



On behalf of our client, Protean Developments Limited, we won an appeal to achieve consent for a high-quality mixed-use scheme, including light industrial floor space and 9 residential flats, within a Locally Significant Industrial Area in Wandsworth.

Following the refusal of two planning applications, by Wandsworth Council, Planning Potential were appointed by the client to prepare and submit a planning appeal. The client had been through a prolonged and difficult process with the Council, and the second application was eventually refused based on a conflict with local planning policy, following the adoption of a new Local Plan.

Planning Potential were instructed to advise on the strategy following the refusal, to identify where additional supporting evidence would be needed, and to prepare and submit an appeal. We worked closely with the client team and viability and flood risk consultants to produce a robust appeal submission to the Planning Inspectorate. We agreed the Statement of Common Ground prior to the submission of the Appeal, which provided the Inspectorate with a focused and substantial list of matters in agreement.

Throughout the appeal process, we provided detailed rebuttals to the Council's Statement of Case and responded on the proposed changes to the NPPF.

We were able to successfully argue that the benefits of redeveloping the appeal site, for residential and light industrial use, outweighed any conflict with Local Plan policy. The Inspector agreed that the proposals for the site boosted the supply of homes, delivered economic benefits and would have a positive effect on the character and appearance of the area. Importantly, the inspector concluded that the proposal would represent a high-quality, sustainable form of development, making effective use of brownfield land.

We were delighted to achieve a positive outcome for our client, after a long and complex planning journey, and to enable them to move forward with the development of the site.