
RESIDENTS NEWSLETTER

25 June 2026

KEY QUESTIONS FOR STAINES MASTERPLAN BOARD

... residents need clarity not more confusion ...

Why was the Staines Masterplan Board not consulted on the proposed Multi-Use Games Area (MUGA) for Memorial Gardens and what is the Board's view of it? How does the Board expect or want revisions to the Local Plan to impact on Staines? These will surely be questions the Board is asking itself. They are questions to which residents would like answers. It will indicate how much control the board has over the future development of Staines, and how residents should approach the just-announced public consultation on revisions to the borough's Local Plan.

A final decision on the MUGA will be taken by the Council's Environment and Sustainability Committee in September. The Staines Masterplan 'vision' for the riverfront is underpinned by four admirable principles: a) the riverfront is a prized and significantly underused asset; b) any new development must contribute to and benefit from its riverfront location; c) connectivity between the town and the riverfront must be improved; and d) the Environment Agency's determination that riverfront sites are "suitable for water-compatible development only" must be respected. The riverside Memorial Gardens was one of four key sites across Staines that were selected for an intensive workshop of residents, Council officers and Masterplan consultants in April to develop proposals. The workshop proposal for Memorial Gardens is believed to meet all four of the riverfront development principles. Those taking part were told it would feature in a public exhibition in the Elmsleigh Centre during the summer and that they would be given a preview. None of that has happened and was overtaken by the proposed £500,000 MUGA that meets none of the principles and violates the intent of a 'memorial garden' (particularly one in a protected Conservation Area).

Earlier this week the Council launched a public consultation that may call into question the entire Masterplan project. The Masterplan, now at an advanced stage of development, is required to meet the demands of the borough's recently adopted Local Plan and Design Code. Yet earlier this week the Council announced a consultation seeking residents views for an 'immediate review' of the Local Plan. Before participating in the consultation, residents want to know if the Staines Masterplan will still be valid or if there is a real prospect of change (particularly to the high housing allocation for Staines in the existing Local Plan).

"Residents welcomed the decision to create a Staines Masterplan that would express a clear vision of how the town will develop, not least to meet the challenge of 3,500 new homes demanded by the current Local Plan. Residents assumed the Masterplan would, as its name suggests, be a plan to realise the defined vision," says a spokesperson for the Riverside Residents (Staines) Coalition. "We have therefore now written to the Masterplan Board in an effort to understand first their view of the proposed MUGA versus the proposal developed by the April working group, and second how the 'immediate review' of the Local Plan is expected to impact current work on the future of 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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