

**From:** simon cassini <[REDACTED]>  
**Sent:** 10 March 2025 19:06  
**To:** Richmond Local Plan  
**Subject:** Flood risk status change.. objection

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As a long term resident of [REDACTED] I would like to add my objection to the recent decision to redefine the functional floodplain to include the island.

I can't understand how this blanket change can be applied without taking into account the adverse effect it would have on residents and businesses on the island.

At a stroke it makes development and planing for new or existing residences impossible. It will impact our ability to apply for mortgages and almost certainly involve an increase in insurance premiums (or at worst make our homes uninsurable)

In our own case the planning permission we received a few years ago to extend our property was granted mainly on the grounds that unless we could make our house suitable as a residential home the property itself would very soon become unviable as a residential dwelling. As I understand it, this change in status would render a similar application now almost impossible. The house, originally an old wooden boatbuilder's shed dating from about 1900, would eventually cease to be a viable residence and a unique quirky slice of Twickenham history would be lost, to the detriment of the borough to some extent, but to the island indubitably.

If there is a logical reason for this change I would be happy to hear it but the reality seems to be that a broad brush has just been applied across the board to all the islands - inhabited or not - in this part of the river, partly based on erroneous information and certainly without any prior warning or consultation with the people best informed, best prepared and most directly affected. Us. The residents The island has been inhabited for hundreds of years and whilst I appreciate the problems of global warming may impact us more than they did Henry VIII we are very accustomed to the risks and very aware of the potential of extreme high tides, torrential rainfall and the numerous other factors that make island living slightly more interesting than might otherwise be the case.

I should add that in the [REDACTED] years we've lived here we have seen many huge tides accompanied by periods of extreme rainfall and high levels of water flow which have flooded much of the Embankment and caught out many an unwary motorist. But in that time, though water occasionally comes into the bottom of our garden, it has never come even close to threatening our home. We have remained dry and unscathed above the highest of tides and less in danger than many other riverside properties which seem unaffected by these changes. (I understand Platts Eyot for example is still being supported for residential development in spite of being almost identical topographically to Eel Pie).

Whenever the future of the borough is discussed the council always seem to mention Eel Pie Island as an exceptional asset to the community and recognise that in many ways a different approach is needed to ensure it continues to thrive as a place to live, a unique and well known artistic community and a base to the rapidly diminishing stock of working boatyards on the Thames.

I urge you to rethink this proposal and at the very least acknowledge that this blanket approach is not suitable in this case and the island should be treated as a separate case when considering how to classify flood risks.

An exception could and should be made if the island is to be allowed to grow and thrive to the benefit of both ourselves and the community.

I urge you to reject these changes and resubmit proposals which take into account our own unique circumstances and will not impact all our lives as residents of the island.

Yours sincerely

Simon & Sheba Cassini,

https://eur01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.bitterandtwisted.org%2F&data=05%7C02%7CRichmondLocalPlan%40richmondandwandsworth.gov.uk%7C044c609c9b3f4d8fac9108dd6006a840%7Cd9d3f5acf80349be949f14a7074d74a7%7C0%7C0%7C638772303926769197%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiilwLjAuMDAwMCIslIAiOiJXaW4zMilslkFOljoiTWFpbCIsIldUljoyfQ%3D%3D%7C0%7C%7C%7C&data=sTC%2FD0uoG0YKBF%2Bmaigs1TMuFqkEaBKERFbQ44psxyE%3D&reserved=0

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