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From: Laura Arrigoni <[REDACTED]>
Sent: 10 March 2025 18:11
To: Richmond Local Plan
Subject: Objection to MM44 – Functional Floodplain Redefinition

Categories: Consultation Response

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Dear Sirs,

I strongly object to MM44 of Policy 8, which reclassifies all land riverward of the Thames Tidal Flood Defences as functional floodplain (Zone 3b). This broad and unjustified change will severely impact Eel Pie Island and other areas.

Key Concerns:

Inaccurate Classification: The shift from Flood Zone 3a to 3b lacks site-specific evidence and ignores Eel Pie Island's actual flood risk.

Development Restrictions: The new classification would unnecessarily limit property modifications, threatening the island's long-term viability.

Financial & Insurance Impact: Reclassification will make mortgages, loans, and insurance harder to secure, devaluing properties.

Lack of Consultation & Justification: MM44 was introduced without proper public consultation or clear evidence supporting its necessity.

Request for a Fairer Approach

I urge the council to reject MM44 and instead:

Retain the current floodplain classification based on actual risk.

Recognize Eel Pie Island's historical exceptions due to its unique circumstances.

Apply site-specific assessments rather than a blanket policy.

This change would cause unnecessary harm without real flood risk benefits. I look forward to your response.

Best regards,
Laura Arrigoni

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