



FORMER JOHN LEWIS DEPOT, LETCOMBE STREET, READING
(ALSO KNOWN AS JLP MILL LANE)

OPERATIONAL WASTE MANAGEMENT STRATEGY

JULY 2025



Operational Waste Management Strategy

**Former John Lewis Depot, Letcombe Street, Reading
(also known as JLP Mill Lane)**

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Basis of Report

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1.0 Introduction

This Operational Waste Management Strategy (OWMS) has been prepared by SLR Consulting Ltd (SLR) on behalf of John Lewis Partnership BTR Ltd (JLP) (the “Applicant”), to support a detailed planning application for the Reading Mill Lane redevelopment project (the “Development”) on the existing JLP site on Letcombe Street, Reading, RG1 2HN (the “Site”).

The OWMS is concerned with all residential wastes (from the Build to Rent (BTR) offering) and commercial wastes from the flexible community space that are anticipated to be generated from the Development once constructed and occupied.

The Development is located on Letcombe Street in Reading. As a unitary authority, Reading Borough Council (RBC) is responsible for the collection and disposal of all local authority collected wastes (including household wastes and the commercial wastes that RBC collects) within its area. RBC offers commercial waste collection services.

The construction of the Development will result in an increase in overall waste arisings for RBC; it is therefore important that a waste management strategy is adopted that aims to manage the waste from the Development in a sustainable manner which minimises and mitigates against the resultant environmental impact.

The OWMS does not consider the management of waste arising from demolition and construction activities, as it focuses on wastes produced during occupation only.

1.1 Document Structure

The OWMS is structured to provide:

- an introduction to the Development to provide the context for the document;
- relevant policy and legislation which will have an impact on solid waste management;
- commentary on other instruments and policies specifically targeted at ensuring sustainable and environmentally friendly waste management;
- overview of current arrangements for waste management in RBC;
- estimates of the quantities and volumes of waste anticipated to be generated by the occupation of the Development;
- the proposed management methods to be adopted or considered in more detail. This includes opportunities for reducing and minimising waste; and
- the management of other waste types that may arise from occupation of the Development including landscaping wastes and hygiene wastes.

A series of Appendices set out additional supporting information.



2.0 The Development Proposals

This chapter of the OWMS provides details of the Site and the associated development proposals.

2.1 The Application Site

The site is located on the edge of the town centre in Central Reading within close proximity of key local services and facilities including The Oracle shopping centre opposite, the Premier Inn hotel adjacent to the west and Reading railway station which is located approximately 1km to the north.

The site itself is bound by Mill Lane and the A329 to the north, Letcombe Street to the south-west and Crossland Road to the south-east, from which the site is accessed. The site currently comprises the existing JLP warehouse building with associated car parking and servicing areas to the north-east and south-west of the building.

The site was previously used as a warehouse with customer collection facilities, ancillary car park and servicing area. The use of the existing building became surplus to requirements as a customer collection centre in 2021, with its functions having been transferred to the John Lewis department store at Broad Street, Reading.

2.2 Description of the Development

Demolition of the existing building and redevelopment of the site comprising erection of a new mixed-use building for up to 170 Build to Rent (BTR) residential dwellings (Use Class C3) together with flexible community space (Use Class F1/F2), residents' facilities, landscaping, public realm, amenity space and cycle parking.

A large proportion of the BTR units will be fully furnished by the Applicant, as part of the JLP BTR offering.

Figure 2-1 provides an overview of the proposed development and ground floor arrangements with Figure 2-2 providing the first floor layout and typical arrangement of the residential units (full-sized high quality versions of the drawings are included in Appendix A).



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3.0 Waste Policy Framework

This chapter provides an overview of relevant Policy governing waste management.

RBC is a unitary authority and is therefore responsible for the collection and disposal of local authority collected waste (LACW).

3.1 Re3 Joint Municipal Waste Management Strategy

Reading Borough Council (RBC), Wokingham Borough Council (WBC) and Bracknell Forest Council (BFC) formed a municipal waste management partnership called Re3 in 1999 working with FCC Environment. Re3 is responsible for arranging the disposal of household waste collected across RBC, BFC and WBC, this includes recyclable waste and general waste collected at the kerbside, at the Recycling Centres, glass banks and street cleaning.

On behalf of the councils, FCC Environment ‘the contractor’ manages and provides the facilities for managing and recycling the waste¹. Re3 produced a Joint Municipal Waste Management Strategy for the period 2008 – 2013, this was updated in 2016/17 which included a target to achieve 50% reuse and recycling by 2020.

3.2 The Central and Eastern Berkshire Minerals and Waste Plan

The Central and Eastern Berkshire Minerals and Waste Plan is a joint plan between RBC, WBC, BFC and the Royal Borough of Windsor and Maidenhead (RBWM) and was adopted by RBC on the 31st January 2023². The plan guides minerals and waste decision making in the plan area, establishing the future level of provision of minerals and waste development to meet national and regional policy targets and objectives. The following policy is of relevance to this application:

Policy W1 – Sustainable waste development strategy

1. The long term aims of the Plan are to provide and/or facilitate sustainable management of waste for Central and Eastern Berkshire in accordance with all of the following principles:
 - a) Demonstrate how waste will be managed at the highest achievable level within the waste hierarchy;
 - b) Locate near to the sources of waste, or markets for its use;
 - c) Maximise opportunities to share infrastructure at appropriate existing mineral or waste sites;
 - d) Deliver and/or facilitate the identified waste management capacity requirements (Policy W3);
 - e) Be compliant with the spatial strategy for waste development (Policy W4);
 - f) Where W1(e) cannot be achieved, work with other waste planning authorities to provide the most sustainable option for waste management.

Of relevance to this application is implementation point 7.17 of Policy W1: “Proposals will need to demonstrate how the development achieves the highest achievable level within the waste hierarchy and how much residual waste (requiring disposal) will typically be created per annum”.

¹ <https://re3.fccenvironment.co.uk/about-us/>

² <https://images.reading.gov.uk/2023/02/CEBJMWP-Adopted-January-2023.pdf>



It is the Applicant's intention to ensure the waste hierarchy is adopted to the highest achievable level for the proposed development; the quantum of anticipated annual residual waste arisings is detailed in Section 6.1.

3.3 Reading Local Plan

The Reading Borough Local Plan was adopted in November 2019³ and guides development in Reading up to 2036.

Policy CC5 of the document is titled 'Waste Minimisation and Storage' and states:

"Development should demonstrate measures to minimise the generation of waste in the construction, use and life of buildings and promote more sustainable approaches to waste management, including the reuse and recycling of construction waste and the promotion of layouts and designs that provide adequate, well-designed space to facilitate waste storage, reuse, recycling and composting."

The design proposals and this OWMS demonstrate compliance in addressing the Reading Local Plan policy CC5 building use requirements, through a well-designed space to facilitate sustainable waste management during the use of the development, outlined in Sections 7.0 and 8.0.

3.4 British Standards

The following British Standards are of relevance to waste management:

BS5906: Waste Management in Buildings Code of Practice

BS 5906 is a code of practice for methods of storage, collection, segregation for recycling and recovery, and on-site treatment of waste from residential and non-residential buildings and healthcare establishments.

3.5 Definitions of Waste

Legal definitions for different waste streams are provided in Table 3-1; some terms listed are not used within this document but are nevertheless included to avoid any confusion or ambiguity. The residential waste arising from the Development will be classified as household waste and wastes from the flexible community space as commercial waste.

Table 3-1: Waste Descriptions

Controlled Waste	Description
Household Waste	Household waste refers to waste collected from domestic, residential properties; it includes household collection rounds, other household collections such as bulky waste collections, waste deposited by householders at household waste recycling centres and recycling points / bring banks.
Municipal Waste	The definition excludes non-domestic properties such as hospitals and nursing homes, residential hostels, residential homes, schools, universities and other educational facilities, caravan sites and campsites, self-catering holiday accommodation, prisons and penal institutions, public halls, royal palaces and premises occupied by charities and used for charitable purposes.
Commercial Waste	Commercial waste comes from premises used wholly or mainly for trade, business, sport, recreation or entertainment, and excludes household and industrial waste.

³ https://images.reading.gov.uk/2019/12/Local_Plan_Adopted_November_2019.pdf



Controlled Waste	Description
Industrial Waste	Industrial waste is the waste produced by industrial activity which includes any material that is rendered useless during a manufacturing process such as that of factories, mills, and mining operations.
Construction, Demolition and Excavation Waste	Demolition waste includes unwanted material arising from the demolition or strip out of an existing structure. Excavation waste includes unwanted material resulting from excavation activities such as a reduced level dig and site preparation and levelling, excavation of foundations, basements, tunnels and services trenches, typically consisting of soil and stones. Construction waste is any other unwanted material produced at the construction site.
Green Waste	Green waste refers to biodegradable waste (i.e. waste that can decompose naturally and organically) such as grass cuttings, hedge trimmings or other material.
Food (Catering) Waste	Food (catering) waste is defined as all waste food including used cooking oils originating in restaurants, catering facilities and kitchens (including central kitchens and household kitchens). Where catering wastes are collected separately their management is subject to additional controls (Animal By-product Regulations).
Bulky Waste	The definition of bulky waste is “any article of waste which exceeds 25 kilograms in weight; and/or any article of waste which does not fit, or cannot be fitted into a receptacle for household waste provided in accordance with section 46 of the Environmental Protection Act 1990; or where no such receptacle is provided, a cylindrical container 750 millimetres in diameter and 1 metre in length.”



4.0 Ensuring Sustainable Waste Management

This chapter sets out the concepts and requirements for the sustainable management of waste.

The Applicant wishes to ensure that the methods adopted for managing waste are sustainable and that any negative environmental impact is kept to a minimum. In considering the approach to sustainable waste management several concepts and assessment methods have been taken into consideration; these are set out in this chapter.

4.1 Waste Hierarchy

Article 4 of the revised EU Waste Framework Directive (Directive 2008/98/EC) sets out five steps for dealing with waste, ranked according to environmental impact – the ‘waste hierarchy’. Table 4-1 presents the five stages of the waste hierarchy and describes the requirements of each stage. The waste hierarchy set out in the EU Waste Framework Directive is enshrined into domestic legislation for England and Wales through Regulation 12 of the Waste (England and Wales) Regulations 2011.

Table 4-1: Waste Hierarchy

Stages	Requirements
Prevention	Using less material in design and manufacture. Keeping products for longer; re-use. Using less hazardous materials.
Preparing for reuse	Checking, cleaning, repairing, refurbishing, whole items or separating into spare parts.
Recycling	Turning waste into a new substance or product. Includes composting if it meets quality protocols.
Other recovery	Includes anaerobic digestion, incineration with energy recovery, gasification and pyrolysis which produce energy (fuels, heat and power) and materials from waste; some backfilling.
Disposal	Landfill and incineration without energy recovery.

In developing the OWMS, the Applicant has sought to follow the priorities set out in the waste hierarchy such that options for prevention, reuse and recycling are promoted above recovery and that disposal approaches are limited as far as possible.

4.2 Circular Economy

Various national and local governments (including RBC) have declared climate emergencies, and all sectors of society have a responsibility to consider how their respective actions can impact upon the global climate. In response, public and private organisations must now consider the impact of their activities and how these can be adapted to support efforts for sustainable growth⁴.

Operational works provide an opportunity to consider how materials are used. These opportunities can be used as drivers to reduce wastes and associated emissions. The circular economy is an economic system where the very notion of waste is eliminated. The circular economy seeks to maximise the value gained by society from materials and products whilst eradicating the notion of waste entirely.

The Development will seek opportunities to adopt the principles of the circular economy (e.g. exploring opportunities for waste prevention, maximising reuse and refurbishing goods once

⁴ <https://watereurope.eu/european-parliament-adopts-resolution-on-the-new-circular-economy-action-plan/>



they are no longer required). As a valuable and transformative Development in the community, the Applicant will work to provide a sustainable, resilient and responsible operational development for the local community.

The Applicant will consider the following circular principles during the operation of the Development:

- Incorporating sustainable materials and products that are technically, economically and environmentally practicable alternatives to carbon-intensive supplies.
- Using careful supply estimations to minimise surplus goods. Where surplus goods do arise, seeking to return these to suppliers, utilise these in other operational developments or identify organisations within local communities that can use the product.
- Adopting a modular approach to the design and manufacture of goods used in the operations of the development to minimise wastes and facilitate the ability to undertake repairs opposed to replacement of modules. A modular approach will allow for disassembly and reuse of items.
- Exploring opportunities to lease goods and other equipment. This will eradicate the need to purchase and then manage items.
- Working with local supply chains to minimise greenhouse gas (GHG) emissions in transporting goods to site.
- Sourcing suppliers that share similar values and who demonstrate circular principles in their own operations.
- Working with supply chains and encourage take-back services that remove packaging, surplus stock and spent items from the Development, to then be reused, recycled or recovered in their own operations.
- Working with local supply chains to identify off-takers that can valorise waste materials arising from the Development to generate new products beyond dry mixed recycling materials.
- Ensuring suitable bin storage is allocated to allow for the appropriate segregation of recyclable materials (including food waste) to push waste up the waste hierarchy.

The Applicant recognises that the sector can benefit from the application of circular economy principles. As such, they are committed to supporting the local authority toward their carbon and GHG emission reduction goals. As a responsible developer, the Applicant knows the value that a circular economy can bring; environmentally, economically and socially. Therefore, the Applicant will seek to embed circular principles across its operations, including this site.

4.3 Simpler Recycling

Simpler Recycling reforms recycling collections in England, applying to both households and businesses. It mandates that the same core set of materials for recycling are collected from households and businesses, the materials being as follows: plastic, metal, glass, paper/card, food waste and garden waste (with garden waste only applying to households where requested). There has been no legal requirement for businesses to separate dry recycling or food waste, with the introduction of Simpler Recycling this has been a legal requirement from March 2025.

The new default requirement for households and workplaces will be 4 containers (general waste, food waste, paper and card, other mixed recyclables).



Business in England are classified based on the number of full time equivalent (FTE) employees as follows:

Business Size	Number of FTEs
Micro	<10
Small	<50
Medium	<250
Large	≥250

Simpler recycling commenced in March 2025, with a phased roll out:

- March 2025 – small, medium and large businesses recycle all waste streams except for plastic film and garden waste;
- March 2026 – Households to recycle all waste streams except for plastic film (and food waste where transitioning arrangements apply); and
- March 2027 – Micro-firms recycle all waste streams except for garden waste. Plastic film collections from all businesses and households.

Although the majority of the Development is residential, the scheme includes a flexible community area. It is assumed that this community space will fall within the small business classification and therefore, will be legally obligated to recycle (as set out above) under the requirements of Simpler Recycling from the point of first occupation of the Development.

The developer is obligated to provide enough space for the bins necessary to allow the collection of all waste streams in the residential area of the Development (which is the entirety of the Development except for the community uses).

At this stage there remains uncertainty with regards to the future arrangements for plastic film collections which are set to be in place from March 2027 (i.e. whether plastic films will be co-collected or require segregation).

As is set out in Chapter 7.0 and 8.0 below, the Development will include adequate storage space for the corresponding waste bins to adhere to the forthcoming Simpler Recycling requirements.

4.4 The Carbon Agenda

4.4.1 Climate Change Act and UK Carbon Plan

The Climate Change Act 2008 established a legally binding target to reduce the UK's greenhouse gas emissions by at least 80% below base year levels by 2050. To drive progress and set the UK on a pathway towards this target, the Act introduced a system of carbon budgets which provide legally binding limits on the amount of emissions that may be produced in successive five-year periods, beginning in 2008. The first three carbon budgets were set in law in May 2009 and require emissions to be reduced by at least 34% below base year levels in 2020. The fourth carbon budget, covering the period 2023–27, was set in law in June 2011 and requires emissions to be reduced by 50% below 1990 levels. The fifth carbon budget, covering the period 2028–32, was agreed by the Government in 2016 and requires emissions to be reduced by 57% relative to 1990 levels. The sixth carbon budget covering the period 2033–37 was set out by the Government in 2021 and defines the carbon budget at 965 MtCO₂e across the period.

The UK Carbon Plan, published in December 2011, sets out the Government's plans for achieving the emissions reductions set out in the Climate Change Act 2008. Chapter 6 of the



Plan includes commitments to reducing the carbon emissions from waste management. These commitments include:

- transition to a “zero waste economy”; and
- harnessing energy from waste through anaerobic digestion and Combined Heat and Power.

4.5 Other Sustainable Waste Management Initiatives

4.5.1 Compulsory Recycling

Compulsory recycling can be enforced by local authorities under section 46 of the Environmental Protection Act 1990, as amended by Section 48 of the Clean Neighbourhoods and Environment Act 2005. Although the exact method can vary between councils, it generally means monitoring kerbside recycling schemes and ultimately prosecuting those who do not recycle. This is applicable to residential premises, but similarly commercial waste companies may in the future start checking residual bins. In general recycling bin collections are cheaper than residual bin collections so there is a financial incentive for businesses to prioritise recycling.

4.5.2 Variable Charing / Pay As You Throw

Pay As You Throw (PAYT), also known as variable charging, refers to charging households and businesses for the collection, treatment and disposal of their waste. Crucially, it is charged according to the quantity of waste set out for collection, measured by volume, weight, size or number of containers, or a combination of these.

PAYT schemes have been operating in the US and continental Europe for some time. In the UK, existing legislation forbids any sort of charge to be made for household waste collection, but not so for commercial waste, where charges by container size and collection frequency often form the basis of charging (with some operators weighing containers as they are lifted and charging by weight). The Waste Strategy (2007) made provision for a number of PAYT pilot schemes, but no local authorities took up the opportunity. The Coalition Government repealed the legislation permitting this, ensuring that it is off the agenda for some time to come.

Over the life of the Development, the subject of variable charging may be reintroduced onto the political agenda. Should this occur the OWMS for the Development will be reconsidered to determine whether a variable charging approach can be accommodated.



5.0 Reading Borough Council Waste Arrangements

This chapter sets out details of the current RBC waste management arrangements.

5.1 Current Waste Management Performance

As previously mentioned, RBC is a Unitary Authority and therefore is responsible for the collection and disposal of LACW. The residential waste and recycling kerbside collections in RBC are delivered by an inhouse council operated service. RBC published a 'Waste Minimisation Strategy 2015 – 2020' (latest version issued in February 2017)⁵. Although now out of date, some of the key policy targets for the waste management, specifically recycling performance of RBC are set out below:

- Recycle over 50% by 2020 through:
 - Increase collected recycling/composting/reuse rates to 24% of total household waste (deadline 31/03/17).
 - Reduce contamination of kerbside recycling delivered to the Material Recycling Facility (MRF) to 20% (deadline 31/03/17).

As detailed above in Section 3.2 RBC is a part of the municipal waste management partnership, Re3 with neighbouring councils WBC and BFC and FCC Environment the 'Contractor'.

