Hardstanding Car Park (with ancillary features)

Planning Compliance Statement

Tesla

29 August 2023

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Contents

1.0 Introduction

1.1 This Compliance Statement has been prepared by Lichfields on behalf of Tesla Motors Limited ("the applicant"). Its purpose is to assist Durham County Council ("DCC") in their consideration of the accompanying Reserved Matters submission.

1.2 This Planning Compliance Statement demonstrates that this Reserved Matters submission is in line with the parameters set by planning permission DM/18/01597/VOC.

Background

1.3 The Outline Planning Permission ("OPP") was granted by DCC in February 2017 (DM/15/03912/OUT). The description of development was as follows:

Outline application with all matters reserved (except for access details of roundabout and internal distributor road) for a maximum of the following; 270 dwellings (class C3), a 70 bed hotel (class C1), a 60 bed residential care home (class C2/C3), a 3.96ha solar farm, change of use of 710m2 of agricultural land to residential garden space, 170,859m2 of general industrial, storage and distribution (class B2/B8), 1,858m2 of restricted goods retail (class A1), 409m2 restaurant/café/takeaway (class A3/A5), 613m2 public house (class A4), 450m2 childrens nursery (class D1), 400m2 GP surgery (class D1) and 1860m2 car showroom (class sui generis).

1.4 A section 73 application was submitted to DCC which amended the description of development to (DM/18/01597/VOC):

Outline application with all matters reserved (except for access details of roundabouts and internal distributer road) for a maximum of the following; 270 dwellings (class c3), a 70 bed hotel (class C1), a 60 bed residential care home (class c2/c3), a 3.96ha solar farm, change of use of 710m2 of agricultural land to residential garden space, 279,252 m2 of general industrial, storage and distribution (class B2/B8), 1,858m2 of restricted goods retail (class A1), 409m2 restaurant/café/takeaway (class A3/A5), 700m2 public house (class A4), 450m2 childrens nursery (class D1), 400m2 GP surgery (class D1) and 1860m2 car showroom (class sui generis)

1.5 This Compliance Statement has been written in accordance with the Section 73 application which was approved on 3rd August 2018.

The Submission

1.6 The Reserved Matters submission for details of access, appearance, layout, scale, and landscaping has been submitted via the Planning Portal (ref: PP-12323909) with the description of development as follows:

Submission of Reserved Matters pertaining to details of access, appearance, landscaping, layout, and scale of a hard standing car park with ancillary features identified as Phase 6a in accordance with the approved outline planning (Ref: DM/15/03912/OUT) as amended by application (Ref: DM/18/01597/VOC).

1.7 This submission comprises the following:

- Application Forms and Covering Letter;
- Site Location Plan (Ref: CD90 Rev G1);
- Masterplan – Phasing (ref: 5658-491 Rev E);
- Area Lighting Plan (ref: RV2P031);
- Lighting Works Plan (ref: RV2P01-SP30);
- Pack of Plans prepared by Tesla (ref: CD90 Rev G1):
  (a) Site Overview
  (b) Site Overview (2)
  (c) Site Layout
  (d) AC and DC Cable Ducting
  (e) Communication and HV DC BUS Cable Ducting
  (f) Cable List
  (g) Earthing
  (h) Excavation
  (i) Electrical Diagram Part 1/2
  (j) Electrical Diagram Part 2/2
  (k) Supercharger Design
  (l) SC and CP Cable Connections
  (m) SC Cable Connections
  (n) SC and CP Cable Connections
  (o) Charge Post Details
  (p) Cable and Tench Details
  (q) Substation Details

Statement Structure

1.8 The remainder of this statement is structured as follows:

- Section 2.0 – Site Context
- Section 3.0 – Compliance with the Outline Consent
- Section 4.0 – Relevant Conditions
- Section 5.0 – Conclusion

2.0 Site Context

2.1 The site comprises Phase 6a of the wider development of INTEGRA 61. Phase 6a lies to the east of Harvey Way, north of Bowburn Way, and is comprised of approximately 0.088ha of cleared land.

2.2 The site is situated within the heart of the INTEGRA 61 Development with Phase 4a and 4b to the south and Phase 6 to the north; the A688 access road is positioned further south, running west to east.

3.0 Compliance with Outline Consent

Parameters of the Outline Planning Permission

3.1 This Reserved Matters submission relates to Phase 6a and specifically a proposed hardstanding car park with ancillary features including EV charging points, sub-station, and electrical infrastructure. The development will include 20 Tesla Supercharger electric vehicle charging units. The development is to be accessed from an existing road to the south.

The Scheme

3.2 Condition 2 of the Section 73 permission requires the submission of the following Reserved Matters details:

- Access;
- Appearance;
- Landscaping;
- Layout; and
- Scale.

3.3 Each of the Reserved Matters is considered in detail below.

Access

3.4 The Parameter Plan 2 Access Plan (Ref: 5658-359) approved under Condition 5 of the Section 73 application (DM/18/01597/VOC) shows access can be taken from the internal road approved through the OPP to the north of the primary site roundabout on the A688.

3.5 The access into Phase 6a utilises the existing access arrangements as approved through the Section 73 application. It is considered that the Reserved Matters submission in respect of the layout is in accordance with the Section 73 permission.

Appearance

3.6 The appearance was not defined through the OPP or subsequent Section 73 application. Consequently, there are no design principles that this Reserved Matters submission must be in accordance with.

