

**From:** Clive Chapman <[REDACTED]>  
**Sent:** 14 March 2025 14:39  
**To:** Richmond Local Plan  
**Subject:** Objection to Proposed Changes in Local Plan - Policy 8 (flood Risk and Sustainable Drainage)  
**Attachments:** 20250314142128821.pdf  
**Categories:** Consultation Response

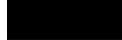
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Dear Sir/Madam

Please find attached my letter of objection

Kind regards

Jack Betteridge

  
Twickenham  


14<sup>th</sup> March 2025

Dear Sirs,

I am writing to formally object to the proposed Modification no. 44 under Policy 8 of the draft Local Plan, which would mean the reclassification of the whole of Eel Pie Island into Flood Zone 3b.

Key Objections:

1. **Inaccurate Flood Risk Assessment:** The proposed shift from Flood Zone 3a to 3b does not align with existing, reliable flood risk data. The current Zone 3a classification accurately represents the actual risk.
2. **Severe Impact on Community Sustainability:** This change introduces unnecessary planning restrictions, hindering essential developments that have historically enabled our community to thrive sustainably.
3. **Financial and Insurance Consequences** Reclassification will dramatically increase insurance costs, limit insurability, and severely undermine property values, making ownership and investment unsustainable.
4. **Lack of Proper Consultation** MM44 was not included in the original public consultation and emerged only later without adequate public engagement or transparent justification.

Recommendation:

- Retain the current Flood Zone 3a classification for Eel Pie Island.
- Adopt an evidence-based, site-specific approach, acknowledging our island's unique circumstances.

This proposed modification offers no tangible flood risk benefits and poses unnecessary harm to our community. I urge the council to reject Modification No. 44 and pursue a balanced, evidence-based approach.

It is clearly evident that at extreme high tides when Twickenham Embankment (Flood Zone 3b) floods, but none of the island, we are not in Flood Zone 3b.

Yours faithfully,  