The partnership previously had targets covering the period 2008-13 and 2016/17 (see Section 3.2), current partnership strategic targets are understood to be in draft format. The draft Re3 strategy sets provisional targets for the three councils over the period 2021-25⁶, noting this is a draft strategy and the final version is not available, a number of the targets are not finalised and hence do not have definitive values assigned to them. Some of the inferred targets deemed relevant to this OWMS from the draft strategy are summarised below:

- As per the Waste (Circular Economy) (Amendment) Regulations 2020 municipal waste to landfill to be reduced to 10% or less of the total municipal waste generated (by weight).
- Ensure proportionate compliance with national target to prepare for recycling/reuse 65% of municipal waste by 2035.
- Councils to comply with weekly separate collection of food waste.

Based on Government Statistics (Department for the Environment, Food and Rural Affairs (Defra) waste data reports)⁷, RBC's waste performance for the past three years is highlighted in Table 5-1.

⁵ <https://images.reading.gov.uk/2020/01/Waste-Minimisation-Strategy.pdf>

⁶ <https://democratic.bracknellforest.gov.uk/documents/s163122/re3%20Strategy%20Briefing%202021%20vJWDB.pdf>

⁷ <https://www.gov.uk/government/statistical-data-sets/env18-local-authority-collected-waste-annual-results-tables-202122>



Table 5-1: Current Waste Management Performance

	2021-22	2022-23	2023-24
Total household waste collected (tonnes)	56,349	53,042	55,298
Household recycling and composting rate (%)	51.5%	49.5%	49.8%
Proportion of municipal waste diverted from landfill (recovery rate %)	89.9%	86.6%	87.9%

Historic waste management performance presented in Table 5-2 shows that, over the past 5 years, RBC has seen recycling and composting rates between approximately 35% and 51% increasing year on year across the first three years with a slight decline over the most recent years. RBC per capita household waste arisings are below the England average figure of 391.4 kg per person⁸.

The significant increase in recycling and composting rate from 2020-21 to 2021-22 is a result of the roll out of kerbside food waste collections, which were rolled out to c. 3,000 early adopters in October 2020, before being rolled out to the rest of the Borough from February 2021⁹.

Table 5-2: Historic Waste Management Performance (Household Waste)

	2019-20	2020-21	2021-22	2022-23	2023-24
Household recycling and composting rate (%)	35.3%	36.1%	51.5%	49.5%	49.8%
Household waste collected per head of population (kg per capita)	353	364	324	302	309

The number of households in RBC is estimated at 73,834 for 2023¹⁰; based on household waste arisings of 55,298 tonnes (Table 5-1), this indicates average waste arisings per household of 749kg per annum in 2023.

5.1.1 Waste Disposal Arrangements

Each year circa 64,000 tonnes of LACW is generated in RBC⁷. Approximately 46% is recycled with the majority of remaining waste destined for energy recovery. Currently the majority of collected residual waste is transported to Lakeside Energy from Waste (EfW) facility at Colnbrook near Slough.

Commingle kerbside collected recyclables (plastic, cans, paper and card) from RBC are taken to the MRF on Island Road, Reading¹¹. At the MRF the recyclable items are sorted into their constituent material streams and then bulked up before being transported to reprocessing centres.

Glass and textiles in RBC are captured via designated bring banks which are transported to respective recycling/reprocessing centres for recycling.

RBC kerbside collected food waste is sent to Severn Trent Anaerobic Digestion facility where the waste is recycled into fertiliser for farming and green energy for homes¹². RBC

⁸ https://assets.publishing.service.gov.uk/media/64198d9cd3bf7f7ff81b8833/LA_and_Regional_Spreadsheet_202122.xlsx

⁹ <https://www.reading.gov.uk/waste-and-recycling/food-waste-collection/>

¹⁰ https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/987584/LT_100.ods

¹¹ <https://www.reading.gov.uk/waste-and-recycling/how-do-i-recycle-in-reading/recycling-at-home/>

¹² <https://www.reading.gov.uk/waste-and-recycling/food-waste-collection/>



collected garden waste is sent to a windrow composting facility to produce compost for farming¹³.

5.2 Requirements for Waste Management

RBC (as a Unitary Authority) provides waste management services to residential properties. Residents receive regular waste collection services free of charge (albeit the costs for this service are part funded from council tax payments).

Residential waste collection is provided by RBC and as such the council determines the volume requirements which must be accommodated in new developments (see the next section regarding the design guide) and the frequency of the collection service provided. The RBC standard collection frequency is fortnightly for recyclables and residual wastes (alternate weekly collections), and weekly collections for food waste.

5.2.1 Waste Management Design Guide

The majority of local authorities publish a document titled “waste management design guide for developers and architects” or similar. These documents set out the waste management provision that should be incorporated within new developments at the design stage to ensure compliance with local authority expectations.

A webpage titled “Waste Management Guidelines” is available on the RBC Website¹⁴, additionally there is a document titled “Waste Management Guidelines for Property Developers, Architects, Planners and Contractors” dated December 2019 available on the RBC website¹⁵ (included in Appendix B), it is understood that this 2019 document is superseded with the RBC website page as outlined above.

5.2.2 Waste Management Guidelines Webpage

For residential units, the design guide does not include a calculation for volume allocation for purpose built flats. A requirement for bulky waste provision is also not included in the webpage. SLR sought clarification on these requirements with the RBC waste officer, further detail of this can be seen below in Section 5.3.

The OWMS has been developed in line with the requirements set out on the ‘Waste Management Guidelines’ webpage such as refuse crew walking distances to the final bin presentation point for collection, to ensure compliance with the RBC expectations.

5.2.3 Residential Premises with Communal Refuse Facilities

The RBC standard waste management offering for purpose-built blocks of flats is as follows:

- Recyclables are separated into two waste streams to be collected fortnightly:
 - Paper, cardboard, Plastic and cans are collected within a recycling bin;
 - Glass is captured via bring banks (i.e., not collected via the kerbside recycling collections);
- Food waste is collected weekly; and
- Residual waste is collected fortnightly.

¹³ <https://www.reading.gov.uk/waste-and-recycling/garden-waste/>

¹⁴ <https://www.reading.gov.uk/waste-and-recycling/waste-management-guidelines-for-property-developers-architects-planners-contractors-managing-agents-and-landlords/>

¹⁵ https://images.reading.gov.uk/2019/12/Waste_Management_Guidelines_for_Reading_V1_2.pdf



5.2.4 Storage for Bulky Wastes

The RBC waste management guidelines do not specify an area requirement for bulky waste storage; however, it is understood RBC operates a policy of one free bulky waste collection per property in a 6-month period, with additional collections in this time period incurring a collection charge¹⁶.

The Development will be comprised of primarily furnished BTR units and consequently the arisings of bulky wastes requiring management on site are anticipated to be minimal. It is anticipated that any bulky wastes arising from the fully furnished BTR units will be taken away for offsite management when new items are delivered, and thus use of the bulky waste storage area will not be necessary in these instances, further detail of this can be found later in the report in Section 7.7. However, in order to be conservative and promote good waste management practices, the Applicant has made provision for a bulky waste storage area within the ground floor of the Development (please refer to Figure 7-5 and Figure 7-6 for the location of the bulky waste storage areas).

5.3 Consultation with Waste Officer

As part of the original application process SLR contacted the RBC Waste Management Team in October 2023 in order to seek clarity on a number of points regarding the waste management provision in the Development.

Following the initial discussions, further e-mail communications and follow up meetings were held (5th February 2024 and 19th February 2024) during which the proposed scheme was presented (including site layout plans) and the draft waste strategy discussed, alongside the importance of the building management team presence and support for the efficient running of the BTR development.

The building management team are an essential part of the Applicant's OWMS, ensuring effective bin utilisation and changeovers, as well as resolving any problems quickly and for supporting refuse collection crews with the movement of full and empty bins during collection.

Full details of the consultation with the RBC waste officer are provided in Appendix C, the key principles agreed are summarised below:

- Storage of mixed recycling and residual waste is to be provided in 1100L bins.
- Food waste storage is to be provided in 240L bins.
- The waste storage provision to be provided per residential unit, (and therefore used to calculate the total bin numbers) is as follows:
 - 120L Residual waste
 - 240L Recycling
 - 16L Food waste (1x240L bin shared between 15 flats), although this has been increased to 23L capacity per unit.
- The strategy offers flexibility for different potential methods of glass management that may result with the upcoming 'Simpler Recycling' legislation. This future-proofs the Development with regards to any potential service changes incorporating glass into the kerbside recycling collection (co-mingled or single stream) as opposed to the current bring bank arrangement.

¹⁶ <https://www.reading.gov.uk/waste-and-recycling/bulky-business-and-clinical-waste/bulky-waste/>



- Agreement that for any period of time that the Development is operational, and the collection of glass is via bring banks, the residents will use the bring banks already provided within Reading town centre. Therefore, the Applicant does not need to make provision for a glass bring bank within the development. This was agreed on the basis of potential glass collection service changes as per the above point.

The original OWMS was developed in line with the RBC Waste Management Design Guide and agreement of principles as set out above with the RBC waste officer.

Following the original application, consultee comments were received from the waste team, which are summarised below. The consultee comments have been taken into consideration in the preparation of the resubmission scheme and this replacement OWMS document, a summary of the consultee comments and applicant responses are included in Table 5-3 below.

Table 5-3: Consultee Comments and Applicant Responses

Consultee Comment	Applicant Response
The Council's standard household waste collection service is for a fortnightly general waste collection, alternating with a fortnightly recycling collection and food waste is collected weekly. For a block containing 215 flats on the standard fortnightly collection, we would expect them to require: 23-27 x 1100L general waste bins; 47 x 1100L recycling bins; 20 x 240L food waste bins. Totalling 70-73 x 1100L bins & 20 x 240L bins.	Resubmission application has removed refuse chutes and includes a "resident bring" system and front of house refuse rooms. Number of bins has been recalculated for the 170 unit resubmission application scheme.
I can see on the plans that across the 3 bin store areas there is space for 83 x 1100L bins and 15 x 240L bins. There would be space for the 73 x 1100L bins (+ 6 x 1100L bins required to be stationed under the refuse chutes at all times) but you may require more food waste bins than what has been drawn on the photo. Please note that we cannot collect food waste in an 1100L bin so it would need to be the 240L food waste bin positioned underneath the food waste section of the refuse chute. It seems on the plans that it is the 1100L bins set aside under what might be the refuse chute.	The volume provision for food waste storage has been set as per the waste design guide webpage value (23 litres per unit) rather than the lower waste officer advised volume for flats (16 litres per unit).
There would also need to be a designated space for any commercial waste produced on the premises in the community/commercial space in the plans. This would need to be collected by a trade waste contractor and would be a chargeable service.	Resubmission application is based on a flexible community space. A fully separate refuse room for wastes arising in the community space can be found immediately adjacent to the flexible community space (see Figure 8-1).
We are happy with the setup of the north and southern bin store areas and proposed plans for collection as the vehicle can pull up directly next to the bin store. Although, a dropped kerb would need to be installed on Letcombe Street	Information relayed to the Transport Consultant and included in resubmission application.



Consultee Comment	Applicant Response
at the bin store entrance to allow the bins to be emptied safely. Please can this dropped kerb be incorporated in to the plans.	
However, we do have some concerns regarding the emptying of the bins from the central bin store, and the method of the bins being dragged to Letcombe Street by the Estate Management team and the time it would take for the bins to be presented allowing the bins to be emptied, and then promptly cleared out the way afterwards. In our experience the crews will empty the bins quicker than what the 'tow tug' would be able to move this quantity of bins to/from the vehicle, especially the distance shown and along the internal corridor – and the crews would not have the time to wait on site for an extended time for the Estates Team to manage the bins. This issue could be managed by providing a dedicated bin presentation point for these central bin store bins to be presented to provide the crew with somewhere to push the bins back to off of the road and pavement. The Estate Management Team would still need to be present for this, and there would also need to be a dropped kerb.	Resubmission application OWMS clarifies that the tow tug would be used <i>before</i> the RBC collection to move bins to a temporary holding area (along the building line, Mill Lane frontage) and that the tow tug would <i>not</i> be used during the time that the RBC collection crews were on site. Confirmation also that the building management team would be present to assist the RBC collection crews with the movement of full and empty bins during the collections.
Alternatively, the bins would need to be collected from Mill Lane following the most direct route from the bin store to where the vehicle can access it. The route from the bin store would need to be suitable for transporting bins, and the kerb dropped to allow the bins to be loaded on to the vehicle. The Estate Management Team would still need to be present for moving the bins around but the 'tug' may not be required to transport the bins.	Mill Lane had been discounted by the Applicant as an RCV stopping location due to feedback from the RBC highways team. It is believed that the above explained solution (from Letcombe Street with bins placed ready for collection in advance of RBC arrival, and building management team support during the collection period) offers the best solution.
If our crews will be required to access the bin stores directly, locks must be either combination or keypad style. Developers and site managers should be aware that the code will be held within our collection records and shared with a number of collection staff to ensure ease of access. Individual patterned, physical keys or security fobs will not be accepted or permitted. All arrangements must be agreed with Reading Borough Council prior to installation.	Comments noted and accepted.

As a result of the above variations to the resubmission scheme, the Applicant has addressed and noted the waste officer consultee comments.



6.0 Waste Profile Estimates

This chapter sets out the estimated waste arisings for the Development.

6.1 Estimates of Waste Arisings

Set out below is an estimate of the likely mass of waste that could be generated from the Development. The calculations are based upon the accommodation schedules for the Development, and information on waste arisings per household from the RBC waste data for 2023.

Table 6-1 presents a summary of total estimated refuse (including recyclables and residual wastes) for residential sources. Commercial waste arisings are discussed later in Section 8.0.

Table 6-1 Estimated Residential Waste Arisings from the Development

	Waste arisings (tonnes per annum)	Waste arisings (tonnes per week)
Residential Total	127	2.4

Based on current RBC waste data, approximately 26.6% of household waste arisings (by mass) are captured as dry recycling (the residential dwellings will not produce green waste which accounts for the further 23.2% to reach the overall 49.8% recycling/composting rate identified in Table 5-1. Therefore, applying the current RBC recycling performance, circa 34 tonnes (~0.7 tonnes per week) could be segregated as dry recyclables per year.

The Applicant will ensure that effective systems are put in place and subsequently maintained to allow and encourage residents to segregate recyclables wastes.

Recycling performance is a function of waste composition, behavioural patterns, awareness raising and recycling systems available to participants. The Applicant will monitor and review the recycling performance to ensure that the correct number of containers and service collection frequencies (within the limitations of the RBC provision) are implemented for household waste. In accordance with Re3 Draft Strategy 2021-25, the scheme will have a vision to target recycling rates of 65% of municipal waste, and the Applicant will work with RBC to encourage residents to recycle.

6.1.1 External Influences on Waste Arisings

There are a number of factors that will affect waste arisings and participation levels, many of which are out of the Applicant's direct control, for example:

- growth in the economy;
- change in real price charging for 'goods';
- average household size;
- proportion of product weight that ends up as waste;
- proportion of total weight (of product plus packaging) that is made up of packaging;
- socioeconomic factors and preferences; and
- product obsolescence (e.g. consumer goods such as electronics and clothes).

Obsolescence defines the length of time consumers keep products before disposing of them. This has a significant impact on the amount of waste generated; by definition the longer people retain items, the less waste there will be. For many goods (perishables, drinks, newspapers) the life cycle is largely constant, remaining unchanged over time. However, consumer goods (electronics, clothing) are designed with a finite life and the trend appears



to be towards higher rates of obsolescence and replacement. However, this trend could be slowed or reversed with the 2050 carbon target, the extended producer responsibility, the right to repair rules (implemented from summer 2021), and the drive that all businesses should take to a more circular economy.

It is expected that the Applicant and building management team will prioritise promotion of recycling as set out in this strategy. However, external factors may influence the ability to achieve high levels of recycling diversion. Where particular factors are identified as having a detrimental impact, mitigation steps should be introduced (for example, by modifying information and/or awareness raising activities).



7.0 Residential Waste Management

This chapter sets out proposals for the management of residential waste.

7.1 Waste Minimisation

Waste minimisation (prevention and reuse) is at the pinnacle of the waste hierarchy, it is principally aimed at reducing the quantity of waste that is generated.

In order to reduce the volume of waste produced by residents, the Applicant will adopt a comprehensive approach to waste minimisation that will encourage residents to adopt practises that avoid generating waste, or reuse unwanted items which would otherwise become waste.

Waste minimisation is defined as including the following activities:

- waste prevention – any action to limit waste;
- waste reduction – any action that avoids unnecessary waste arising through consumer choice and control of access to waste management services;
- reuse – any activities that enable a product to be used again thus prolonging its lifespan; and
- home and community composting – reduction in the quantity of organic waste that the Council is obliged to collect and manage.

Waste minimisation does not include recycling as waste intended for recycling still requires collection and management. There are however a number of barriers to achieving effective waste minimisation, including:

- a greater focus on recycling due to mass-based performance reporting and Council league tables;
- attitudinal barriers;
- a lack of consensus on the scope and definition of waste minimisation;
- lack of education and awareness of waste minimisation; and
- unlike recycling, it is very difficult to quantify waste minimisation and there is very limited methodology in place for measuring the performance of waste minimisation campaigns.

Through either working directly with RBC or utilising resources produced by RBC, the Applicant will work with RBC to overcome these potential barriers and implement a successful waste minimisation and community led waste minimisation scheme approach that helps reduce the quantity of wastes that must be ultimately collected and managed elsewhere.

The following elements will be considered as part of the Applicant's waste minimisation approach:

- issuing advice on waste minimisation as part of the Residents' Welcome Pack;
- supplementing the advice given in the Welcome Pack with regular promotional activities using notice boards and paperless promotional methods such as websites / apps;
- encouraging use of reusable shopping bags;
- encouraging community events such as "book swaps";
- encouraging reuse of unwanted items by promoting local "freecycle" campaigns;
- ensuring that all residents are aware of the Mailing Preference Service and other similar means of reducing the quantity of unwanted junk mail;



- working with local shops and businesses on paperless methods of promoting their businesses to reduce the quantity of junk mail and circulars;
- working with local businesses to reduce the amount of packaging used to protect goods.

The list above is not exhaustive but provides an indication of the types of activity that the Applicant could introduce to promote prevention and reuse concepts.

7.2 Communications (including Monitoring and Reporting)

Effective communication with residents will be essential to the success of waste prevention and recycling programmes. All communication activity will be conducted in accordance with best practice principles.

The Applicant intends to create a communications programme to ensure that all residents are informed about the approach to waste minimisation and waste management in the Development. The communication programme will be regularly reviewed and adapted where necessary to promote effective engagement.

