

TESLA ENGINEERING LIMITED

PLANNING STATEMENT

**PROPOSED NEW ENTRANCE TO MACHINE ROOM (UNIT 4)
ON LAND AT WATER LANE,
STORRINGTON,
WEST SUSSEX.**

Revision B

May 2026

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1 Introduction

1.1 Purpose of this Document

- 1.1.1 This Planning Statement has been prepared on behalf of our client Tesla Engineering Ltd, to support the erection of a new covered entrance into the existing industrial building (hereafter referred to as 'Unit 4') with associated vehicle access and ancillary works on land adjacent to Water Lane, Storrington.
- 1.1.2 This statement considers the merits of the proposal in relation to relevant local and national planning policy and other relevant material considerations.

1.2 Proposed Development

- 1.2.1 In summary the application proposal seeks full planning permission for the construction of a modest extension to form a covered entrance to their existing Machine Room building on land at Water Lane, Storrington.
- 1.2.2 The application seeks full planning permission for the construction of an extension to Unit 4, to comprise a new covered entrance sited on an area of open hardstanding, with associated ramp and ancillary works, to facilitate the safe egress and entrance from the existing external doors, linking them to make an all-weather access route and improve accessibility to the building.
- 1.2.3 The new extension will provide an additional 17sqm of circulation floorspace and is intended to provide a new covered entrance, to facilitate both day-to-day access and improve the access for members of staff who have additional physical needs, via DDA compliant ramp access.

1.3 Application Documentation

- 1.3.1 The documentation submitted in support of this application are listed in the table below:

Document	Author
Planning Application Form	Sunninghill Construction Company Ltd
Planning Statement Rev:a	Sunninghill Construction Company Ltd
Design & Access Statement Rev:a	Sunninghill Construction Company Ltd
BNG De Minimis Statement Rev:a	Sunninghill Construction Company Ltd
CIL Form 1	Sunninghill Construction Company Ltd

Plan Reference	Title	Scale	Paper Size
E2057/01a	Existing & Proposed Location & Block Plan	1:1250 & 1:500	A1
E2057/02a	Existing Site Layout	1:200	A1
E2057/03a	Proposed Site Plan	1:200	A1
E2057/04a	Existing & Proposed Floor Plan & Elevations	1:150	A1
E2057/05a	Existing & Proposed Floor Plan & Elevations	1:50	A1

Table 1.2 List of Submitted Plans

1.4 The Applicant

- 1.4.1 Tesla Engineering Ltd. Manufactures resistive and superconducting electromagnets for particle accelerators of all types and produces specialised gradient coils for magnetic resonance imaging (MRI) scanners. Tesla also supplies electromagnets for emerging applications, such as fusion research and the semiconductor industry.
- 1.4.2 The company has been designing and building accelerator elements at their existing facility at the Water Lane Industrial Estate in Storrington since 1973 and its staff are among the most experienced magnet designers and builders in the world.
- 1.4.3 Further to the approval of the extension to Unit 12, Unit 12a is Tesla's new machine room, capable of accommodating larger and more sophisticated machines, Unit 4 is being re-purposed for additional machine capacity. To allow Tesla to use this space effectively, it is felt a dedicated entrance linking the existing two external doors and will help the day-to-day access between the first-floor offices and the factory machine shop, in order to remain competitive in this highly specialist market.
- 1.4.4 The proposed extension can be accessed through the existing vehicle entrance from Water Lane. The 6N°. parking spaces are to remain unaffected by the proposal.

2 Site Location and Surroundings

2.1 Application Site

- 2.1.1 The application site is located on the southeast side of Water Lane, adjacent to the existing Water Lane Industrial Estate, on the northern edge of the village of Storrington, West Sussex.
- 2.1.2 The site is part of the existing Tesla production area on Water Lane.
- 2.1.3 The site of the proposed extension is currently being used as a storage area and hardstanding.
- 2.1.4 In terms of environmental considerations, the site is located entirely within Flood Zone 1 (least likely zone to flood). A ditch fronting Water Lane, which is culverted under the site access, has been identified as an area subject to surface water flood risk. This is to be expected as the ditch adjacent to Water Lane has been previously enlarged to improve its flow capacity and also provide a safe entrance to the site via a culvert crossing. The surface water flood risk does not however extend into the site from this source, and the access itself is not at risk of flooding.
- 2.1.5 There are otherwise no landscape, ecological or heritage designations affecting the site. And given the area is existing hardstand less than 25m², bio-diversity net gain requirements are not applicable to this application, please see the separate de-minimis statement for details.

