

**Statement of Common Ground between  
London Borough of Barnet (LBB)  
and  
Quod on behalf of Regal JP North Finchley Limited (“Regal JP”)**

**March 2023**

**North Finchley Town Centre**

**1.0 Introduction**

1.1 This Statement of Common Ground (SoCG) between LBB and Regal JP North Finchley Limited (known as Regal JP) addresses planning matters specific to North Finchley Town Centre.

1.2 Regal JP has been working extensively with LBB since entering into an updated Site Assembly and Land Agreement in October 2021 (Part of the Site Allocations Note - EXAM75) to develop the overall spatial vision and wider growth strategy for North Finchley Town Centre.

1.3 Within the emerging Local Plan, LBB’s ambitions for the regeneration of North Finchley Town Centre are principally expressed through Policy GSS08 – Barnet’s District Town Centres and six key proposal sites (Sites 57, 58, , 60, 61, 64 and 66) outlined in Annex 1 – Schedule of Proposals.

1.4 The purpose of this SoCG is to document the planning matters being addressed and the progress in cooperating to address them. It focusses on areas of agreement or disagreement between LBB and Regal JP. The document is intended to be ‘live’, and it can be updated as circumstances change, and agreement occurs between the parties on any outstanding issues.

1.5 This iteration of the SoCG applies to Barnet's submission (Regulation 22) Local Plan (Core\_01) and to the Council's subsequent table of Proposed Modifications to the Draft Barnet Local Plan (EXAM 4) which was published on the Examination website on 27 June 2022. Proposed Modifications MM95, MM96, MM97 and MM98 relate to Policy GSS08 and supporting text. As part of the EIP the Council has reconsidered the merits of these Proposed Modifications. This reconsideration and further proposed modifications are reflected in Table A.

1.6 Table A sets out Proposed Modifications to Policy GSS08 and supporting text as well as Site Proposals for the six key proposals sites in North Finchley Town Centre.

## **2.0 Specific Matters**

2.1 The Inspector on Day 10 of the EIP asked LBB to work with the promoter of North Finchley regeneration (Regal) in progressing a Statement of Common Ground, particularly with regards to proposal sites within North Finchley. The site promoters have been working with LBB on realising the regeneration of North Finchley since the production of the North Finchley Town Centre Framework Supplementary Document (adopted 2018).

2.2 North Finchley is the largest district centre in Barnet. It suffers from a traffic dominated environment with often poor quality public realm, acting as deterrents to increased footfall and dwell time. Annex 1 of the London Plan (2021) identifies North Finchley as a District Centre with 'high' potential for residential growth. Through the North Finchley Town Centre Framework Supplementary Planning Document (SPD) LBB has set out an approach for revitalising the district town centre, providing a greater focus on an appropriate mix of uses, including health, leisure and cultural uses, where retailing remains important but residential makes a greater contribution to the town centre's diversification and overall 'offer'. Investment in residential led mixed use development will help to fund public realm and infrastructure improvements making North Finchley a more attractive centre to live, visit and enjoy.

2.3 Regal JP has been working extensively with LBB since entering into an updated Site Assembly and Land Agreement in October 2021 to develop the overall spatial vision and wider growth strategy for the town centre. The Council and Regal JP have engaged extensively over the redevelopment of most of the Key Opportunity Sites identified in the SPD namely: (KOS1 (site 61), KOS2, (site 57), KOS 3 (site 60), KOS4 (site 66) and KOS6 (site 58) and enhancement of the wider town centre environment. Regal JP have undertaken a series of site capacity testing exercises, which reflects the work undertaken in partnership with LBB, to bring forward at least 2,350 homes across a range of sites within the town centre's regeneration. The six key sites are expected to contribute (based on their indicative capacities) 1,045 new homes as part of North Finchley's regeneration.

2.4 Within the initial phase of the regeneration of North Finchley, one of the Local Plan proposal sites is in LBB ownership (Site 58), with the others (Sites 57, , 60, 61, 64 and 66) in various 3rd party ownerships. The SPD acknowledges the wide range of ownerships that exist across NFTC and notes that delivering the vision for the town will require site assembly. Regal JP are in active discussions with the aim of securing the necessary land via private negotiations, however, the SPD confirms that LBB will consider the use of its compulsory purchase powers to assemble sites, where appropriate. As a result, Regal JP are confident in the deliverability of the sites that form part of the SPD.