Where possible, the Applicant will work with RBC to create Development specific guidance which includes information regarding the appropriate segregation of waste and use of the refuse stores. There will be a strong building management presence in the Development, therefore, attitudes and behaviours of residents can be monitored on a frequent basis allowing for communication materials to be updated and distributed appropriately.

The building management presence will enable residents to ask for assistance with bulky waste or any other concerns or queries that they have regarding waste disposal, this availability of staff to ask in real time is likely to be more successful than residents being required to enquire about concerns or issues over email.

Residents will be encouraged to download any RBC Apps, such as the Scrapp App, which was developed in conjunction with the Re3 Partnership and Scrapp. The Scrapp mobile app has a database of over 36 million products, through scanning barcodes using a mobile phone the App identifies instant, location specific recycling guidance based on the product scanned¹⁷.

The use of the App will assist with encouraging good waste management practices and behaviours, through enabling correct and efficient recycling of materials. Overall, this will complement and work in tandem with the effective and efficient waste management strategy of the Development as set out in this report, through promoting and enabling good recycling practices.

7.3 Anticipated Waste Types Generated

All residential units are expected to generate the following types of waste:

- Recyclables (paper, card, plastics and cans);
- Glass;
- Food waste; and
- Residual waste.

Wastes will be segregated within the residential unit prior to residents accessing the waste management and storage provision in the building. It is anticipated that by the time of occupation, glass will also be collected from the kerbside in some form, however if required

¹⁷ <https://www.letsrecycle.com/news/re3-collaborates-with-scrapp-for-recycling-app/>



glass can be deposited at one of the glass bring banks provided in Reading town centre near to the Development¹⁸.

Segregation within each unit is most likely to be via an integrated multi-compartment bin unit within the kitchen (or a multi-compartment bin with kitchen caddy for food waste); with the compartments matching the current RBC collected four waste streams.

As mentioned in Section 5.3, the upcoming 'Simpler Recycling' legislation may have implications on the current RBC waste collection arrangements, whereby the glass recycling currently captured via bring banks may need to be incorporated into the kerbside recycling service. The arrangement for this potential service change is not currently known, resultantly, the Applicant has incorporated flexibility within the waste management strategy in order to be able to effectively manage glass recycling within the Development should this be captured via the kerbside collection in one of two ways:

1. Separate glass collection –The Development refuse storage areas provide adequate space for the management of an additional waste stream (addition of separate glass bins) in place of a proportionate number of mixed recycling bins, should this be required.
2. Incorporation of glass into commingled recycling stream – the refuse storage provision in the development will already capture a separate mixed recycling stream, this will be adequate to also capture a mixed recycling stream with glass included should this be required.

Bulky waste will be generated by residents on an ad-hoc basis, and the amount of bulky waste is likely to vary depending on whether units are rented as furnished or unfurnished (the former unit type resulting in low or no bulky waste). It is anticipated that a large proportion of units will be rented fully furnished and therefore bulky waste is not expected to be generated by residents from these units due to the simple all-inclusive JLP BTR model.

All items within the furnished dwellings will be provided by the Applicant / building management team (such as beds, mattresses, furniture, televisions) and should an item need replacing, the building management team will arrange for the item to be replaced, and the defective item to be removed (at the same time as the new item is delivered). As such, items of bulky waste from residents in furnished units will not require onsite storage.

7.4 Resident Access to Waste Management Services

In order to facilitate a practical waste collection service, the Applicant will work with RBC to implement an OWMS that is compliant with RBC's guidance with regards to effective waste storage capacity.

As a Build-to-Rent development, the resident interface and resident experience is an important aspect for consideration.

The applicant has included three refuse stores in the Development (Northern, Central and Southern), with resident access at ground floor level providing a convenient waste management provision to all residents. Each refuse store consists of two distinct zones:

- A Front-of-House (FoH) or 'resident refuse store' for storage and presentation of the respective bins for residents to deposit waste in. This FoH space ensure a quick and easy waste deposit approach for residents, with consistent bin placement by material and appropriate signage aiding bin identification and correct placement of waste by the residents. Access to a subset of the development bins will also ensure bins are efficiently utilised (i.e. filled).

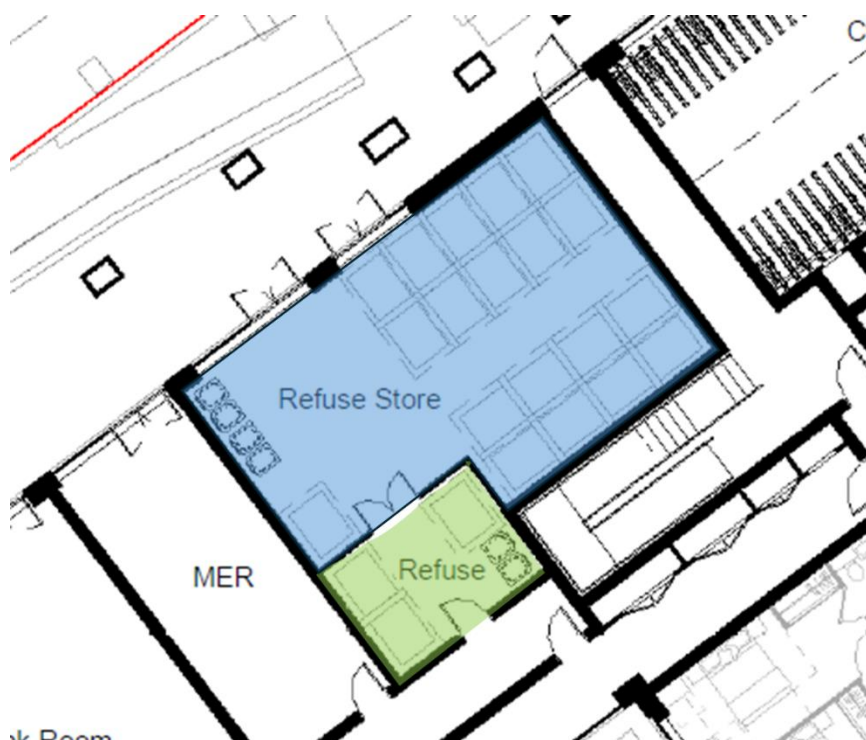
¹⁸ <https://www.reading.gov.uk/waste-and-recycling/how-do-i-recycle-in-reading/recycling-banks/>



- A Back-of-House (BoH) refuse store, where empty and full bins will be stored and rotated accordingly to/from the 'resident refuse store' by the building management team to ensure a continual provision of waste storage capacity for residents. Bins will be moved to/from the BoH refuse stores to facilitate the collection of waste by RBC (further detail is provided in Section 0 below).

An example of the refuse store zones is illustrated by Figure 7-1 below, the green highlight depicts the 'resident refuse store' area, and the blue highlight the BoH refuse store area respectively. The smaller bins shown are 240 litre bins for the collection of food waste and the larger bins are 1100 litre bins for the collection of recyclables and residual wastes. Please refer to Table 7-1 for the calculated number of residential bins required for the scheme.

Figure 7-1: Refuse Store Zones



The three refuse stores will provide sufficient containment to facilitate the separate collection of the three RBC currently collected material streams (mixed recycling, food and residual) and potential future incorporation of separate or comingled glass collection.

7.5 Operational Philosophies and Performance Monitoring

The Development will have a strong building management team presence throughout its life; which is an important aspect of the BTR offering by JLP. One of the duties of the building management team will be waste management, with a consolidated solution involving bulk communal collection via the refuse stores. Sufficient resources will be assigned to address all waste management duties for the residential aspects of the Development.

The building management team will be required to monitor bin fullness levels within the resident refuse stores to ensure that bin capacity is always available to residents. Bin fullness checks could be via scheduled walk arounds with visual checks and / or using smart logistics and technology (bin fill sensors) or supportive technology such as CCTV in the resident refuse rooms.

When a bin is full, the building management team will rotate the full bin into the BoH refuse store and replace it with an empty bin (collecting the same material). The bin exchange will



be a quick and efficient process due to the good space allocation for bin movements and the proximate location of the BoH refuse store to the resident refuse store.

Full bins will be stored within the BoH refuse stores. On the day of collection, the building management team will transport the full bins (using a pedestrian assisted tug where required due to the distance) to await collection and emptying by RBC refuse crews.

Illustrative refuse journey diagrams are included in Figure 7-2 and Figure 7-3 showing (via red arrows) how the building management team will be required to move bins from the refuse stores to/from the temporary bin holding areas for final collection by the RBC Collection Crews.

Figure 7-2 Illustrative Refuse Journey Diagram Northern Refuse Store

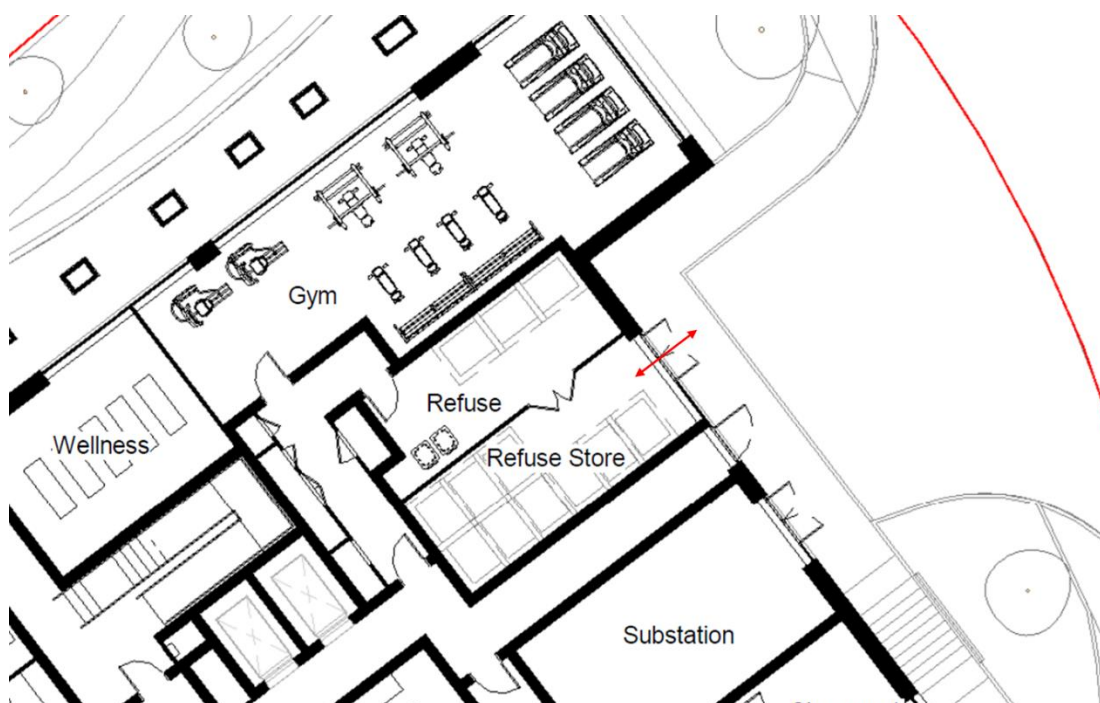
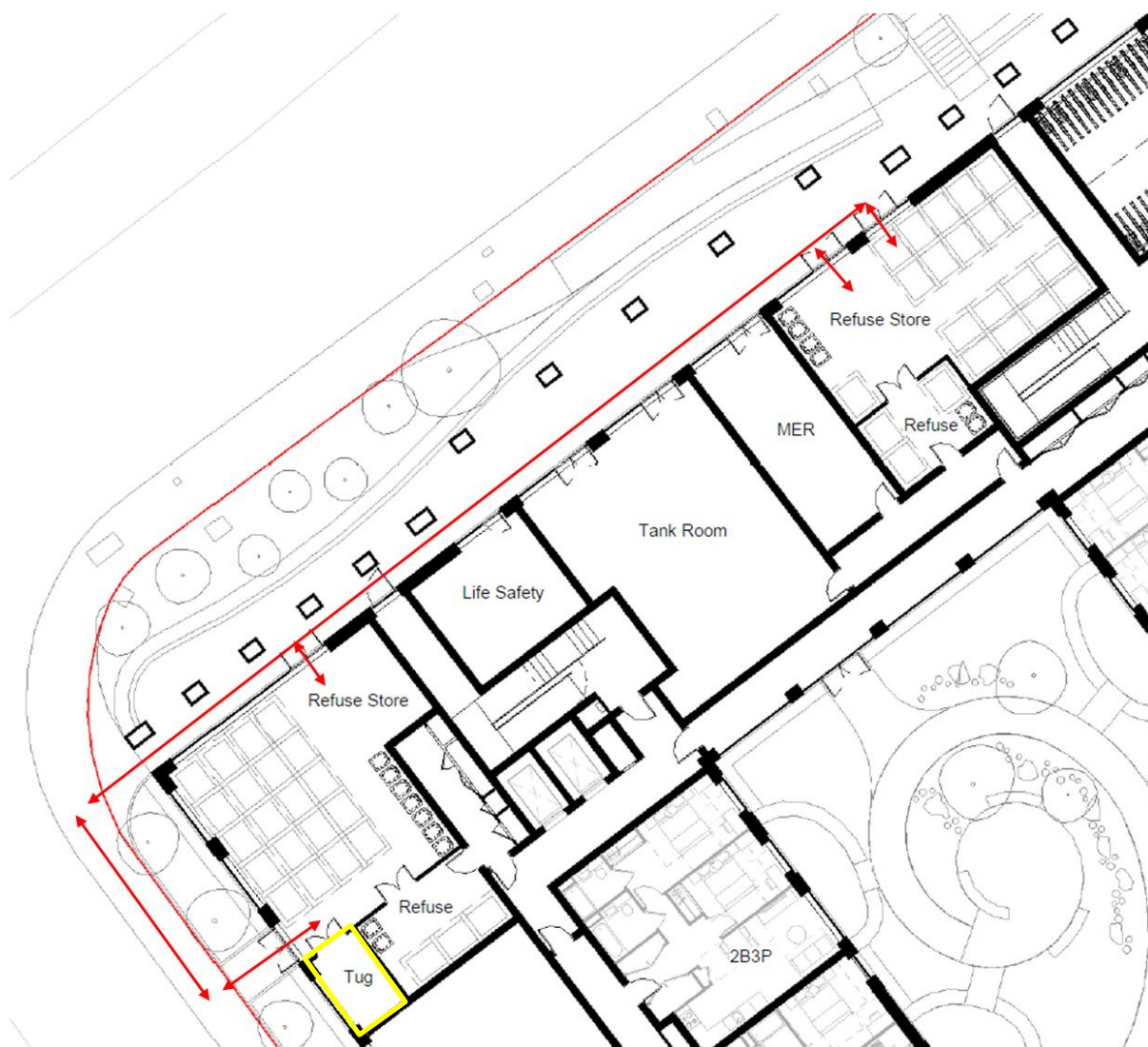


Figure 7-3 Illustrative Refuse Journey Diagram Central and Southern Refuse Stores



Where required, a pedestrian assisted tug will be used to mitigate the risks associated with long bin pull distances; Figure 7-4 presents an example tug system. The Applicant has included a separate storage area for the tug, depicted by the yellow polygon on Figure 7-3 above. Tugs can be used to move multiple bins at one time (typically 3 or 4 however it is weight based depending on the tug manufacturer / model); the limiting factor on number of bins connected is likely to be any corners on the corridor / walking route and the ability for the tug and bins to navigate the corner. Where tow tugs are utilised, specially adapted wheeled bins with tow hooks will be required.

The use of the tug is most likely to be deployed for the movement of full bins from the central refuse store. The bins would be placed outside the building (and not on the public footpath) in advance of the RBC collection visit; the final movement of bins to the RBC crews would be via hand (i.e. not tug) to ensure a smooth operation for both RBC crews and the building management team.



Figure 7-4 Example Electric Pedestrian Tow Tug for Movement of Bins



Image source: MasterMover

Should a resident produce an item of bulky waste, it is anticipated that the building management team will be required to support residents with bulky waste disposal. This support could be limited to the direction of where to place the items (including the unlocking and opening of the BoH waste store) or the actual movement of the bulky waste items from the residential unit (which may help to limit damage to hallway walls/carpets, doors and lifts). The actual building management team involvement will be driven by the building management strategy and servicing cost allocation.

7.6 Storage Volumes

The RBC design guide and waste officer feedback was utilised to calculate the number of bins required to comply with RBC waste team requirements. Bins will need to be temporarily removed from the refuse stores to the collection areas ready for the RBC refuse crew collection.

The Development includes designated space for waste management which accommodates a (RBC standard) fortnightly collection of mixed recycling and residual waste (alternate collections) and a (RBC standard) weekly collection of food waste. A summary of the calculated bin requirements is presented below in Table 7-1.



Table 7-1 Calculated Residential Bin Numbers by Material Stream to Comply with RBC Volume Requirements

	Mixed Recycling	Residual Waste	Food Waste
Frequency of Collection	Fortnightly (Alternate weekly)	Fortnightly (Alternate weekly)	Weekly
Container Size (litres)	1100	1100	240
Number of Containers Required	38	19	17

7.7 Bulky Waste

The solution for the fully furnished units will involve a managed solution whereby the waste item is removed by the party delivering the new item; thus, removing a requirement for temporary storage of the bulky item. As a large proportion of the BTR units will be fully furnished, it is anticipated that bulky waste arisings will be minimal.

Residents will, from time to time, generate bulky waste items. The definition of bulky waste is “any article of waste which exceeds 25 kilograms in weight; and/or any article of waste which does not fit or cannot be fitted into a receptacle for household waste provided in accordance with section 46 of the Environmental Protection Act 1990; or where no such receptacle is provided, a cylindrical container 750 millimetres in diameter and 1 metre in length”.

Common examples of bulky waste items produced by residential dwellings include, but are not limited to:

- Mattresses;
- Bed frames;
- Chest of drawers and wardrobes;
- Televisions;
- Fridges and freezers; and
- Washing machines and tumble dryers.

The quantum and frequency of bulky waste generation is difficult to predict and will vary depending on whether residential units are rented furnished or unfurnished. RBC provide a bulky waste collection service for residents (see Section 5.2.4 for full service details), which is an ad hoc collection service (as opposed to the regular bin collections for recyclables, food waste and residual wastes from residents).

Bulky items can be scheduled for removal by RBC or a third-party private sector company. The exact resident / building management team interface is to be confirmed; however it is anticipated that residents will arrange a collection by RBC and then liaise with the building management team by contacting the concierge regarding an item of bulky waste for removal. The bulky waste will then be moved (by the building management team with or without the support of the resident) from the apartment to the BoH refuse store. The bulky waste store areas provided are located within the Southern and Central BoH refuse stores, illustrated by the red outlines on Figure 7-5 and Figure 7-6 below. The bulky waste room will be locked (as it is part of the BoH refuse room), to ensure resident access is controlled by the building management team and avoid misuse of the area.



