

[REDACTED]

From: Taste Twickenham <[REDACTED]>
Sent: 17 March 2025 16:24
To: Richmond Local Plan
Subject: Objection to Proposed modification to Policy 8
Attachments: Objection to Proposed modification to Policy 8.pdf

Categories: Consultation Response

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To Whom It May Concern,

Please see attached. Thanking you in advance for your attention and consideration.

Sincerely,

Lauri Riviera
[REDACTED]
[REDACTED]

Twickengam

A Taste of Twickenham

Discover what's right on our doorstep!

#atasteoftwickenham

Objection to Proposed modification to Policy 8 (MM44) of the draft Local Plan

We are Jake and Lauri Riviera and are longtime residents of [REDACTED], having moved [REDACTED] [REDACTED]. In our time here we have refurbished the unused [REDACTED] boatyard turning it into a family home, rebuilt [REDACTED], which was originally built with no proper foundations and also rebuilt [REDACTED] after it was involved in a fire. [REDACTED] was the last home we built and we were required to build it on raised foundations above the floodplain, a sensible requirement which simply and fully addressed any flooding issues. We have never experienced flooding of any of our properties.

We have read carefully the objections that have been submitted to this policy by John Sebastian Head, Valerie Scott Planning on behalf of Henry Harrison and Colin Heath, (all residents of the island) so will not be repeating all the points made in them, but suffice it to say we are in complete agreement with all arguments against this policy made in their submissions. Furthermore, we believe all the building work which we did with an eye to helping to maintain Eel Pie Island as a vibrant community, would likely not have been possible had this policy been in place. We are writing this letter of objection to the above proposed modification, which seeks to change current policy and by doing so would not allow the island to continue to be able to change to adjust to the needs of changing times.

Even though the policy not yet being adopted we are already seeing a stagnating effect the island, specifically as regards the recent planning application for Jacob's Ladder. The home is derelict and beyond repairing and needs to be rebuilt. A planning application for a sensitively designed replacement which respected the conservation area and was well supported by neighbours has been rejected on the grounds of this unadopted policy.

Without the ability to adapt going forward the island will suffer.

Insurance for properties on the island is already high and challenging to obtain. This change of policy will surely make the situation even more difficult. If available, premiums will be even higher than they already are, likely becoming unaffordable and worse case, be impossible to obtain.

This proposed policy will also effectively prevent raising mortgages. This and the insurance issues will negatively affect property values and the ability for current home and business owners on the island to sell their properties on. For example:

We are [REDACTED] and our home on the island is a major asset for us and a big part of the planning for our financial well-being going forward. As we get older there may be a time where island living will become difficult for us and at that point we would look to sell our home to fund age appropriate accommodation. If buyers are unable to obtain a mortgage or insurance, it will make it difficult or impossible to sell. This scenario would significantly and negatively impact our ability to care for ourselves in our old age and undo years of planning for this period in our life. It would have similar deleterious effect on every one of our neighbours, many of them long time island dwellers.

This plan presents an unjustified change in policy which will have serious, negative implications for Eel Pie Island, a place with a special heritage, one that deserves to be preserved! The Island has a rich marine and musical history. Its marine spirit is still evident as it is home to 3 working boatyards. As home of the venerated Eel Pie Hotel, its important place in the musical heritage of the UK in the 50's and 60's is undisputed, as it hosted hundreds of bands of the period. Both these legacies are celebrated at the Eel Pie Museum in Twickenham.

The Council is keen to build on Twickenham's musical heritage and cement it's place on the UK musical heritage map in order to attract tourism from around the world. Surely then, the well-being and vitality of the island should be respected and nurtured, not stymied by unjustified, unfair and frankly not very well considered policies.

Thanking you in advance for your attention and consideration.

Sincerely,

Jake and Lauri Riviera

[REDACTED]
[REDACTED]

Twickenham