

[REDACTED]

From: kasia a. oberc <[REDACTED]>
Sent: 17 March 2025 11:36
To: Richmond Local Plan
Subject: LBR Flood policy objection
Attachments: KAOberc_objection_proposed_modification_Local_Plan.docx

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

Dear Planning Team,

Please find enclosed my strong objection to the modification to Policy 8 (MM44) of the draft Local Plan.

I very much hope that you are able to reconsider your proposal.

Kind regards
KA Oberc

[REDACTED]
[REDACTED]
Twickenham [REDACTED]

K. A. Oberc

[REDACTED]

[REDACTED]

Twickenham [REDACTED]

16 March 2025

Objection to proposed modification to Policy 8 (MM44) of the draft Local Plan

Having moved to [REDACTED] with our young family in [REDACTED], I am astonished to find out about the Council's proposed redefinition of the floodplain. I am writing to strongly object to the changes.

Eel Pie Island is a hive of activity: artists, rowers, boatbuilders, offices, and homes all coexist and thrive in a magnificent flurry of year-round, daylong mutual community. All islanders, both those who live here and those working and working out here, greet and speak to each other, acutely aware of their role as custodians of the island and its particularity.

The biannual Eel Pie Island Open Studios events attract in two swoops thousands of curious visitors from all over London and beyond, and supports local Twickenham businesses by way of hungry and curious people who would not usually have visited, yet explore other nooks of the area. Twickenham Rowing Club and Richmond Yacht Club, both based on the island, in addition to their own community-building sporting activities, regularly host parties and events at their much sought after, unique venues, also supporting further Twickenham businesses by way of catering and other events-related needs.

The island's businesses, from architect studios to boatbuilding and repair, are thriving beds of expertise. The boatyards in particular are some of the last remaining ones on the London stretch of the Thames to service the London fleet.

The changes would in effect render every single property and business on the island uninsurable, unimprovable, and unsellable. Those families whose homes are on the island would be trapped in a loop of neither being able to move by not being able to sell their homes as no mortgage would cover a new buyer, nor being able to protect their homes through modifications. The healthy ebb and flow of human traffic would be strangled. Every dwelling on the island, bar one – Jacob's Ladder, already being negatively affected by the proposed changes through the Council's rejection of planning permission, despite the changes not yet being in effect – is full, housing families, professionals and workers. Yet all of our homes and businesses remain unaffected by flooding both due to the island's unique build and position, and by careful building over

the years. None of the properties have been affected by any of the floods in the last 15 years.

The difference between Eel Pie Island and other islands along the Thames in the Borough are substantial and material to this issue, in particular the fact that Eel Pie Island is the only inhabited island in the tideway. The tideway is supported by the Thames Barrier and other locks to regulate flood water. Additionally, being uninhabited, the other islands will not be affected by the changes. Remaining inhabited islands included within the Draft Plan are in non-tidal areas. Their coexistence with the river is therefore of an altogether different nature and not material to this particular objection.

Including Eel Pie Island within the Draft Local Plan will be devastating to its very existence. Historically, Eel Pie Island has played playing more than fair share in putting Twickenham on the map. It was then a hotbed for the British music scene, launching the Rolling Stones, Pink Floyd and other seminal musicians. It is currently a thriving community of residential, industrial and commercial activity.

To include Eel Pie Island within the redefinition of the functional floodplain would be a death knell to the island, and I urge you to retain the existing definition.