



# City of Westminster Cabinet Member Report

<b>Decision Maker:</b>	Councillor Robert Davis DL Cabinet Member for Built Environment
<b>Date:</b>	16 July 2015
<b>Classification:</b>	General Release
<b>Title:</b>	Knightsbridge Neighbourhood Forum Designation
<b>Wards Affected:</b>	Knightsbridge and Belgravia
<b>City for All Summary</b>	Contributes to the achievement of a 'City of Aspiration, Choice and Heritage' through enabling communities to have a greater role in enhancing their neighbourhoods.
<b>Key Decision:</b>	This report does not involve a Key Decision
<b>Financial Summary:</b>	The City Council can claim £5,000 for each neighbourhood forum designated up to a maximum of five designations in a single financial year.
<b>Report of:</b>	Director of Policy, Performance, and Communications

## 1. EXECUTIVE SUMMARY

- 1.1 The Localism Act (2011) and Neighbourhood Planning Regulations (2012) enable communities to undertake neighbourhood planning. In particular, this includes the opportunity to establish a neighbourhood forum, and produce a statutory neighbourhood plan and/or a neighbourhood development order.
- 1.2 To be able to undertake neighbourhood planning, a local community group has to firstly apply for a neighbourhood area to be designated by the local authority; and then secondly apply to be designated as the representative neighbourhood forum in that area (unless there is a parish council in operation).
- 1.3 The Knightsbridge Neighbourhood Area was designated in March 2014 (see Background Paper to this Report). The nascent 'Knightsbridge Neighbourhood Forum' applied for formal neighbourhood forum status in March 2015.
- 1.4 This report enables a designation decision to be made in relation to the proposed Knightsbridge Neighbourhood Forum. This application was subject to a formal

period for representations from 1<sup>st</sup> April to 15<sup>th</sup> May 2015. Twelve responses were received; of which seven were supportive of the proposed neighbourhood forum (five were 'neutral' comments, no objections were received) – see paragraph 4.7 and Appendix C.

## **2. RECOMMENDATIONS**

- 2.1 The Cabinet Member is requested to consider the representations received in response to consultation on the proposed Knightsbridge Neighbourhood Forum the subject of this report, as summarised in paragraph 4.7 and Appendix C.
- 2.2 For the reasons set out in Section 3 (and in more detail in Section 5) of this report it is recommended that the Cabinet Member makes the following decision:
  - i. Designate the proposed Knightsbridge Neighbourhood Forum as the neighbourhood forum for the Knightsbridge Neighbourhood Area.

## **3. REASONS FOR DECISION**

- 3.1 The proposed Knightsbridge Neighbourhood Forum is considered to exceed the requirements of the neighbourhood planning legislation. The forum's written constitution clearly states that it has been established for the express purpose of promoting or improving the social, economic or environmental well-being of Knightsbridge, whilst it also has a membership of more than 21 persons and is actively open to individuals who live or work in the area. Section 5 of this report sets this out in more detail.
- 3.2 The Knightsbridge Neighbourhood Forum is considered to be representative of the designated Knightsbridge Neighbourhood Area. Membership is drawn from different parts of Knightsbridge and from different sections of the community, including residents, businesses and cultural institutions. It is considered that purpose of the neighbourhood forum reflects the character of the Knightsbridge Neighbourhood Area: the written constitution states that the forum will have the purpose of promoting and improving the social, economic and environmental wellbeing of Knightsbridge, its residents and its businesses; and shall address issues such as the protection and enhancement of the area's unique character.
- 3.3 The proposed Knightsbridge Neighbourhood Forum received support during its respective period for representations. The City Council received a total of twelve responses from across the Knightsbridge area; of which seven were supportive of the forum. No objections were received.

