



Planning Statement

Wessex Hall, Whiteknights Road, Reading RG6 6BQ

Planning Application for the Installation of a New
Bypass Interceptor

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1.0 Issue Record

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Introduction

This planning statement accompanies the application for the installation of a bypass fuel interceptor at the University of Reading's Whiteknights Campus, located within the Wokingham local authority area. The proposal aims to enhance the campus's sustainability and environmental management by effectively managing surface water runoff and preventing pollution.

Site Description

The proposed location is to the West of Wessex Hall, see image below.

This area of the campus is a 'green' area, the closest buildings being the Wessex Hall or Residence. Other buildings on site are similar accommodation blocks and academic buildings.

The existing infrastructure includes various facilities that support academic and recreational activities. The campus is easily accessible and has well-established drainage systems that require improvement to comply with environmental regulations.



Figure 1 – Satellite image of the site and proposed location.

Proposed Works

Following a recent assessment of the underground drainage at the Whiteknights campus, it was noted that the final drainage outlet runs into the Whiteknights Lake does not incorporate an interceptor prior to the discharge into the lake.

There is no legislative requirement to provide this, however The University of Reading have taken the decision that this would be a sensible improvement to minimise the risk of future pollution caused by hydrocarbon discharge into the Whiteknights Lake.

The benefits of the proposed works are:

- To reduce the risk of pollution from accidental fuel spills and runoff.
- Comply with relevant environmental guidelines and good practice.
- Protect local water bodies and enhance the ecological integrity of the campus environment.

The proposed Bypass interceptor will be positioned at the final pipe junction chamber, just as it flows to the outfall into the Whiteknights Lake.

Careful consideration has been given to the design and implementation of the Bypass Interceptor.

An Arboricultural survey and Ecological Survey have been carried out, and are included within this planning submission.

Justification

Environmental Benefits: The bypass fuel interceptor will play a crucial role in protecting water quality in the surrounding areas by preventing contaminants from reaching surface waters. This aligns with the university's commitment to sustainability and responsible environmental stewardship.

Compliance with Regulations: The installation will ensure compliance with the requirements set forth by the Environment Agency and local regulations regarding pollution control. This proactive approach underscores the university's dedication to meeting its environmental obligations.

Minimal Disruption: The installation process will be carried out with minimal disruption to campus activities and the surrounding environment. Careful planning will ensure that any construction work is executed efficiently and safely.

Long-Term Management: The interceptor will contribute to a long-term strategy for water management on campus, enhancing the university's resilience against potential environmental impacts related to urban runoff.

Community Engagement

Prior to submitting this application, informal consultations were held with relevant stakeholders, including university staff and local authorities. Feedback received has been considered in the proposal design, ensuring that community concerns and interests are addressed.

Conclusion

The proposed installation of a bypass fuel interceptor at the University of Reading's Whiteknights Campus represents a significant step toward improving environmental management and sustainability on campus.

We respectfully request the approval of this planning application to facilitate the implementation of this vital infrastructure project.

The Bypass Interceptor will be installed in compliance with current good practice standards.

The Bypass Interceptor will be installed with close consideration to the WBC's Core Strategy CP7 – Biodiversity. The Bypass Interceptor seeks to intercept and stop any potential pollutants from entering the Whiteknights Lake. The excavation for the Bypass Interceptor will be carried out considerably, with the aim of not compromising the habitats of any protected species. The excavation will be undertaken on grassland, which is regularly maintained and cut short, mitigating the chances of interfering with animal habitats.

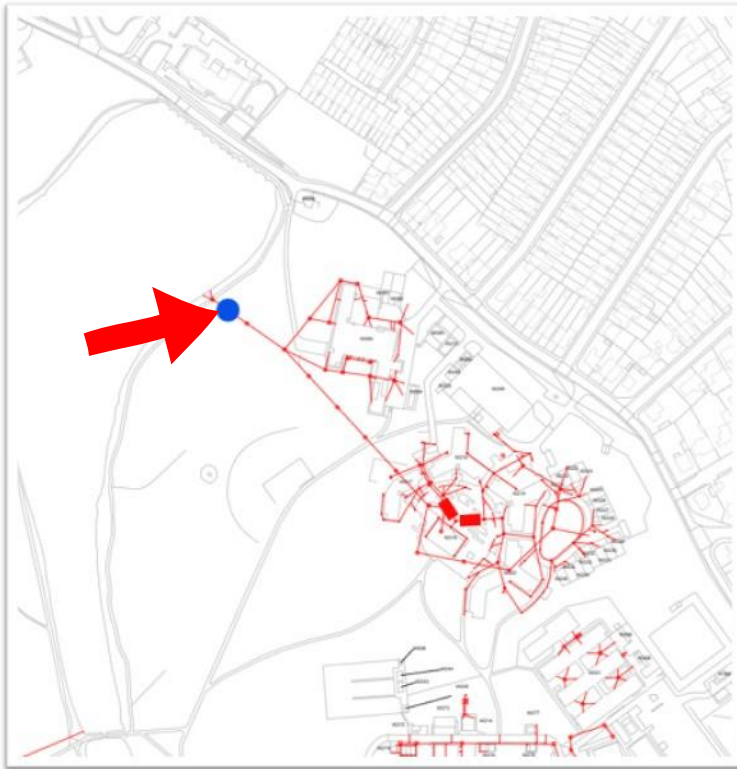


Photo 1 – Proposed Location, within underground drainage configuration.