



Planning Permission secured for a new commercial scheme in Long Ditton

Planning Potential secured permission for Thamesbury Estates Limited, for the demolition and redevelopment of an outdated and inefficient existing industrial unit.

The existing industrial unit will be replaced with a modern, flexible commercial scheme comprising three new units suitable for a mix of uses, including light industrial, storage, distribution, and other employment-generating activities. The site is designated as Strategic Employment Land in the Elmbridge Local Plan, and the proposal seeks to enhance its contribution to the local economy while improving the visual and functional quality of the area.

Planning Potential led detailed pre-application consultation with the Council, which confirmed its acceptability in principle, but requested further examination of the impact of the proposals on the neighbouring residential area. We worked closely with the applicant and design team to ensure that new development was visually attractive, improves access, and enhances amenity for the surrounding users and properties. This included specific detailing of the roof and the relationship of the building with the boundary, including security considerations.

The development will deliver approximately 1,057 sqm of high-quality commercial floorspace, designed to meet contemporary business needs. Key features include improved access, sustainable design measures such as photovoltaic panels and SuDS drainage, ecological enhancement and provision for electric vehicle charging and cycle parking. Technical assessments were submitted with the application to confirm that the site is at low risk of flooding and provide evidence that the scheme would not negatively impact neighbouring properties in terms of noise or daylight.

Detailed discussions were held with the case officer ahead of the committee, to negotiate pre-commencement conditions.

Planning Potential presented the case for the Applicant at Planning Committee and, despite local objections, the scheme was approved by a significant majority. The committee recognised that the proposal would make a positive contribution to the local built environment and employment landscape, offering long-term benefits to businesses and the community.

This planning permission aligns with national and local policy objectives, through supporting brownfield regeneration, delivering sustainable development, and enhancing employment provision in the local area.

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