

From: David Hopwood <[REDACTED]>
Sent: 16 March 2025 12:05
To: Richmond Local Plan
Subject: Local plan consultation - Objection to redefinition of Eel Pie Island

Categories: Consultation Response

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I am a resident of [REDACTED] and I am writing to you to object strongly to the proposed modifications to the Local Plan, specifically Main Modification 44, the proposed redefinition of the 'functional flood plain' with the inclusion of Eel Pie Island, moving it from Flood Zone 3a to Flood Zone 3b.

This redefinition seems to have been made without reference to any evidence, current or historic, that the properties on Eel Pie Island are at risk of flooding. I have lived there for over 20 years and even at the highest of high tides co-inciding with the periods of heavy rainfall (which caused extensive flooding elsewhere in the country) NONE of the properties on the Island have been even close to being flooded. Before any changes are made to the flooding categorisation we should be given the documentation on which this proposal is based and which cites actual evidence of the assumed risk.

This proposal seems to have been made without the opportunity being given for it to be challenged or refuted. I have certainly not been made aware of it and wonder whether this is by design or carelessness. The council must presumably be aware of the adverse impact this will have on several aspects of living on the island. These include being denied the ability to change their dwelling to respond to changes in personal circumstances, inability to insure their properties, difficulty in selling their house at all even at reduced property values. These issues will have a serious effect on the island and the lives of the people who live there and I would ask that the council should reconsider or at least carry out a public consultation BEFORE this designation becomes part of the local plan.

Regards,

David Hopwood