

Email: [REDACTED]
Date: 19 October 2023
My ref: EXC/203535/condition 01
File ref: Z:\Development Delivery\South Wokingham\203535 Western Gateway\Conditions\01 Commencement of development\2023_10_19 Letter to applicant confirming that development has commenced Condition 01.docx



**WOKINGHAM
BOROUGH COUNCIL**

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Jean Mulovi
Project Manager, Wokingham Major Highway Programme

By email only [REDACTED]

Dear Jean,

COMMENCEMENT OF DEVELOPMENT

PLANNING PERMISSION 203535 (FULL PLANNING APPLICATION FOR WORKS AT THE JUNCTION OF THE A321 FINCHAMPSTEAD ROAD AND MOLLY MILLARS LANE COMPRISING REPLACEMENT OF THE EXISTING THREE-ARM MINI-ROUNDBOUT WITH A LARGER ROUNDBOUT; DEMOLITION OF NOS 81 AND 83/85 FINCHAMPSTEAD ROAD; AND ASSOCIATED LANDSCAPING AND CHANGES TO THE PEDESTRIAN CROSSING ENVIRONMENT)

LAND AT THE JUNCTION OF FINCHAMPSTEAD ROAD AND MOLLY MILLARS LANE, WOKINGHAM

Thank you for your letter of 16 October 2023 asking for confirmation that demolition of 81 and 83/85 Finchampstead Road constitutes commencement of development under planning permission 203535. The application was approved on 24 May 2021 and condition 1 requires development to be begun within three years of the date of the permission.

Demolition of 81 and 83/85 Finchampstead Road took place between February and April 2022, following approval of details pursuant to pre-commencement conditions including a Construction Environmental Management Plan for phase 1 (enabling works) by the Local Planning Authority (LPA). The submitted CEMP and the LPA decision letter dated 28 January 2022 (conditions references 213045 & 213311) set out the scope of enabling works which were limited to site clearance comprising, removal of vegetation, demolition of 81, 83, & 85 Finchampstead Road and erection of site hoarding.

The Town and Country Planning Act (1990) Section 56(2) explains that “*development is taken to be begun on the earliest date on which any material operation comprised in the development begins to be carried out*” and Section 55(2)(a) establishes that building operations, including demolition, are development. Consequently, I am pleased to confirm that demolition of 81 and 83/85 Finchampstead Road constitutes commencement of development under planning permission 203535: development can be considered to have been begun.

For any further queries, please contact the case officer, Emy Circuit.

Yours sincerely,



Connor Corrigan
Service Manager, Planning & Delivery, Place & Growth