
RIVERSIDE RESIDENTS NEWSLETTER

5 December 2025

NEW STAINES MASTERPLAN FAST-TRACKED TO MEET SEVEN-MONTH DEADLINE

WORK WILL BEGIN IMMEDIATELY on the development of a new Masterplan for the future of Staines. Spelthorne Council's Corporate Policy and Resources Committee decided this week who will work on it and that it must be completed by June 2026.

The new Masterplan will set out a vision for the future of the town and how that vision will be achieved. But it won't be starting with a blank sheet of paper! It will support the housing allocation demands for the town in the borough's Local Plan and include key elements of both the recently finalised Design Code and the abandoned Staines Development Framework of a few years ago. The project will be led by one of the Council's two Deputy Chief Executives and the chair of the Environment and Sustainability Committee. A project committee has been created, comprising the nine Councillors representing Staines, Staines South, and Riverside & Laleham wards. The consultants David Lock Associates (who worked on both the Design Code and earlier Staines Development Framework) are tasked with developing the final document to go to public consultation.

The tight deadline of June 2026 is set to be consistent with transition arrangements to the new West Surrey unitary authority which will absorb and replace Spelthorne and five other local authorities.

"There can be no certainty that West Surrey will adopt the Masterplan; but the new Council will have so much else on its plate it may welcome it, particularly if it has popular support - and the public consultation will determine that! Also, it will have the authority of being a 'supplementary planning document' to the borough's Local Plan." says a spokesperson for the Riverside Residents (Staines) Coalition. "Given the tight deadlines, and not knowing at what stage any public consultation may happen, we have proposed that the Masterplan project team meets soon with representatives of residents associations in Staines to share thoughts and ideas."

Two current public consultations just launched may also be of interest to Staines residents. They deal with a proposed new playground for the riverside Memorial Gardens [click here](#), and a Crime and Safety survey, [click here](#).

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