

[REDACTED]

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**From:** Richard Wayman <[REDACTED]>  
**Sent:** 16 March 2025 15:10  
**To:** Richmond Local Plan  
**Subject:** Objection - Draft Local Plan, Main Modification MM44

**Categories:** Consultation Response

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Dear Council

I am writing to object to the Main Modification MM44 within the new version of your Local Plan. More specifically, I object to the new definition within the Local Plan that would classify Eel Pie Island as functional floodplain.

My family and I have lived on [REDACTED] since purchasing our property, [REDACTED], in [REDACTED]. Having been a resident for nearly [REDACTED] years, I am acutely aware of some of the challenges that exist as a result of living on the Island. Obtaining a mortgage, securing affordable home insurance and obtaining planning permission for any changes to our property are, already, far from straightforward.

It is my understanding that within the Local Plan, the new definition would state that: 'For the River Thames, the functional floodplain is defined as land riverward of the Thames Tidal Flood Defences.'

This is clearly hugely significant and, indeed, deeply concerning as it would mean that Eel Pie Island would now be classified as functional floodplain. The consequences of this is that it would make obtaining a mortgage, home insurance and planning permission even more difficult than it has been up to now. Of course, this would also have significant adverse consequences for the value of properties on the Island.

I am sure that this was never the intention and therefore would ask that the Planning Inspectors revisit the matter and recognise the impact that the proposed change will have on the Island. More specifically, I would request that the existing definition of the functional floodplain (Flood Zone 3b) is retained or, alternatively, that an exception is made for Eel Pie Island, so that it can continue to thrive in the years ahead.

I look forward to hearing from you in response to my objection.

Thank you for your time.

Yours faithfully,

Richard Wayman

[REDACTED]

[REDACTED]

Twickenham [REDACTED]

[REDACTED]