Figure 7-5 Southern Refuse Store Bulky Waste Area

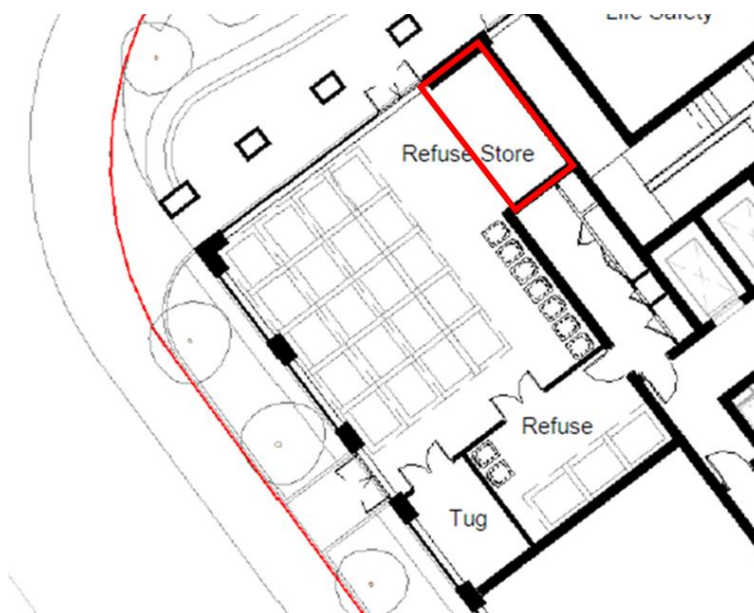


Figure 7-6 Central Refuse Store Bulky Waste Area



As with the bins, bulky waste can be further moved by the building management team to facilitate the collection.

The RBC guidance document does not define the amount of floorspace to be assigned for the temporary storage of bulky waste items whilst awaiting collection. Bulky waste requirements were queried during the initial meeting with the waste officer, and although there are no fixed requirements the waste officer was pleased to see that temporary bulky waste storage areas had been included within the development design.



7.8 Vehicle Access and Presentation of Waste

Residential wastes will be collected by RBC with three different waste streams currently collected (mixed recycling, residual waste and food waste). Mixed recycling and residual waste are collected fortnightly on alternate weeks; food waste will be collected weekly.

All bins will be collected from the ground floor, the position of the temporary bin holding areas and vehicle stopping location will assist with the fast and efficient collection of bins (thus limiting vehicle stop time). The waste officer confirmed that the crews will collect bins placed up to 10m from the back of the refuse collection vehicle. The RBC waste officer has verbally confirmed that the use of temporary bin holding areas is acceptable for placement of bins for collection by the RBC collection crews. There will be a strong building management presence for movement of bins prior to, during and after the RBC collection to ensure an efficient operation.

As agreed with the RBC Highways and Waste Officers, there will be collection points for the RBC waste crews from the Development, as follows:

1. The Central and South Southern refuse store bins will be collected from Letcombe Street as depicted by Figure 7-7, with a strong building management team presence to support the movement of bins to the collection point and returning of bins to the respective refuse stores, as illustrated by Figure 7-3.
2. The Northern refuse store bins will be collected from the servicing bay adjacent to the development on Crossland Road as depicted by Figure 7-8, again with a strong building management team presence for movement of bins to the collection point and returning of the bins to the refuse store, as illustrated by Figure 7-2.

The vehicle tracking drawings demonstrate how a refuse collection vehicle will access and manoeuvre for collection on Letcombe Street and Crossland Road (Figure 7-7 and Figure 7-8), the full size tracking drawings are included as Appendix D.



Figure 7-7 Swept Path Analysis of Refuse Collection Vehicle on Letcombe Street

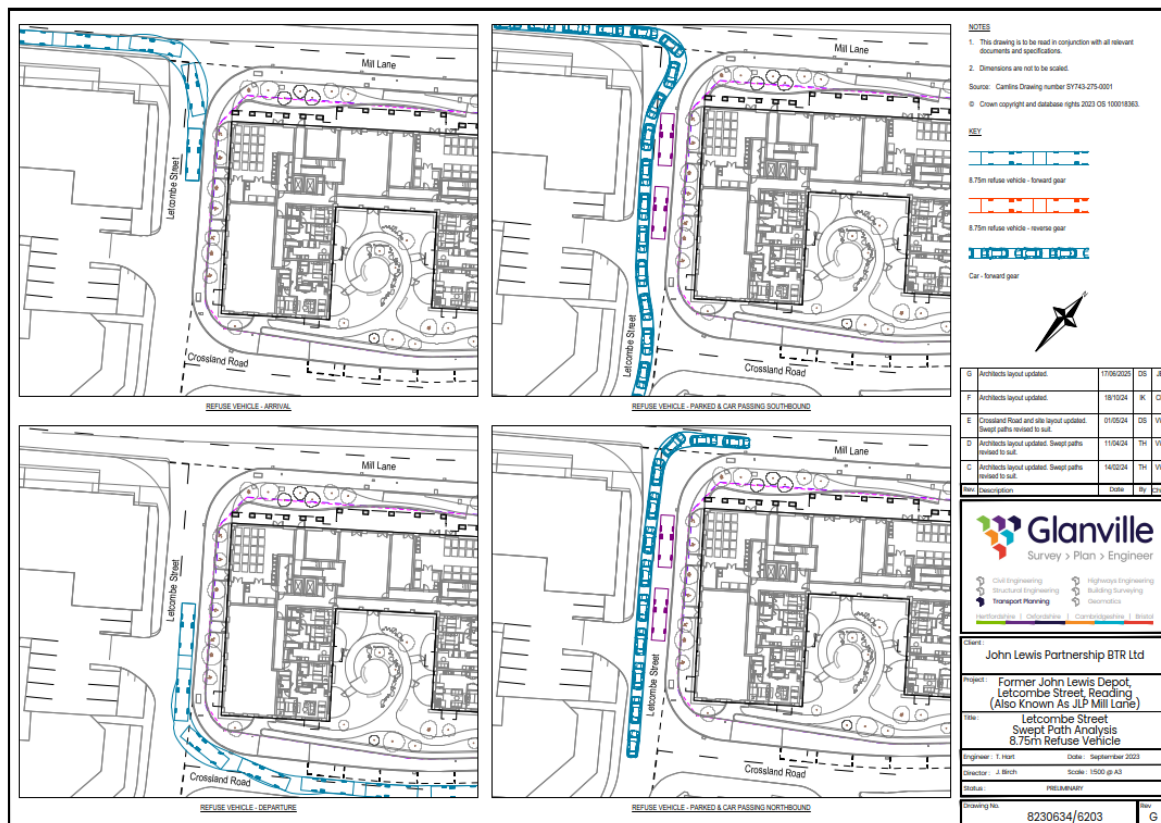
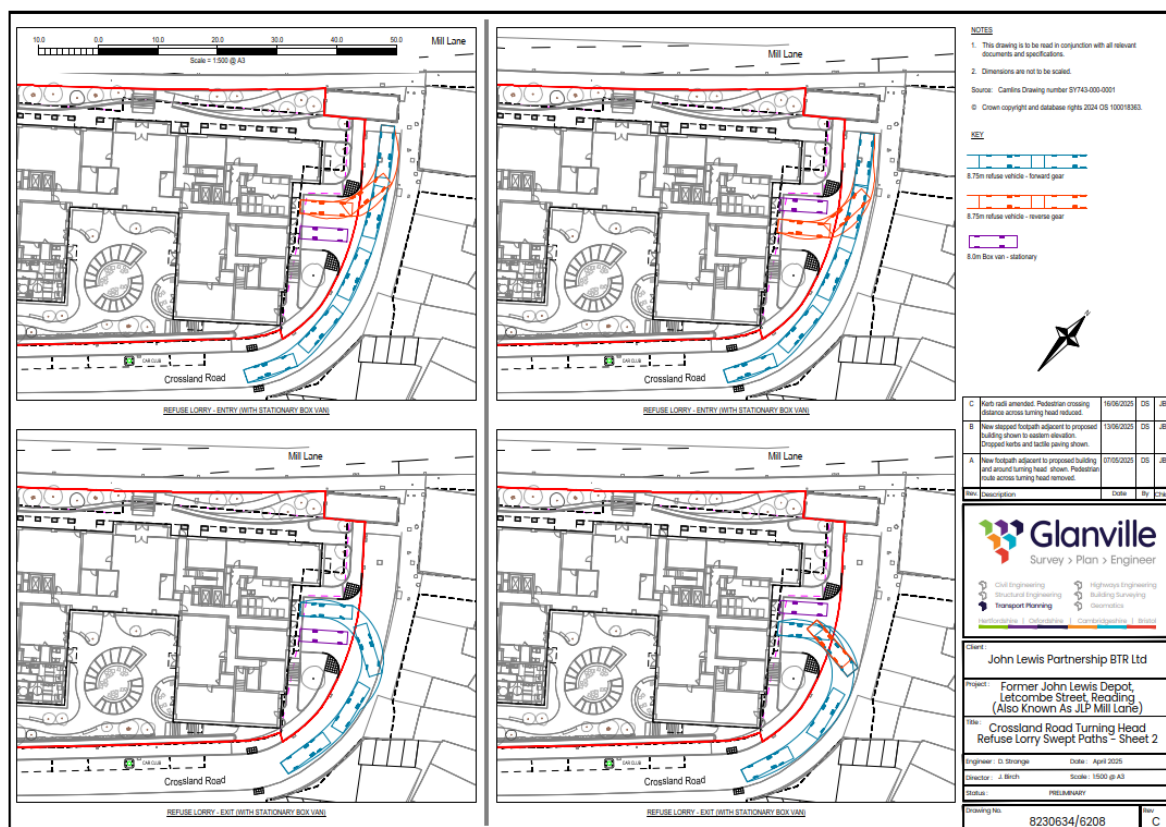


Figure 7-8 Swept Path Analysis of Refuse Collection Vehicle on Crossland Road

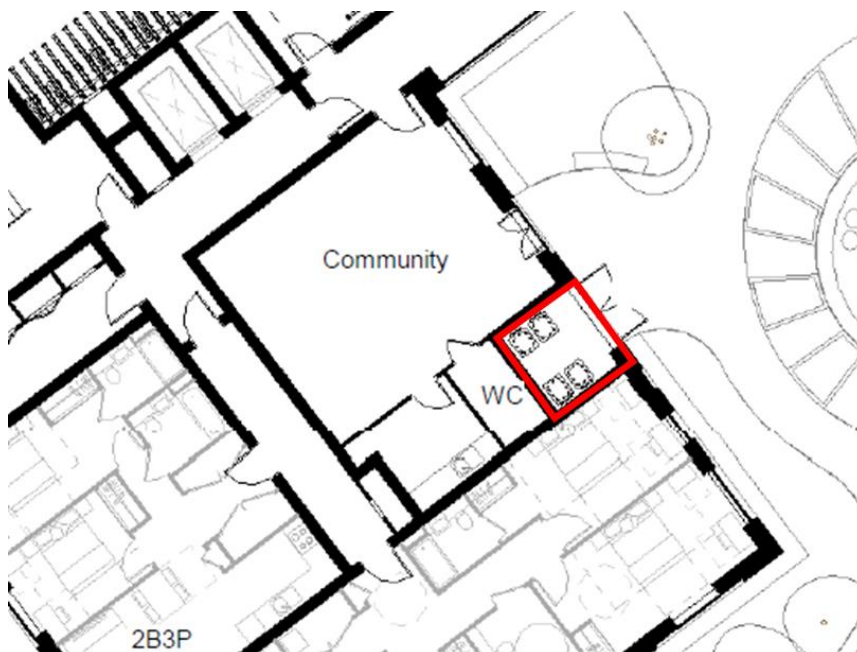


8.0 Commercial Waste Management

This chapter sets out proposals for the management of commercial waste.

The Development will include a flexible community space (Use Class F1/F2) in the central part of the Development, as depicted by Figure 8-1 below. Any wastes arising from this flexible community space will be classified as Commercial wastes and thus will require separate management to the above mentioned residential waste arisings detailed in Section 7.0.

Figure 8-1: Development Flexible Community Space



Indicatively, a typical waste generation factor for a leisure and entertainment premises has been applied to conservatively estimate the quantum of commercial wastes anticipated to arise. In reality, this is likely an overestimation of the waste arisings, given it is likely to be in use at only certain times of the day / week. The anticipated use is not fully defined at this stage, so applying a leisure and entertainment waste generation factor provides a conservative base case position.

As with the residential dwellings, the following waste streams are expected to arise from the flexible community space:

- Residual Waste;
- Recycling; and
- Food Waste.

Recycling could be two separate streams depending on how the Simpler Recycling regulations are implemented by the waste management contractor employed to collect the bins from this space. Based on the indicative waste generation and streams expected, the following storage volumes will be required based on weekly collections:



Table 8-1: Calculated Commercial Bin Numbers by Material Stream

	Mixed Recycling	Residual Waste	Food Waste
Frequency of Collection	Weekly	Weekly	Weekly
Container Size (litres)	140	240	140
Number of Containers Required	2	1	1

A separate commercial refuse store immediately adjacent to the community space has been included for the storage of the required bins in adherence with Simpler Recycling requirements (as illustrated in Figure 8-1 with a red outline). The actual collection arrangement will be subject to agreement with a commercial waste collection contractor in due course.

The bin numbers set out above are indicative only, it is anticipated that the collection and storage container sizing will be refined in due course once the Development is built and occupied. Commercial waste collections are flexible, whereby the storage container sizing and/or collection frequency can be tailored to the use of the space to ensure efficient management of the commercial waste arisings.



9.0 Other Waste Considerations

The waste management strategy for the Development addresses the key sources of waste generation. Other considerations associated with waste management are discussed below.

9.1 Resident amenity space

As part of the BTR offering, the Development provides residential amenity space including;

- Lobby;
- Homework area;
- Dining area;
- Wellness;
- Gym; and
- Lounge.

It is anticipated that the Applicant will provide appropriate bin provisions in these areas to enable efficient capture of the separate waste streams collected by RBC. Although the exact arrangement is to be confirmed, it is envisaged that the waste arisings will be moved to the bins in the refuse stores by the building management team as required. This will ensure that the resident amenity space remains clean for residents and waste is not left in these areas.

9.2 Hygiene Wastes

Toilet facilities are included within the resident amenity space of the Development for the use of residents (and their guests), as well as within the flexible community space. Toilets within the aforementioned locations will require the provision of hygiene waste bins (and nappy bins where appropriate).

The collection of the hygiene wastes from the communal residential facilities and the flexible community space will be via a specialist hygiene waste company with removal of wastes directly from the toilet facilities by the specialist company. It is recommended that a single specialist hygiene waste contractor is selected to service all requirements; this will ensure that the number of vehicles accessing the site to provide this service are minimised.

9.3 Landscaping Wastes

Where contractors are employed to carry out any landscaping works the building management team will ensure that contracts specify that all green and landscaping wastes are removed from site by the contractor and sent for offsite composting or a similar beneficial activity (e.g. chipping).



10.0 Conclusion

This OWMS sets out a number of guiding principles to ensure that waste arising from the Development is managed in a sustainable manner, with minimal impact on the environment.

The waste management strategy developed for the project is considered to give due consideration to the sources and types of operational wastes likely to be generated by the Development proposed for the Former John Lewis Depot, Letcombe Street, Reading.

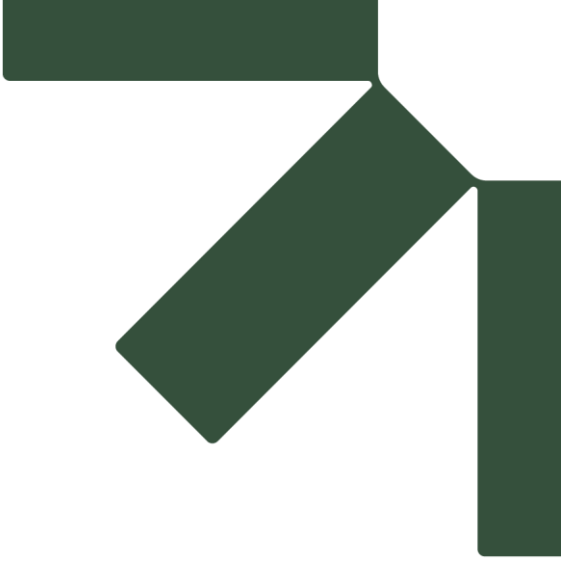
The space assigned for waste management aligns with waste officer requirements and RBC guidance documents (where appropriate). Furthermore, the scheme has been designed to be future proofed whilst decisions are awaited on the RBC service change response to the Simpler Recycling reforms.

The future management and movement of wastes (including potential RBC service changes with regard to the collection of glass) has been given consideration and the location of refuse rooms has been considered within the limitations of other back of house space requirements within the building.

Refuse collection locations have been refined and optimised to enable an efficient collection operation by the RBC collection crews with a strong building management team presence. The building management team will work with the RBC collection crews across the respective collections to minimise the stopping time for the refuse collection vehicles.

The design proposals and this OWMS demonstrate compliance in addressing the Reading Local Plan policy CC5 building use requirements, through a well-designed space to facilitate sustainable waste management during the use of the development. JLP is committed to operating a high quality waste management service for its BTR residents throughout the life of the Development.





Appendix A Site Layout Plans

Operational Waste Management Strategy

Former John Lewis Depot, Letcombe Street, Reading (also known as JLP Mill Lane)

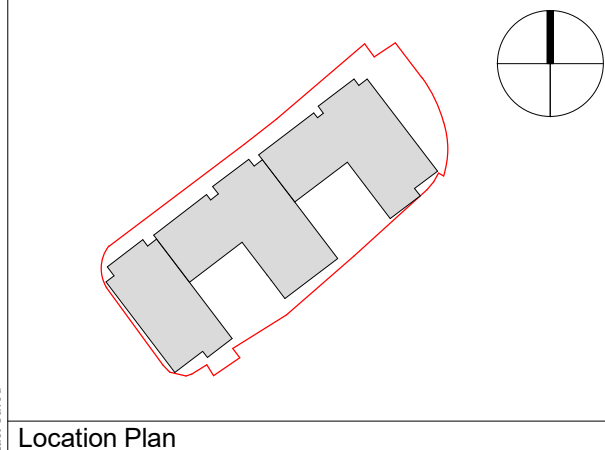
Prepared for Applicant: John Lewis Partnership BTR Ltd

SLR Project No: 402.065089.00001

1 July 2025

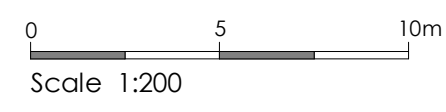


Proposed Ground Floor Plan
Scale - 1 : 200



C.02 Updated Planning Issue			
C.01 Planning Issue			
Rev:	Des:		
MK	30/06/25	AM	
By:	10/05/24	AM	
Date:		Ch:	

Contractor must verify all dimensions on site before commencing any work or shop drawings. If this drawing exceeds the quantities taken in any way the Architects are to be informed before the work is initiated. Only figured dimensions to be taken from this drawing. CJCT cannot guarantee this drawing will scale accurately when printed. Drawings based on Ordnance Survey and / or existing record drawings - design and drawing content subject to Site Survey, Structural Survey, Site Investigation, Planning and Statutory Requirements and Approvals. Authorised reproduction from Ordnance Survey Map with permission of the Controller of Her Majesty's Stationery Office. Crown Copyright reserved.



