



RIVERSIDE RESIDENTS NEWSLETTER

15 April 2022

DETAIL ON OVERDEVELOPMENT OF STAINES EXPECTED SOON

... most Staines ward Councillors likely to vote against it ...

RESIDENTS OF STAINES will soon be given access to important detail on the planned overdevelopment of the town. This will be set out in Spelthorne Borough Council's draft Local Plan, two years after the creation of a Task Group set up to produce it. The 226-page document is expected to confirm that close to half the borough's housing target of more than 9,000 new homes over the 15-year Plan period will be built in Staines with several sites across the town identified for tower blocks of flats. It is believed that a significant proportion of the new homes for Staines must be built in the first five years.

"The Task Group that has produced the Plan is dominated by Councillors from other parts of the borough and there has been considerable friction with most of the Councillors representing Staines wards. Current indications are that they are likely to vote against it," says a spokesperson for the Riverside Residents (Staines) Coalition. "While the fight against there being high-rise in Staines might be lost, residents will want to be sure sensitive areas (the riverfront, Conservation Area and sites adjacent to existing residential areas) are zoned for low-rise development only. Much higher standards of design must be insisted on than the uninspiring 1970s Soviet-style twin-towers approved for the Masonic Hall site behind the iconic Debenhams building. Residents will also want to know what vision the Council has for the 'Staines of the future', what the town will look like and feel like as a place to live and work – for example, what new infrastructure, entertainment and leisure facilities will be provided. Hopefully the new Local Plan will clarify these issues."

The Local Plan is expected to be endorsed by the Council's Environment and Sustainability Committee when it meets ten days from now and be approved by a narrow margin at the full Council meeting in the middle of next month. It will be the subject of a 'public consultation' during the summer prior to its submission to the government Planning Inspector for final approval. It is far from clear at this point what if any scope there will be for the public consultation findings to alter the Plan.

Riverside Residents (Staines) Coalition – a working group of residents' organisations serving the interests of residents on both sides of the river. Supported by other residents' organisations across Staines and the Staines Town Society.

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