

[REDACTED]

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**From:** Em Edwards <[REDACTED]>  
**Sent:** 15 March 2025 10:12  
**To:** Richmond Local Plan  
**Subject:** Objection to reclassification of functional floodplain

**Categories:** Consultation Response

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Dear LBRUT,

I have lived in [REDACTED] [REDACTED], a few yards from the Thames for [REDACTED] years and the house has never come even close to being flooded. Before moving to [REDACTED] I researched and found that only when the entire City of London, much of the Underground and The Houses of Parliament are all under a metre of water then perhaps Eel Pie Island may have some flooding too. But there's no way in any foreseeable future that the multi billion pound damage to London would be allowed to occur and so to penalise me preemptively and so drastically with a reclassification of my area to MM44 seems grossly unjust and unnecessary.

Eel Pie Island is 95% Flood Zone 3a so the leap to MM44 with no reasons given, is improper process. For myself and other property owners on Eel Pie Island this reclassification will mean huge insurance hikes or rejection of insurance altogether, severe restrictions on planning permission, difficulty or impossibility to obtain mortgages and loans with a consequent great loss in property value.

Moreover I was given no notice of this proposal as it was not included in the public consultation. There has been no data provided showing the reclassification is necessary.

I urge you to retain the existing Flood Zone 3b classification pending proper procedural process and factual justification.

Kind regards,  
Emma Edwards

[REDACTED]  
[REDACTED]