## **4. BACKGROUND**

### Neighbourhood Planning

- 4.1 The Localism Act (2011) and Neighbourhood Planning Regulations (2012) enable communities to undertake neighbourhood planning. In particular, this includes the opportunity to develop a statutory neighbourhood plan that will become part of the development planning framework for their area, and also establish 'permitted development' rights for certain types of new development

(through a 'neighbourhood development order'). To be able to undertake neighbourhood planning, a local community group has to firstly apply to designate a neighbourhood area; and then secondly apply to be designated as the representative neighbourhood forum.

#### Neighbourhood Forums

- 4.2 The legislation states that neighbourhood forums should consist of a minimum of 21 individuals who live or work (or are elected members of the local authority) within the area and have 'open' membership. The forum should represent the diversity and character of the community, with a wide range of members including residents, businesses, amenity societies, local interest groups, and voluntary sector members. Neighbourhood forum applications should contain a 'written constitution' setting out how the neighbourhood forum intends to operate as well as a statement setting out how the forum meets the legislative requirements (minimum of 21 members etc – see paragraph 7.1). Once a neighbourhood forum application has been received, the City Council has to publicise the application for a six week period to enable representations to be made before the neighbourhood forum can be formally designated.

#### Neighbourhood Plans

- 4.3 Once a neighbourhood forum is in place, it can formally undertake neighbourhood planning, and begin to formally prepare their neighbourhood plan or neighbourhood development order. The neighbourhood development plan is a community-led framework which sets out policies in relation to the development and use of land in the whole or any part of a particular neighbourhood area specified in the plan.
- 4.4 Whilst it is up to the community (represented by the 'neighbourhood forum') to decide upon the content of the neighbourhood plan, there are a number of principles that a neighbourhood plan must adhere to. The neighbourhood plan must:
- be 'in general conformity' with the City Council's strategic planning policies, currently contained in the City Plan: Strategic Policies (adopted 2013) and the London Plan;
  - have regard to national planning policies;
  - contribute to the achievement of 'sustainable development'; and
  - not breach and should be compatible with EU obligations, Human Rights etc.

Beyond the above principles it is clear that a neighbourhood plan should also address local, neighbourhood issues; and should also be concerned about shaping the development of a local area in a positive manner, rather than be used to prevent development.

- 4.5 As the neighbourhood plan will be a statutory planning document there are a number of formal stages that have to be completed in its production. The government is clear that it is the neighbourhood forum that produces the neighbourhood plan (not the local planning authority) following community involvement and information gathering. Once the plan has been submitted, it is the local planning authority's responsibility to undertake a statutory period of formal consultation, and to submit the plan for independent examination.

Following successful completion of the examination, the neighbourhood plan is subject to a referendum whereby all those on the electoral register within the neighbourhood area are eligible to vote. Due to the designation of the Knightsbridge Neighbourhood Area as a business area there is an additional referendum for business rate payers within the area. A majority 'yes' vote in both referendums will require the City Council to formally 'make' the neighbourhood plan.

#### Knightsbridge Neighbourhood Forum Application

4.6 The Knightsbridge Neighbourhood Forum application was made to the City Council in March 2015. This followed the formal designation of the Knightsbridge Neighbourhood Area in March 2014 (see background paper to this report). The Neighbourhood Forum application was assessed to be 'valid'. As specified by the Neighbourhood Planning Regulations 2012, the application contained:

- the name of the proposed forum;
- a copy of the written constitution of the proposed neighbourhood forum;
- the name of the neighbourhood area to which the application relates and a map which identifies the area;
- the contact details of at least one member of the proposed neighbourhood forum; and
- a statement which explained how the proposed neighbourhood forum meets the conditions (i.e. minimum of 21 individuals who live or work in the area) contained in section 61F(5) of the Town and Country Planning Act 1990 (as inserted into the Act by the Localism Act 2011, Schedule 9).

4.7 The City Council undertook the formal period for representations between the 1<sup>st</sup> April and 15<sup>th</sup> May 2015. A total of twelve representations were received - see Appendix C. Of these, seven representations of support were received from across the Knightsbridge Neighbourhood Area, from a range of 'umbrella' organisations including the Exhibition Road Cultural Group, Knightsbridge Business Group, Knightsbridge Association, Knightsbridge Residents Management Group (199 Knightsbridge Road), and the emerging Knightsbridge Neighbourhood Forum itself. . Many of these supportive responses welcomed the opportunity to be part of the forum and to work with other residents and businesses to develop a plan for the area.

