
RIVERSIDE RESIDENTS NEWSLETTER

7 May 2025

COUNCIL PLANS FOR STAINES MUST BE PUT ON HOLD FOR 'IMMEDIATE REVIEW' ... residents views are vital to Council consultation ...

PLANS FOR THE FUTURE OF STAINES in Spelthorne Council's Local Plan for the borough could only be delivered if three key things are ignored: flood risk, the lack of commitment to new infrastructure, and existing policies on protecting sensitive sites. This is the key conclusion of the Riverside Residents (Staines) Coalition submission to the Council's current consultation. The government Planning Inspector has already demanded that the Plan must be subject to 'immediate review'.

The Coalition's overview submission to the Council's consultation is attached ([click here](#)). For access to the consultation (which ends on 15 May) for residents to contribute their views ([click here](#)).

Flood risk must be regarded as a show-stopper now that the Royal Holloway, University of London, research has been validated by independent scientific endorsement. The scientist who led the research, Dr Jonathan Paul, set out the consequences of its findings for Staines at a well-attended public meeting yesterday evening. When initial results of the research were first outlined in May last year, Spelthorne Council chose publicly to discount its value because it had not been peer reviewed. Perhaps an added motivation for taking this position was the realisation that, if validated, the research would bring into serious question the Council's development plans for Staines. This critical independent validation was confirmed in March, so the Council must now take it seriously.

The Council's plans for Staines include more than 14 new developments across the town with new families in close to 3,500 new homes, mostly in tower blocks of flats. There is no full assessment of what new utilities and other infrastructure will be needed to support this scale of development let alone the gap between this and what is in place today. The proposed developments also seriously violate the Council's existing policies on protecting heritage assets, the Conservation Area and riverfront.

"We have today made our views explicitly clear in our submission to the Council's consultation and to the Planning Inspector", says the Coalition's spokesperson. "We believe it is very important that any residents with views they wish to be considered, regardless of whether they agree with ours, also contribute to the Council's consultation. This can be done via the consultation questionnaire or email (local.plan@spelthorne.gov.uk).

Riverside Residents (Staines) Coalition – a working group of six residents' organisations serving the interests of residents on both sides of the river.
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