

[REDACTED]

---

**From:** Nick Dinnage <[REDACTED]>  
**Sent:** 17 March 2025 11:49  
**To:** Richmond Local Plan  
**Subject:** Objection: functional floodplain re Eel Pie Island as described in MM44

**Categories:** Consultation Response

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Pursuant to the invitation to give my view to the proposed modifications to the local plan please see below the reasons for my objections, specifically to the re categorisation of the functional floodplain in regard to Eel Pie Island (EPI) as described in MM44. In summary, the proposal will have a profound negative impact upon residents and businesses on the island in the absence of any evidence based justification:

- (1) no reliable/ sufficient evidence in relation to the specific features of EPI in support of the proposed change;
- (2) failure to undertake an impact assessment upon the residents and businesses located on EPI;
- (3) failure to consult with the relevant stakeholders, namely property and business owners. This change was not included in the original consultation of the Local Plan and only became clear post discussions between LBRUT and the Environment Agency. There was no opportunity to challenge the plan, which represents a significant detrimental change to residents etc on the island.
- (4) Re classification of EPI does not reflect reality of the established flood risk assessments. The proposed change fails to address the unique features of EPI and as such is inherently flawed.
- (5) The proposals will impose entirely unwarranted restrictions on residents and businesses located on EPI. It will leave home and business owners unable to develop their property through the imposition of unmerited planning restrictions introduced as a result of this change. This is a wholly unjustified interference of property rights which will result in the diminution of the EPI community and the extent of the same will undoubtedly cause significant long term detriment to the character and the viability of home ownership and business activity on the island.
- (5) Reclassification will immediately result in a significant increase in insurance premiums and potentially mean that it is impossible to insure homes and businesses for a reasonable premium. Inevitably, this will negatively impact upon the availability of finance either for the purchase of property on the island and/or for investment and development of commercial enterprise with the consequent diminution of value of all property on the island.

In conclusion, the case is not made out in support of the proposed modification. The consequences are appalling for residents and businesses alike and is particularly egregious given the lack of consultation. Please record my strenuous objection to the proposals.

Nick Dinnage  
[REDACTED]  
[REDACTED]  
[REDACTED]