well whilst ensuring that the historic character and integrity of Westminster's built fabric and places is protected and enhanced is a strategic aim of WCC. This policy adds additional local detail to further strengthen DES8 of the UDP to restrict advertising that is detrimental to the local character of Knightsbridge. The design and consideration of advertising should follow the guidance in the Westminster Advertising Design Guidelines Supplementary Planning Guidance document.
Policy KBR10: Roofscapes and balconies		DES6 Roof level alterations and extensions	Creating attractive places that function well whilst ensuring that the historic character and integrity of Westminster's built fabric and places is protected and enhanced is a strategic aim of WCC. This policy sets out additional local detail to that contained in the UDP saved policies to minimise the impact of roof-level activity and installations on local character and residential amenity.
Policy KBR11: Urban greening	5.10 Urban greening 5.11 Green roofs and development site environs	ENV4 Planting around and on buildings	This policy supports the extensive greening programme for London, which not only will benefit local well-being but also help to mitigate and adapt to the impacts of climate change. The policy encourages innovative approaches to greening of developments.
Policy KBR12: Protection and maintenance of local green spaces	7.18 Protecting Open Space and addressing deficiency		This policy supports the strategic aim to create new open space across London. It identifies six green spaces that are of particular importance to the local community and which should be afforded protection under the Local Green Space designation.
Policy KBR13: Metropolitan Open Land	7.17 Metropolitan Open Land	S11 Royal Park ENV14 Metropolitan Open Land	This policy conforms to the need to protect and enhance Westminster's open spaces, focussing on protecting the intrinsic values of the Metropolitan Open Land ('MOL') - its open landscape character; heritage value; nature conservation value; tranquillity and value as a public open space. It sets out specific criteria that should be adhered to in the event of any development or redevelopment in or affecting the MOL.

KNP Policy	London Plan Policy	Westminster City Plan Policy/Unitary Development Plan saved policy	Commentary
Policy KBR14: The Hyde Park Barracks land	7.4 Local character 7.17 Metropolitan Open Land	S11 Royal Parks S27 Buildings and uses of international and national importance ENV14 Metropolitan Open Land	<p>Hyde Parks Barracks has been designated as a strategic site for housing in the City Plan. The policy seeks to ensure that any development of the Barracks site or part of it safeguards local green space and residential amenity. Bearing in mind the very specific historic value associated with the Hyde Park Barracks, and the value of the MOL, this policy considers how any future development can complement this while enabling greater permeability for local residents.</p> <p>The policy states which use classes are deemed appropriate at the site.</p>
Policy KBR15: Neighbourhood Stress Area	2.10 Central Activities Zone – Strategic priorities 2.11 Central Activities Zone – Strategic functions 2.12 Central Activities Zone – Predominantly local activities 4.6 Support for and enhancement of arts, culture, sport and entertainment 4.7 Retail and town centre development	S24 Entertainment uses TACE8 Entertainment uses which will generally be permissible TACE9 Entertainment uses which may be permissible TACE10 Entertainment uses which will be permissible only in exceptional circumstances	<p>The Knightsbridge Neighbourhood Area falls within London’s defined Central Activities Zone (CAZ). The London Plan is clear that whilst this area should be protected and enhanced, this should not compromise the quality of the CAZ’s residential neighbourhoods or its distinctive heritage and environments.</p> <p>The Westminster City Plan identifies certain ‘Stress Areas’ as places where WCC considers that the numbers of restaurants, cafés, takeaways, public houses, bars and other entertainment uses have reached a level of saturation.</p> <p>This policy designates a ‘Neighbourhood Stress Area’ which is subtly different from the Stress Area concept as defined by WCC, for example addressing the impacts of stress caused by uses not traditionally considered to represent entertainment sources e.g. cafés. The aim of the policy is to minimise negative impacts from a range of sources, concentrated within a particular geographical area, on residential amenity while seeking ways to contribute to the overall viability of the area.</p>