Project: FORMER JOHN LEWIS DEPOT, LETCOMBE STREET, READING (ALSO KNOWN AS JLP MILL LANE)		JLP No: 08278 Job No: 35054		Carey Jones Chapman Tolcher Studio 104, 338 Goswell Road London EC1V 7LQ Tel +44(0)20 7269 9400  www.cjctstudios.com Studio 2, 56 Wellington Street Leeds, LS1 2EE Tel +44(0)113 224 5000 Email info@cjctstudios.com
Title: Proposed Ground Floor Plan				
Scale: 1 : 200 @ A1		Drawn By: MK Checked by: AM		
Date: 30/06/25		Revision C.02		
Drawing No: 08278-CJA-ZZ-00-DR-A-0200		Status: AP		
				PLANNING



Proposed 1st Floor Plan
Scale - 1 : 200

19/06/2025 12:08:30

Location Plan

C.02 Updated Planning Issue

C.01 Planning Issue

Rev: Des:

MK

MK

By.

30/06/25

10/05/24

Date.

AM

AM

Ch.

Contractor must verify all dimensions on site before commencing any work or shop drawings. If this drawing exceeds the quantities taken in any way the Architects are to be informed before the work is initiated. Only figured dimensions to be taken from this drawing. CJCT cannot guarantee this drawing will scale accurately when printed. Drawings based on Ordnance Survey and / or existing record drawings - design and drawing content subject to Site Survey, Structural Survey, Site Investigation, Planning and Statutory Requirements and Approvals. Authorised reproduction from Ordnance Survey Map with permission of the Controller of Her Majesty's Stationery Office. Crown Copyright reserved.

A1

0

5

10m

Scale 1:200

JOHN LEWIS

PARTNERSHIP

Client:

Project:

FORMER JOHN LEWIS DEPOT, LETCOMBE STREET, READING (ALSO KNOWN AS JLP MILL LANE)

Title:

Proposed 1st Floor Plan

Scale:

1 : 200 @ A1

Date:

30/06/25

Drawing No:

08278-CJA-ZZ-01-DR-A-0201

JLP No:

08278

Job No:

35054

Drawn By:

MK

Checked by:

AM

Revision

C.02

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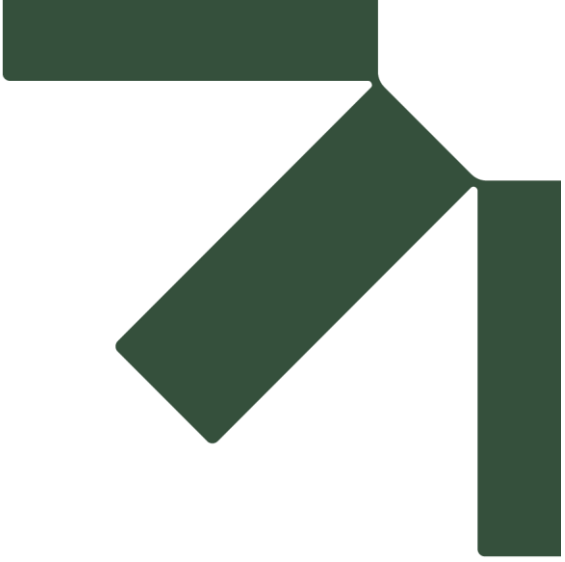
Tel +44(0)113 224 5000

Email info@cjctstudios.com

Status:

AP

PLANNING



Appendix B Reading Borough Council: Guidance for Developers

Operational Waste Management Strategy

Former John Lewis Depot, Letcombe Street, Reading (also known as JLP Mill Lane)

Prepared for Applicant: John Lewis Partnership BTR Ltd

SLR Project No: 402.065089.00001

1 July 2025

[Home](#) > [Waste and recycling](#) > [Waste management guidelines](#)

Waste management guidelines

Contents

- [Individual houses and HMOs](#)
- [Purpose-built flats](#)
- [Commercial and mixed-use developments](#)
- [Large scale developments](#)
- [Waste service changes \(commenced October 2020\)](#)

Introduction

1.0 This Document

This document provides architects, developers, landlords and managing agents with guidance and information about Reading Borough Council's requirements for the management of waste in developments.

It encourages developers to consider waste management and minimisation at the design concept stage. This will ensure that the correct capacity and type of waste bins are located in the right place in new residential property developments, conversions of offices to flats under permitted development rights, commercial and mixed-use units in the Borough.

Individual houses, HMOs

This section of the guidance should be followed for houses which have a front garden or yard, where each property will have individual waste storage provision.

2.0 Collection Services Overview

Reading Borough Council provides an alternate weekly collection of general waste and recycling. One week recycling is collected and on the alternate week general waste is collected.

Find out more about our commercial waste collection service

In February 2021 a new weekly food waste scheme was also introduced across the Borough. All new properties will include a weekly food waste scheme.

The preferred method of waste collection is from wheeled bins that are presented for collection at the kerbside. For residual waste collections, Reading Borough Council will collect one bin per property to encourage residents to reduce, reuse and recycle their waste. In addition, no side waste will be collected.

The following materials are collected for recycling:

- Mixed paper and card
- Plastic bottles, pots, tubs and trays
- Food and drink cartons
- Food tins and drink cans
- Foil and foil trays
- Empty Aerosols

The recycled materials are co-mingled, which means they can all be placed in the same bin without any need for further segregation. They are then taken to the Materials Recovery Facility (MRF) where they are sorted.

Reading Borough Council does offer a [garden waste collection](#), which is on a subscription basis, where we collect green bins and reusable bags from households.

Special Bulky Household Waste Collections

There are some types of waste which Reading Borough Council will collect from households by special arrangement for a charge.

If residents have an item in good condition that can be reused, they can donate it to someone who could re-use it, either by using a group such as [Freecycle Reading](#) or [Freegle Reading](#) or donating it to charity (many of which will collect from your property).

If the items cannot be reused and are too big for the grey bins (e.g. old furniture, appliances, prams/pushchairs, exercise bikes) – The residents can either be taken to the Household Waste and Recycling Centre, Island road, Reading, or pay Reading Borough Council to collect it. Further information on [Special Collections](#).

Clinical Waste

Residents can put general hygiene waste (incontinence pads, catheter and stoma bags, bed pan contents and liners etc.) into their general waste bin.

If the resident is being treated by a healthcare professional in their own home, the healthcare professional should take the waste away with them.

If the resident is self-treating a medical condition and has healthcare/clinical waste which could potentially carry an infection (e.g. needles, syringes or other sharp instruments, any waste which includes blood or body fluids, human tissue, swabs or dressings, drugs or other pharmaceutical products), Reading Borough Council can collect this free of charge. The resident will need a referral from their hospital, doctor, and district nurse or health visitor. Anything that cannot be taken on our kerbside collections can be taken to the Household Waste and Recycling Centre in South Reading.

Glass can be recycled at various bring sites around the borough. Reading Borough Council does encourage developers of larger residential sites to incorporate an area for either underground or above ground glass recycling, tetra Pak (cartons) silver foil and various charity banks. These can be arranged with our waste contractor FCC Environment via the Re3 partnership on 0800 988 3023.

2.1 Internal Storage

To enable and encourage occupants of new residential units to recycle their waste, developers should provide adequate internal storage, usually within the kitchen, for the segregation of recyclable materials from other waste.

2.2 External Storage – Capacity

Developers should ensure that there is sufficient and appropriate space within the front garden or yard for the necessary wheelie bins.

For houses, it is recommended that space is allocated for at least 3 x 140-litre bins. The dimensions of all standard bin sizes are included in [Appendix A](#). Reading Borough Council can supply these bins. If there is a large amount of bins required for the development, please be advised that there is an approximate 7-week turnaround from order date. If bins are to be purchased from another source, then we require that they are the colours specified in [Appendix A](#).

Where a street-level property is being subdivided into flats, please contact Reading Borough Council first to discuss whether it is appropriate to allow for each dwelling to have its own refuse and recycling bins, or to move the property onto a communal waste storage system using larger wheelie bins or Eurobins.

It shall be the responsibility of the developer, managing agent or landlord to purchase the necessary bins for external waste storage, and ensure that these are in place before residents move into new properties.

2.3 External Storage – Design Features

The design of the front garden or yard should enable the bins to be stored in a shaded position away from windows. The bins must not intrude onto the street and must be contained within an appropriate front wall, fence or hedge, or alternatively, within a dedicated and suitably designed structure within the boundary of the premises. Bin storage areas should be located in a suitable area to minimise nuisance to adjoining properties.

Purpose-Built Flats

This section provides information and guidance on waste storage and collection requirements for purpose-built blocks of flats, where residents share communal waste facilities. The guidance given in this section on the design, size and location of bin stores will be applicable for other types of facility as well, including commercial units and housing developments without individual bins.

Architects and developers should be aware that Reading Borough Council does not offer a compacted waste collection service. At sites where compaction is used, waste collection and disposal will need to be arranged and paid for through a private contractor that is able to offer an appropriate service.

3.0 Collection Services Overview

There is no difference between individual properties collection service and the collection service for flats; Reading Borough Council provides a fortnightly collection for both general waste and recycling, on alternate weeks. Please note for larger developments the collections may not be collected on the same day each week.

3.1 Internal Storage

To enable and encourage occupants of new residential units to recycle their waste, developers should provide adequate internal storage, usually within the kitchen. This is for the separation of recyclable materials from other waste.

3.2 External Storage – Capacity & Bins

Reading Borough Council will undertake one fortnightly collection of general waste, and one fortnightly collection of recycling. The correct capacity for waste storage for developments can be found in [Appendix A](#).

If the development is for Student accommodation, please contact the Reading Borough Council for advice.

It is the responsibility of the developer to purchase the necessary bins for external waste storage, and to ensure that these are in place before residents move into new properties.

If the developer wishes to purchase their own bins from another source, we insist that the colours Grey for general waste and Green for Recycling are adhered to and that the sizes are those specified in [Appendix A](#).

The Council reserves the right to refuse to empty bins that do not meet the required standards if there is a risk of damage to the collection vehicles or to the safety of the collection staff.

3.3 External Storage – Location

For purpose-built flats it is necessary to provide an appropriate storage area for refuse and recycling containers. These must be an integral part of any new development, with appropriate design, capacity, layout, access and signage. Communal bin storage areas should be clearly identified on plans, and the space allocated to them must be guaranteed for the purposes of waste storage. Communal bin storage areas must be located within the footprint of the development, and ideally be at ground level. However, if an underground storage solution is planned for standard wheeled bins (such as in a basement car park) then an appropriate collection point for the containers at ground level must be provided and clearly shown on the plans.

Bin storage areas should be easily accessible and conveniently located for the dwellings that they serve. Residents should not be required to walk further than 30m from their front door (excluding vertical distances) when carrying refuse and recycling. For larger developments it may be necessary to provide several bin storage areas to ensure an adequate distribution across the site. The location of communal bin storage areas should have regard to the impact of noise and smell on the occupants of neighbouring properties, both existing and proposed.

3.4 External Storage – Dimensions

The size and layout of each bin storage area must be designed to accommodate the correct quantity of refuse and recycling bins for the number of dwellings that the storage area is likely to serve. Where more than one bin storage area is being provided, consideration should be given to the likely usage of each storage area so that they are sized appropriately. Developers should take into account the preference of some residents to deposit waste as part of their daily commute, which may mean they use a bin store they walk past on their way out, rather than the one closest to their home. For blocks of flats divided into cores, the size of the bin storage areas must correspond to the number of dwellings accessed through each entrance.

Bin storage areas must comply with the following:

- All bins must be fully accessible from the front face, to allow for easy depositing of waste.
- Layouts that require bins to be swapped round mid-week are permissible if it is demonstrated that there will be on-site management presence at the development.

- There must be a minimum of 150mm clearance around and between each bin within a storage area.
- Where there is more than one bin within a storage area, there must be 2m clearance in front of each bin to enable it to be accessed and safely moved without needing to move any of the other containers.
- All doors and alleys must be at least 2m wide to allow for safe manoeuvring of bins.
- The minimum internal height for a bin storage area and any access doorways is 2m.
- To allow the lids to be opened fully, there should be no other internal fixtures or fittings that reduce the clearance above the bins.

3.5 External Storage – Design Features

- Bin storage areas should be contained within a suitable enclosure to prevent nuisance from the spread of waste, odour or noise.
- The walls/roof should be constructed of materials that are non-combustible, impervious, easy to keep clean, and able to withstand impacts from fully-loaded Eurobins being moved.
- It is also recommended that any switches, plugs or other similar installations are placed above or well below the height of the rim of the bins.
- The enclosures must be suitably designed to prevent entry by vermin.
- Where a roof is being placed over the bin storage area or it is located indoors, the enclosed space must be well ventilated.
- There should be adequate lighting in the bin storage area.
- Doors must not open outward over a public footway or road, and should not cause an obstruction to other access when in an open position. They should be able to remain or be secured in the open position so that access for collection staff is unimpeded when the bins are being emptied.
- The thresholds of any doors or gates must be free of rims or impediments at floor level
- There must be a water supply with standard tap fittings available to the bin storage area to enable washing down of the bins, walls and floor.
- Bin storage areas must have a suitable impermeable hard standing ground covering which can be cleaned easily. The slope of the floor must enable it to drain properly and completely. The drainage system must be suitable for receiving a polluted effluent. Any gullies must not be in the track of the container wheels.
- The design of bin storage areas should pay as much regard as possible to accessibility for disabled or elderly residents. Where the bin storage areas cannot be designed to meet the requirements of these residents, suitable alternative arrangements should be put in place by the

site managers to support any tenants who are unable to use the external waste storage facilities provided.

- Storage areas for refuse, recycling and food waste bins should be clearly identifiable as such, through the use of appropriate signage on doors or walls. Reading Borough Council should be consulted in the design of any signage to ensure information is accurate, consistent and presented appropriately.
- The space in the collection area must be sufficient to enable operatives to return emptied bins to a position that does not obstruct the manoeuvring of those containers that are yet to be emptied. A simple example of how this might be achieved is given below:

1. Filled bins set out for collection, with space left for emptied containers to be returned
2. Collection operation begins, with containers wheeled to vehicle, emptied and then returned to space available
3. All containers emptied, and ready to be returned to storage area

3.6 External Storage – Access and Pulling Distances

Bin storage areas must comply with the following;

- The bin storage areas must be located at a point where the collection vehicle can safely stop for loading.
- The stopping point for the vehicle should be safe, legal and designed to minimise any obstruction to traffic. Please note the Reading Borough Council vehicle dimensions and specifications given in [Appendix B](#).
- The maximum distances that operatives should be required to wheel containers, measured from the furthest point within the storage/collection area to the loading position at the back of the vehicle are:
 - 15m for any 2 wheeled containers up to 360-litres
 - 10m for any 4 wheeled containers
- The surfacing of the route the operatives will take between the bin storage/collection area and the vehicle should have a hard, smooth and continuous finish.
- The pathway must be free of any steps, ironworks, trees, drainage gullies or other features which would obstruct or impede the movement of the bins.
- If access to a roadway is required along the route then a dropped kerb must be provided as close as possible to the storage area.
- Slopes should be avoided wherever possible along the pathway. Where needed the gradient should fall away from the bin storage area and should be no greater than 1:12. It is not acceptable for the route between the storage area and the collection vehicle (i.e. in the direction that filled bins will be pulled) to have any uphill gradients.

- Signage and, if appropriate, road/pavement markings should be used to indicate that the storage areas are not to be blocked at any time.
- If locks are to be fitted to any doors or gates at bin storage areas, these should be of a standard 'Fire Brigade' pattern. If a keypad and code is to be used for gaining access, then developers and site managers should be aware that the code will be shared with a number of collection staff. All arrangements must be agreed with Reading Borough Council prior to installation.

3.7 Designated Collection Points

In locations where it is not practicable for architects to provide full access to the bin storage areas a separate designated collection point must be provided.

It is the responsibility of the site managers or residents to move the waste containers to the designated collection point prior to collection, and then to return the containers to their storage areas after emptying.

To minimise the potential for delays to collections, the designated collection area should be large enough for all the refuse and recycling bins to be positioned ready for collection at the same time.

Developers and site managers must make sufficient provision to prevent other vehicles parking in the collection area, or in a position that would impede access for collection operatives.

Adequate arrangements must be provided for the collection vehicle to remain at its loading point for an extended period, particularly where a significant number of bins are to be emptied at the same time. Site managers should ensure that no other access is required to or through the designated collection point on the scheduled day of collection.

In positioning and designing the collection point, architects must ensure that the distance that operatives will need to wheel bins from the furthest point within this area to reach the loading point at the back of the collection vehicle does not exceed 10m.

Developers should ensure that they adhere to the other relevant access requirements for waste collection detailed in section 3.6. In particular, dropped kerbs must be provided beside the designated collection point if they are not level with the roadway.

Developers will need to give consideration as to how residents can dispose of their waste when the bins have been moved to the collection point. If the refuse bins have been moved at a separate time to the recycling bins, there must be adequate arrangements in place at all waste storage areas to ensure that residents attempting to deposit non-recyclable refuse have the opportunity to do so without contaminating a recycling container.

Commercial & Mixed-Use Developments

This section provides information on the specific requirements for developments that include commercial units. The information given in this section should be read in conjunction with Section 3, and treated as additional to those requirements which are set out in that section in relation to capacity, storage and access.

4.0 Commercial Waste

Arrangements for commercial waste are different as businesses do not receive a waste collection service through their Business Rates. The Council does offer a [commercial waste collection service](#), with a range of container options and collection frequencies to suit all types of premises. Businesses can also choose to take out a contract with a fully licensed private waste collection firm.

4.1 Design of Waste Storage Facilities

All developments should provide sufficient storage capacity for all waste arising, whether commercial or residential in origin.

The design and layout of bin storage areas will be consistent with that for purpose-built flats. Architects should follow the guidance given in Section 3.

4.2 Segregation of Commercial and Household Waste

External storage areas for waste on mixed-use developments must be segregated, so that household and commercial waste bins are in separate, secured bin storage areas.

Access to the domestic bins should only be possible for residents and site management. It is also good practice to secure the commercial bin storage area to prevent residents from disposing household waste.

