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Sent: 12 March 2025 18:36
To: Richmond Local Plan
Subject: Eel Pie Island - proposed change to flood risk status

Categories: Consultation Response

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Dear Sir or Madam,

I write to object to the proposed redefinition of the functional floodplain outlined in MM44. The reclassification of all land "riverward of the Thames Tidal Flood Defences" as functional floodplain (Zone 3b) is unnecessary and would have extremely negative consequences for Eel Pie Island, its residents and its businesses.

The reclassification of the island as Zone 3b does not reflect its actual flood risk. The current designation of most of the island as Flood Zone 3a is far more appropriate, given the height above river level at which most buildings are located and the fact that the island is on the tidal Thames, so that any flooding events are likely to be of short duration, unlike such events on the non-tidal river. It is also not the case, as stated, that access to the island is in Zone 3b.

Reclassifying the island as part of floodplain Zone 3b is far from being a trivial change. It would have very serious consequences for residents and business owners. Insurance costs, business loans and mortgages would rise significantly - and might even become unobtainable. This would certainly have very negative consequences for the vitality of the island community, including its sports clubs and businesses. These bodies have been given no chance to object to the change during the consultation phase of the process, since the proposal was not included until after the public consultation.

Since the proposed reclassification is not based on any specific evidence related to the island, and is based on a "one-size-fits-all" approach, I urge the council to consider the unnecessary damage it will do to the residents, businesses and clubs of the Island and to reconsider it.

Yours faithfully,

Ian Kroch

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