

CE/P21-0850

7 March 2022

East Staffordshire Borough Council
Planning Department
PO Box 8045
Burton upon Trent
DE14 9JG

Dear Sir/Madam

Town and Country Planning Act 1990 (As Amended)
Full Planning Application for the Erection of a Convenience Store (Use Class E), Car Parking, Landscaping and a New Vehicular Access
Land at the Junction of Riversfield Drive and High Street, Rocester ST14 5JU

Pegasus Group has been instructed by SEP Properties Limited to submit a full planning application for a convenience store and associated development at land at the junction of Riversfield Drive and High Street in Rocester. The description of development is as follows:

"Erection of a part single storey / part two-storey building to incorporate a Class E retail unit along with car parking, new vehicular access, servicing arrangements and landscaping."

Accordingly, the following documentation has been submitted via the planning portal (Planning Portal reference: PP-10496202):

1. Application Forms and relevant Ownership Certificates, duly completed and signed;
2. The following plans, prepared by Gould Singleton Architects:
 - i. Site Location Plan at 1:1,250 (21-1875/03a)
 - ii. Existing Block Plan 1:500 (21-1875/03a)
 - iii. Proposed Block Plan 1:500 (21-1875/10b)
 - iv. Existing Site Plan 1:100 (21-1875/001a)
 - v. Proposed Site Plan 1:100 (21-1875/10b)
 - vi. Proposed Floor Plans and Elevations (21-1875/11a)
 - vii. Proposed Street Scene Elevations (21-1875/12)

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Office throughout the UK and Ireland.

Pegasus Group is a trading name of Pegasus Planning Group Limited (07277000) registered in England and Wales
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3. Planning Statement incorporating a Retail Assessment (March 2022) prepared by Pegasus Group;
4. Built Heritage Statement (March 2022) prepared by Pegasus Group;
5. Transport Statement (March 2022) prepared by Pegasus Group;
6. Flood Risk Statement and Surface Water Drainage Strategy (March 2022) prepared by Pegasus Group;
7. Plant Noise Guidance Report (February 2022) prepared by NSL;
8. Delivery Noise Impact Assessment (February 2022) prepared by NSL;
9. Car Park Noise Assessment (February 2022) prepared by NSL;
10. Preliminary Ecological Assessment (March 2022) prepared by Dr Stefan Bodnar;
11. Preliminary Arboricultural Assessment (August 2021) prepared by Middlemarch Environmental;
12. Arboricultural Impact Assessment (March 2022) prepared by Middlemarch Environmental;
13. Completed CIL form; and
14. Design and Access Statement (March 2022) prepared by Gould Singleton Architects

The relevant application fee of £2,772 has been paid directly to the Planning Portal.

I trust that the above and enclosed is sufficient to register the application as valid and look forward to receiving confirmation of this shortly.

However, should you require any further information or clarity, then please do not hesitate to contact me.

Yours Sincerely

Chris Edge
Associate Planner



Enc.