

[REDACTED]

From: [REDACTED]
Sent: 15 March 2025 17:10
To: Richmond Local Plan
Subject: Objection to Main Modification 44 - its impact on Eel Pie Island

Categories: Consultation Response

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Dear Sirs,

I am writing to register my objection to the proposed modifications under Policy 8 (MM44) of the Local Plan, and in particular the reclassification of Eel Pie Island into Flood Zone 3b. There are a number of reasons why this reclassification is objectionable:

. the proposed reclassification from Flood Risk 3a to Flood Risk 3b presents an inaccurate assessment of the actual risk for the island; . the change will make planning permission much more restrictive, which would affect the ability of our residents and businesses to extend and develop the island's housing and installations as needed to meet future needs; . the change was not subject to public consultation; . reclassification will increase insurance costs and limit insurability; and it would negatively impact property prices and financial investment on the island, as mortgages and loans secured against property would become more difficult to obtain and more expensive.

The reclassification offers no tangible flood risk benefits and presents an unnecessary harm to our community. Therefore, the council should reject MM44, or make an exception for Eel Pie Island so that it can continue to adapt, evolve, and thrive.

Yours faithfully

Daniel MARQUES SAMPAIO

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