

[REDACTED]

From: Lacy Chapman <[REDACTED]>
Sent: 14 March 2025 18:15
To: Richmond Local Plan
Cc: Ian [REDACTED] Tyson; [REDACTED]
Subject: Objection to Main Modification 44 impacting Eel Pie Island
Attachments: 20250314175202557.pdf

Categories: Consultation Response

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Dear Council

Please find attached the objection to MM44 from Ian Tyson of Eel Pie Island.

Thank you

Sent from my iPad


Twickenham


14th March 2025

Dear Sirs,

I am writing to formally object to the proposed Modification no. 44 under Policy 8 of the draft Local Plan, which would reclassify the whole of Eel Pie Island into Flood Zone 3b.

The proposed shift from Flood Zone 3a to 3b does not align with existing, reliable flood risk data. The current Zone 3a classification accurately represents the actual risk.

This change introduces unnecessary planning restrictions, hindering essential developments that have historically enabled our community to thrive sustainably.

Reclassification will dramatically increase insurance costs, limit insurability, and severely undermine property values, making ownership and investment unsustainable.

Most importantly, this proposed Modification was not included in the original public consultation and emerged only later without public engagement or transparent justification.

I would like the Council to retain the current Flood Zone 3a classification for Eel Pie Island and adopt an evidence-based, site-specific approach, acknowledging our island's unique circumstances.

This proposed modification offers no tangible flood risk benefits and poses unnecessary harm to our community. I urge the Council to reject Modification No. 44 and pursue a balanced, evidence-based approach.

It is clearly evident that at extreme high tides the Twickenham Embankment (Flood Zone 3b) does flood, however, our homes and businesses on Eel Pie Island do not flood. Eel Pie Island is not in Flood Zone 3b.

Yours faithfully,


Ian Tyson 