

From: Roger Cutler <[REDACTED]>
Sent: 12 March 2025 16:53
To: Richmond Local Plan
Subject: Policy8 of Local Plan. Tidal Flood Defences. Re-classification of Eel Pie Island into the flood plain in MM44.

Categories: Consultation Response

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I wish to object strongly to the above re-classification of Eel Pie Island into the flood zone.. This does not reflect reality & causes major issues for residents on the island. The island has been in Zone 3a because it has a low flood risk assessment. There is no rationale for moving it to Zone 3b. Not only that; but such a re-classification would bring severe, & unnecessary, hardship to islanders.

The resulting planning restrictions would severely damage the island's further evolution & sustainability. Like any community, residents & businesses have been able to develop, extend & convert properties. Suddenly this would become much more difficult, or even impossible; because of the unnecessary change in classification. In addition; in our already difficult economic climate; residents & businesses would be hit by unnecessary large increases in insurance costs, mortgages & business loans. Some properties may become uninsurable overnight. The financial security of all islanders would get much worse - for what purpose?

This re-classification was not included in the original Local Plan Public Consultation. Clearly it was felt that there was no need for it. The change to the plan occurred only when the council got together with the Environment Agency. Why would either, or both, these bodies wish to make such a change? On what evidence? Where is the data that supported such a sudden change in the flood risk? Although this was a significant change in the definition of the flood

risk; there was no opportunity to challenge it during the formal consultation process. Why not?

There are no benefits in this inclusion of Eel Pie Island in the floodplain. In the absence of any evidence of increased risk, Eel pie Island should remain in Flood Zone 3a; as per its established flood risk assessments. Common sense must prevail. Gratuitously causing unnecessary harm to residents, businesses & the wider community is pointless; when the existing flood risk management has been perfectly satisfactory over previous years. Please put Eel Pie Island back into Flood Zone 3a.

Sincerely,
Roger Cutler.