KNP Policy	London Plan Policy	Westminster City Plan Policy/Unitary Development Plan saved policy	Commentary
Policy KBR16: Night-time and early morning uses in or adjacent to residential areas	2.10 Central Activities Zone – Strategic priorities 2.11 Central Activities Zone – Strategic functions 2.12 Central Activities Zone – Predominantly local activities 4.7 Retail and town centre development	S24 Entertainment uses which will generally be permissible TACE8 Entertainment uses which will generally be permissible TACE9 Entertainment uses which may be permissible TACE10 Entertainment uses which will be permissible only in exceptional circumstances	<p>The London Plan states that local circumstances will determine whether night time economy activities should be encouraged to develop in a specific zone, or be spread more widely. In large centres the development of a night time economy area or zone may be more appropriate for management purposes and enable an appropriate mix of uses to be encouraged.</p> <p>This policy sets out an approach which is appropriate in Knightsbridge, reflecting the proximity of early morning and late-night uses to residential areas.</p>
Policy KBR17: Security and resilience measures	7.3 Designing out crime 7.13 Safety, security and resilience to emergency	S29 Health, safety and wellbeing	<p>The London Plan states that measures to design out crime should be integral to development proposals and be considered early in the design process. Equally the need to maintain and enhance the quality of life, health and well being of Westminster’s residential communities – including safety and security – is a strategic objective of WCC. This policy sets out additional detail to that contained in S29 and the London Plan policies in order to make it more relevant at the local level.</p>
Policy KBR18: Retail uses in the International Shopping Centre	2.10 Central Activities Zone – Strategic priorities 4.7 Retail and town centre development 4.8 Supporting a successful and diverse retail sector and related facilities and services	S21 Retail SS3 Enhancing shopping in the International Centres’ Primary Shopping Frontages	<p>It is a strategic objective of WCC to manage the pressures on the city from its national and international roles and functions, supporting business communities and tourism, and ensuring a safe and enjoyable visitor experience. This policy encourages uses that help to maintain the status of the International Shopping Centre.</p> <p>It supports the London-wide aim of taking a proactive approach to improving the quality of retail floorspace and managing growth.</p>

KNP Policy	London Plan Policy	Westminster City Plan Policy/Unitary Development Plan saved policy	Commentary
Policy KBR19: Protection of public houses	3.16 Protection and enhancement of social infrastructure 4.8 Supporting a successful and diverse retail sector and related facilities and services		This policy seeks to protect the remaining public houses in the area, conforming to the London-wide commitment to safeguarding social infrastructure, which is recognised as making residential areas more attractive and turning them into sustainable neighbourhoods and communities.
Policy KBR20: Community uses	3.16 Protection and enhancement of social infrastructure	TACE5 Arts and cultural uses	This policy supports the WCC strategic objective to maintain and enhance the quality of life, health and well being of Westminster's residential communities - including the provision of better local services - by encouraging community participation and inclusion through the development of shared community spaces.
Policy KBR21: Office uses		S20 Offices and other B1 floorspace	This policy supports the WCC strategic objective to accommodate sustainable growth and change that will contribute to Westminster's role as the heart of a pre-eminent world class city, building on its internationally renowned business, retail, cultural, tourism and entertainment functions within the Central Activities Zone. In particular it seeks to support the delivery of additional B1 office floorspace and ensuring that housing does not displace offices within core commercial areas in Knightsbridge.
Policy KBR22: Household and commercial waste consolidation	5.17 Waste capacity	S44 Sustainable waste management ENV12 Waste and recycling storage	This policy supports the delivery of WCC's strategic objective to sensitively upgrade Westminster's building stock to secure sustainable and inclusive exemplary design which minimises energy and resource consumption and the production of waste, reduces the impacts of local environmental pollution and meets both today's needs and those of the future. It provides additional detail to the broader strategic policies on waste management, tailored to address the particular problems arising in Knightsbridge.