Large-Scale Developments

5.0 Large-Scale developments

The generation of waste from new large-scale developments of over 100 units could have a significant impact on the local environment, and will place an additional burden on the existing collection, treatment and disposal infrastructure in the Borough of Reading. The requirement for adequate waste storage space and suitable access routes for collection vehicles will also reduce the flexibility that architects have in making the best use of the land available.

Reading Borough Council will expect to see a detailed strategy/plan for all new development sites, setting out how it is proposed to manage household and/or commercial waste being generated across the entirety of the development, in accordance with the guidelines in this document.

For larger developments, and particularly those comprising buildings of several storeys, the production of this waste management plan is likely to emphasise the scale of the problem that architects will face in providing enough on-site storage capacity for a large number of dwellings. The requirements for this provision will put additional pressure on land set aside for car parking, could potentially reduce the scope for co-locating an optimal number of income-generating commercial units, and may also have an impact on the size and attractiveness of any proposed communal garden spaces.

The generation of waste from new large developments will represent a significant addition to the total municipal waste arising within Reading. The Council's existing collection infrastructure is already operating at near full capacity, and investment in the purchase and operation of new vehicles may therefore be required in order to service new large developments. Reading Borough Council may seek a financial contribution from developers to cover these costs where appropriate.

Many of the problems associated with waste collection and storage for large developments can be negated through the use of alternative on-site technologies to treat waste generated by the occupants. The use of such technologies can significantly reduce the need to allocate as much space for waste storage, minimise the noise and disruption caused when waste collections are undertaken, and can help new developments to achieve a higher environmental performance standard.

5.1 Bring Banks

With larger developments of over 100 units and where there are likely to be a mix of blocks of flats, residential housing and/ or retail areas, we would ask that developers are required to install an area where bring banks can be situated for the collection of glass, textiles and other materials.

Changes of Waste Collection Service – starting Autumn 2020

6.1 Introduction of Food Waste Collections

From February 2021 Reading Borough Council will be collecting food waste on a weekly collection. This means that developers would need to take this into account if any developments will be going live from this date.

For individual properties a food waste caddy and an outdoor container will be provided. This means there will need to be enough room within the outdoor space of a property to keep the general waste and recycling bins, as well as a smaller indoor container for food waste.

For larger communal properties, where the residents share bin facilities, each property would still have their own individual kitchen caddy, but a 180litre/240litre communal food waste bin will be required. Therefore the space within the communal bin storage area would need to be made big

enough to ensure this extra capacity can be housed, in addition to the general waste and recycling bins.

If you require any further information on what capacity is required for the new service then please contact Reading Borough Council.

6.2 Reduction of size of general waste bins

In addition to the food waste collection there will be a reduction in the size of the general waste bin for residents. Each individual household will have a 140 litre general waste bin instead of the current 240 litre general waste bin. Despite the change in capacity, this would not affect the outside space required as each property would still require space for general waste and recycling bins (and food waste bins).

For communal properties the capacity required will be less for general waste, which may mean (depending on size of the development) that less space would be required for the amount of bins.

The change in general waste bin does not affect the recycling requirement discussed in this document.

References & Sources

This waste management guide is based on a combination of regulations, codes of practice and specific requirements from Reading Borough Council. Some waste collection solutions mentioned have come from other authorities in the UK and may not be available in Reading at this time.

The following documents should be referred to by architects or developers, but any requirements must still be agreed with by Reading Borough Councils Neighbourhood Services and Planning Department.

1. [British Standards BS 5906:2005](#) – Waste management in buildings – Code of practice
2.  [2010 No.2214 \(727.20 kB\)](#) Building and Buildings, England and Wales – The Building Regulations 2010
3. The Building Regulations 2000 – Approved Document H, Drainage and Waste Disposal (2002 edition)
4. Building Regulations 1991 H4
5. Code for Sustainable Homes – A step-change in sustainable home building practice – DCLG, Dec 2006
6. The Environmental Protection Act 1990 – [Section 46](#)
7. The Housing Act 2004 – [RBC Housing and HMOs](#) teams
8.  [The National Waste Management Plan for England 2013](#)
9. Reading Borough Council's –  [Waste Minimisation Strategy 2015/20 \(1.17 MB\)](#)
10. [Re3](#) – HWRC
11. [Bracknell Forest Borough Council](#)
12. [Newham London Borough Council](#) Various sections of information throughout the document

Contacts

For all enquiries relating to Waste Storage, Capacity, Collection and anything within this document contact Waste Operations at Reading Borough Council:

01189 373 787

streetcareadmin@reading.gov.uk

Please note that it may be necessary to supply site plans and initial waste management proposals (if not already submitted to our Planning Department) to enable your enquiry to be handled.

Appendix A

Waste Container Dimensions

This appendix provides information on the dimensions of Reading Borough Council's waste receptacles that we supply and empty, all bins are chargeable.

Please be aware that private waste contractors can use a range of various sized vehicles and containers for waste collection and should be consulted at the earliest stage of development.

Capacity	Height (mm)	Depth (mm)	Width (mm)
140 – litre Colour requirements: General waste only – dark grey (not available in any other waste type)	1065	553	482
180 – litre Colour requirements: Food waste only – dark grey with blue lid (not available in any other waste type)	1065	744	478
240 – litre Colour requirements: General waste – dark grey / Recycling – red	1085	730	575
360 – litre Colour requirements: General waste dark grey / Recycling – red	1090	880	580
660 – litre Colour requirements: General waste – dark grey / Recycling – green	1170	770	1360
1100 – litre Colour requirements: General waste – dark grey / Recycling – green	1295	1118	1370

For Student Accommodation, please [contact us for guidance](#).

Appendix B

Vehicle Dimensions and Specifications

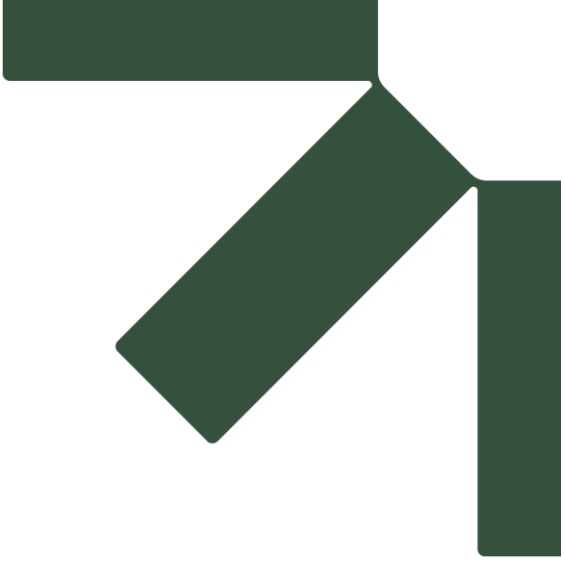
This appendix provides information on Reading Borough Council's refuse collection vehicles.

Please be aware that private waste contractors use a range of various sized vehicles and containers for waste collection and should be consulted at the earliest stage of development.

Below is the specification for our 2015 Dennis Eagle Elite 6 (6x2RS) with Olympus OL16N Body.

Drive	6 x 2 rear – steer
Overall width	2250 mm
Overall length	8750 mm
Overall height	3540 mm
Wheelbase	4800 mm
Front overhang	1665 mm
Rear overhang	2285 mm
Gross Vehicle Weight	26000 kg
Rear Bogie Plated Weight	19000 kg
Turning Circle – overall (metres)	20.30 m
Approach angle (front wheel – bumper)	15.5°
Departure angle (rear wheel – hopper base)	16°

Last updated on 05/10/2022



Appendix C Correspondence with RBC Waste Officer

Operational Waste Management Strategy

Former John Lewis Depot, Letcombe Street, Reading (also known as JLP Mill Lane)

Prepared for Applicant: John Lewis Partnership BTR Ltd

SLR Project No: 402.065089.00001

1 July 2025

Tim Good

From: Tim Good
Sent: 21 February 2024 15:21
To: Tough, Holly
Cc: Ted Collyer
Subject: RE: Waste Storage Requirement for New Developments

Hi Holly,

Thank you for letting me know. Understood. And good that we have a couple of options with how to manage the collections.

I will take this back to the design team and client.

Kind regards,

Tim

Tim Good *(he/him/his)*

Technical Director - Sustainable Waste Management

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M +44 7825 410600

E tgood@slrconsulting.com

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From: Tough, Holly <Holly.Tough@reading.gov.uk>
Sent: Wednesday, February 21, 2024 1:47 PM
To: Tim Good <tgood@slrconsulting.com>
Cc: Ted Collyer <tcollyer@slrconsulting.com>
Subject: RE: Waste Storage Requirement for New Developments

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Hi Tim,

I did run this by one of our driver supervisors and there was some safety concerns around how close the first stop is to the junction of Mill Lane/Letcombe Street and their being operatives working at the rear of the vehicle. Mill Lane is quite a busy road and you do sometimes get people pulling in to Letcombe Street quickly at the last minute to avoid traffic.

This could be resolved by having just the one stop for the two Letcombe Street bin stores (closer to the Crossland Road turning), and having your site team pulling the bins out from both stores to the one central location. Alternatively, if it is safe to do so the driver may be able to have the vehicle pulled in but facing the opposite direction to avoid having operatives working so close to the junction. I think the first option would be the preferred one.

Kind regards,

Holly Tough

Senior Recycling and Enforcement Officer

Environmental and Commercial Services | Economic Growth and Neighbourhoods Directorate

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19 Bennet Road

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0118 937 3875 (Internal 73875)

Holly.Tough@reading.gov.uk

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From: Tim Good <tgood@slrconsulting.com>

Sent: Wednesday, February 21, 2024 1:39 PM

To: Tough, Holly <Holly.Tough@reading.gov.uk>

Cc: Ted Collyer <tcollyer@slrconsulting.com>

Subject: RE: Waste Storage Requirement for New Developments

Warning!
For the attention of
RBC, BFC Staff and Councillors

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Good afternoon Holly,

Thank you for your time on Monday afternoon discussing the latest John Lewis design plans and RBC collection crew interface.

As we discussed, the scheme designs have been modified to accommodate a refuse chute with quad separator. This provides future proofing of the scheme and the ability to respond to a future decision by RBC and RE3 regarding integration of glass recycling.

In terms of refuse rooms, the latest design drawings include 3 no. distinct and separate refuse storage rooms (location being determined by refuse chute termination location). As we discussed, this then translates to 3 no. RCV stopping locations, two on Letcombe Street and one at the end of Crossland Road. We were pleased to understand that in principle you are happy with the collection proposals. Letcombe Street collections would be supported by the building management team; the Crossland Road collections could be building management team supported or with bins placed externally for RBC collection.

You said that you would discuss the first stopping location on Letcombe Street (the one closest to the junction with Mill Lane) with one of your drivers and feedback any comments. We look forward to hearing from you when you have had chance to have the discussion.

Thank you for your ongoing input as the scheme is refined.

Kind regards,
Tim

Tim Good (*he/him/his*)

Technical Director - Sustainable Waste Management

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Treenwood House, Rowden Lane, Bradford on Avon Wiltshire United Kingdom BA15 2AU



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From: Tough, Holly <Holly.Tough@reading.gov.uk>

Sent: Wednesday, February 14, 2024 5:13 PM

To: Tim Good <tgood@slrconsulting.com>

Cc: Ted Collyer <tcollyer@slrconsulting.com>

Subject: RE: Waste Storage Requirement for New Developments

Hello,

I am currently free between 2pm and 4pm on Monday afternoon if that works for you?

Kind regards,

Holly Tough

Senior Recycling and Enforcement Officer

Environmental and Commercial Services | Economic Growth and Neighbourhoods Directorate

Reading Borough Council

19 Bennet Road

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From: Tim Good <tgood@slrconsulting.com>
Sent: Wednesday, February 14, 2024 12:01 PM
To: Tough, Holly <Holly.Tough@reading.gov.uk>
Cc: Ted Collyer <tcollyer@slrconsulting.com>
Subject: RE: Waste Storage Requirement for New Developments

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Hi Holly,

The team have been making some good progress with design refinement of the John Lewis proposed Build to Rent development, and I think it would be helpful if I could give you a quick update on progress and share the current ground floor design.

Would you have 15 minutes available for a quick Teams meeting on Friday this week, or Monday next week? If you can send across a couple of times, hopefully we can get something in the diary.

Many thanks.

Kind regards,
Tim

Tim Good (*he/him/his*)

Technical Director - Sustainable Waste Management

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From: Tim Good <tgood@slrconsulting.com>
Sent: Tuesday, February 6, 2024 3:03 PM
To: Tough, Holly <Holly.Tough@reading.gov.uk>
Cc: Ted Collyer <tcollyer@slrconsulting.com>
Subject: RE: Waste Storage Requirement for New Developments

Hi Holly,

Thank you again for your time on Monday.

It was good to be able to introduce you to the scheme in outline terms, and to clarify a few points such that we can incorporate them into the design and the operational waste management strategy to be submitted with the planning application.

Our summary notes from the call are as follows. Hopefully they are a fair reflection of the discussion, however, do let me know of any amendments or omissions.

- Building management team presence and support is vital for the BTR developments (there are a number of BTR coming forward around Reading centre) to ensure any problems are resolved quickly and for supporting refuse collection crews with bin movements.
- We discussed the potential methods of glass management, and the flexibility we are looking to maintain in the scheme designs whilst RBC (and ultimately RE3) come to a decision on future services in line with the upcoming 'Simpler Recycling' legislation. You were pleased to see various options available for glass management.
- In terms of how glass collection is integrated into kerbside collections, you clarified that this process involves all three local authorities in the RE3 partnership agreeing, and the interface with the contractor.
- If RBC Highways have confirmed vehicle stopping on Letcombe Street the RBC Waste are happy to take their lead. Once planning application is received, the development and vehicle stopping locations will be shown to a refuse collection vehicle driver for their input and agreement.
- We confirmed that the OWMS would include vehicle tracking drawings for the RCV.
- Reconfirmation with you that the maximum bin pull distance is 10 metres for four wheeled bins. The 10 metres is from the back of the RCV to the bin location. As such, expected that building management team will need to be present to move the bins out and back to the 10 metre point.
- Collections from 6am to 2pm. A timed service is not offered.
- Temporary bin holding area is acceptable.
- You confirmed you are happy to split the collections from the building across more than one vehicle stopping location.
- "Flats" rounds are one week recyclables and food waste and the next week residual and food waste. Food waste is collected by a different vehicle, however ideally scheduled on the same day (but can not be guaranteed).
- We confirmed that the site will be completely redeveloped, including the existing fencing removal, to integrate within the surroundings.
- You confirmed that bulky waste storage requirements are down to the developers, however seen as a positive that space has been set aside in case bulky storage space is needed.

Thank you again for your input over the last few months, it has been very much appreciated.

Kind regards,
Tim

Tim Good *(he/him/his)*
Technical Director - Sustainable Waste Management

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From: Tough, Holly <Holly.Tough@reading.gov.uk>

Sent: Friday, February 2, 2024 12:37 PM

To: Tim Good <tgood@slrconsulting.com>; Ted Collyer <tcollyer@slrconsulting.com>

Subject: RE: Waste Storage Requirement for New Developments

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Hi Tim,

I don't have any availability this afternoon but could do 9.30am or 1pm on Monday?

Please do send over a calendar invite if either of those work for you.

Kind regards,

Holly Tough

Senior Recycling and Enforcement Officer

Environmental and Commercial Services | Economic Growth and Neighbourhoods Directorate

Reading Borough Council

19 Bennet Road

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Holly.Tough@reading.gov.uk

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From: Tim Good <tgood@slrconsulting.com>
Sent: Friday, February 2, 2024 10:12 AM
To: recyclingandenforcement <recyclingandenforcement@reading.gov.uk>; Ted Collyer <tcollyer@slrconsulting.com>
Subject: RE: Waste Storage Requirement for New Developments

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Good morning Holly,

Thank you very much for the reply.

Yes, I can confirm that as a BTR development John Lewis will have a concierge and strong building management team on site. Waste management will be a key part of the building management team duties.

Do you have any availability today or Monday for a quick Teams meeting? Ideally, I would like to share with you the evolving designs, and discuss vehicle stopping locations, and this would be easiest if I can share my screen. Your highways team has given their agreement on stopping locations, but I would like to discuss and get your input.

Today I have a meeting 1330 to 1530, but flexible outside of that time. Monday I can be available anytime before 1400. If today or Monday aren't good, then please send across a couple of day/time options that suit you.

A 30 minute slot would be useful, but if you are tight on time then 15 minutes would be very much appreciated.

Look forward to hearing back from you.

Kind regards,
Tim

Tim Good *(he/him/his)*

Technical Director - Sustainable Waste Management

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From: recyclingandenforcement <recyclingandenforcement@reading.gov.uk>
Sent: Friday, February 2, 2024 9:44 AM
To: Tim Good <tgood@slrconsulting.com>; Ted Collyer <tcollyer@slrconsulting.com>
Subject: RE: Waste Storage Requirement for New Developments

You don't often get email from recyclingandenforcement@reading.gov.uk. [Learn why this is important](#)

Good morning both,

Thank you for your email, and for providing this information. Apologies for the delay in getting back to you about this.

Noted your points regarding recycling provisions at this John Lewis site. Are there plans to have a maintenance/concierge team on site to manage the waste and operation of the chutes? This would be beneficial to ensure recycling doesn't become contaminated, and will ensure the bins can be collected to schedule. Having fewer recycling bins may be helped by having this management team in place.

With regards to glass, should glass be collected separately at the kerbside in future, will the chute system have capacity to separate this additional waste type?

Please do note that the fortnightly collection schedule is the maximum service we are able to provide. Should the development find that they are producing more waste than what can be contained within the bins provided and there be no space for more bins on site, additional waste collections for general waste or recycling may need to be put in place through a private trade waste contractor which would be a chargeable service. We do have some developments in the town centre that have smaller than required bin stores but they have incorporated weekly or twice weekly collections through their chosen trade waste contractor. Where this is the case, we would ask that this be written in to the planning documents as part of the waste disposal strategy for the site.

Kind regards,

Holly Tough

Senior Recycling and Enforcement Officer
Environmental and Commercial Services | Economic Growth and Neighbourhoods Directorate

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Working Hours: Monday-Friday

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From: Tim Good <tgood@slrconsulting.com>
Sent: Wednesday, January 31, 2024 10:26 AM
To: recyclingandenforcement <recyclingandenforcement@reading.gov.uk>
Cc: Ted Collyer <tcollyer@slrconsulting.com>
Subject: RE: Waste Storage Requirement for New Developments

Warning!

Good morning Holly,

I tried to give you a call this morning and have left an answerphone message.

If you are able to give me a call back (or e-mail) it would be very much appreciated.

Thank you.

