

# Ewell's Looe Set for Flush of New Industrial Investment

2 March 2026



An ageing industrial site in Ewell is set for a major overhaul after councillors backed plans to knock it down and rebuild it with bigger, more modern units.

The scheme at The Looe, off Reigate Road in Nonsuch, will see 17 tired single-storey units demolished and replaced with a new part one, part two-storey building containing nine industrial and business units. Councillors green-lit the plans at an Epsom and Ewell Borough Council planning committee on February 26.

Cllr **Phil Neale** (RA Cuddington) said: "I think it is going to be a vast improvement. I have had a look at the current site and it's not one of our most attractive industrial units at the moment."

There will be fewer units overall (nine instead of 17) but they will be larger, creating more workspace. The total floorspace will jump from 732sqm to just over 1,200sqm.

The new building will mainly cater for industrial and storage businesses. Plans include:

- One commercial unit (such as a shop or service business)
- Four general industrial units
- Four storage and distribution units
- 16 car parking spaces
- 18 cycle spaces
- Solar panels on the roof
- A small security and plant hut

There will also be a new pedestrian refuge crossing on Reigate Road and a segregated footpath along the access road to improve safety for people walking to and from the site.

Planning officers said the land counted as previously developed 'grey belt' land, meaning the redevelopment is not considered inappropriate under national planning rules. The developers have also promised a new planting and habitat improvements to the site, over and above the council's requirement.

## Less office space, more industry

The plans will reduce the amount of office space on the site. But council officers said there is enough office capacity elsewhere in the borough, particularly in Epsom town centre and East Street, to absorb the loss. At the same time, the borough has a shortage of industrial and storage space so the new scheme could help meet demand.

## Traffic worries raised

Three neighbours objected, raising concerns about large lorries struggling to access the narrow entrance road, vehicles blocking Reigate Road while waiting to enter, sewage capacity and asbestos removal. Concerns about shared boundary walls were deemed a civil matter, and asbestos removal would be handled under separate legislation.

Highways officers said the development would generate slightly more traffic than the current site, but not enough to cause a "severe" impact on the local road network. The new footpath and crossing were described as public benefits.

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The Looe, Reigate Road, Ewell. (Credit: Google Street View)