



Planning Statement

Park House and Library Substation Upgrade

University of Reading Library
Pepper Lane
Whiteknights
Reading
RG6 6EB

22 July 2025

Thames Valley Surveying Limited
Greenbank
University of Reading
London Road Campus
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Issue Record

Issue	Date	Description	Created by	Reviewed by
-	22/07/25	Initial issue	CW	JW/EL

1.0 Introduction

This Planning Statement has been prepared to accompany the full planning for the installation of a new substation and standby generator to be installed behind the Library on the University of Reading Whiteknights Campus.

The substation and accompanying switch gear will replace the existing substations to the Library and Park House which have reached the end of the economic service life. The Park House substation is now obsolete and in comparison with modern units wastes energy through heat.

As part of the works a standby generator will be provided to supply backup power supplies to the library and essential catering services.

2.0 Site and Surrounding Areas

The property is located to the south side of Whiteknights campus accessed off Pepper Lane.

The site area is not visible from the public highway.

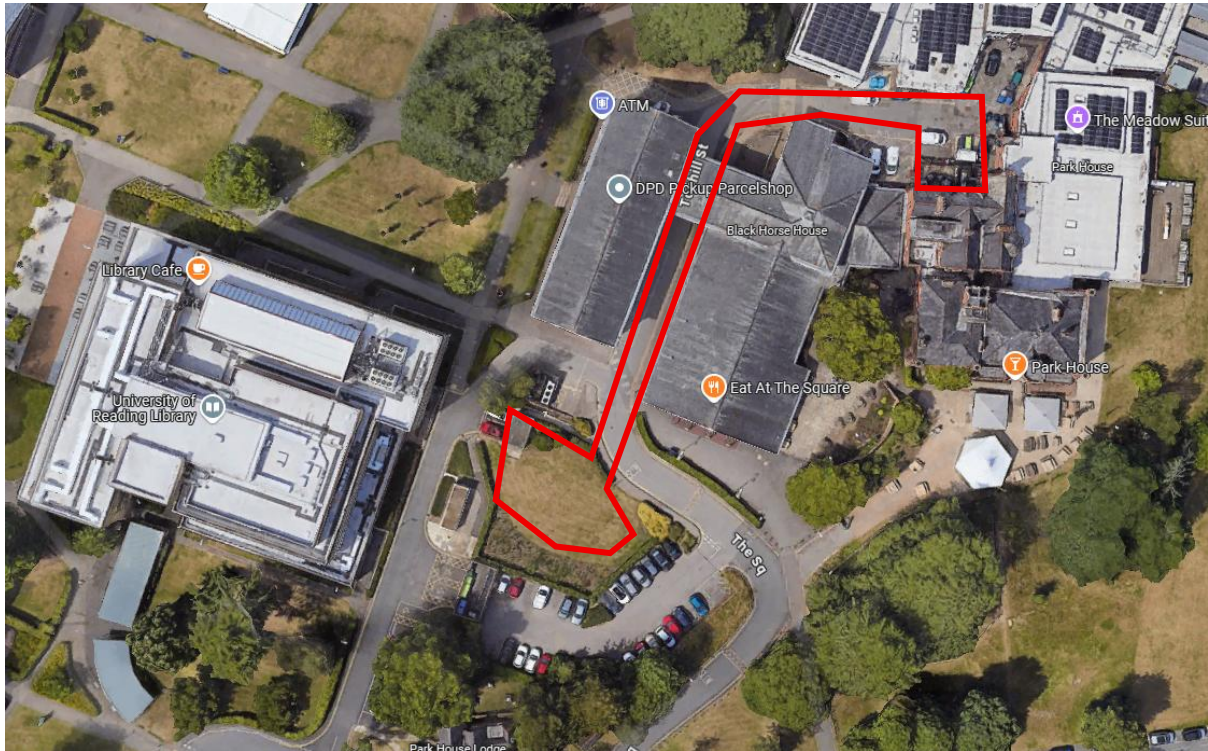


Figure 1 - Site Location Plan (Google)

The proposed location for the new substation and generator is within the amenity area behind the Library.

The area is softened by existing trees and bushes, as part of the works the grassed area will be planted to further screen the enclosure.



Figure 2 – Existing location showing existing site screening.

3.0 Planning History

There are seven previous planning application for the site detailed on the local authority website, shown in the table below.

