

[REDACTED]

From: Mark Gunning <[REDACTED]>
Sent: 13 March 2025 13:59
To: Richmond Local Plan
Subject: Objection to proposed modification of functional floodplain for Eel Pie Island - MM44

Categories: Consultation Response

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Dear Sirs,

I object to the proposed modifications under Policy 8 of the Local Plan concerning the redefinition of the functional floodplain as outlined in MM44. I believe this to be unnecessary, will cause significant problems to the island, its residence and its future but also to have been decided without proper consultation.

My main concerns are:

1. The island is not at significant flood risk and the new classification does not reflect this.
2. Impact on insurance and other issues for the residence.
3. It will restrict the future development of this lively and vibrant community, particularly as the Island moves towards more mixed use.
4. There was not proper consultation. This modification was not in the original public consultation and seems to have arrived just from discussions with in the council and the Environment agency. Residents should have had their say during the consultation stage on such an important issue for us.
5. There is no evidence (that is publicly available) that this change is justified. To make a change of this nature and significance needs, in my opinion, real evidence of the issue and I have not seen this anywhere.

I strongly believe that the existing definition of Flood Zone 3b should be retained unless real evidence is obtained that justifies it being changed.

Kind regards

Mark Gunning
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