

[REDACTED]

From: [REDACTED]
Sent: 17 March 2025 14:38
To: Richmond Local Plan
Subject: Main Modification 44

Categories: Consultation Response

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Dear Sirs,

I am writing to formally object to the proposed amendment under Main Modification 44 (MM44) of the London Borough of Richmond upon Thames Draft Local Plan, in particular the redefinition of the functional floodplain as land "riverward of the Thames Tidal Flood Defences"

Unlike other islands on this stretch of the river Eel Pie Island is located in Flood Zone 3a. This includes access points at both ends of the bridge.

To classify Eel Pie Island as part of the functional flood plain Flood Zone 3b is incorrect and does not reflect the true situation.

The proposed policy would have an adverse effect in many ways;

The island is a thriving community which has evolved over many decades. This could not continue were there to be severe limitations regarding planning and any alterations to property.

Property insurance would become much more expensive and even more difficult to obtain.

I strongly urge the Planning Inspectors to reject MM44 and keep the existing definition of the functional floodplain (Flood Zone 3b) or make an exception for Eel Pie Island.

Yours sincerely

Elisabeth Bell

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