2.5 At the EIP hearing sessions held in November 2022 where the individual site proposals were discussed the Inspectors requested a Note responding to specific questions raised in respect of a number of the Barnet Local Plan sites; these included the following six sites within North Finchley: Sites 57, 58, 60, 61, 64 and 66. These are designated as Key Opportunity sites within the North Finchley Town Centre Framework SPD. The Site Allocations Note (EXAM 75) has subsequently been produced responding to the questions raised at the hearing sessions in respect of these sites resulting in a number of further proposed modifications detailed in Table A below.

2.6 With regard to the following North Finchley Town Centre sites, (Sites 57, 60, 61, 64 and 66) the Council has reexamined the application of the Central density classification and maintains that these sites should remain within the upper limits of the Central density classification. Although not within a major town centre, its immediate context, particularly in the central gyratory area (containing the Arts Depot and bus garage), is characterised with taller buildings with large footprints. There are traditional domestic scale properties on the side streets, however, the majority of these sites relate to and / or read as part of high-rise aspect of North Finchley Town Centre.

### **3.0 Areas of Agreement**

3.1 Both parties agree that the North Finchley Town Centre Framework SPD and its ambitions for the revitalisation of this particular district town centre should be better reflected in the Local Plan and highlighted within Policy GSS08 – District Town Centres and supporting text.

3.2 Both parties have agreed proposed modifications to Policy GSS08 and supporting text, and also to relevant North Finchley site proposals detailed in Annex 1 of the emerging Local Plan, as set out in Table A. The proposed modifications reflect the intent of the adopted SPD and the prominence of North Finchley as the largest district centre in Barnet. North Finchley town

centre is a location promoted for revitalisation and intensification, where proposals that optimise residential density on under-utilised sites will be supported.

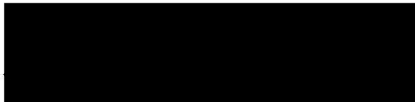
#### **4.0 Governance arrangements**

This SoCG will be kept up-to-date and will form a key part of implementation of Local Plan policies and any future Local Plan review.

#### **5.0 Signatories**

Both signatories agree that this statement is an accurate representation of areas of agreement and disagreement between the two parties.

Signed:



Name: Neeru Kareer

Position:

**Assistant Service Director Planning & Building Control**

**LB of Barnet**

Date: 24.03.2023

Signed:



Name: Steve Harrington

Position: Planning Director

**Quod on behalf of Regal JP North Finchley Limited**

Date: 23.03.2023

**TABLE A**

**PROPOSED MODIFICATIONS WITH REGARDS TO POLICY GSS08**

**Note – This is the most up to date version of Proposed Modifications for GSS08 (and supersedes EXAM 38 – Note on Retail)**

Ref	Existing text	Track changes	Clean
<p>Para 4.21.1</p> <p><b>MM95 is withdrawn</b></p>	<p>Barnet has an extensive town centre network with a range of locations where appropriate renewal and regeneration can support the Borough’s growth needs. Thriving town centres are essential for the Borough to grow sustainably and successfully. Barnet’s Growth Strategy highlights those town centres that have been prioritised, for improving the town centre offer</p>	<p>Barnet has an extensive town centre network with a range of locations where appropriate renewal and regeneration can support the Borough’s growth needs. Thriving town centres are essential for the Borough to grow sustainably and successfully. Barnet’s Growth Strategy highlights those town centres (<u>Burnt Oak, Chipping Barnet, Edgware, Finchley Church End (Finchley Central), Golders Green and North Finchley</u>) that have been prioritised, for improving the town centre offer.</p>	<p>Barnet has an extensive town centre network with a range of locations where appropriate renewal and regeneration can support the Borough’s growth needs. Thriving town centres are essential for the Borough to grow sustainably and successfully. Barnet’s Growth Strategy highlights those town centres (Burnt Oak, Chipping Barnet, Edgware, Finchley Church End (Finchley Central), Golders Green and North Finchley) that have been prioritised, for improving the town centre offer</p>
<p>Para 4.21.4</p>	<p>In order to be successful and thriving Barnet’s town centres will have to adapt and</p>	<p>In order to be successful and thriving Barnet’s town centres will have to adapt and take advantage of the increased flexibility provided by the 2020 radical overhaul of the Use Classes Order. <u>The changes to the Use Classes Order (2020) remove</u></p>	<p>In order to be successful and thriving Barnet’s town centres will have to adapt and take advantage of the increased flexibility provided by the 2020 radical overhaul of the Use Classes Order. The changes to the Use Classes Order (2020) remove</p>

