

**Stennett, Jasmine**

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**From:** Mary Bonar [REDACTED]  
**Sent:** 04 February 2026 21:45  
**To:** Planning Policy Consultations  
**Subject:** Change MM55 to thd proposed City Plan 2040 'Plan'

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Dear Sirs

My name is Mary Bonar abx my temporary address is given below. Having lived in the City for 34 years I am in the course of moving within the [REDACTED] for the third time

I understand that a late change has been proposed to the Plan which will deviate from the cluster approach for tall buildings above 75m, by allowing existing buildings of 75 metres or more located outside the cluster area to be redeveloped to heights above 75m

This appears to be a random approach to planning which fails to take into account the undesirable effects of very tall buildings. These include overlooking, overshadowing, the creation of wind tunnels, lack of sympathy with the immediate location.

As a long standing resident of the listed [REDACTED] (currently residing temporarily in [REDACTED] [REDACTED]) I have experienced the effects of the continuous development of tall buildings around the perimeter of the Estate which is insidiously destroying the privacy of the Estate and impacting on its scale and its carefully designed relationship to the areas which surround it. The proposed change to the Plan if adopted would mean that a number of the buildings on the wsf of the Estate would be regarded as suitable for redevelopment as even taller buildings without proper consideration of their impact.

There are a large number of such existing buildings in the City with the result that adoption of MM55 would be incompatible with the carefully developed proposal for clustering and lead to a breakdown of the coherence of the original Plan.

Regards

Mary Bonar  
[REDACTED]