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# RIVERSIDE RESIDENTS NEWSLETTER

21 March 2025

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## **PUBLIC CONSULTATION ON DESIGN CODE FOR STAINES AND THE BOROUGH** ... important for Staines residents to give their views ...

A PUBLIC CONSULTATION on the draft Design Code intended to guide the design of buildings and spaces for new developments across the borough was launched this week and runs to 8 April. Staines features strongly in the Code with some 36 of its 168 pages devoted exclusively to the town. This reflects the intended dramatic transformation of Staines resulting from the decision that the town must absorb half the borough's housing target over the next 15 years with a consequential near 50 per cent population increase.

The Council, and residents associations in the Riverside Residents (Staines) Coalition, want all residents with an interest in how Staines will develop to contribute their opinions and ideas ([click this link to access the consultation](#)). At the moment it is an initial first draft and the Council recognises it needs more work, so now is a good time for residents to contribute to it. The consultants charged with its development are already working through the many comments and proposed amendments from members of the Citizen's Panel of residents from across the borough. A full consultation on a final version is planned for sometime in the summer, but by that time adding new ideas will be more difficult.

There is the prospect of new legislation in the coming months that could enable the Council to raise the status of the Code from guidelines to enforceable directives. This would require the Code to be consistent with the site allocations in the borough's Local Plan so some adjustments to the Code or the Plan might then be needed. Cllr Tony Burrell, Chair of Spelthorne's Design Code Project Board, says that, subject to the conditions and process involved, the Council would hope to be able to take advantage of it.

Spokesperson for the Riverside Residents (Staines) Coalition says: "We welcome the Code's zoning proposals that would differentiate sensitive areas in the town like the riverfront and Conservation Area. However, we have concerns about the proposed guidelines for new developments at the Bridge Street car park, Thameside House and Debenhams, and one or two other issues including the opportunity for more imaginative exploitation of the riverfront. Far more is also needed to protect residents from possible increases in flood risk from new developments. Residents associations in our Coalition intend to make their own representations to the Council on issues of particular concern to them; but we believe it is extremely important that individual residents also contribute their personal views. The Council says it's listening!"

**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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