4.8 No objections were received during the period for representations. There were five 'neutral' representations from Historic England, Natural England, Transport for London, the Environment Agency and the Royal Borough of Kensington and Chelsea.

## 5. ASSESSMENT OF THE KNIGHTSBRIDGE NEIGHBOURHOOD FORUM APPLICATION

5.1 The submitted Knightsbridge Neighbourhood Forum application (attached in Appendix B) has been reviewed against both Section 61F (5) and (7) of the Town and Country Planning Act 1990 (as inserted into the Act by the Localism Act 2011, Schedule 9), as set out below:

5.2 **Assessment against Section 61F (5) (Town and Country Planning Act 1990)**  
Section 61F (5) of the legislation sets out the conditions that a neighbourhood forum must meet. In some respects this is a 'tick box validation exercise'. There is little requirement on the applicants to give more than the basic information. The legislation states that a local planning authority may designate an organisation or body as a neighbourhood forum if the authority is satisfied that the following four conditions have been met:

**i) Established for the express purpose of promoting or improving the social, economic or environmental well-being of an area**

**Response:** The submitted neighbourhood forum application (see Appendix B) specifies that the proposed Knightsbridge Neighbourhood Forum has been created with the express purpose of promoting and improving the social, economic and environmental well-being of the Knightsbridge Neighbourhood Area.

**ii) Membership is open to individuals who live or work in the area? (or are elected members of the City Council)**

**Response:** The submitted neighbourhood forum application (see Appendix B) clearly states that the proposed forum is fully open to new members who live or work in Knightsbridge or who are elected members of the Council representing Knightsbridge.

**iii) Membership includes a minimum of 21 individuals each of whom lives or works (or is an elected member) in the area**

**Response:** At the time of the application, the proposed Knightsbridge Neighbourhood Forum had a total membership of 56 individuals, each of whom lives or works or is a ward councillor within the area.

**iv) The neighbourhood forum has a written constitution**

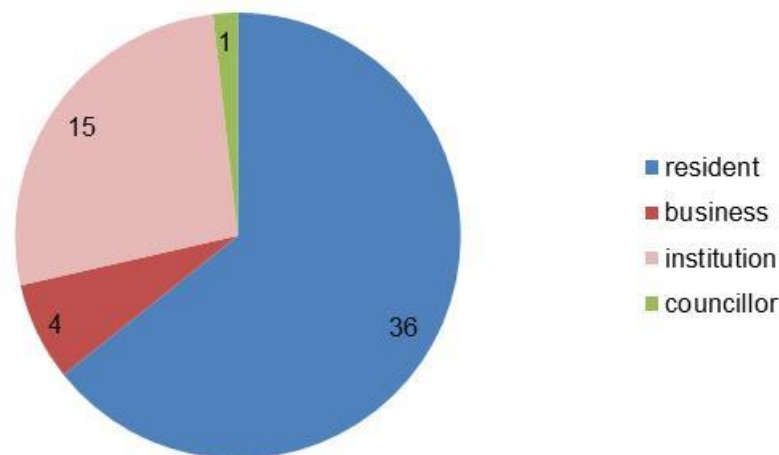
**Response:** The application made to the City Council includes a written constitution and this is attached within Appendix B of this report.

5.3 **Assessment against Section 61F (7) (Town and Country Planning Act 1990)**  
Section 61F (7) of the Act sets out the detailed considerations that a local planning authority must have regard to when determining an application for the designation of a neighbourhood forum. This includes an assessment of the representative nature of the proposed forum and whether its purpose reflects the

character of the area, and is therefore a more thorough assessment of the proposed forum.

