

From: Tommy Cooper <[REDACTED]>
Sent: 16 March 2025 14:46
To: Richmond Local Plan
Subject: Objection to Redefinition of Functional Floodplain – Eel Pie Island

Categories: Consultation Response

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Dear LBRUT. Planning Department,

I am writing to formally object to the proposed redefinition of the functional floodplain in the Local Plan, which would incorrectly designate Eel Pie Island and its access as being within Flood Zone 3b.

Historically, both the island and its access have been recognized as part of Flood Zone 3a, allowing for sustainable development and economic viability. The sudden reclassification would significantly impact residents and businesses by:

Severely restricting planning permissions for new developments, extensions, and changes of use. Limiting access to residential mortgages and business loans, making financing more expensive and difficult to obtain.

Increasing insurance premiums due to perceived higher risk, despite no actual change in flood conditions.

Threatening the viability of river-related businesses such as boatyards.

Moreover, this redefinition was introduced without proper public consultation. The changes were only made public in May 2024, nearly a year after the last consultation, preventing affected parties from voicing concerns through the appropriate channels. Previous Local Plans and SFRAs have recognized the unique characteristics of each island, yet this revision unjustly treats all islands as one, disregarding Eel Pie Island's specific circumstances.

I urge the Council to either retain the existing definition of the functional floodplain (Flood Zone 3b) or grant an exception for Eel Pie Island, as has been done in previous plans. A rushed, poorly justified change of this magnitude should not proceed without proper scrutiny and consultation.

I appreciate your time and consideration and look forward to your response.

Best regards,

Michael Cooper, [REDACTED]

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Regards
Tommy