Kind regards,

Tim

Tim Good *(he/him/his)*

Technical Director - Sustainable Waste Management

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M +44 7825 410600

E tgood@slrconsulting.com

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Treenwood House, Rowden Lane, Bradford on Avon Wiltshire United Kingdom BA15 2AU



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From: Tim Good <tgood@slrconsulting.com>

Sent: Wednesday, January 24, 2024 4:34 PM

To: recyclingandenforcement <recyclingandenforcement@reading.gov.uk>

Cc: Ted Collyer <tcollyer@slrconsulting.com>

Subject: RE: Waste Storage Requirement for New Developments

Good afternoon Holly,

I am aware that we provided a lot to consider in the below e-mail, but just contacting you to see if you have any queries, or initial views that you can share?

Kind regards,

Tim

Tim Good *(he/him/his)*

Technical Director - Sustainable Waste Management

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Treenwood House, Rowden Lane, Bradford on Avon Wiltshire United Kingdom BA15 2AU



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From: Tim Good <tgood@slrconsulting.com>
Sent: Friday, January 19, 2024 11:16 AM
To: recyclingandenforcement <recyclingandenforcement@reading.gov.uk>
Cc: Ted Collyer <tcollyer@slrconsulting.com>
Subject: RE: Waste Storage Requirement for New Developments

Hi Holly,

I hope all is well and that you had a good break over the festive period.

Thank you again for your feedback and advice at the back end of last year regarding waste services and provision for the proposed John Lewis development of Build to Rent residential units.

We have been considering the information provided, and are getting back in touch regarding the comment ".... space for future changes to collections (i.e. space for additional recycling bins)....".

In reviewing the evolving scheme designs and space allocation for waste management, we believe the current provision of recycling bins for the scheme will be sufficient and will be adequate to accommodate potential upcoming collection service changes, such as kerbside collection of glass.

As noted in earlier e-mails, a number of the residential units in the scheme are going to be single occupancy dwellings. Aligned with the Reading Borough Council (RBC) guidance, our calculations do not take consideration of the likely reduction in waste arisings from these units (you have previously advised that all units must allow for the standard provision regardless of bedroom numbers or occupation).

Additionally, John Lewis will furnish a minimum of 70% of the units, where it is envisaged that furnishings will be delivered by John Lewis and packaging materials will be removed for offsite recycling; thus the scale of packing items that one might expect from a standard household or non-BTR apartment will NOT be generated from this development and thus will not require as much on site storage within the bins.

Furthermore, there is likely to be a proportion of the units which are unoccupied at any one time (for example during transition periods between tenants), resulting in an ongoing spare storage capacity within the current recycling provision for a 100% occupied development 365 days of the year.

Considering these points, it is anticipated that the scheme waste storage provision designed for could be considered an overprovision already, compared to the likely arisings in practice.

As such, we do not believe space for additional recycling bins, above the current RBC standard provision, is required and we have set out below further points supporting the basis for this conclusion.

We would appreciate your thoughts, and seek confirmation that the proposed approach (to retain RBC standard provision) is acceptable to the RBC waste team for this build to rent development.

Please see below a summary of the waste storage provision and some further key considerations:

Reading Borough Council vs BS 5906:2005

We have compared the calculated volumes for waste storage from the RBC methodology against those detailed in British Standard 5906:2005 – Waste Management in Buildings, Code of Practice. The table below summarises these calculations and shows that the RBC methodology results in an increased volume / bin requirement, by some margin, compared to BS 5906:2005.

Methodology	Recyclable Material	Food Waste	Residual Waste	Total
BS 5906: 2005	34 no. 1,100L Euro Bins	-	17 no. 1,100L Euro Bins	51 no. 1,100L Euro Bins
Reading Borough Council	45 no. 1,100L Euro Bins	14 no. 240L Bins	23 no. 1,100L Euro Bins	68 no. 1,100L Euro Bins 14 no. 240L Bins

Focusing on the recycling storage provision (given the potential inclusion of glass within the kerbside collection service), the RBC methodology requires **45** no. 1,100L Euro Bins this is an increase of **11** no. 1,100L Euro Bins compared to the British Standard calculated **34** no. 1,100L Euro Bins. It should be noted that RBC calculated storage provision for recycling excludes glass, which is currently collected via bring banks and hence not part of the kerbside recycling scheme offered by Reading Borough Council.

The current additional **11** no. 1,100L Euro Bins (over the BS calculations) for recycling storage would be sufficient for storage of glass should this become part of the kerbside recycling scheme; this would equate to circa **60L** of storage per residential unit. For reference, c. 40 - 60L recycling containers are common practice across Local Authority kerbside recycling schemes for storage of glass where currently segregated. West Berkshire Council (48 litre box), Basingstoke and Deane Council (48 litre box) and Wiltshire Council (55 litre box) to name a few nearby examples.

Additionally, the RBC methodology results in an increase of **17** no. 1,100L Euro Bins for residual waste compared to the British Standard. The additional residual waste storage provision (compared to BS calculations) is in addition to the provision of **14** no. 240L Bins for separation of food waste - the British Standard residual bin requirement is inclusive of food waste (i.e., not assuming separate collection/diversion of food waste). Resultantly, it is highly likely that a proportion of the additional 1,100L Euro Bins for residual waste could be redundant (as food waste will be separated in the development) and hence be available to be redeployed as recycling storage provision as required.

Additional Refuse Chute Bin Provision

As previously advised, the scheme proposes to utilise tri-separator refuse chutes. These chutes will enable effective separation of recycling, food waste and residual waste into the corresponding bins. Consequently, additional bins have been included in the scheme design (over and above the RBC standard requirements) to allow for continual provision of bins under, and operation of, the chutes during RBC waste collection periods.

In total, an additional **9** no. 1,100L Euro Bins over the RBC calculated requirement have been included in the evolving design drawings. As well as ensuring efficient 24/7 operation of the refuse chutes these additional bins also provide an additional buffer for storage of additional wastes, should this be required.

Legislative Changes

As you will be aware, there are a number of transformative legislative changes expected within the waste industry. These changes, in addition to potentially requiring the introduction of new materials to kerbside collection, namely glass for the purposes of this e-mail, will also result in the removal of certain waste streams (or proportions of the waste streams) from the recyclables bins.

Such changes will also potentially result in the movement of materials from the residual bin to the recycling bin, and thus over time it is likely that all developments will need to reassess the number of bins provided for the different waste streams and change the "mix" of bins to react to changing legislation and changing resident behaviour and resident increasing compliance / participation in recycling schemes.

We believe the combination of the following to two legislative changes to reinforce the case that the current standard recycling provision will be sufficient for the John Lewis BTR development:

- **Deposit Return Scheme (DRS)** – Once implemented, DRS will see drinks containers currently captured in kerbside recycling schemes diverted away from the kerbside in place of separate non-kerbside capture and management. The removal of drinks containers (plastic bottles and cans) will likely result in a reduction in arisings of kerbside recycling (and thus the volume and bin numbers required).
- **Simpler Recycling** – As outlined in previous email exchanges, once implemented Simpler Recycling is aiming to increase municipal recycling rates. This will be achieved through diversion of recyclable materials from residual waste, and for Reading Borough Council this could see a diversion of glass from bring banks to the kerbside collections. The increased convenience of recycling glass at the kerbside is likely to result in increased capture of glass compared to bring banks. Hence, glass arisings as part of the kerbside recycling would likely increase (i.e. with placement in the recycling bin rather than losses to the residual bin). With consistent food waste collections rolling out across the country as part of Simpler Recycling, it is likely that the overall capture of and diversion of food waste from residual waste will increase, thus resulting in a net reduction in residual waste arisings. Reduction in the volume of waste material (i.e. glass and food waste) entering the residual waste stream would allow a proportion of the residual waste storage bins to be transferred / reallocated to storing recycling, should this be required.

Overall, in combination it is expected that there would be a net reduction in kerbside recycling volumes when considering both DRS and Simpler Recycling in tandem. Consequently, this would result in spare recycling storage provision (within the standard RBC provision) which could be used for storage of additional materials as required.

We would be happy to discuss the above on a call; in tandem we could run you through the developing scheme and evolving waste management strategy. If this would be helpful, please let us know some convenient dates/times, and we will send over an invite.

Kind regards,

Tim

Tim Good *(he/him/his)*

Technical Director - Sustainable Waste Management

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From: Tim Good <tgood@slrconsulting.com>
Sent: Wednesday, December 20, 2023 9:28 AM
To: recyclingandenforcement <recyclingandenforcement@reading.gov.uk>
Cc: Ted Collyer <tcollyer@slrconsulting.com>
Subject: RE: Waste Storage Requirement for New Developments

Good morning Holly,

Thank you for following that up and coming back so quickly.

I will take this away and discuss with the design team and client.

I expect we will look to arrange a Teams meeting with you during the second week of January. During this we can show you the evolving designs with regards to the waste management proposals and discuss various items for your comment / approval in principle. I will contact you in the New Year to find out your availability.

In the meantime, thanks again for your continued support, and I hope you have a lovely Christmas break.

Kind regards,
Tim

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From: recyclingandenforcement <recyclingandenforcement@reading.gov.uk>
Sent: Wednesday, December 20, 2023 8:45 AM

To: Tim Good <tgood@slrconsulting.com>
Cc: Ted Collyer <tcollyer@slrconsulting.com>
Subject: RE: Waste Storage Requirement for New Developments

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Good morning Tim,

I have spoken with our Service Manager and in this instance we believe it would be better for a bin store to be designed with suitable recycling facilities and space for future changes to collections (i.e. space for additional recycling bins), rather than for you to incorporate space for a bottle bank. It is possible that if the Council does go ahead with kerbside glass collections, the bring bank sites would be removed.

Tenants would need to be directed towards their nearest bottle bank sites at Sidmouth Street or Broad Street Mall in the meantime.

Kind regards,

Holly Tough

Senior Recycling and Enforcement Officer
Environmental and Commercial Services | Economic Growth and Neighbourhoods Directorate

Reading Borough Council
19 Bennet Road
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0118 937 3875 (Internal 73875)
Holly.Tough@reading.gov.uk
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From: Tim Good <tgood@slrconsulting.com>
Sent: 19 December 2023 16:52
To: recyclingandenforcement <recyclingandenforcement@reading.gov.uk>
Cc: Ted Collyer <tcollyer@slrconsulting.com>
Subject: RE: Waste Storage Requirement for New Developments

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Thank you very much Holly.

If you are able to obtain a specification sheet for the glass banks and textile banks from RE3/FCC that would be appreciated, so that we can ensure sufficient space has been allocated.

Kind regards,
Tim

Tim Good *(he/him/his)*
Technical Director - Sustainable Waste Management

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From: recyclingandenforcement <recyclingandenforcement@reading.gov.uk>

Sent: Tuesday, December 19, 2023 3:42 PM

To: Tim Good <tgood@slrconsulting.com>

Cc: Ted Collyer <tcollyer@slrconsulting.com>

Subject: RE: Waste Storage Requirement for New Developments

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Hi Tim,

I do not have a specification sheet for the bring banks and vehicle access as the collections are managed by RE3/FCC on behalf of the Council. I will ask to see if they have anything.

The banks are lifted by grab loader hiab truck and emptied in to the back of the vehicle on site, and then the empty banks are returned to their position. The vehicle would need to park in front of the banks with no obstructions for up to 30 mins, and out of the way of any pedestrians or hazards. The hiab arm would need to have clear lifting route with no obstructions.

Kind regards,

Holly Tough

Senior Recycling and Enforcement Officer

Environmental and Commercial Services | Economic Growth and Neighbourhoods Directorate

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Working Hours: Monday-Friday

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From: Tim Good <tgood@slrconsulting.com>
Sent: 19 December 2023 12:10
To: recyclingandenforcement <recyclingandenforcement@reading.gov.uk>
Cc: Ted Collyer <tcollyer@slrconsulting.com>
Subject: RE: Waste Storage Requirement for New Developments

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Hello Holly,

Sorry to chase, I know this is a busy time of year for everyone.

Further to the below e-mail, please could I trouble you for a copy of the RBC specification for the bring banks and vehicle access requirements?

Kind regards,
Tim

Tim Good *(he/him/his)*

Technical Director - Sustainable Waste Management

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From: Tim Good <tgood@slrconsulting.com>
Sent: Wednesday, December 13, 2023 2:17 PM
To: recyclingandenforcement <recyclingandenforcement@reading.gov.uk>
Cc: Ted Collyer <tcollyer@slrconsulting.com>
Subject: RE: Waste Storage Requirement for New Developments

Sorry Holly, one further request please.

Can you please share with me the RBC specification sheets for the glass bring banks and textile bring bank so that the team can consider how these could be incorporated within the emerging scheme.

Thank you.

Kind regards,
Tim

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From: Tim Good <tgood@slrconsulting.com>

Sent: Tuesday, December 12, 2023 2:40 PM

To: recyclingandenforcement <recyclingandenforcement@reading.gov.uk>

Cc: Ted Collyer <tcollyer@slrconsulting.com>

Subject: RE: Waste Storage Requirement for New Developments

Good afternoon Holly.

Many thanks for your reply.

I will take the options for glass management away and discuss with the client and design team. It is great to understand that private glass and textiles contractors would be an acceptable option in lieu of bring bank installation.

For your information, this website will take you to (one example of) a refuse chute manufacturer who is able to provide single chutes with separators for the management of multiple materials. [Recycling Refuse Chutes - Hardall Bin Chutes](#)

We can provide some further context around the refuse chute separators in the New Year when we arrange a meeting. We will schedule this once we have some firmer design drawings to share and discuss regarding the evolving operational waste management strategy.

Your comment regarding building management team attendance is noted and is the intention for the scheme. The refuse chute system can be installed with bin fill sensors to support building management team deployment – these provide notifications of fullness levels thus allowing timely swapping of full for empty bins.

Thank you again for your helpful response.

Kind regards,
Tim

Tim Good *(he/him/his)*

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From: recyclingandenforcement <recyclingandenforcement@reading.gov.uk>

Sent: Monday, December 11, 2023 2:06 PM

To: Tim Good <tgood@slrconsulting.com>

Cc: Ted Collyer <tcollyer@slrconsulting.com>

Subject: RE: Waste Storage Requirement for New Developments

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Good afternoon,

With regards to glass collection, we do not offer kerbside glass recycling in Reading at the minute but this is something that is being considered for future. If kerbside glass collections are introduced, there is an option for glass to continue to be collected separately from the MDR and collected in its own bin – meaning that bin stores would need to be big enough to accommodate the extra bins. Alternatively, it could be combined with the existing MDR but a decision has not been made. How would separate glass collections work with the proposed refuse chute system at this development?

Thames Quarter was not required to house a communal bottle bank as the premises was in walking distance to the bottle banks at the Tesco store on Napier Road. From the old John Lewis depot, the nearest bottle bank sites would be Sidmouth Street or Broad Street Mall/Hosier Street which could be a substantial walk for someone carrying glass to be recycled. There are developments in Reading, that have opted to instruct a private glass collection contractor and a textiles collection contractor from within their bin store areas instead, rather than housing a communal bring bank at the site. The note of section 5.1 and whether it would apply to this development would need to be considered by the Planning Team.

I am not aware of any bulky waste store requirements. Nor am I aware of any refuse chutes that offer separate collections for 3 different waste types. The building management team would likely need to be present daily to swap around the bins as and when they get full, and also to manage blockages in the chutes.

Kind regards,

Holly Tough

Senior Recycling and Enforcement Officer

Environmental and Commercial Services | Economic Growth and Neighbourhoods Directorate

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From: Tim Good <tgood@slrconsulting.com>

Sent: 08 December 2023 10:02

To: recyclingandenforcement <recyclingandenforcement@reading.gov.uk>

Cc: Ted Collyer <tcollyer@slrconsulting.com>

Subject: RE: Waste Storage Requirement for New Developments

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Holly,

Thank you again for your help in October regarding clarification on certain aspects of the RBC waste guidance document and volume provision requirements. Your answers have been invaluable in supporting the further design development of the scheme.

I am now able to let you know that the scheme we are working on is the proposed John Lewis Build to Rent residential development, located on Mill Lane (a former John Lewis distribution centre and customer collections point).

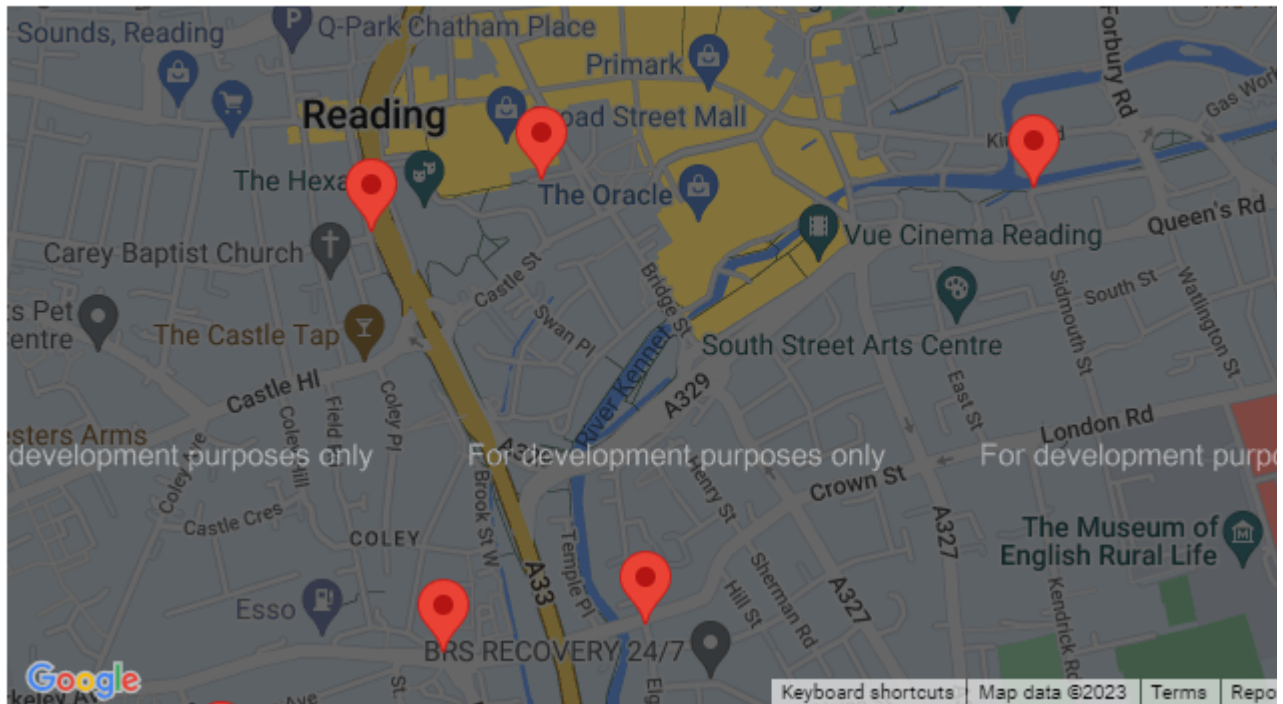
In due course, probably in the New Year, it would be good to arrange a meeting whereby I can provide you with some further details of the development and take you through the evolving waste management strategy, such that you can share your thoughts on the scheme specifics.