**i) The desirability of designating an organisation or body which has secured (or taken steps to secure) membership from each of the required categories (i.e. people who live, work or are elected members).**

5.3.1 **Response:** The proposed Knightsbridge Neighbourhood Forum has a total of 56 members each of whom live or work or are elected Council members within the area. This included a ward councillor who represents the Knightsbridge and Belgravia Ward.



5.3.2 The submitted written constitution sets out how the proposed forum intends to operate and involve its members in its decision making. Like most neighbourhood forums, the written constitution states that the day to day business will be managed by an elected steering group, consisting of between 8 and 12 directors of the forum, all of whom shall volunteer. The steering group will comprise of at least four resident directors (including the chair), two business directors, two institution directors and a maximum of one optional 'Westminster' director (an elected member of the City Council). The Steering group shall elect its own officers from among the Directors, including the first Chair and each vice chair, treasurer and secretary.

5.3.3 The steering group will meet 'as often as necessary' and no less than four times per calendar year in order to develop the neighbourhood plan and undertake any other business. The Steering Group will permit other forum members who are not Directors to attend and speak at meetings of the Steering Group. All decisions made at any meeting of the Steering Group will be made by simple majority.

5.3.4 General meetings of forum members will be held at least once in each calendar year. A general meeting can be called by the Chair, the Secretary (at the request of the Chair) or collectively by 5% or more of the members. All members are entitled to attend general meetings, and to propose motions for discussion (provided it is submitted to the Steering Group at least ten working days prior to the meeting). At any general meeting every Member (present in person or by

proxy) shall have one vote. Members may also receive and comment on any report from the steering group, approve the annual report and accounts, approve amendments to the Articles, approve draft neighbourhood plans, and approve any motions proposed by the members. Any resolutions put to the vote at a general meeting will be decided by a show of hands.

**ii) Whether membership is drawn from different places in the neighbourhood area concerned and from different sections of the community in the area.**

5.3.5 **Response:** It is clear that representation originates from 'different places' from throughout the neighbourhood area and is not isolated to a single location. The proposed neighbourhood forum has residential members located in Rutland Street, Trevor Street, Ennismore Gardens, Montpelier Walk and from Knightsbridge Apartments on Knightsbridge itself. There is business membership on Montpelier Street and Knightsbridge (including Bulgari Hotel, and Mandarin Oriental). In addition to those who live and work in the area, the constitution recognises the uniqueness of the area with the specific allowance for representation from institutions, include universities, barracks, concert halls, places of worship, libraries, health facilities, public buildings, open space facilities, education facilities together with not-for-profit representative groups. The proposed neighbourhood forum currently includes membership from the following groups:

- Knightsbridge Association
- Exhibition Road Cultural Group
- Royal Geographical Society
- Royal College of Music
- Imperial College London
- Royal Albert Hall
- Royal Commission for the Exhibition of 1851
- Goethe Institut
- Austrian Cultural Forum

**iii) Whether the *purpose* of the neighbourhood forum reflects (in general terms) the character of the area.**

5.3.6 **Response:** It is considered that purpose of the neighbourhood forum reflects the character of the Knightsbridge Neighbourhood Area. The application states that the forum aspires to use the Neighbourhood Forum processes to improve the functioning of the Knightsbridge area by consulting widely on, amongst other things, ways to:

- protect, preserve and enhance its unique character;
- make the area more sustainable;
- have a well planned and maintained public realm which responds well to the high volumes of workers and visitors to Knightsbridge and the needs of local people;
- support efforts to reduce crime and disorder and prevent public nuisance;

- enhance its economic performance for local businesses and suitability for local institutions;
- improve quality of life for residents; and
- support measures which improve air quality and reduce noise nuisance.