KNP Policy	London Plan Policy	Westminster City Plan Policy/Unitary Development Plan saved policy	Commentary
Policy KBR23: Construction Activity	5.18 Construction, excavation and demolition waste		This policy seeks to address the negative impacts associated with construction in Knightsbridge and how construction is managed. This will contribute to the delivery of maintaining and enhancing the quality of life, health and well being of Westminster's residential communities.
Policy KBR24: Residential mix, including to support local workers and students	3.8 Housing choice 3.14 Existing housing	S15 Meeting Housing Need S16 Affordable housing H4 Provision of affordable housing	<p>London's universities make a significant contribution to its economy and labour market (London Plan Policies 3.18 and 4.10). It is important that their attractiveness and potential growth are not compromised by inadequate provision for new student accommodation.</p> <p>This is equally applicable to local workers in the institutions and other commercial areas.</p> <p>This policy seeks to ensure that residential provision is of mixed sizes and tenure to encourage a wider choice of homes with particular recognition of the local need to provide student accommodation in Knightsbridge. It will contribute to the delivery of WCC's strategic objective to increase the supply of good quality housing to meet Westminster's housing target, and to meet housing needs.</p>
Policy KBR25: Reconfiguration of existing residential buildings Reconfiguration of existing residential buildings	3.8 Housing choice 3.14 Existing housing	S14 Optimising housing delivery H5 Providing a range of housing sizes	This policy supports the need to safeguard and increase housing numbers, for instance by restoring housing to its original built form, where this would result in an increase in the number of residential properties. It will contribute to the delivery of WCC's strategic objective to increase the supply of good quality housing to meet Westminster's housing target, and to meet housing needs.
Policy KBR26: Existing and new development within the Strategic Cultural Area	4.6 Support for and enhancement of the arts, culture, sport and entertainment 7.4 Local character	S1 Mixed use in the Central Activities Zone	<p>London's cultural and creative sectors are central to the city's economic and social success.</p> <p>This policy supports the strategic objective of promoting Westminster's World City functions, managing its heritage and environment and supports its living, working and visiting populations.</p>

KNP Policy	London Plan Policy	Westminster City Plan Policy/Unitary Development Plan saved policy	Commentary
Policy KBR27: Public realm in the Strategic Cultural Area	4.6 Support for and enhancement of the arts, culture, sport and entertainment 6.10 Walking 7.4 Local character	S1 Mixed use in the Central Activities Zone S41 Pedestrian movement and sustainable transport TRANS3 Pedestrians	This policy seeks to ensure that development is in-keeping with the local character, balances the needs of all stakeholders and supports strategic aims of improving the public realm for all users. This is in line with the WCC strategic objective to create attractive places that function well whilst ensuring that the historic character and integrity of Westminster's built fabric and places is protected and enhanced. In addition, it contributes to managing the pressures on the city from its national and international roles and functions, supporting business communities and tourism, and ensuring a safe and enjoyable visitor experience.
Policy KBR28: Enabling active travel	6.9 Cycling 6.10 Walking	S41 Pedestrian movement and sustainable transport TRANS3 Pedestrians TRANS9 Cycling TRANS16 The road hierarchy	This policy contributes towards the London-wide ambition to increase substantially opportunities for walking and cycling, which will impact positively on the health and well-being of Londoners. It strengthens the needs for safer streets and cycle infrastructure and conforms to WCC's strategic objective to accommodate the safe and efficient movement of growing numbers of people entering and moving around Westminster by facilitating major improvements to the public transport system, improving the public realm and pedestrian environment, managing vehicular traffic, and making walking and cycling safer and more enjoyable.