	take advantage of the increased flexibility provided by the 2020 radical overhaul of the Use Classes Order.	<u>restrictions on changes of use and allow greater flexibility as well as opportunities to change between town centre uses, supporting town centre vitality and viability.</u>	restrictions on changes of use and allow greater flexibility for opportunities to change between town centre uses, supporting town centre vitality and viability.
Para 4.21.5	Barnet's town centres are important locations not only for retail, but also provide a focus for community and family friendly activities and a sense of civic pride, often containing valued heritage assets. The importance of town centres as sites of employment is reflected in the Council's Article 4 Direction restricting the conversion of offices to residential. The renewal of town centres must balance growth needs with sensitive and high-quality design.	Barnet's <u>district</u> town centres are important locations not only for retail, but also provide a focus for community and family friendly activities and a sense of civic pride, often containing valued heritage assets. <del>The importance of town centres as sites of employment is reflected in the Council's Article 4 Direction restricting the conversion of offices to residential.</del> The renewal of town centres must balance growth needs with sensitive and high-quality design. <u>This is reflected in the SPD planning frameworks for Edgware and North Finchley town centres.</u>	Barnet's district town centres are important locations not only for retail, but also provide a focus for community and family friendly activities and a sense of civic pride, often containing valued heritage assets. The renewal of town centres must balance growth needs with sensitive and high-quality design. This is reflected in the SPD planning frameworks for Edgware and North Finchley town centres.
Para 4.21.6	Within town centres new infill	Within <u>district</u> town centres new infill development is unlikely to afford significant amenity space within	Within district town centres new infill development is unlikely to afford significant amenity space within

	development is unlikely to afford significant amenity space within the curtilage of the site, and it is therefore vital that areas of publicly accessible open space are maintained or developed within or in close proximity to town centres, and that development proposals demonstrate existing or improved access to such spaces.	the curtilage of the site, and it is therefore vital that areas of publicly accessible open space are maintained or developed within or in close proximity to town centres, and that development proposals demonstrate existing or improved access to such spaces.	the curtilage of the site, and it is therefore vital that areas of publicly accessible open space are maintained or developed within or in close proximity to town centres, and that development proposals demonstrate existing or improved access to such spaces.
Para 4.21.7	Barnet's district town centres will pursue an approach that aligns with the Mayor's Healthy Streets Approach, promoting active modes of travel and good public transport provision.	Barnet's <u>district</u> town centres will pursue an approach that aligns with the Mayor's Healthy Streets Approach, promoting active modes of travel and good public transport provision.	Barnet's district town centres will pursue an approach that aligns with the Mayor's Healthy Streets Approach, promoting active modes of travel and good public transport provision.
Para 4.21.7A	<b>NEW</b>	<u>North Finchley is the largest district centre in Barnet. It suffers from a traffic dominated environment with often poor quality public realm, acting as deterrents to increased footfall and dwell time. Through the North Finchley Town Centre Framework Supplementary Planning Document (SPD) (adopted in 2018) the Council has set out an</u>	North Finchley is the largest district centre in Barnet. It suffers from a traffic dominated environment with often poor quality public realm, acting as deterrents to increased footfall and dwell time. Through the North Finchley Town Centre Framework Supplementary Planning Document (SPD) (adopted in 2018) the Council has set out an

		<p><u>approach for revitalising the district town centre, providing a greater focus on an appropriate mix of uses, including health, leisure and cultural uses, where retailing remains important but housing, as a consequence of residential led intensification, makes a greater contribution to the town centre's diversification and overall 'offer'. Investment in residential led mixed use development will help to fund public realm and infrastructure improvements making North Finchley a more attractive centre to live, visit and enjoy. Following on from the adoption of the North Finchley Town Centre SPD the Council will pursue the individual planning objectives for each district centre through utilising more detailed area frameworks such as Supplementary Planning Documents.</u></p>	<p>approach for revitalising the district town centre, providing a greater focus on an appropriate mix of uses, including health, leisure and cultural uses, where retailing remains important but housing, as a consequence of residential led intensification, makes a greater contribution to the town centre's diversification and overall 'offer'. Investment in residential led mixed use development will help to fund public realm and infrastructure improvements making North Finchley a more attractive centre to live, visit and enjoy. Following on from the adoption of the North Finchley Town Centre SPD the Council will pursue the individual planning objectives for each district centre through utilising more detailed area frameworks such as Supplementary Planning Documents.</p>
<p>Policy GSS08  <b>MM96 is withdrawn</b></p>	<p>Main Town Centres (Burnt Oak, Chipping Barnet, Finchley Central, Golders Green and North Finchley) will form the Council's priorities for investment and revitalisation, supporting local businesses and delivering mixed use development in accordance with the place making policies of the Local Plan and in alignment with the</p>	<p><u>In addition to the Major Centre of Edgware, there are 14 District Centres identified within Barnet in the London Plan – of these Main Town Centres</u> (Burnt Oak, Chipping Barnet, Finchley Central, Golders Green and North Finchley) <del>will</del> form the Council's priorities for investment and revitalisation, supporting local businesses and delivering mixed use development in accordance with the place making policies of the Local Plan and in alignment with the Mayor's Healthy Streets Approach.</p>	<p>In addition to the Major Centre of Edgware, there are 14 District Centres identified within Barnet in the London Plan – of these (Burnt Oak, Chipping Barnet, Finchley Central, Golders Green and North Finchley) form the Council's priorities for investment and revitalisation, supporting local businesses and delivering mixed use development in accordance with the place making policies of the Local Plan and in alignment with the Mayor's Healthy Streets Approach.</p>



