

From: Anne Perry <[REDACTED]>
Sent: 17 March 2025 07:47
To: Richmond Local Plan
Subject: The Flood plain in Twickenham

Categories: Consultation Response

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Dear Planning Inspector,

I am writing to formally object to the proposed modification of Policy 8 of the Local Plan and the redefining of the floodplain as it will affect Eel Pie Island set out in MM44.

The classification of this flood zone is not supported by the evidence. The current designation is that the island lies in Flood Zone 3a.

To suggest that it should be moved into Flood Zone 3b is not supported by evidence, and does not take into account the different flood risks on different parts of the Island.

Eel Pie Island is a thriving community.

The proposed policy will change all this and make it impossible to make even minor changes to our properties, without very stringent evidence of the sort that applies to actual flood plains.

This change is also likely to make insuring our properties far more difficult and expensive, despite the fact that I believe none of us have made insurance claims for damage caused by flooding.

I understand that this proposal was not included in the original consultation of the Local Plan. It was added after discussions between the Local Authority and the Environment Agency.

We, as stakeholders, were not therefore, given an opportunity to challenge this significant change during the consultation process. There was a lack of proper consultation and proper justification.

Surely the Council should consider an evidence based approach, and recognise the unique characteristics of Eel Pie Island and other affected areas?

In the absence of sufficient evidence to the contrary Eel Pie Island should remain in Flood Zone 3a.

The Embankment opposite the foot of the bridge is in zone 3b. The Island itself is in zone 3a. The Council should adopt a Site-Specific Assessment, rather than applying a uniform policy. You should acknowledge our distinct characteristics and flood profile.

In conclusion Implementing MM44 will inflict unnecessary harm to the people who live on the Island and to the Island businesses, without delivering benefits to flood risk management. I have lived on the Island for [REDACTED] years during which I have lived in 3 different houses on the Island. At no time over those years have my different properties on the Island been in any remote risk of flooding.

I repeat, you have insufficient evidence to support this change. This proposed change lacks procedural fairness and justification. You should adopt a balanced approach, while maintaining proper flood risk management on the river.

I would appreciate the chance to discuss the matter with you further.

Yours sincerely,
Anne Perry

[REDACTED] Twickenham [REDACTED]
[REDACTED]