

**From:** K Swift <[REDACTED]>  
**Sent:** 16 March 2025 23:32  
**To:** Richmond Local Plan  
**Subject:** Objection Response: MM44 Policy 8 Flood Risk and Sustainable Drainage

**Categories:** Consultation Response

You don't often get email from [REDACTED]. [Learn why this is important](#)

Dear Planning Inspectors,

I am writing to formally object to the proposed main modifications relating to Policy 8 of the new Richmond Upon Thames Local Plan, specifically the redefinition of the functional floodplain, ref;

### **Main Matter MM44 Policy 8 Flood Risk and Sustainable Drainage**

The proposal reclassifies Eel Pie Island to Flood Zone 3b which is not a sound plan as it will be detrimental to the residents and the future prosperity of the island.

- It is **factually incorrect**, as the island is, and has historically been, in Flood Zone 3a. The recently proposed shift to classify the island to Zone 3b is not supported by any evidence seen or readily available in the public domain, therefore is not valid.
- There has been **no consultation**. This proposal has not given local residents the opportunity to challenge this major change to their lives and livelihood. It has been stated as a fait accompli without any supporting evidence, consultation or consideration to the deleterious effect it will have on residents and businesses on the island.
- This policy change will **undermine the long-term viability** of the Island and will have a **severe impact** for those who live and work on the island.
- It will have **negative financial consequences** for residents. My mother has lived on the island for over [REDACTED] years and will struggle to obtain affordable insurance if the change goes ahead. Her property has never flooded in the whole time she has lived there.
- It permanently **blocks the island's prosperity** and will see the island thrust into decline. It will prevent potential buyers, including younger generations, from moving to the island as they won't be able to afford the crippling mortgages and insurance, and they won't be able to adapt or update properties in need of renovation as building regulations will prevent them from doing so.

### **Conclusion**

The proposal is invalid as it is factually and historically incorrect and has not had proper consultation. If implemented, it would cause unnecessary significant harm to the residents and businesses on the Island, as well as future generations. The plan is not a sound one. It has not been positively prepared, is not justified and won't be an effective policy in any sense. The only winners are the insurance companies.... It would be more appropriate to retain the island's flood zone 3a status which is both factually and historically accurate, as well as maintains the future prosperity for generations to come.

Yours sincerely,

K. Swift

A local resident