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Sent: 17 March 2025 12:56
To: Richmond Local Plan
Subject: Local Plan changes, objection to policy 8 on flood risk and sustainable drainage

Categories: Consultation Response

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Dear Planners,

I'm writing to express my concerns about the proposed changes to Policy 8 of the Local Plan, specifically the redefinition of the functional floodplain in MM44. Classifying all land "riverward of the Thames Tidal Flood Defences" as functional floodplain (Zone 3b) could have serious negative impacts on Eel Pie Island and surrounding areas.

Firstly, the proposed changes do not accurately reflect the flood risk for Eel Pie Island. The current designation of Flood Zone 3a is supported by existing assessments, while the shift to Zone 3b lacks solid evidence. This reclassification misrepresents the actual risks faced by the island.

Moreover, the new policy would severely limit property owners' ability to make necessary improvements, which are vital for maintaining the sustainability of Eel Pie Island as a thriving community. This could stifle development opportunities and hinder the growth of the area.

Additionally, reclassifying the island could pose significant financial and insurance challenges for residents and businesses. It may become more difficult to secure loans and insurance, leading to increased costs and potentially making some properties uninsurable.

Lastly, I have concerns about the lack of consultation regarding MM44. This modification wasn't included in the original public consultation, and stakeholders had no opportunity to voice their concerns. There has also been no clear justification provided for this redefinition, which raises questions about its necessity.

In conclusion, I urge the council to reconsider the proposed changes. Keeping the current classification as Flood Zone 3a, recognising past exceptions for Eel Pie Island, and conducting site-specific assessments would be a more balanced approach. These changes could harm the community without offering real benefits in terms of flood risk management.

I look forward to your response.

Best,

Graeme Rimmer, [REDACTED] Twickenham [REDACTED]