
RIVERSIDE RESIDENTS NEWSLETTER

23 August 2025

HAS COUNCIL DECIDED TO ACCEPT INCREASED FLOODING IN STAINES? ... unless it is forced not to ...

STAINES RESIDENTS ARE BAFFLED AND TROUBLED by Spelthorne Council's continuing refusal to commit to providing the protection needed to guard against increased flood risk in the town from new developments (revealed in independent research last year). Repeated requests to the Council from the Riverside Residents (Staines) Coalition since the summer of 2024 to accept an obligation to protect residents from the inherent threat have been rebuffed or ignored. Must the Council be forced to take action to avoid the potentially generational consequences of higher home insurance costs and even the trauma of actually being flooded?

"The government Planning Inspector is expected to say soon whether he considers the borough's Local Plan and its intentions for Staines to be 'sound' ... and he may require to Council to face up to and address the issue. Surrey County Council (Lead Local Flood Authority) and the Environment Agency had a two-hour briefing and discussion earlier this month with the scientist who led the flood risk research ... they may force the Council to take a more robust approach when considering planning applications. But that isn't the point," says a spokesperson for the Riverside Residents (Staines) Coalition. "It obviously matters a great deal whether the Council, not least its elected body, care about increasing flood risk in Staines and whether they believe everything possible must be done to protect against it. Clear, robust and enforceable policy directives and processes will need to be in place if they do, and there's no evidence of that yet. We have submitted the attached questions ([click here](#)) to the Council's Corporate Policy and Resources Committee meeting on 8 September. The main question needs a 'yes' or 'no' answer."

Background: Several sites across Staines are designated for tower-block developments in the borough's draft Local Plan. Yet the findings of research (by Royal Holloway, University of London), not challenged by anyone, reveal how the below-ground structures required to support these developments can block the massive quantities of water flowing through the thin gravel layer on which Staines is built and increase flood risk for other properties and public spaces. The Council chose to ignore the findings of the research when first published in June 2024, pending a peer review. The findings, unchanged, acquired peer review validation in March this year. They were re-presented to the full Council in early June. Since then, continuing silence!

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 FB Riverside Residents Staines