

Wokingham SEND Resource Provision

Bulmershe School – SEND Resource Unit

Planning Application Reference: 260423

Date: 25 June 2026

Supplementary Drainage Statement

This statement has been prepared in support of the discharge of Condition 5 (Drainage Strategy) attached to planning permission reference 260423.

It should be read in conjunction with the submitted Drainage and SuDS Strategy prepared by Jomas Associates Ltd (Ref: P6976J3323, January 2026).

The submitted drainage strategy confirms that the site is underlain by London Clay Formation, which is impermeable in nature. Infiltration-based drainage is therefore not feasible and has been appropriately discounted in accordance with the SuDS hierarchy.

The proposed drainage system comprises a sealed attenuation system incorporating below-ground cellular storage and bioretention features, with a controlled discharge to the existing surface water sewer network at a restricted rate of 0.5l/s. As such, the operation and performance of the drainage system does not rely upon infiltration or interaction with groundwater.

On this basis, seasonal groundwater levels do not influence the operation, capacity or effectiveness of the proposed drainage design, and groundwater monitoring is not required to demonstrate compliance with Condition 5.

This approach is entirely consistent with:

- the submitted Drainage and SuDS Strategy (Ref: P6976J3323); and
- the Lead Local Flood Authority's acceptance of the proposed drainage strategy, subject to the submission of detailed drainage information through the condition discharge process.

It is therefore considered that the submitted Drainage and SuDS Strategy, together with this supplementary statement, satisfies the requirements of Condition 5 of planning permission 260423.