

Quarry Lane, Chichester

Tesla

● Planning



Planning Potential secured planning permission for a Tesla Supercharger facility on a constrained brownfield site within an established employment area.

Demonstrating our ability to navigate policy-sensitive sites, combining policy-led justification, technical evidence, and strategic engagement to secure approval for critical low carbon infrastructure.

The Challenge

The application related to a small parcel of previously developed land within an established employment area, most recently occupied by a temporary car wash, proposed for redevelopment as a Tesla Supercharger facility.

The scheme faced policy resistance due to its location within an employment designation, with the Council requiring clear evidence that the site was no longer needed for employment use.

Without a robust planning case, the proposal risked refusal on policy grounds, loss of development opportunity, and continued underutilisation of the site.

Our Approach

- Developed a clear and robust planning case addressing employment land policy concerns
- Demonstrated the site was not an established or safeguarded employment allocation
- Prepared evidence showing no loss of active or deliverable employment land
- Positioned the proposal as supporting the wider employment area and its operation
- Applied national policy support for low carbon growth and EV infrastructure delivery
- Engaged proactively with the Council to resolve policy concerns and secure agreement

The Outcome

- Delegated planning permission secured for 14 Tesla Superchargers, substations, and associated infrastructure
- Policy concerns resolved, confirming no loss of active or deliverable employment land
- Underutilised brownfield site brought back into productive use within an employment area
- EV infrastructure delivered supporting surrounding commercial uses and transition to low carbon transport