

From: Max Balfour <[REDACTED]>
Sent: 11 March 2025 09:51
To: Richmond Local Plan
Subject: Eel Pie Island
Attachments: Screenshot 2025-03-10 at 21.16.54.png
Categories: Consultation Response

You don't often get email from [REDACTED]. [Learn why this is important](#)

Hello,

It is clear from the Richmond Council flood assessment map (see attached screen print) that Eel Pie Island is largely zone 3A.

Furthermore, it is also clear from the map that para 16.66 does not apply to Eel Pie Island since the egress to and from the island is not within the functional floodplain.

Furthermore, MM44 does not change matters since the island is protected by “Thames Tidal Flood Defences”.

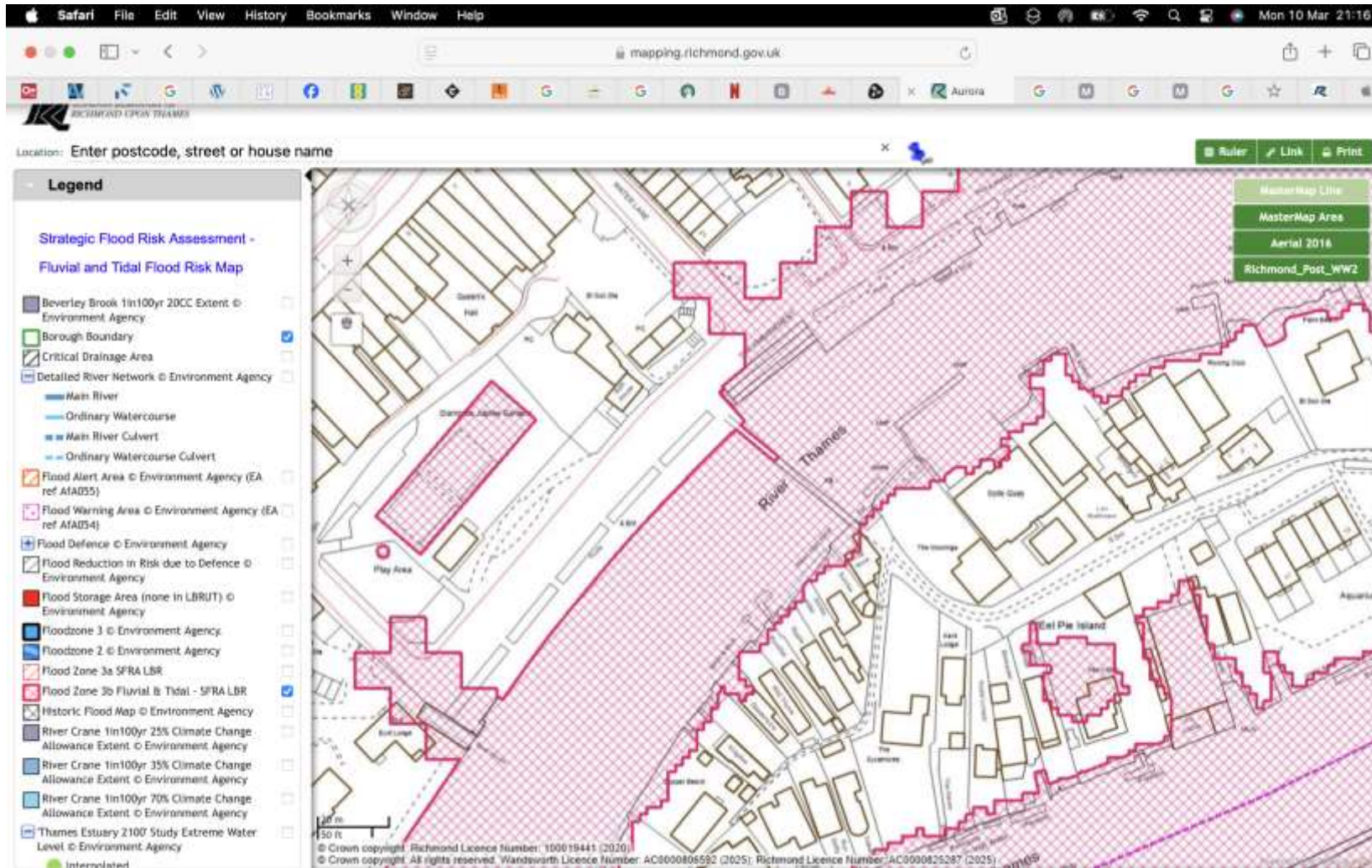
However, given the number of businesses and residents living and working on the island and its dynamic and ever evolving nature I would like to suggest that the Local Plan makes it explicit that para 16.66 does not apply to Eel Pie Island.

I hope and assume that this is non-controversial and can be added with ease e.g. with the clause “For clarification it should be noted that Eel Pie Island is in zone 3a and this para 16.66 does not apply to Eel Pie Island”

Many thanks,

Max Balfour
[REDACTED]
[REDACTED]
[REDACTED]

Attachment: Screenshot 2025-03-10 at 21.16.54.png



[REDACTED]

From: Max Balfour <[REDACTED]>
Sent: 11 March 2025 10:33
To: Richmond Local Plan
Subject: Policy 3

Categories: Consultation Response

You don't often get email from [REDACTED]. [Learn why this is important](#)

Hello

Policy 3 starts with the statement “Climate change is now the greatest challenge facing our society”.

This is factually wrong and should therefore be deleted.

The word “society” is not defined but presumably refers to our local Richmond and Twickenham community since this is a “Local Plan”. Clearly climate change is not a significant challenge to residents of Richmond and Twickenham.

I would suggest that the more obvious challenges are cost of living, social care, ever increasing tax burden, over regulation and lack of affordable housing.

I am happy to be corrected if you can point to material impacts of climate change current or future that will impact residents of Richmond and Twickenham.

Given policy 3 is based on a false premise I suggest that it needs to be completely rewritten and significantly watered down with the ridiculously onerous goals being removed.

Please note that this is in your own interest because retaining a false statement as the premise for the policy will open you up to legal challenges in the future.

Best regards

Max Balfour
[REDACTED]
[REDACTED]
Twickenham
[REDACTED]