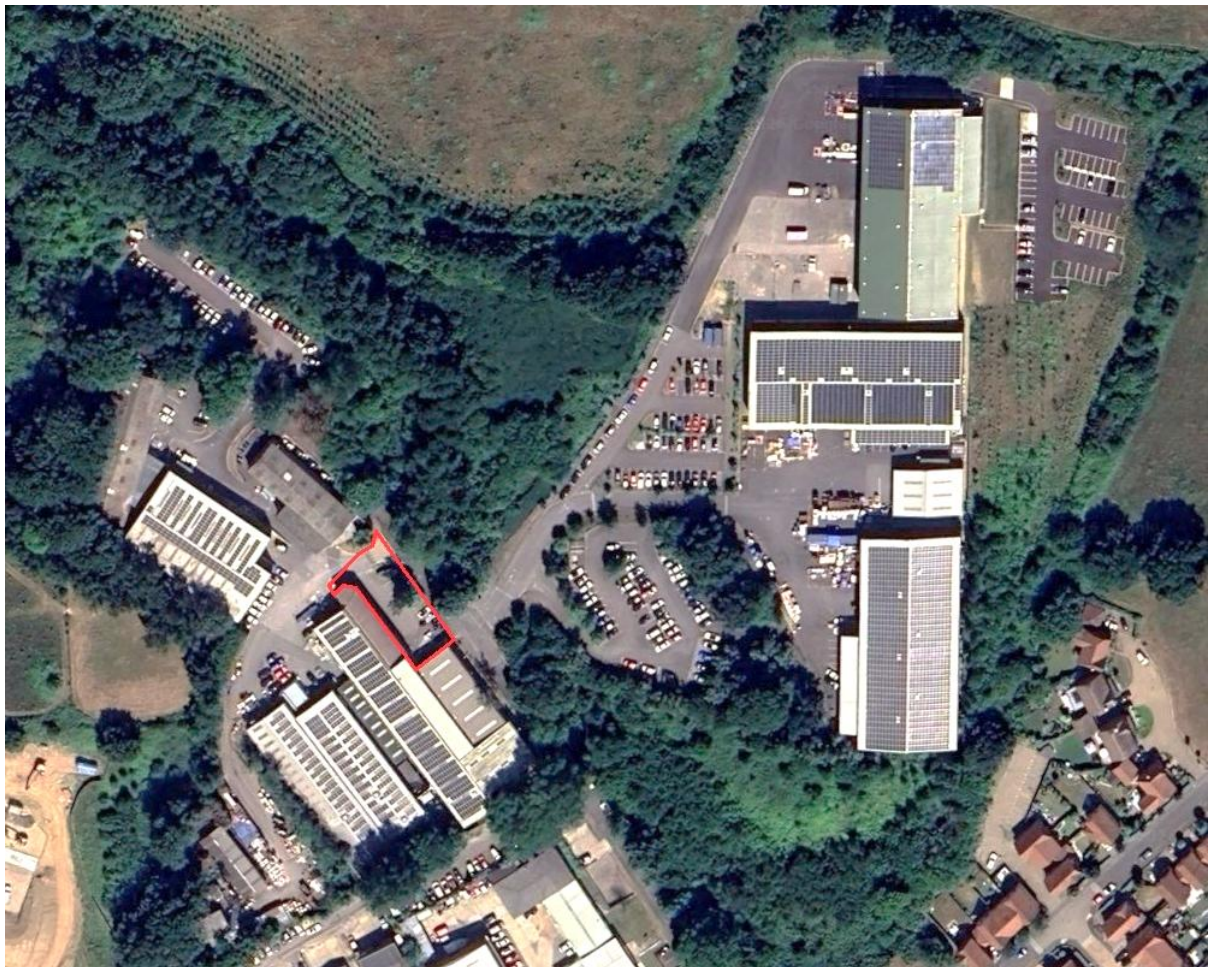


Figure 2.1 Aerial overview of application site (Google Earth)

2.2 Adjacent Land Uses

- 2.2.1 The land is part of the existing Tesla production facility that resides both sides of Water Lane at the western end. There are residential areas 200m to the east and a further residential property exists 150m to the west of the boundary of the proposed extension site.

2.3 Site Access

- 2.3.1 Currently the site is accessed via Water Lane which lies at a level of 36.35m AOD, via the existing vehicle access.