App. No.:	<u>173403</u>
Description:	Application for the submission of details to comply with the following condition of planning consent 152856 (11/12/2015). 3. Cycle Parking
Received Date:	21/11/2017
Decision Date:	18/01/2018
Decision:	Approve
App. No.:	<u>162780</u>
Description:	Application for submission of details to comply with the following condition of planning consent 152856 (11/12/2015). 3. Samples and details of materials.
Received Date:	04/10/2016
Decision Date:	17/11/2016
Decision:	Approve
App. No.:	<u>161966</u>
Description:	Application to vary condition 2 and 3 of planning consent 152856 for the refurbishment of the Whiteknights Campus library building including minor extensions, internal alterations and external re-cladding, removal of trees and associated landscaping works. Condition 2 relates to the approved plan numbers and Condition 3 relates to external materials and the replacement of windows.
Received Date:	13/07/2016
Decision Date:	09/09/2016
Decision:	Approve

App. No.:	<u>161680</u>
Description:	Conditions application for the submission of details to comply with the following condition of 152856 (dated 11/12/2015): 4. Cycle Parking.
Received Date:	17/06/2016
Decision Date:	08/07/2016
Decision:	Approve
App. No.:	<u>161393</u>
Description:	Application for submission of details to comply with the following conditions of planning consent 152856 (11/12/2015) 8 Drainage 9 Ecology 10 Roost Plan
Received Date:	19/05/2016
Decision Date:	07/07/2016
Decision:	Approve
App. No.:	<u>160225</u>
Description:	Non-material amendment application to planning consent 152856 to allow amendments to conditions 3,4,5,7 & 8.
Received Date:	27/01/2016
Decision Date:	22/02/2016
Decision:	Approve
App. No.:	<u>152856</u>
Description:	Full planning application for the refurbishment of the Whiteknights Campus Library building including minor extensions, internal alterations and external re-cladding, removal of trees and associated landscaping works.
Received Date:	19/10/2015
Decision Date:	11/12/2015
Decision:	Approve

4.0 Planning Policy

Local Guidance

The Wokingham Borough Local Development Framework Adopted Core Strategy Development Plan Document January 2010, sets out the vision for how the borough will develop.

Wokingham Borough Development Plan Adopted Managing Development Delivery Local Plan, Enhancing the Borough's environment and character through exceptional development February 2014 this document contains TB14 which makes specific reference to the University of Reading White Knights Campus.

Policy TB14: Whiteknights Campus

1. The University of Reading is a national and international educational establishment of strategic importance which will continue to adapt and expand over the plan period. The Whiteknights Campus as defined on the Policies Map will continue to be a focus for development associated with the University of Reading. Such development may include additional student, staff, teaching, research and enterprise accommodation, infrastructure and services, and sports and leisure facilities among other uses. There will also be improvements to access, including rationalisation of vehicle entrances and exits.
2. Development proposals will accord with the following criteria:
 - a. They respect the historic landscape, open areas and listed buildings and their settings and the character of the area
 - b. Areas of wildlife significance (including Local Wildlife Sites) and current or potential green infrastructure networks will be retained and enhanced
 - c. The safety of those using the campus (including highway safety issues and designing out crime) will be maintained and enhanced;
 - d. There are no significant detrimental impacts on neighbouring residential properties from the development, including from noise or parking; and
 - e. The loss of undeveloped areas on the site will be weighed against the benefits of development to the wider community.

Policy background to TB14

National

National Planning Policy Framework (NPPF) (2012), i.e. under heading 1 -Building a strong, competitive economy; heading 4 - Promoting sustainable transport

Regional

N/A

Local

Whiteknights Campus Development Plan (2008), University of Reading and Stride Treglown

Adopted Sites and Detailed Policies Document (October 2012), policy SA6: Whiteknights Campus, University of Reading (Reading Borough Council)

5.0 The Proposal

The proposal is to supply install a new substation and a switch room to replace the existing substations serving the Library and Park House. These units are now life expired and when compared with modern transformers they waste high amounts of energy via heat.

Replacement of the existing transformers will improve energy security for critical operations on site and reduce the likelihood of equipment failure resulting in unplanned power cuts.

The newer transformer units will be more energy efficient and will be at a lower risk of fire.

