

**From:** Martin Wallraff <[REDACTED]>  
**Sent:** 16 March 2025 15:44  
**To:** Richmond Local Plan  
**Cc:** Claudia Helena Villasis-Wallraff  
**Subject:** Objection to Draft Local Plan MM44

**Categories:** Consultation Response

Sie erhalten nicht häufig E-Mails von [REDACTED]. [Erfahren Sie, warum dies wichtig ist](#)

Dear Sir or Madam,

We are very concerned by the proposed new definition of the floodplain (Flood Zone 3b) that would include Eel Pie Island.

We have only purchased the property [REDACTED] in [REDACTED] and have made this our main and only home.

This change would have severe repercussions for us in several regards:

- Increased property insurance premiums or even no insurance coverage, as we already struggled to find someone willing to cover the property under the current conditions
- Re-mortgaging will become more difficult, given banks often use flood mapping to identify high-risk properties
- Extensions and modifications will be largely curtailed
- Impact on property value, given expected difficulties to sell the property in the future.

We strongly urge you to reconsider this new definition or amend it, so that Eel Pie Island is exempt and remains outside the functional floodplain.

Kind regards,

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Martin Wallraff and Claudia Villasis-Wallraff