5.3.7 The above purpose and priorities are considered to generally reflect an area of Westminster that is largely characterised by its residential, cultural and educational character. The western portion of Knightsbridge, around Exhibition Road and Kensington Gore, contains a concentration of specialist and world-renowned areas and cultural facilities and is designated a Strategic Cultural Area. This area includes the Royal Albert Hall and Albert Memorial, the Royal College of Art and the Royal College of Music, and forms a centre for higher education and research dominated by Imperial College London. There are also a few small hotels within this area. The more residential eastern section of the neighbourhood area contains a mix of private apartment blocks, single family dwellings in terraced or mews properties, and larger stucco houses. To the south, the commercial thoroughfare of Brompton Road is designated as a Primary Shopping Frontage within the Knightsbridge International Shopping Centre.

## 6. FINANCIAL IMPLICATIONS

- 6.1 The high level of interest in neighbourhood planning in Westminster, coupled with the statutory obligation to support neighbourhood planning clearly has financial implications for the City Council. The Government have developed a financial assistance package to enable and incentivise local planning authorities to provide support for neighbourhood planning. In relation to the designation of a neighbourhood forum, the City Council can claim £5,000 for each neighbourhood forum designated, up to a maximum of five neighbourhood forums within a financial year.
- 6.2 The Government's 'Locality network' and their 'Supporting Communities in Neighbourhood Planning' initiative offers support to neighbourhood forums in the form of either grant payments (up to £8,000 to contribute to costs incurred) or through direct professional advice and support, tailored to individual needs. A new support package has been announced by the Government for 2015-18 which also includes an additional £6,000 grant funding for neighbourhood planning groups facing more complex issues (i.e. within a business area).
- 6.3 The 2013 amendments to the Community Infrastructure Levy Regulations (2010 and as amended) put into legislation a duty to pass a proportion of receipts arising from developments within a local parish council's area onto the relevant parish council (there is only one local parish council in Westminster; the Queen's Park Community Council). Whilst there is no regulatory requirement to pass on a proportion of CIL funding to areas outside of a parish council, the regulations state that:

*The charging authority may use the CIL... to support the development of the relevant area by funding –*



- (a) the provision, improvement, replacement, operation or maintenance of infrastructure; or
- (b) anything else that is concerned with addressing the demands that development places on an area”

6.4 Government guidance advises that in areas outside a local parish council, the charging authority will retain the Levy receipts but should engage with the communities where development has taken place and agree with them how best to spend the neighbourhood funding.

6.5 The proportion of CIL receipts that should be ring fenced for the areas within which they were derived is therefore dependent upon (i) whether the area has a Parish Council and (ii) whether there is a neighbourhood plan in place. The figure below summarises how the regulations should work in practice:

		Neighbourhood Plan?	
		Yes	No
Parish Council?	Yes	25% of CIL receipts uncapped, paid to Parish	15% of CIL receipts capped at £100 / dwelling, paid to Parish
	No	25% of CIL receipts uncapped, local authority consults with community	15% of CIL receipts capped at £100 / dwelling, local authority consults with community

6.6 The City Council’s CIL Draft Charging Schedule is currently subject to a period of consultation until 24<sup>th</sup> July 2015.

## 7. LEGAL IMPLICATIONS

7.1 Section 61F (5) of the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) states that a local planning authority may designate an organisation or body as a neighbourhood forum if satisfied that it meets the following conditions:

- i) It is established for the express purpose of promoting or improving the social, economic or environmental well-being of an area;
- ii) Its membership is open to individuals who live or work in the area (or are elected members of the City Council);
- iii) Its membership includes a minimum of 21 individuals each of whom lives or works in the neighbourhood area concerned;
- iv) It has a written constitution; and
- v) Such other conditions as may be prescribed.

7.2 Section 61F (7) of the 1990 Act also states that in determining whether to designate a neighbourhood forum, the local planning authority must have regard to the desirability of designating an organisation or body which has:

- secured (or taken steps to secure) membership from each of the required categories (i.e. people who live, work or are elected members);

- membership that is drawn from different places in the neighbourhood area concerned and from different sections of the community in that area; and
- a purpose that reflects (in general terms) the character of the area.