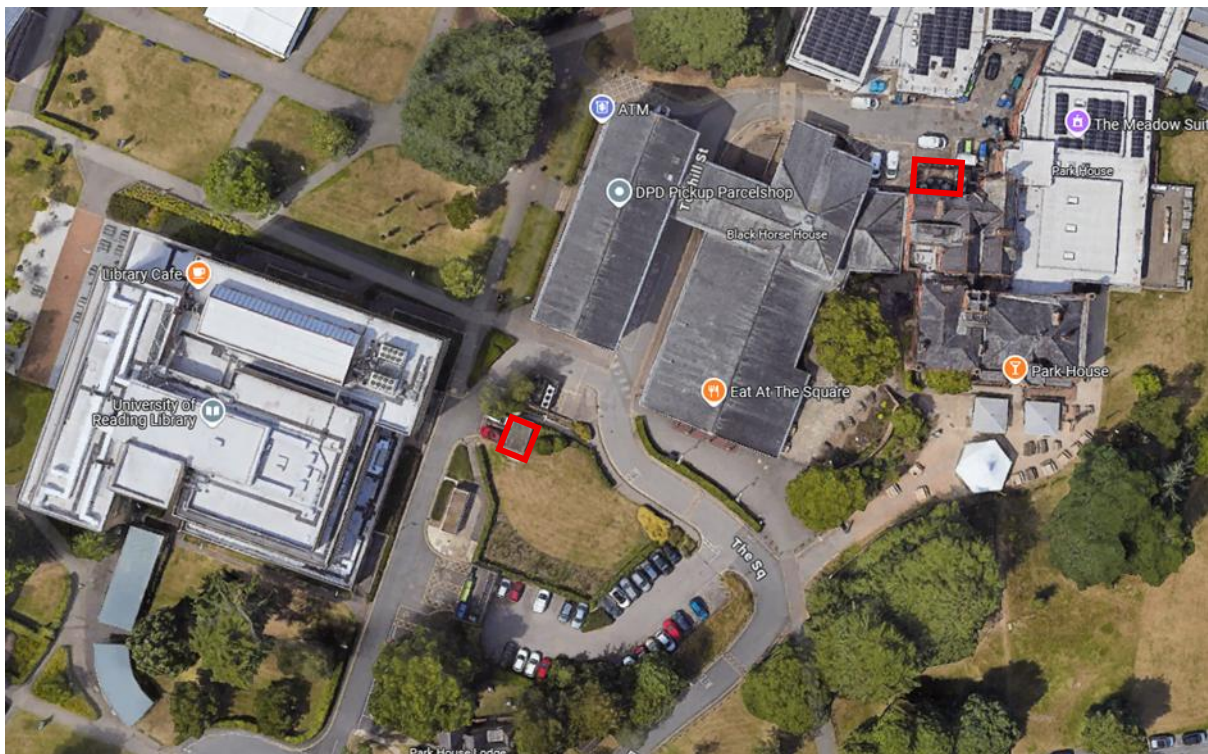


Figure 3 – Location of existing life expired substations (Google)

The new substation will be constructed and power supplies will be switched over, this will allow the two existing substations to be shut down. Once the exiting substations have been shut down they will be decommissioned. The Park House substation area will become part of the service yard for Park House and the Students Union, and the Library substation will be demolished and the area will be planted, please see the Hard and Soft Landscaping drawing XXXXXXXX-TVS-XX-XX-DR-B-XXXX-18201 for planting details.

The new transformers and switch gear will be housed in a purpose built brick building with a flat mono pitch roof. The building will be constructed from a buff/brown brindle brick laid in stretcher bond, similar to the adjacent existing store building and to The Cedars (Co-op supermarket). The walls to the new transformer area will be a vertical hit and miss hardwood (white oak) boards, 100 x 25mm cross-section staggered in plan to provide ventilation to the electrical equipment. The pitched roof will be finished with a grey mineral felt to make it as unobtrusive as possible.

A package generator set along with an oil tank will be located in an enclosure adjacent to the substation. Due to the slope of the site the generator set will be located at a lower level than the transformer building to reduce its impact on the site.

The enclosure will be a 1.8m high timber fence, to be vertical hit and miss hardwood (white oak) boards, 100 x 25mm cross-section, staggered in plan and set either side of concrete posts set in concrete and with timber rails.

The floor of the enclosure will be surrounded by 150mm deep x 50mm wide round top pin kerbs and finished with 20mm diameter shingle across the entire compound area to aid drainage.

The generator set will include sound attenuation modules at either end to prevent break out noise and will sit on a concrete base. An acoustic report has been prepared by CPW, this has been included as part of the submission. The generator housing will be profiled steel construction with a paint finish. As the manufacturer of the generator is to be selected by the contractor this will be confirmed after the tender process.

A bunded oil tank will be located on the enclosure on the road side to allow for ease of access for filling. The oil tank will be a self-bunded uPVC unit. As the manufacturer of the oil tank is to be selected by the contractor this will be confirmed after the tender process.

6.0 Photographs



Photo 1 – View of existing Park House substation enclosure.



Photo 2 – View of existing Library substation building.