	Mayor's Healthy Streets Approach.		
Policy GSS08	The changes to the Use Classes Order (2020) remove restrictions on changes of use and allow greater flexibility for opportunities to change between town centre uses, supporting town centre vitality and viability.	<del>The changes to the Use Classes Order (2020) remove restrictions on changes of use and allow greater flexibility for opportunities to change between town centre uses, supporting town centre vitality and viability.</del>	
Policy GSS08	The Council will support mixed use development within Barnet's town centres ensuring that their individual town centre offer responds to the needs of residents and workers as well as businesses and maintains their distinctiveness as places and vibrant hubs.	The Council will support mixed use development within Barnet's <u>district</u> town centres ensuring that their individual town centre offer responds to the needs of residents and workers as well as businesses and maintains their distinctiveness as places and vibrant hubs. <u>Investment in residential led mixed use development will help to fund public realm and infrastructure improvements making district town centres such as North Finchley more attractive places to live, visit and enjoy.</u>	The Council will support mixed use development within Barnet's district town centres ensuring that their individual town centre offer responds to the needs of residents and workers as well as businesses and maintains their distinctiveness as places and vibrant hubs. Investment in residential led mixed use development will help to fund public realm and infrastructure improvements making district town centres such as North Finchley more attractive places to live, visit and enjoy.

Policy GSS08  NB – Number of new homes subject to change under Matter 11	Barnet's Town Centres (excluding Cricklewood and Edgware) have potential to deliver a minimum of 5,400 new homes.	Barnet's <u>District Town Centres</u> (excluding Cricklewood <del>and Edgware</del> ) have potential to deliver a minimum of 5,400 new homes	Barnet's District Town Centres (excluding Cricklewood) have potential to deliver a minimum of 5,400 new homes.
Policy GSS08	The Council will ensure that proposals for town centre development:	The Council will ensure that, <u>with due regard to Policy CDH03</u> , proposals for <u>district</u> town centre development:	The Council will ensure that, with due regard to Policy CDH03, proposals for district town centre development:
Policy GSS08 (d)  MM97	do not have a negative impact on areas outside of the town centre	do not have a negative impact <u>on the amenity of</u> areas outside of the town centre	do not have a negative impact on the amenity of areas outside of the town centre
Policy GSS08 (d)  MM98	supports sustainable travel and seeks to minimise parking provision , including at zero provision where appropriate, and to not exceed established standards;	supports sustainable travel and seeks to minimise parking provision , including at zero provision where appropriate, and to do not exceed established standards ( <u>as per TRC03</u> );	supports sustainable travel and seeks to minimise parking provision , including at zero provision where appropriate, and do not exceed established standards as per TRC03
Policy GSS08		<u>The North Finchley Town Centre Framework Supplementary Planning Document (SPD) has set out an approach for the revitalisation and future intensification of the town centre, providing a</u>	The North Finchley Town Centre Framework Supplementary Planning Document (SPD) has set out an approach for the revitalisation and future intensification of the town centre, providing a

