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## RIVERSIDE RESIDENTS NEWSLETTER

5 June 2025

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### **WELCOME NEW FOCUS ON FLOOD RISK RESEARCH IMPLICATIONS FOR STAINES** ... but will the Council alert the Planning Inspector? ...

THIS WEEK HAS SEEN A FLURRY OF ACTIVITY putting a new focus on the research by Royal Holloway, University of London, into the flood risk from 'hidden' groundwater through the thin gravel layer on which Staines is built. It began on Monday evening when Spelthorne Borough Councillors were given a private briefing on the research and its consequences for the Council's plans for more high-rise developments across Staines. Since then, the Riverside Residents (Staines) Coalition has published a '*Layperson's guide to the flood risk problem in Staines*' ([click here](#)), and also written to the Planning Inspector examining the borough's Local Plan, the Environment Agency, Surrey County Council (Lead Local Flood Authority), and the government Minister for Water and Flooding.

The private briefing for Councillors was recorded and originally intended to be made available to the public by now. However it is understood Council lawyers may insist it won't be made available until at least sometime later this month. Several Councillors who attended the meeting have told Riverside Residents (Staines) Coalition that it was a very positive and constructive meeting leading to a renewed understanding of flood risk in Staines and concerns about current housing allocations for the town. The Planning Inspector completed his public examination of the borough's Local Plan in February, but representations will now be made to him to consider the implications of the Royal Holloway research.

"The tragedy in all of this is that the research was first presented to the Council in June last year. Its findings could and should have been considered by the Council then while the Local Plan was being finalised. It is unclear who in the Council drove the decision not to do this," says a spokesperson for the Riverside Residents (Staines) Coalition. "But we are where we are, and we just hope the Council's elected administration will now do the right thing and request modifications to the Plan to reflect the research findings. It would be a principled decision to do this, one that would reflect the administration's commitment to greater public accountability, and one the community would applaud."

**Riverside Residents (Staines) Coalition** – a working group of six residents' organisations serving the interests of residents on both sides of the river.  
[riverside.residents.staines@gmail.com](mailto:riverside.residents.staines@gmail.com)    FB Riverside Residents Staines