7.3 Regulation 10 of the Neighbourhood Planning (General) Regulations states that as soon as possible after designating a neighbourhood forum, the City Council must publish the following on our website (and in such other manner considered likely to bring it to the attention of those who live, or work in the neighbourhood area):

- the name of the neighbourhood forum;
- a copy of the written constitution of the neighbourhood forum;
- the name of the neighbourhood area to which the designation relates; and
- contact details for at least one member of the neighbourhood forum.

7.4 If deciding to 'refuse' to designate a neighbourhood forum then the City Council has to publish a statement setting out the decision and the reasons for making that decision, as well as details of where and when the refusal statement may be inspected.

7.5 It is intended that a formal designation notice will be published under the delegated authority of the Director of Policy, Performance and Communications following the Cabinet Member decision in relation to the Knightsbridge Neighbourhood Forum.

7.6 Section 61F (8) of the 1990 Act states that a neighbourhood forum designation ceases to have effect five years after the date that the designation was made. At this point an organisation or body would be able to reapply for neighbourhood forum status.

7.7 A designated neighbourhood forum can also give notice to the City Council that it no longer wishes to be designated as the neighbourhood forum for a neighbourhood area. In this instance the City Council would have to withdraw the formal designation of the neighbourhood forum and must publish a statement setting out the details of the withdrawal (and details of where this statement can be inspected).

7.8 In addition, Section 61F (9) of the 1990 Act states that a local planning authority can also withdraw a neighbourhood forum designation if it is considered that the body is no longer meeting the conditions on which it was designated or any other criteria that the City Council had regard to in making the designation.

## **8. STAFFING IMPLICATIONS**

8.1 There are implications on staff resources in respect of carrying out the City Council's duty to support neighbourhood planning, in terms of managing the neighbourhood area and forum application process, but also in terms of providing support to the prospective neighbourhood forums. In addition the City Council will be obliged to carry out the legal compliance assessment of any neighbourhood plans produced, support the examination (by independent examiner), and

undertake the referendum. The City Council's obligation to support will be intensified by the comparatively large number of neighbourhood areas and forums within Westminster.

## **9. RESOURCES IMPLICATIONS**

- 9.1 The designation of additional neighbourhood forums will have resource implications for the City Council in terms of the 'duty to support', including the completion of the statutory stages of neighbourhood plan production.

## **10. BUSINESS PLAN IMPLICATIONS**

- 10.1 The ability to enable and empower communities to take responsibility for themselves and their neighbourhoods is one of the key tenets of the City Council's 'City for All' three-year plan. In particular, it meets the City Council's vision for 'A City of Choice' through creating opportunities for residents, businesses and visitors to make responsible choices for their neighbourhood; and 'A City of Heritage' which aims to ensure that each neighbourhood is a great place to live, work and visit.

## **11. CONSULTATION**

- 11.1 As required by the legislation, the Knightsbridge neighbourhood forum application was formally published on the City Council's website for a six week period between 1<sup>st</sup> April and 15<sup>th</sup> May 2015. In addition, approximately 200 letters were sent to residents' groups, societies, community groups, businesses, landowners within and adjacent to the Knightsbridge Neighbourhood Area to inform stakeholders of the Neighbourhood Forum application and how to respond if they had any comments. The City Council's 'Planning Consultation Database' was used to identify many of these consultees.
- 11.2 Ward Councillors within the Knightsbridge Ward were also notified of the neighbourhood forum application.

## **12. COMMUNICATIONS IMPLICATIONS**

- 12.1 There is a need to ensure that the any designation decisions are clearly communicated to those who live and work within the respective neighbourhood areas – in line with the City Council's legal obligations set out in Section 7 of this report.

**If you have any queries about this Report or wish to inspect any of the Background Papers please contact:**

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## **BACKGROUND PAPERS**

- Localism Act 2011
- Neighbourhood Planning Regulations 2012
- Westminster City Plan: Strategic Policies; adopted November 2013.
- Cabinet Member Report – Knightsbridge Neighbourhood Area Designation September 2013.