KNP Policy	London Plan Policy	Westminster City Plan Policy/Unitary Development Plan saved policy	Commentary
Policy KBR29: Pedestrians within the movement hierarchy	6.9 Cycling 6.10 Walking	S41 Pedestrian movement and sustainable transport TRANS3 Pedestrians TRANS9 Cycling TRANS16 The road hierarchy	<p>This policy supports the London-wide ambition to increase substantially opportunities for walking and cycling, which will impact positively on the health and well-being of Londoners.</p> <p>It recognises the importance of pedestrians and those less mobile. A network of Local Roads requiring particular attention is also set out.</p> <p>It contributes to WCC's strategic objective to accommodate the safe and efficient movement of growing numbers of people entering and moving around Westminster by facilitating major improvements to the public transport system, improving the public realm and pedestrian environment, managing vehicular traffic, and making walking and cycling safer and more enjoyable.</p>
Policy KBR30: Assessing significant transport impacts of development proposals	6.9 Cycling 6.10 Walking	S41 Pedestrian movement and sustainable transport TRANS3 Pedestrians TRANS9 Cycling TRANS16 The road hierarchy	<p>This policy seeks to ensure that any developments or redevelopments that are likely to have significant transport impacts, are accompanied by a Transport Assessment and identifies specific issues that should be covered. In doing so, it contributes to accommodating the safe and efficient movement of growing numbers of people entering and moving around Westminster by facilitating major improvements to the public transport system, improving the public realm and pedestrian environment, managing vehicular traffic, and making walking and cycling safer and more enjoyable.</p>
Policy KBR31: Motor vehicle use	5.1 Climate change mitigation 5.2 Minimising carbon dioxide emissions 6.13 Parking	S40 Renewable energy S41 Pedestrian movement and sustainable transport TRANS1 Protecting the environment from the effects of transport activities TRANS14 Transport assessments TRANS21-26 Off-street parking	<p>This policy seeks to help deliver the London ambition to be a city that becomes a world leader in improving the environment locally and globally, taking the lead in tackling climate change, reducing pollution, developing a low carbon economy and consuming fewer resources and using them more effectively. The policy encourages development to discourage the use of motor vehicles.</p>

KNP Policy	London Plan Policy	Westminster City Plan Policy/Unitary Development Plan saved policy	Commentary
Policy KBR32: Electric vehicle infrastructure	5.1 Climate change mitigation 5.2 Minimising carbon dioxide emissions 5.7 Renewable energy 5.8 Innovative energy technologies	S40 Renewable energy TRANS1 Protecting the environment from the effects of transport activities TRANS7 Taxis and minicabs	<p>Improving air quality is an ambition within both the London Plan and the WCC Plan, the latter including a strategic objective to reduce the impacts of local environmental pollution.</p> <p>This policy sets out, at the neighbourhood level, support for electric vehicle infrastructure provision and nominated locations for charging points.</p>
Policy KBR33: Public transport	6.7 Better streets and surface transport	S41 Pedestrian movement and sustainable transport TRANS4 Bus provision and improvement TRANS5 Surface, underground, rail and trams TRANS8 Improved public transport access	<p>This policy adds local detail to deliver an improved bus and underground network in the Area. This is in line with the strategic objective which seeks to accommodate the safe and efficient movement of growing numbers of people entering and moving around Westminster by facilitating major improvements to the public transport system, improving the public realm and pedestrian environment, managing vehicular traffic, and making walking and cycling safer and more enjoyable.</p>
Policy KBR34: Utilities and communications infrastructure	5.4A Electricity and gas supply 5.13 Sustainable drainage	S39 Decentralised energy networks S40 Renewable energy	<p>An effective and energy efficient utilities and communications infrastructure network is essential for the functioning of any modern city. This policy seeks to address the problems that have arisen in the past in the Area, while proofing for the future, in order to deliver this strategic aim. It contributes to the delivery of the strategic objective to accommodate sustainable growth and change that will contribute to Westminster's role as the heart of a pre-eminent world class city, building on its internationally renowned business, retail, cultural, tourism and entertainment functions.</p>

KNP Policy	London Plan Policy	Westminster City Plan Policy/Unitary Development Plan saved policy	Commentary
Policy KBR35: Healthy air	7.14 Improving air quality	S28 Design S31 Air quality ENV5 Air pollution	<p>The Mayor of London recognises the importance of tackling air pollution and improving air quality to London's development and the health and well-being of its people.</p> <p>WCC has a strategic objective to ensure that design minimises energy and resource consumption and the production of waste, reduces the impacts of local environmental pollution and meets both today's needs and those of the future, including the effects of a changing climate. The WCC policy on Air Quality, for instance, recognises the strategic importance of a robust position on air quality.</p> <p>Air quality is important to the people of Knightsbridge as it is a problem which is particularly acute in Knightsbridge. The policy takes a holistic approach to addressing the causes of poor air quality in developments and refurbishments and seeks to ensure that development does not worsen air pollution.</p>
Policy KBR36: Renewable energy	5.7 Renewable energy	S28 Design S40 Renewable energy	<p>The Mayor encourages the use of a full range of renewable energy technologies, which should be incorporated wherever site conditions make them feasible and where they contribute to the highest overall and most cost effective carbon dioxide and local air pollutant emissions savings for a development proposal.</p> <p>This policy supports this, seeking to reduce total greenhouse gas emissions in Knightsbridge in line with not only WCC's strategic objective on climate change, but also the most ambitious global goals in the Paris Agreement. It expects development to minimise energy use, maximise local renewable energy production and improve air quality.</p>

