

From: Stephen H <[REDACTED]>
Sent: 16 March 2025 15:20
To: Richmond Local Plan
Subject: PLAN MM44 FLOODPLAIN RECLASSIFICATION - RESIDENTS OBJECTION

Categories: Consultation Response

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Dear Sirs

I am writing this letter to formally object to the proposed reclassification of Eel Pie Island into Flood Zone 3b, under policy 8 (MM44) of the local plan. I object on the following basis:

- **Incorrect Flood Zone Classification.** The Island has historically been in Flood Zone 3a, and there is no reliable or certified flood data which suggests this reclassification to Flood Zone 3b needs to be implemented.
- **Impact on Community and Financial Consequences.** Reclassification will drastically increase insurance costs, undermine property values and negatively impact viability for all of us who live and work here. The proposed change will have a significant effect on Islanders' abilities to improve their homes in coming years, and will also stagnate the flourishing of future generations on the Island, due to unnecessary planning restrictions.
- **Lack of Consultation.** At no point have residents of Eel Pie Island been invited to challenge or consult on this change, which is completely exclusionary given how the reclassification will affect our livelihoods.
- **Personal Experience.** I have been a resident of [REDACTED] for over [REDACTED] years. I work as a musician and like many was drawn here by the magnetic charm and rich cultural history. As someone born with a disability, I have zero experience of flooding ever posing a danger to my neighbours or a health concern to myself. In contrast, I spent a year during the pandemic staying on a houseboat in Chertsey where the Thames is non-tidal, and during the winter months had to routinely use waders (or call for assistance) to get to work, as exceptionally high water levels would sometimes remain for days, if not weeks on end. However, this is never the case on Eel Pie Island, as we are down river from Teddington lock. This change feels discriminatory to all residents, and poses a particular threat to the elderly and most vulnerable in the community.
- **Summary.** We call for the retention of the current Flood Zone 3a status, which is both historically correct and site-specific. We urge the Council to acknowledge our Island's unique circumstances, reject MM44 and adopt an evidence-based approach to prevent harm to the future viability of our community.

Yours truly

Stephen Harrison