2.4 Planning History

- 2.4.1 In terms of recent planning history, the following relevant planning application have been made on the immediate site:

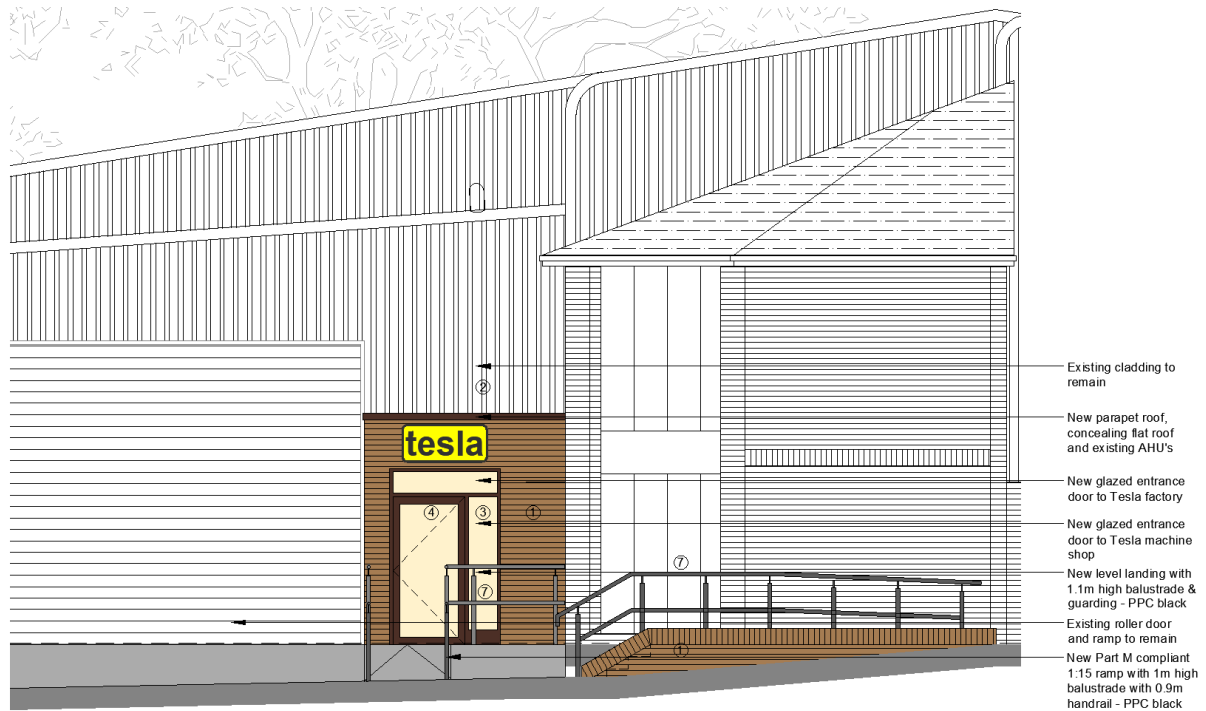
Planning Reference	Proposed Development	Decision Date
DC/19/1166	Erection of an extension to existing machine room building (Unit 4a)	12.08.2019
DC/19/1977	Variation of condition 1 attached to DC/19/1166, reduction in height	18.12.2019

- 2.4.2 In terms of recent planning history, the following relevant planning application have been made on adjacent land relative to the proposed site:

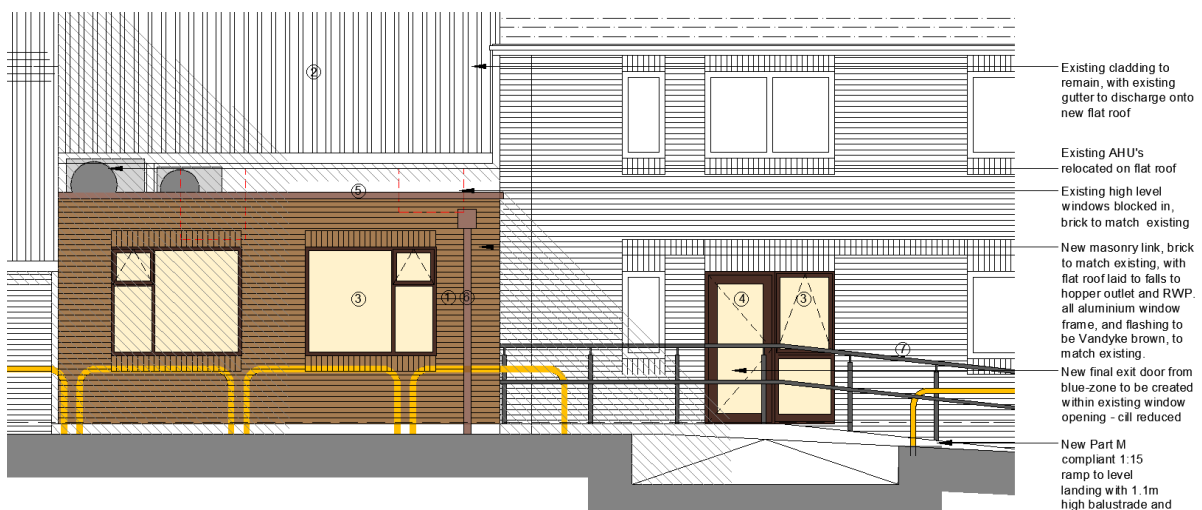
Planning Reference	Proposed Development	Decision Date
DC/25/0371	Construction of industrial extension to Unit 12 (Unit 12a)	24.07.2025

