

From: koren ayres <[REDACTED]>
Sent: 16 March 2025 13:44
To: Richmond Local Plan
Subject: Plan MM44 Floodplain Reclassification

Categories: Consultation Response

You don't often get email from [REDACTED]. [Learn why this is important](#)

Dear Sirs

We are writing to formally object to the proposed changes under Policy 8 of the Local Plan; specifically, the redefinition of the functional floodplain as outlined in MM44. We are deeply concerned that the reclassification of Eel Pie Island to Flood Zone 3B will have significant negative impact on the island and our home should it be implemented.

Incorrect Flood Zone Classification

The reclassification in MM44 is incorrect. Historically, the Island has been in Flood Zone 3A, and there is no evidence to change this to Zone 3B.

Severe Impact

This policy change will undermine the long-term viability of the Island for those who live and work there.

Negative Financial and Insurance Consequences

We have lived on the Island for over 25 years and believe that if this change goes forward it will most likely make it impossible to obtain affordable insurance. Since living on the Island our property has never flooded. This change will be of no benefit to anyone except the insurance companies who already charge a premium for the Island's insurance.

Lack of Proper Consultation

Residents have not been given the opportunity to challenge this major change nor have we seen any supporting data on the move to change.

A more Considered View

It would be much better to retain the Island's Flood Zone 3A status, which is factually and historically accurate.

Conclusion

This policy would cause unnecessary harm to the residents and businesses on the Island. A more accurate and historically correct policy should be adopted. Many of the Island's residents are retired elderly and this policy would negatively impact their lives and potentially prevent younger generations from moving to the Island threatening the unique Island Life. We urge the council to find a more reason solution, and reject the MM44.

Yours sincerely,

Marcia and Frederick Ayres
[REDACTED]