

Wokingham SEND Resource Provision

Keep Hatch Primary School – SEMH Resource Unit

Planning Portal reference: **PP-14714770**

Date: 15.06.2026

Supplementary Drainage Statement

This statement has been prepared in support of the discharge of condition 6 (Drainage Strategy) attached to planning permission ref PP-14714770.

It should be read in conjunction with the drainage strategy prepared by Jomas Associates (ref P6974J3321, Rev 02, February 2026)

The report establishes that the site is underlain by London Clay Formation, which is effectively impermeable, and that infiltration drainage is therefore not feasible (sections 4.1 and 4.4). The proposed drainage strategy does not rely on infiltration at any point.

The system comprises a fully tanked below-ground cellular attenuation store with an impermeable membrane liner, discharging via a pumped rising main to the Thames Water surface water sewer at a controlled rate of 3.5l/s (section 5.5).

The groundwater monitoring requirement in item (d), and the associated 1m separation criterion in item (e), are aimed at infiltration-based SuDS where seasonal high groundwater level directly affects system performance and design. As no infiltration is proposed, groundwater level has no bearing on the design or performance of the proposed system, and groundwater monitoring is therefore not required to demonstrate compliance.

It is therefore considered that the submitted drainage strategy satisfies all requirements of condition 6, including item (d), without the need for additional groundwater monitoring