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**From:** Pip Boulter <[REDACTED]>  
**Sent:** 16 March 2025 20:39  
**To:** Richmond Local Plan  
**Cc:** [REDACTED]  
**Subject:** Regarding the Floodplain categorisation of Eel Pie Island

**Categories:** Consultation Response

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Dear Sir or Madam

I am writing with regard to the proposed categorising of Eel Pie Island being in a 3b flood plain. It seems that the council have either knowingly or mistakenly categorised it as such without any public consultation. Yet the Aurora Mapping system states it is in 3a flood zone. Apparently the proposed changes were not mentioned in the June /July 2023 version of LBRuT "Publication" draft. And it wasn't until 10th May 2024 that the proposed changes to the recategorization was made public. Following this, in subsequent meetings the representatives from Eel Pie Island were not allowed to speak, which is completely unacceptable. The embankment is a category 3a Flood Plain, yet it floods when there are high tides, but Eel Pie Island has never flooded in the 40 years that my mother lived on the Island and really should be in the category 3a. The Island is situated high enough above the river that even during very heavy rain it does not flood. If you continue with this completely unnecessary re-categorisation of the Island to 3b it will have a completely deleterious effect on the Islanders ability to keep the Island evolving and keeping up with the times. Ultimately it will create hardship for those living here and for anyone who wants to buy a property on the Island. Mortgages, either will not be granted or will be unaffordable. Insurance will skyrocket, and people will not be able to modify their homes.

My Siblings and I are at present trying to sell my Mother's house as sadly she died last April. My sister has had to pay the inheritance tax up front which is crippling, and the proposed changes are putting a lot of prospective buyers off wanting to invest on the Island. Ultimately your proposals are very destructive and must be reconsidered.

Yours Truly

Philippa Boulter

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