3.7 Notwithstanding this, the design of the proposed car park is sympathetic to the surrounding area. The car park will be screened via the gateway planting to the north which forms part of the wider development of Integra. The proposed substation and infrastructure at the site entrance will be screened via fencing and set back from road frontage. The considered approach to the built form ensures that the car park is integrated into the wider INTEGRA 61 development without complimenting the established landscape and visual environment.

Landscaping

3.8 The Design and Access Statement from the OPP confirms that the landscape proposals have two key purposes:

"Assisting the integration of the proposed development into the receiving landscape and visual environment, and creating a high-quality setting in which to live and work"

3.9 Phase 6a concerns a hard standing car park with ancillary features (including EV charging points, sub-station, and electrical infrastructure) and is in accordance with approved Parameter Plan 4 – Green Infrastructure (5725 GIP 02 Rev L) of Section 73. The proposed development is situated behind the gateway planting, thus helping the integration of the development in accordance with the principles of the Design and Access Statement.

Layout

3.10 The Proposed Site Layout (ref. CD90) shows how the site is in accordance with the Section 73 permission. The Parameter Plan 3 – Land Use designates the site as a Community Core (A1 Bulky Goods Retail - 1,858sqm, A3/A5 Restaurants & Cafes - 409sqm, C1 Hotel – 70 bed, D1 Non-residential institution – 450sqm, Car Showroom – 1,860sqm and A4 Family Pub/ Restaurant – 613sqm). The proposed development consists of a car park with EV charging points which is ancillary to the specified uses and therefore in accordance with the approved plan.

Scale

3.11 The scale of development was defined through the Section 73 permission as having a maximum building height of 100.00m AOD as defined on Parameter Plan 5 Building Heights (Ref: 658- 365). The construction starting AOD will be 03.00 AOD, with ancillary features no higher than 6.00 metres and therefore within the 100.00 AOD maximum.

3.12 The maximum height of the hardstanding and ancillary features is under 6 metres; therefore, the height of the proposal is in accordance with the building height parameter of the Section 73 application.

4.0 Relevant Conditions

4.1 The following conditions relate to the details of the proposed development for which Reserved Matters approval is sought:

Condition 1

"Applications for approval of reserved matters shall be made to the local planning authority before 15 February 2027 and the development must be begun not later than the expiration of two years from the final approval of the reserved matters, or in the case of approval on different dates, the date of approval of the last of the reserved matters to be approved. 4.2 This Reserved Matters submission is within the timescale of 15th February 2027 as defined by Condition 1".

4.2 This Reserved Matters submission is within the timescale of 15th February 2027 as defined by Condition 1.

Condition 2

"Approval of the details of appearance, landscaping, layout, scale, and remaining access details not approved by this consent (hereinafter called "the reserved matters") shall be obtained from the local planning authority before the commencement of each phase of development (excluding demolition, archaeological investigation, services diversions and any land remediation/ground improvement works)."

The accordance of this Reserved Matters submission within the Section 73 has been established in Section 3 above.

Condition 3

"Prior to the commencement of development (excluding demolition, archaeological investigation, services diversions and any land remediation/ground improvement works) a phasing plan setting out the proposed phasing of the construction of the development shall be submitted to and approved in writing by the Local Planning Authority. Thereafter each reserved matters application for a phase or part thereof submitted pursuant to Condition 2 above shall be accompanied by an updated phasing plan for the approval of the Local Planning Authority. The updated phasing plan shall set out any proposed changes from the phasing plan previously approved pursuant to this Condition. For the purposes of this permission all references to a "phase" shall be interpreted as being a reference to a phase or part thereof as defined on the phasing plan approved pursuant to this condition."

4.3 A Phasing Plan has been submitted with this Reserved Matters Submission (ref: 5658-491 Rev E) which ensures compliance with Condition 3.

Condition 5

"All subsequent reserved matters shall be submitted in accordance with the following approved Parameter Plans:

- Parameters Plan 1: The Extent of Development (5658-358) dated 10.05.18

- Parameters Plan 2: Access (5658-359) dated 10.05.18

- Parameters Plan 3: Land Use (5658-360) dated 10.05.18

- Parameters Plan 4: Green Infrastructure (5725/GIP 02 Rev L) dated Nov 2015

- Parameters Plan 5: Building Heights (3658-365) dated 10.05.18

- Parameters Plan 6: Dark Zones (5658-362) dated 10.05.18

- Parameters Plan 7: Lighting Levels (5658 -366) dated 10.05.18"

4.4 The Reserved Matters submission is in accordance with plans approved through Condition 5. A lighting scheme shall be approved by a subsequent Discharge of Condition application.

Condition 10

With the exception of phase 1a as defined on drawing Indicative Phasing Plan 5658 - 356 dated 23.05.18 no development (excluding demolition, archaeological investigation, services diversions and any land remediation/ground improvement works) shall take place until a scheme for the management and disposal of surface and foul waters for the relevant phase of the development has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be implemented in accordance with the approved details.

4.5 Understanding the layout has changed since the approval of the OPP, a drainage scheme will be prepared and submitted for approval via a subsequent Discharge of Condition Application. This will set out the management and disposal of surface and foul waters.

5.0 Conclusion

5.1 In conclusion, the Reserved Matters submission is in full accordance with the Section 73 application and provides sufficient information to be determined by DCC.

5.2 The access, layout, appearance, scale, and landscaping of Phase 6a is appropriate in the wider setting of INTEGRA 61 and the future proposed phases of development. The proposed Tesla Superchargers will represent a high-quality addition to the facilities available at INTEGRA 61, enhancing its attractiveness as a commercial location and the wider environmental and economic benefits this delivers.

5.3 We therefore request that the submission is to be progressed to determination and approved at the earliest possible opportunity.

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