3. Application Proposal

- 3.2.1 The application proposal is for the construction of a single storey extension to form a covered entrance to the Machine Shop (Unit 4) covering an area of 17m² (183sq. ft.) on land at Tesla Engineering's existing facility at Water Lane, Storrington. The purpose of which is to link the existing two external doors to create an internal corridor from ground floor factory to first floor offices and have a single external door for improve security, access control and served by new prosed ramped access to enhance the accessible access to the building.



Partial front elevation (extract of drawing 05)



Partial side elevation (extract of drawing 05)

4 Planning Policy Context

4.1 Overview

- 4.1.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the statutory development plan unless material considerations indicate otherwise.
- 4.1.2 For the purposes of this planning application, the development plan comprises policies from the Horsham District Planning Framework (adopted 2015), Site Specific Allocations of Land (adopted 2007) and the Thakeham Parish Neighbourhood Plan to 2031 (made 2017).
- 4.1.3 In addition to the development plan, the Government's Updated National Planning Policy Framework ('NPPF') was updated on 12th December 2024. The NPPF sets out the new Government's requirements and policies for planning in England and must be treated as a material consideration.
- 4.1.4 Other material considerations discussed within this section include the emerging Horsham District Local Plan 2023-2040.
- 4.1.5 This section highlights the parts of the NPPF and development plan that are relevant to this application and the weight that can be given to the existing adopted policies as a precursor to a review of the development plan.

4.2 The National Planning Policy Framework (NPPF) (12 DECEMBER 2024)

- 4.2.1 The new Government's latest iteration of the NPPF was published 12 December 2024. The key aspects are as follows.

Achieving Sustainable Development

- 4.2.2 Paragraph 7 states the purpose of the planning system is to contribute to the achievement of sustainable development including the provision of homes, commercial development, and supporting infrastructure in a sustainable manner. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.
- 4.2.3 Paragraph 8 states achieving sustainable development means that the planning system has three overarching objectives:
 - a) *An economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*
 - b) *a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*
 - c) *an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.*
- 4.2.4 These objectives are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives).

5 SUMMARY AND CONCLUSIONS

5.1 Summary

- 5.1.1 This Planning Statement has been prepared on behalf of our client Tesla Engineering Ltd, to support the erection of a new covered entrance into the existing industrial building 'Unit 4' with ancillary works on land adjacent to Unit 4 Tesla Engineering, Water Lane, Storrington.
- 5.1.2 The proposed development is located outside of the built-up area boundary of Storrington and is not currently allocated. However, the site falls within an area of previously developed land on an existing employment site which is intended to be designated within the expanded 'Water Lane, Storrington' Key Employment Area within a future Local Plan.
- 5.1.3 Notwithstanding the technical conflict with the adopted spatial development strategy, it is demonstrated that the explicit local and national policy support for the intensification of existing employment sites, the lack of alternative sites, clear economic and social benefits of the proposal and the consistency of the proposals with the emerging Local Plan amount to clearly outweigh the policy considerations to restrict development in the countryside.
- 5.1.4 In wider terms, the proposals are demonstrated to be acceptable from a design, landscape, transport, amenity and environmental perspective and will deliver substantial direct and indirect economic and social benefits associated with the continued growth of one of the District's major employers.
- 5.1.5 In contrast, there would be little, if any, resultant harm as a result of this modest extension within an existing major commercial development.

5.2 Conclusion

- 5.2.1 Taking all of the above into consideration, compelling circumstances exist along with wider material considerations to support the proposed modest extension.
- 5.2.2 In the context set out above, it is very clear that developing an under-utilised area of hardstanding within the existing site is a far more pragmatic, efficient and cost-effective solution to achieve the required floorspace and interaction between ground and first floor. We therefore respectfully request that planning permission be granted without delay.