For completion by the **Cabinet Member for Built Environment**

**Declaration of Interest**

I have <no interest to declare / to declare an interest> in respect of this report

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
NAME: **Councillor Robert Davis DL**

State nature of interest if any .....

*(N.B: If you have an interest you should seek advice as to whether it is appropriate to make a decision in relation to this matter)*

For the reasons set out above, I agree the recommendation(s) in the report entitled 'Knightsbridge Neighbourhood Forum Designation' and reject any alternative options which are referred to but not recommended.

Signed .....

Cabinet Member for Built Environment

Date .....

If you have any additional comment which you would want actioned in connection with your decision you should discuss this with the report author and then set out your comment below before the report and this pro-forma is returned to the Secretariat for processing.

Additional comment:  
.....  
.....

If you do not wish to approve the recommendations, or wish to make an alternative decision, it is important that you consult the report author, the Head of Legal and Democratic Services, Chief Operating Officer and, if there are resources implications, the Director of Human Resources (or their representatives) so that (1) you can be made aware of any further relevant considerations that you should take into account before making the decision and (2) your reasons for the decision can be properly identified and recorded, as required by law.

Note to Cabinet Member: Your decision will now be published and copied to the Members of the relevant Policy & Scrutiny Committee. If the decision falls within the criteria for call-in, it will not be implemented until five working days have elapsed from publication to allow the Policy and Scrutiny Committee to decide whether it wishes to call the matter in.

**Other Implications**

**1. Risk Management Implications**

1.1 The recommendations in this report do not have any significant Risk Management Implications

**2. Health and Wellbeing Impact Assessment including Health and Safety Implications**

2.1. The recommendations in this report do not have a significant impact on health and well-being.

**3. Crime and Disorder Implications**

3.1 The recommendations in this report do not have any significant crime and disorder implications.

**4. Impact on the Environment**

4.1. The recommendations in this report do not have any significant impact on the environment.

**5. Equalities Implications**

5.1. The recommendations in this report do not have any significant equalities implications.

**6. Staffing Implications**

6.1 Key staffing implications are set out in the main body of the report.

**7. Human Rights Implications**

7.1. The recommendations in this report do not have any significant human rights implications.

**8. Energy Measure Implications**

8.1. The recommendations in this report do not have any significant energy measure implications.

**Knightsbridge Neighbourhood Forum Written Constitution** **Appendix B**



## Appendix C

### Representations Summary

	Name	Date	Support/ Objection	Brief summary of Comments
<b>Knightsbridge Neighbourhood Forum</b>				
1	Knightsbridge residents management group – Board of Directors	08/05/15	Support	We believe the constitution has been well thought through. Directors from the steering group of the forum should be drawn from residents in line with the nature of the area being predominantly residential. However, institutions and businesses in Knightsbridge are crucial to the ongoing success of the area and directors from these interested groups should be incorporated. The forum has our full support.
2	Knightsbridge residents management group – Residents' Committee	11/05/15	Support	We believe the forum has been set up with the express purpose of promoting and improving the social, economic and environmental well-being of the area. Directors from the steering group of the forum should be drawn from residents in line with the nature of the area being predominantly residential. However, institutions and businesses in Knightsbridge are crucial to the ongoing success of the area and directors from these interested groups should be incorporated. The forum has our full support.
3	Historic England	13/05/15	Comments	The area covered by the proposed Neighbourhood Plan includes a number of designated heritage assets including four conservation areas, of which three extend outside of the proposed Neighbourhood Forum Boundary. There are also 171 Listed Buildings of which three are Grade II* and two are Grade I; small parts of two Grade I Registered Parks and Gardens are also covered by the Neighbourhood Area boundary as well as six London Squares. The latter are protected squares as designated under the London Squares Preservation Act 1931. While the area incorporates numerous heritage assets, the proposed boundary does not raise significant issues for Historic England. As such we do not wish to comment in great detail at this stage.
4	Natural England	13/05/15	Comments	Natural England has no comments to make on the forum but offer advice for their neighbourhood plan. They suggest their neighbourhood plan should take in account protected landscapes, protected species, local wildlife and enhancing the natural environment. All guidance is available on their website.
5	Exhibition Road Cultural Group	15/05/15	Support	Exhibition Road represents cultural and educational institutions, including the Albert Hall in the Knightsbridge Neighbourhood Area. We welcome the opportunity to be a part of the forum and work with residents and businesses to develop a plan for this important and unique area of London.
6	Mandarin Oriental Hotel Hyde Park	15/05/15	Support	The Mandarin Oriental is 5 star luxury hotel based in the Knightsbridge Neighbourhood Area. We understand the forum has been set with the express purpose of promoting and improving the social,

