

[REDACTED]

From: Anna Edwards <[REDACTED]>
Sent: 17 March 2025 16:18
To: Richmond Local Plan
Subject: Eel Pie island flood zone changes- formal objection

Categories: Consultation Response

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Dear Sir/Madam,

I am writing to formally object to the proposed modifications under Policy 8 (MM44) of the Local Plan, particularly the reclassification of Eel Pie Island into flood Zone 3b.

Firstly I am concerned that the flood risk assessment is inaccurate. The change from Flood zone 3a to 3b does not reflect the current flood risk. The actual risk is very accurately represented by 3a.

The proposed changes have potentially vast and far reaching consequences by the way of unnecessary planning restrictions. This is likely to have a huge impact on the current community of the Eel Pie island. There is a real risk that these changes hinder essential extensions and developments on the island, that are important for the people who live and work on the island.

The reclassification is very likely to bring changes in the form of dramatically increase in insurance cost and with that will severely undermine property values. I do not live on the island, but am a frequent visitor. I go to a well attended Yoga class in the yacht club. I have in my capacity as a self employed gardener worked on the island and have met on many occasions some of the local community. They are an amazing community, that we should support as it makes Twickenham culturally richer and a better place. Some of them might be perceived as a quirky lot. Everyone I have met makes Twickenham a more interesting, diverse and culturally rich community, that deserves our full support.

I have met people who lives are very much shaped and enriched by living on the island. They are people who chose that life as it offers a community that is so rare these days. I would hate to see that go or become a place where you can't sell your house anymore or can't afford to insure it, because of a hasty change in legislation. I very much support them in their efforts to communicate their concerns to you.

I am particularly concerned about the lack of proper consultation MM44 was not included in the original public consultation and emerged only later without adequate public engagement or clear justification.

My recommendation is to retain the Flood Zone 3a classification for the Eel Pie Island. Also I would like to see evidence based site specific approach that takes into account the islands unique circumstances.

I would like to think that no one in Twickenham knows the tides and potential floods better than the people on the island. No where else do you have to time your supermarket shopping delivery taking into account spring tides.

Please consult them with regard to any changes. They are a willing conversation partner and will have a valuable insights to add to any discussion about this topic.

Yours faithfully

Anne Edwards

[REDACTED]

Twickenham

