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**From:** Jane Schiemann <[REDACTED]>  
**Sent:** 16 March 2025 15:46  
**To:** Richmond Local Plan  
**Cc:** Tony Schiemann  
**Subject:** Flood Plain Redesignation MM4

**Categories:** Consultation Response

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For the attention of the London Borough of Richmond and the Environment Agency

As residents of [REDACTED] we are writing to express our shock and concern at the proposal of LBRUT and the Environment Agency to redesignate Eel Pie Island from Flood Risk 3a to 3b, thereby deeming Eel Pie Island a part of the functional floodplain.

Eel Pie Island is situated in the tidal part of the Thames and protected up river by Teddington Lock and down river by the Thames Barrier. With exceptional flows and tides water may come up over island pathways but since the island is in a tidal part of the river the water soon subsides as the tide goes out. Most houses have been built well above ground level and are therefore unaffected by flood water.

Eel Pie Island comprises a thriving community with houses, businesses, boat yards, art studios and clubs – many of which are regularly visited by the surrounding community. Redesignation of the island effectively as a flood plain would be devastating to all of these as properties would become uninsurable, mortgages impossible to fund and presumably planning permission could no longer be granted for an extensions to or rebuilding of existing properties.

It seems that this change of classification for Eel Pie Island, which would have disastrous consequences for the islands population, businesses and clubs, has been proposed at short notice and without proper public consultation. We therefore urge the authorities in question to retain the present classification, of the functional floodplain, rather than adopting a sweeping reclassification that fails to account for site-specific conditions.

Tony and Jane Schiemann  
[REDACTED]