

Date: 4 March 2026
Application: 260423



**WOKINGHAM
BOROUGH COUNCIL**

WBC Drainage

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Drainage,

Reg 3 Planning Approval Consultation

Application Number: 260423

Applicant: Mr Jon Charman

Site Address: Bulmershe School, Chequers Way, Woodley, Berkshire, RG2 9XA

Parish: Woodley

Grid Reference: Easting - 475244, Northing - 173350

Type of Development: Minor All other developments

Proposal: Full application for the proposed erection of 1 no. detached single storey building to form a new SEND unit with associated landscaping.

Case Officer: Phillip Richards

Development Management has received the above application, and we require your comments on the proposal using the recommended memorandum below. The documents associated with this are available to view in NEC DM using the application number 260423. Alternatively, public documents are available to view on the Council's planning application search page: [Wokingham Borough Council Online Planning](#).

Please index your response into NEC DM against the application. If you are recommending conditions, you should give a reason with reference to relevant policies. A list of standard conditions can be requested from the case officer.

Your observations are required in respect of this application by **25 March 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT		
Service	WBC Drainage	App No:	260423
Address:	Bulmershe School, Chequers Way, Woodley, Berkshire, RG2 9XA.		
Proposal:	Full application for the proposed erection of 1 no. detached single storey building to form a new SEND unit with associated landscaping.		
Type of Development:	Minor All other developments		
Site Visit Made:	No		

Summary Of Recommendations

- ☐ No comment
- ☐ No objection
- ☒ No objection subject to conditions (and reasons) **stated below**
- ☐ Request further information before determination as **stated below**
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

LLFA received Full application for the proposed erection of 1 no. detached single storey building to form a new SEND unit with associated landscaping on 4th March 2026 on 4th March 2026.

The application site is described as greenfield land with very low existing runoff rates (0.1–0.5 l/s). The submitted information states that infiltration is not feasible due to the presence of London Clay beneath the site. As such, the proposed surface water management strategy relies on attenuation and controlled discharge. Surface water runoff from the proposed development will be managed through a combination of an underground attenuation tank and a landscaped bioretention (rain-garden) feature. The system will temporarily store runoff before discharging at a restricted rate of 0.5 l/s via a pumped connection to the existing school surface water sewer, which ultimately connects to the network operated by Thames Water.

The drainage strategy indicates that the proposed system has been designed to accommodate the 1 in 100 year rainfall event including a 40% allowance for climate change. Exceedance flows are stated to follow overland flow routes away from buildings in the event that the drainage system exceeds capacity or fails. A SuDS maintenance plan has also been submitted to support the long-term management of the drainage features.

Based on the information provided, the LLFA is satisfied that a surface water drainage strategy has been outlined which broadly accords with the principles of sustainable drainage

and the hierarchy set out within the Non-Statutory Technical Standards for Sustainable Drainage Systems .

However, detailed design information has not been fully provided at this stage. Therefore, should the LPA be minded to grant planning permission, the LLFA recommends that a condition is imposed to secure the final detailed surface water drainage design.

LLFA Recommendation: No objection subject to condition.

Recommended Condition – Surface Water Drainage

No development shall commence until a detailed surface water drainage scheme for the site has been submitted to and approved in writing by the LPA in consultation with the LLFA. The scheme shall be based on the principles set out within the submitted Drainage Strategy and shall include details of the proposed attenuation storage, bioretention feature, discharge rate, exceedance flow routing, and management and maintenance arrangements. The approved scheme shall be implemented prior to the first use of the development and thereafter maintained for the lifetime of the development.

The applicant is advised that any proposed connection to the public sewer network will require approval from Thames Water under the relevant statutory procedures.

Conditions & Reasons (if required)

Date:	11/03/2026	Signed:	NT
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