	<b>NEW</b>	<u>greater focus on an appropriate mix of uses, where retailing remains important but housing, as a consequence of residential led intensification, makes a greater contribution to the town centre's diversification and overall 'offer'. The Council will support planning proposals that optimise residential density on suitable sites while delivering improvements to the amenity of the area and overall offer of the town centre.</u>	greater focus on an appropriate mix of uses, where retailing remains important but housing, <u>as a consequence of residential led intensification,</u> makes a greater contribution to the town centre's diversification and overall 'offer'. The Council will support planning proposals that optimise residential density on suitable sites while delivering improvements to the amenity of the area and overall offer of the town centre.
Policy GSS08	The Council will pursue the individual planning objectives for each town centre through utilising more detailed area frameworks such as Supplementary Planning Documents.	The Council will <u>continue to</u> pursue the individual planning objectives for each <del>district town</del> -centre through utilising more detailed area frameworks such as Supplementary Planning Documents.	The Council will continue to pursue the individual planning objectives for each district centre through utilising more detailed area frameworks such as Supplementary Planning Documents.
<b>PROPOSED MODIFICATIONS WITH REGARDS TO SITE PROPOSALS – 57,58, 60, 61, 64 AND 66</b>			
Site 57 309-319 (North Finchley Town Centre) Ballard's Lane North Finchley N12 8LY	Site Requirements and Development Guidelines: Tall (but not Very Tall) Buildings may be appropriate, however, all tall building proposals will be subject to a detailed assessment of how the proposed building relates to its	Site Requirements and Development Guidelines: Tall (but not Very Tall) Buildings may be appropriate, however, all tall building proposals will be subject to a detailed assessment of how the proposed building relates to its surroundings, ( <del>with height of neighbouring buildings being of foremost consideration</del> ) responds to topography, contributes to character, relates to public realm, natural environment and digital connectivity.	Site Requirements and Development Guidelines: Tall (but not Very Tall) Buildings may be appropriate, however, all tall building proposals will be subject to a detailed assessment of how the proposed building relates to its surroundings, responds to topography, contributes to character, relates to public realm, natural environment and digital connectivity.

Retain MM381, MM382 (revised)	surroundings, (with height of neighbouring buildings being of foremost consideration) responds to topography, contributes to character, relates to public realm, natural environment and digital connectivity.		
Site 58 811 High Road & Lodge Lane car park (North Finchley Town Centre), North Finchley N12 8JT	Development timeframe: 0 – 5 years Site requirements and guidelines: Public car parking loss must be assessed and re-provided as required.	Development timeframe: 0—5 6 – 10 years Site requirements and guidelines: Public car parking loss and parking provision for any forthcoming mixed-use development must be assessed <u>through parking stress survey(s), utilising the Lambeth Council Parking Survey methodology (The Guidance Note can be found at: <a href="https://www.lambeth.gov.uk/sites/default/files/2021-10/lambeth-parking-survey-guidance2021.pdf">https://www.lambeth.gov.uk/sites/default/files/2021-10/lambeth-parking-survey-guidance2021.pdf</a>), and re-provided as required. The results of the survey should inform the level of parking required. <u>Financial and non-financial obligations may be required towards Control Parking Zone reviews and the amendment of existing and Traffic Management Orders, in order to mitigate any excess residential parking stress as a consequence of future residential development at this site.</u></u>	Development timeframe: 6 – 10 years Site requirements and guidelines: Public car parking loss and parking provision for any forthcoming mixed-use development must be assessed through parking stress survey(s), utilising the Lambeth Council Parking Survey methodology (The Guidance Note can be found at: <a href="https://www.lambeth.gov.uk/sites/default/files/2021-10/lambeth-parking-survey-guidance2021.pdf">https://www.lambeth.gov.uk/sites/default/files/2021-10/lambeth-parking-survey-guidance2021.pdf</a> ). The results of the survey should inform the level of parking required. Financial and non-financial obligations may be required towards Control Parking Zone reviews and the amendment of existing and Traffic Management Orders, in order to mitigate any excess residential parking stress as a consequence of future residential development at this site.
Site 60 Finchley House (key site)	Development Timeframe: 0 - 5 years	Development Timeframe: 0—5 6 -10 years Site requirements and development guidelines: Tall (but not Very Tall) Buildings may be appropriate within the boundaries of the Town	Development Timeframe: 6 -10 years Site requirements and development guidelines: Tall (but not Very Tall) Buildings may be appropriate within the boundaries of the Town