KNP Policy	London Plan Policy	Westminster City Plan Policy/Unitary Development Plan saved policy	Commentary
Policy KBR37: Retrofitting historic buildings for energy efficiency	5.2 Minimising carbon dioxide emissions	S40 Renewable energy	<p>This policy expects new residential and commercial developments to meet the carbon targets set out in the Mayor of London's Housing Supplementary Planning Guidance 2016 and Energy Planning Guidance 2016.</p> <p>The refurbishment of existing development – much of which is either in one of the conservation areas or listed – will be encouraged to sensitively retro-fit energy efficiency measures.</p> <p>It contributes towards the delivery of WCC's strategic objective to ensure that design minimises energy and resource consumption and the production of waste, reduces the impacts of local environmental pollution and meets both today's needs and those of the future, including the effects of a changing climate.</p>
Policy KBR38: Natural environment	2.18 Green infrastructure: the multifunctional network of green and open spaces	S11 Royal Parks S35 Open space S36 Sites of Importance for Nature Conservation S38 Biodiversity and Green Infrastructure ENV15 Public and private open space ENV17 Nature conservation and biodiversity	Protecting and enhancing Westminster's open spaces, civic spaces biodiversity, including protecting the unique character and openness of the Royal Parks and other open spaces, is a strategic objective for WCC. This policy seeks to safeguard existing green space and identify innovative ways to provide new spaces. It complements Policy KBR11 Urban greening.
Policy KBR39: Trees	7.21 Trees and woodlands	ENV16 Trees and shrub cover	Trees provide one of Knightsbridge's most important assets, contributing to green space, well-being and climate change mitigation. This policy sets out detailed measures to protect, maintain and enhance trees following the guidance of the London Tree and Woodland Framework and expert advice. The policy contributes to the delivery of WCC's strategic objective to protect and enhance Westminster's open spaces and biodiversity and also maintains and enhances the quality of life, health and well-being of Westminster's residential communities.

KNP Policy	London Plan Policy	Westminster City Plan Policy/Unitary Development Plan saved policy	Commentary
Policy KBR40: Sustainable water	5.14 Water quality and wastewater infrastructure 5.15 Water use and supplies		<p>This policy supports the London-wide aim of being a city that becomes a world leader in improving the environment locally and globally, taking the lead in tackling climate change, reducing pollution, developing a low carbon economy, consuming fewer resources and using them more effectively.</p> <p>London's consumption of water already outstrips available supplies in dry years an ensuring a sustainable and secure water supply has to be an urgent priority. Equally, effective wastewater infrastructure is fundamental to sustainable urban life.</p> <p>The policy sets out, at the very local level, how to reduce water consumption, encourage sustainable drainage, reduce impacts on existing underground streams and minimise water pollution.</p>
Policy KBR41: Healthy people	3.2 Improving health and addressing health inequalities	S29 Health, safety and well-being S32 Noise ENV5 Air pollution ENV6 Noise pollution ENV7 Controlling noise from plant, machinery and internal activity	<p>This policy addresses the particular challenges linked to providing a healthy living environment within the dense, mixed use area, often with significant local air and noise pollution.</p> <p>It contributes to the delivery of WCC's strategic objective to maintain and enhance the quality of life, health and well being of Westminster's residential communities; ensuring that Westminster's residents can benefit from growth and change, providing more employment and housing opportunities, safety and security, and better public transport and local services; to work with our partners to foster economic vitality and diversity, improved learning and skills, and improved life chances in areas of deprivation.</p>
Policy KBR42: Sustainable development and involving people	8.1 Implementation	S47 The presumption in favour of sustainable development	This policy supports the strategic aims of involving people throughout all stages of planning and development and endorses the principles set out in the local Knightsbridge Community Engagement Protocol.

