

[REDACTED]

From: Cindy Pickard <[REDACTED]>
Sent: 16 March 2025 19:00
To: Richmond Local Plan
Subject: Objection to MM44 – Proposed redefinition of Functional Floodplain

Categories: Consultation Response

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Dear Planning Inspectors,

I am a resident of [REDACTED] and I am writing to object to the redefinition of the Functional Floodplain as outlined in the MM44 of Policy 8 of the local plan. The reclassification of all land 'riverward of the Thames flood defences' as Functional Floodplain' zone 3b. This is very worrying as it will classify the whole island as a Functional Floodplain.

Firstly, this is not true. Most of the island is currently designated as 3a as it sits above the Functional Floodplain. I have lived at [REDACTED] for [REDACTED] years in my house, and it has never been flooded. Even during the very high tide on the 31st October 2000, my house, and my neighbours houses were no where near flooding. The tidal nature of flooding on the island is predictable, making the blanket designation as a Functioning Floodplain unjustified.

The new classification will be detrimental to islanders as it will make home insurance more expensive and difficult to obtain. Mortgages and loans secured against a property will also become more expensive and more difficult to obtain.

Finally, it also means that planning permission for even a small extension will be impossible, at a time when the Government wants to make planning permissions easier.

The residents and businesses of Eel Pie Island were not given a chance to challenge this significant change during the formal consultation process as the MM44 was not included in the original public consultation of the local plan. It only emerged after discussions between the Council and the Environmental Agency. No clear reason or supporting data have been given to justify the redefinition. Could you please recognise the detrimental impact that the redefinition outlined in the MM44 will have on the Eel Pie Island residents and businesses. Please consider keeping the existing definition of the Functional floodplain (flood zone 3b) or make an exception for Eel Pie Island so it can continue to thrive.

Kind regards,
Lucinda Pickard