<p>3) (North Finchley Town Centre) High Rd &amp; Kingsway North Finchley N12 0BT</p> <p>Retain MM387, MM388 (revised)</p>	<p>Site requirements and development guidelines: Tall (but not Very Tall) Buildings may be appropriate within the boundaries of the Town Centre however all tall building proposals will be subject to a detailed assessment of how the proposed building relates to its surroundings (with height of neighbouring buildings being of foremost consideration) responds to topography, contributes to character, relates to public realm, natural environment and digital connectivity. Further guidance will be provided by the Designing for Density SPD.</p>	<p>Centre however all tall building proposals will be subject to a detailed assessment of how the proposed building relates to its surroundings (<del>with height of neighbouring buildings being of foremost consideration</del>) responds to topography, contributes to character, relates to public realm, natural environment and digital connectivity. Further guidance will be provided by the Designing for Density SPD.</p>	<p>Centre however all tall building proposals will be subject to a detailed assessment of how the proposed building relates to its surroundings responds to topography, contributes to character, relates to public realm, natural environment and digital connectivity. Further guidance will be provided by the Designing for Density SPD.</p>
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<p>Site 61 Tally Ho Triangle (key site 1) (North Finchley Town Centre) High Rd, Ballard's Lane &amp; Kingsway North Finchley, N12 0GA/0BP Retain MM389, MM 390 (revised)</p>	<p>Site Requirements and Development Guidelines:</p> <p>Tall (but not Very Tall) Buildings may be appropriate, however, all tall building proposals will be subject to a detailed assessment of how the proposed building relates to its surroundings, (with height of neighbouring buildings being of foremost consideration) responds to topography, contributes to character, relates to public realm, natural environment and digital connectivity.</p>	<p>Site Requirements and Development Guidelines:</p> <p>Tall (but not Very Tall) Buildings may be appropriate, however, all tall building proposals will be subject to a detailed assessment of how the proposed building relates to its surroundings, <del>(with height of neighbouring buildings being of foremost consideration)</del> responds to topography, contributes to character, relates to public realm, natural environment and digital connectivity.</p>	<p>Site Requirements and Development Guidelines:</p> <p>Tall (but not Very Tall) Buildings may be appropriate, however, all tall building proposals will be subject to a detailed assessment of how the proposed building relates to its surroundings, responds to topography, contributes to character, relates to public realm, natural environment and digital connectivity.</p>
<p>Site 64 744-776 High Rd (North Finchley Town Centre)</p>	<p>Site Requirements and Development Guidelines:</p> <p>Tall (but not Very Tall) Buildings may be appropriate, however, all tall</p>	<p>Site Requirements and Development Guidelines:</p> <p>Tall (but not Very Tall) Buildings may be appropriate, however, all tall building proposals will be subject to a detailed assessment of how the proposed building relates to its surroundings, <del>(with height of neighbouring buildings being of foremost consideration)</del> responds to topography, contributes</p>	<p>Site Requirements and Development Guidelines:</p> <p>Tall (but not Very Tall) Buildings may be appropriate, however, all tall building proposals will be subject to a detailed assessment of how the proposed building relates to its surroundings, responds to topography, contributes to character,</p>

<p>North Finchley N12 9QG</p> <p>Retain MM394, MM395 (revised)</p>	<p>building proposals will be subject to a detailed assessment of how the proposed building relates to its surroundings, (with height of neighbouring buildings being of foremost consideration) responds to topography, contributes to character, relates to public realm, natural environment and digital connectivity.</p>	<p>to character, relates to public realm, natural environment and digital connectivity.</p>	<p>relates to public realm, natural environment and digital connectivity.</p>
<p>Site 66 East Wing, (key site 4) (North Finchley Town Centre) 672-708 High Rd North Finchley N12 9PT/9QL</p>	<p>Site Requirements and Development Guidelines: Tall (but not Very Tall) Buildings may be appropriate, however, all tall building proposals will be subject to a detailed assessment of how the proposed building relates to its surroundings, (with height of neighbouring buildings being of</p>	<p>Site Requirements and Development Guidelines: Tall (but not Very Tall) Buildings may be appropriate, however, all tall building proposals will be subject to a detailed assessment of how the proposed building relates to its surroundings, <del>(with height of neighbouring buildings being of foremost consideration)</del> responds to topography, contributes to character, relates to public realm, natural environment and digital connectivity.</p>	<p>Site Requirements and Development Guidelines: Tall (but not Very Tall) Buildings may be appropriate, however, all tall building proposals will be subject to a detailed assessment of how the proposed building relates to its surroundings, responds to topography, contributes to character, relates to public realm, natural environment and digital connectivity.</p>

Retain MM397, MM396 (revised)	foremost consideration) responds to topography, contributes to character, relates to public realm, natural environment and digital connectivity.		
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