				economic and environmental interests of the area. The Mandarin hotel is very interested to be a part of the forum as a member.
7	Knightsbridge Business Group	20/05/15	Support	Represent a collection of luxury retail such as hotel, restaurant, finance and real estate. We welcome the opportunity to be a part of the forum and work with residents and businesses to develop a plan for this important and unique area of London.
8	Interim Chair Knightsbridge Neighbourhood Forum	11/05/15	Support	As the Interim Proposed Chair Designate, I would like to confirm my enthusiastic support for the application by the Knightsbridge Neighbourhood Forum for designation by Westminster City Council. Please designate the Forum as soon as possible so its work can begin.
9	Neighbourhood Planning Team Leader Royal Borough Kensington and Chelsea	12/05/15	Comments	No comment to make.
10	Transport for London	15/05/15	Comments	<p>TfL's interest in and adjacent to the proposed area relates to (though not necessarily limited to) the following:</p> <ul style="list-style-type: none"> <li>•The 360 bus route runs through the proposed area on Exhibition Road, Queens Gate and Prince Consort Road; it terminates in the Prince Consort Road, so there is bus standing there, as well as bus stops/shelters along the route within the proposed area</li> <li>•Knightsbridge and South Kensington Underground stations are adjacent to the proposed area boundary</li> <li>•The A4 Brompton Road forms part of the Transport for London Road Network (TLRN)</li> <li>•The A315 Knightsbridge/Kensington Gore forms part of the Strategic Road Network (SRN)</li> <li>•Both the above roads have a number of bus routes/stops (the 70 also runs along Queens Gate)</li> <li>•Piccadilly Line tunnels run under Brompton Road</li> <li>•Cycle hire docking stations, and potential intensification to accommodate growth in demand</li> <li>•The East-west cycle superhighway, proposed to run along South Carriage Drive, which forms the northern boundary of the proposed area</li> <li>•Central London Cycle Grid/Quietway (Exhibition Road)</li> <li>•Legible London signage</li> <li>•Funding of Crossrail through the Mayor's Community Infrastructure Levy and s106 planning obligations</li> <li>•Limited TfL landholdings in the proposed area, along Brompton Road and adjacent to Knightsbridge (north side)</li> </ul> <p>No specific comments on the application itself, but TfL Planning would be keen to be involved in subsequent consultations related to this neighbourhood forum, should it be designated.</p>
11	Environment Agency	16/05/15	Comments	No comments to make on the forum, but all guidance for plan making is available on their website.

12	Knightsbridge Association	20/05/15	Support	<p>The Knightsbridge Association (KA) has existed in Knightsbridge for over 50 years. It applied successfully for the Knightsbridge Neighbourhood Area to be designated as such and fully supports this application to establish the Knightsbridge Neighbourhood Forum. Our understanding is that the proposed Forum will not compete with the KA or other local organisations but instead focus on creating a Neighbourhood Plan that can join together the many diverse voices within our community.</p> <p>Proposed Directors of the Forum have been identified from across the neighbourhood to ensure a degree of certainty for Westminster City Council, stakeholders and others about the initial character of the entity proposing to take on important new responsibilities for our area.</p> <p>The KA urges Westminster City Council to designate the Knightsbridge Neighbourhood Forum as quickly as possible so its work can begin.</p>
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