5 Table 4.1: Relevant strategic policies in the London Plan, 2016; Westminster City Plan, 2016; and Westminster Unitary Development Plan, saved policies, 2010

5.1 BASIC CONDITION (VI) - CONFORMITY WITH EU OBLIGATIONS

5.2 The Plan and the process under which it was made conforms to the SEA Directive (EU 2001/42/EC) and the Environmental Assessment of Plans and Programmes Regulations 2004 (the Regulations). On 18 August 2017, the Forum submitted a screening report to WCC and the statutory bodies (the Environment Agency, Natural England and Historic England) to assist in the determination of whether or not the Knightsbridge Neighbourhood Plan would have significant environmental effects in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004.

5.3 The Forum's Screening Report concluded that the Plan would not be likely to have any significant environmental effects arising either individually or cumulatively. The Environment Agency by letter dated 18 September 2017, Natural England by letter dated 31 August 2017 and WCC by letter dated 22 September 2017 all confirmed that the Plan was not likely to have significant environmental effects.

5.4 In a letter dated 21 September 2017, Historic England raised concerns in respect of the wording of Policy KBR7 (Tall buildings) which it considered had the potential "to lead to significant environmental effects on some of London's most significant heritage assets". As a result, the Forum amended Policy KBR7 to better reflect its intention in drafting the policy. The Forum also re-screened the Plan and concluded that the Plan was not likely to have any significant environmental effects for the reasons contained in its screening report of 18 August 2017. Historic England, in a letter dated 6 October 2017 confirmed that following the amendments to Policy KBR7, it did not consider that the Plan was likely to have significant environmental effects. WCC, in an email dated 9 November 2017, confirmed that it was not altering its position on whether or not the Plan requires a strategic environmental assessment (dated 22 September 2017).

5.5 The Screening Report, including the responses from the statutory bodies, has been submitted at Regulation 16 stage as part of the evidence base for the Plan.

In addition to conforming to its EU obligations, the Plan does not breach and is not otherwise incompatible with the European Convention on Human Rights.

6 BASIC CONDITION (VII) - CONFORMITY WITH THE PRESCRIBED CONDITIONS

- 6.1** Under Directive 92/43/EEC, also known as the Habitats Directive⁴, it must be ascertained whether the draft Plan is likely to have significant effects on a European site designated for its nature conservation interest. The Directive is implemented by the Conservation of Habitats and Species Regulations 2010. Assessments under the regulations are known as Habitats Regulation Assessments (“HRA”). An appropriate assessment (“AA”) is required only if the Plan is likely to have significant effects on a European protected species or site. To ascertain whether or not it is necessary to undertake an assessment, a screening process is followed.
- 6.2** An HRA Screening Opinion was sought from Westminster City Council (WCC) in May 2017. This followed a consultation response from Natural England based on a draft of the Plan dated 27 April 2017. In a letter dated 9 June 2017, WCC expressed the opinion that the Plan is not likely to have significant impacts on European protected species or sites.
- 6.3** Following amendments to the Plan, the Forum prepared an updated HRA Screening Report dated 18 August 2017 which concluded that the amended Plan is not likely to have significant impacts on European protected species or sites. Natural England by letter dated 31 August 2017 and WCC by letter dated 22 September 2017 confirmed that the Plan is not likely to have significant impacts on European protected species. The Forum commissioned an Ecological Data Search for the Area by Greenspace Information for Greater London CIC dated 1 September 2017 to support these confirmations.
- 6.4** The Screening Report including the responses from the statutory bodies has been submitted at Regulation 16 stage as part of the evidence base for the Plan.

7 CONCLUSION

- 7.1** The relevant Basic Conditions as set out in Schedule 4B to the TCPA 1990 are considered to be met by the Knightsbridge Neighbourhood Plan and all the policies therein. It is therefore respectfully suggested to the Examiner that the Knightsbridge Neighbourhood Plan complies with Paragraph 8(1) (a) of Schedule 4B of the Act.

⁴ Directive 92/43/EEC ‘on the conservation of natural habitats and of wild fauna and flora’: <http://eur-lex.europa.eu/legal-content/EN/TXT/?uri=CELEX:31992L0043>.