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## RIVERSIDE RESIDENTS NEWSLETTER

25 July 2025

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### **PLANNED BRIDGE STREET HOTEL NOW CANCELLED** **... was flood risk the deciding factor? ...**

SPELTHORNE COUNCIL'S 250-YEAR LEASE AGREEMENT with Arora Group for a massive hotel on the Bridge Street car park site in Staines is being abandoned. The Council's announcement earlier today says the reason relates to the upcoming local government reorganisation "that means we must reassess what is right for Staines-upon-Thames". There was no further explanation of this in the announcement. But close observers since the lease agreement was signed in February this year wonder if flood risk was actually at the root of the decision.

The Bridge street car park site is one of the town's flood risk 'hot spots'. In fact, before the lease agreement was signed, the Council had withdrawn the site for "residential and hotel purposes" from its Local Plan because of flood risk at the insistence of the Environment Agency. There was speculation by some at the time that there may be design/engineering solutions to overcome the Agency's objections. There was also a major concern in the community that the proposed height and scale of the development would drive a coach and horses through current Council policies protecting the integrity of the Conservation Area.

"The collapse of the agreement hopefully highlights a growing awareness of the significance of the flood risk issue in Staines and the difficulty in overcoming it", says a spokesperson for the Riverside Residents (Staines) Coalition. "Whether this will have an impact on the Council's plans for other tower block developments elsewhere in the town remains to be seen. We certainly hope the stated 'reassessment of what is right for Staines-upon-Thames' will include significant revisions to what is currently intended for the town in the borough's Local Plan. Hopefully, too, the Council will have told the Planning Inspector currently reviewing the Local Plan that it now wants to reassess its intentions for Staines."

**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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