Before this however, I am reaching out to you with some further clarifications around the design guide document. I would very much appreciate your comments on the below. If you would prefer, I would be happy to arrange a call to discuss.

- **Glass collection** – it is noted that at present glass is excluded from the mixed dry recyclables kerbside collection, with residents asked to deliver glass to bring banks. Are you aware of any forthcoming service changes which may result in the co-collection of glass with the other recyclables? We fully understand that the recent Simpler Recycling announcement is still being processed by the sector, so a change in direction off the back of this is unlikely to be formed yet by RBC.
- **Bring banks** – Section 5.1 of the waste management guidelines document states that developments over 100 units “are required to install an area where bring banks can be situated for the collection of glass, textiles and other materials.”. For your information, the JLP development is likely to have circa 200 residential units. We have worked on a previous scheme in Reading (Thames Quarter) where RBC agreed that space for bring banks was not necessary, given the

relatively close proximity of other existing bring bank locations. As mentioned above, the site is on Mill Lane and I can see that there is a reasonable coverage of bring banks in the vicinity (see below screenshot from RBC website). Please can you confirm on the basis of the above, whether the requirements of section 5.1 would be required or not for this proposed development?

Nearby recycling locations for your item:



- **Bulky waste** – The John Lewis Build to Rent proposal for Reading includes the development of fully furnished units. Where an item of equipment (e.g. fridge, television) or furniture (e.g. chest of drawers, chair, mattress) needs replacing this will be delivered through the John Lewis team. The team delivering the new item will remove the broken item. As such, through this managed approach to item replacement, a bulky waste store is not required. However, as a design team we are proposing to include a small bulky waste store as a conservative approach. Does RBC have any view or requirement on the sizing of such a bulky waste store (given the fact it is unlikely to be frequently used)?

For your information, John Lewis propose to install refuse chutes within the development. Each floor will have refuse chute access, and the chutes will be placed throughout the development such that resident walking distances are managed. The proposed refuse chutes will include a separator, which allows multiple materials (residual waste, recycling and food waste) to be managed via a single chute (in each location). This system is well proven and installed across a number of developments in the UK. We would be happy to provide further details and information about the separator refuse chutes, if this is a system which you are unfamiliar with.

Additionally at this stage, we would like to confirm that there will be a strong building management team presence in the development. Their involvement and support of the waste management strategy, and its delivery, will form a key component of their responsibilities.

Kind regards,
Tim

Tim Good (he/him/his)

Technical Director - Sustainable Waste Management

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From: recyclingandenforcement <recyclingandenforcement@reading.gov.uk>

Sent: Thursday, October 26, 2023 12:12 PM

To: Ted Collyer <tcollyer@slrconsulting.com>

Subject: RE: Waste Storage Requirement for New Developments

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Hi Ted,

Please see my notes below in red:

1. I note in your email below the storage requirements are stated as maximum capacities, please could you advise on the minimum required storage capacities per residential unit (flats)?
We have restrictions on the amount of residual waste collected per household and that is a maximum of 120-140L per household per fortnight. Where blocks of flats require more than this, it would become chargeable. Any less than this per household per fortnight you may experience problems with overflowing bins. With regards to recycling, we do find that recyclables take up more space in the bins which is why we suggest having more of these – as a minimum you should have the same number of recycling bins as you do for residual waste.
For large scale developments like this, we find that developers tend to start with less bins than they are expected to need and then add more as the building reaches full occupancy but you would need to ensure there is space for increased capacity in the bin store.
We also suggest making bin stores as big as possible to 'future proof' them for any possible changes to collections brought in by the Environment Act.
2. Is there potential for these capacity provisions per residential unit to differ based on the number of occupants and hence anticipated waste arisings? E.g., single occupancy flat, could the storage requirements be reduced accordingly, if so, what provisions would be acceptable?
The maximum provisions for residual waste is the same regardless of the number of occupants.
3. Are 1100L bins acceptable for communal recycling & residual waste provision?
Yes, for a block of this size you would need to have the 1100L bins for recycling and residual waste. Please note there is a 10m maximum pulling distance for these larger receptacles and all bins would need to be within that distance from the rear of the collection vehicle. Large developments often need to have a concierge/maintenance team on site to swap out the bins to ensure they all fall within this distance.
4. What is the maximum bin size you would offer for communal food waste? (for shared use by residents in flats, e.g., kitchen caddy in a flat, that gets emptied into the communal bin provision).

presume the 23L provision per unit is based on a food caddy for kerbside collections opposed to a communal bin for flats.

Our communal food waste bins come in 180L or 240L. The caddies that we offer for individual houses are 23L in size. I would expect 1 x 240L food waste bin to be suitable for approx. 15 flats.

5. I note that the collection frequency is fortnightly for residual & weekly for food, are you able to offer additional (paid-for) collections over the standard service (for recycling & residual waste)? (E.g., a weekly collection for recycling & residual waste) If so, please could you advise on the costs for the additional collections?

Reading Commercial Services do offer more frequent collections as a paid for service. They can be contacted on tradewaste@reading.gov.uk if you would like a quote from them.

6. Please could you advise on bulky waste storage requirements?

With regards to bulky waste, I would suggest consulting with our planning department on this as we do not offer bulky waste collections as per our standard household waste collection service or for commercial properties but. However, the bulky items would need to be kept dry as wet items can become too heavy to lift. The vehicle would still need to be able to reverse right up to the store so there would need to be no parked cars or height restrictions in the way. The carrying/pulling distance for the operative would also need to be considered. You should also consider new guidance from the Environment Agency in relation to storage and disposal of waste upholstered items or items containing POPs.

I hope this helps. Please do let me know if you have any further questions.

Kind regards,

Holly Tough

Senior Recycling and Enforcement Officer

Environmental and Commercial Services | Economic Growth and Neighbourhoods Directorate

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From: Ted Collyer <tcollyer@slrconsulting.com>

Sent: 25 October 2023 09:20

To: recyclingandenforcement <recyclingandenforcement@reading.gov.uk>

Subject: RE: Waste Storage Requirement for New Developments

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Hi Holly,

Thanks for getting back to me.

The proposed development is in central Reading and is presently at design stage, so would not be within your notice period prior to occupation.

I have a few further questions please:

1. I note in your email below the storage requirements are stated as maximum capacities, please could you advise on the minimum required storage capacities per residential unit (flats)?
2. Is there potential for these capacity provisions per residential unit to differ based on the number of occupants and hence anticipated waste arisings? E.g., single occupancy flat, could the storage requirements be reduced accordingly, if so, what provisions would be acceptable?
3. Are 1100L bins acceptable for communal recycling & residual waste provision?
4. What is the maximum bin size you would offer for communal food waste? (for shared use by residents in flats, e.g., kitchen caddy in a flat, that gets emptied into the communal bin provision). I presume the 23L provision per unit is based on a food caddy for kerbside collections opposed to a communal bin for flats.
5. I note that the collection frequency is fortnightly for residual & weekly for food, are you able to offer additional (paid-for) collections over the standard service (for recycling & residual waste)? (E.g., a weekly collection for recycling & residual waste) If so, please could you advise on the costs for the additional collections?
6. Please could you advise on bulky waste storage requirements?

Thanks in advance for your assistance.

Kind regards,

Ted

Ted Collyer

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From: recyclingandenforcement <recyclingandenforcement@reading.gov.uk>

Sent: Tuesday, October 24, 2023 3:33 PM

To: Ted Collyer <tcollyer@slrconsulting.com>

Subject: RE: Waste Storage Requirement for New Developments

You don't often get email from recyclingandenforcement@reading.gov.uk. [Learn why this is important](#)

Hi Ted,

Thank you for getting in touch, and apologies for the delay in getting back to you about this.

Please can you confirm where this development will be located, and when you expect it to be occupied? Please note that we will require 7 weeks-notice prior to residents moving in to ensure that bins can be delivered and collections scheduled in with our crews.

The maximum capacities per waste type is as below:

WASTE TYPE	BIN STORAGE REQUIREMENT PER RESIDENTIAL UNIT/S (L)
Residual Waste	120-140L per residential unit
Recycling	240L per residential unit
Food	23L per residential unit

In a communal setting where flats share bins, we would offer larger bins to share between flats – for example, we would offer 1 x 140L bin for one unit or 1 x 240L bin for two units to share for general waste. We do also offer 1100L bins for larger blocks.

The standard household waste collection service is residual waste collected fortnightly, alternating with a fortnightly recycling collection and a weekly food waste collection. We are not able to offer collections more frequently than this.

Kind regards,

Holly Tough

Senior Recycling and Enforcement Officer

Environmental and Commercial Services | Economic Growth and Neighbourhoods Directorate

Reading Borough Council

19 Bennet Road

Reading

RG2 0QX

0118 937 3875 (Internal 73875)

Holly.Tough@reading.gov.uk

Working Hours: Monday-Friday

[Website](#) | [Facebook](#) | [Twitter](#) | [YouTube](#) | [Instagram](#) | [LinkedIn](#)



From: Ted Collyer <tcollyer@slrconsulting.com>

Sent: 17 October 2023 15:53

To: Streetcare Admin <Streetcare.Admin@reading.gov.uk>
Subject: RE: Waste Storage Requirement for New Developments

Warning!
For the attention of
RBC, BfC Staff and Councillors

This mail is from an external sender - please do not click any links or open any attachments unless you trust this sender, and know the content is safe

Hello,

I have just started working on a proposed new development of >100 residential units (flats) in Reading.

I have reviewed your waste guidance found here: <https://www.reading.gov.uk/waste-and-recycling/waste-management-guidelines-for-property-developers-architects-planners-contractors-managing-agents-and-landlords/> and just wanted to clarify some points.

Please can you confirm the waste storage requirements per residential unit?

WASTE TYPE	BIN STORAGE REQUIREMENT PER RESIDENTIAL UNIT/S (L)
Residual Waste	
Recycling	
Food	

Additionally please can you advise on the bulky storage area requirement per residential unit/s?

Thanks in advance for your assistance.

Kind regards,

Ted

Ted Collyer

Senior Consultant - Sustainable Waste Management

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E tcollyer@slrconsulting.com

SLR Consulting Limited

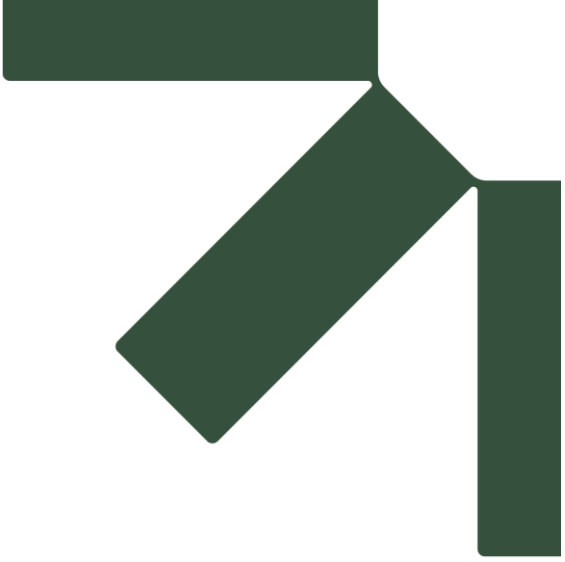
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Appendix D Refuse Collection Vehicle Tracking Drawings

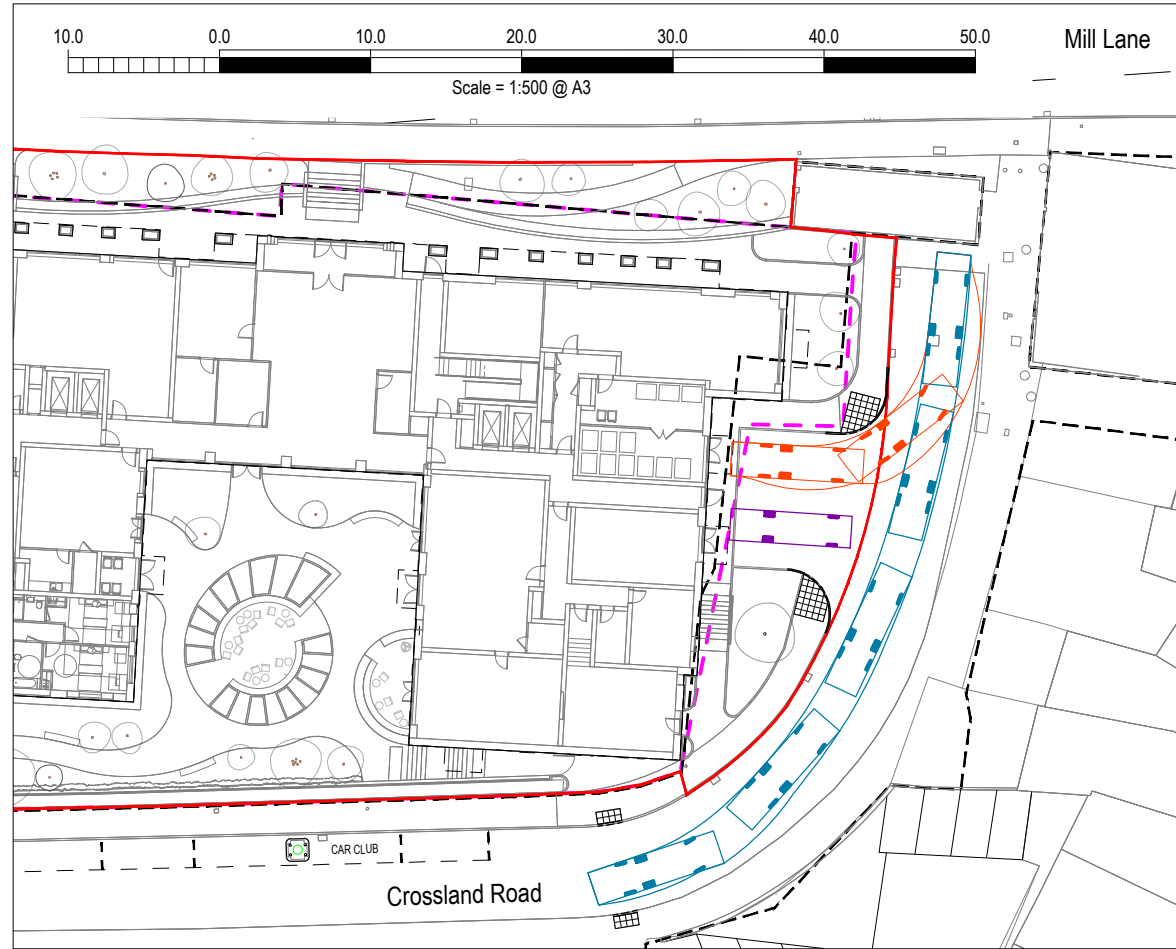
Operational Waste Management Strategy

Former John Lewis Depot, Letcombe Street, Reading (also known as JLP Mill Lane)

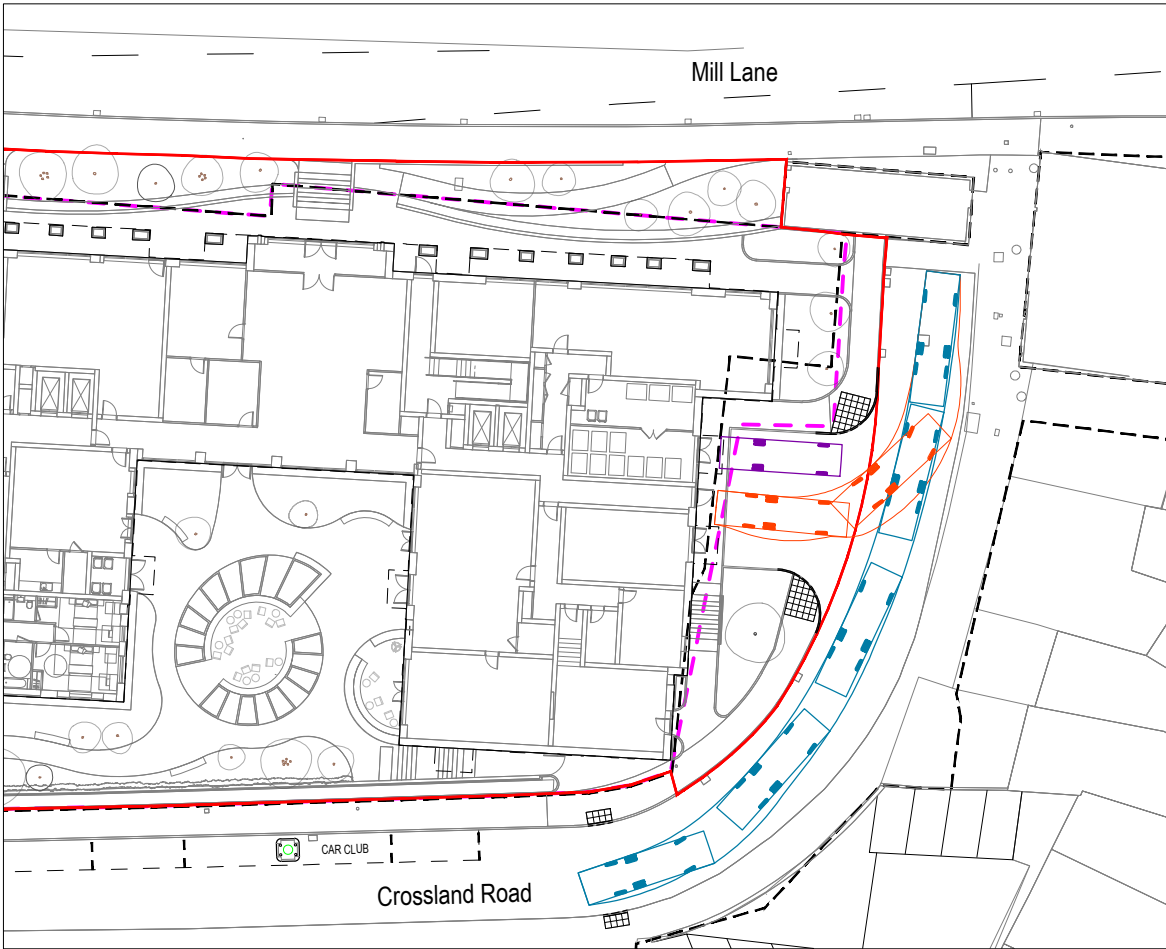
Prepared for Applicant: John Lewis Partnership BTR Ltd

SLR Project No: 402.065089.00001

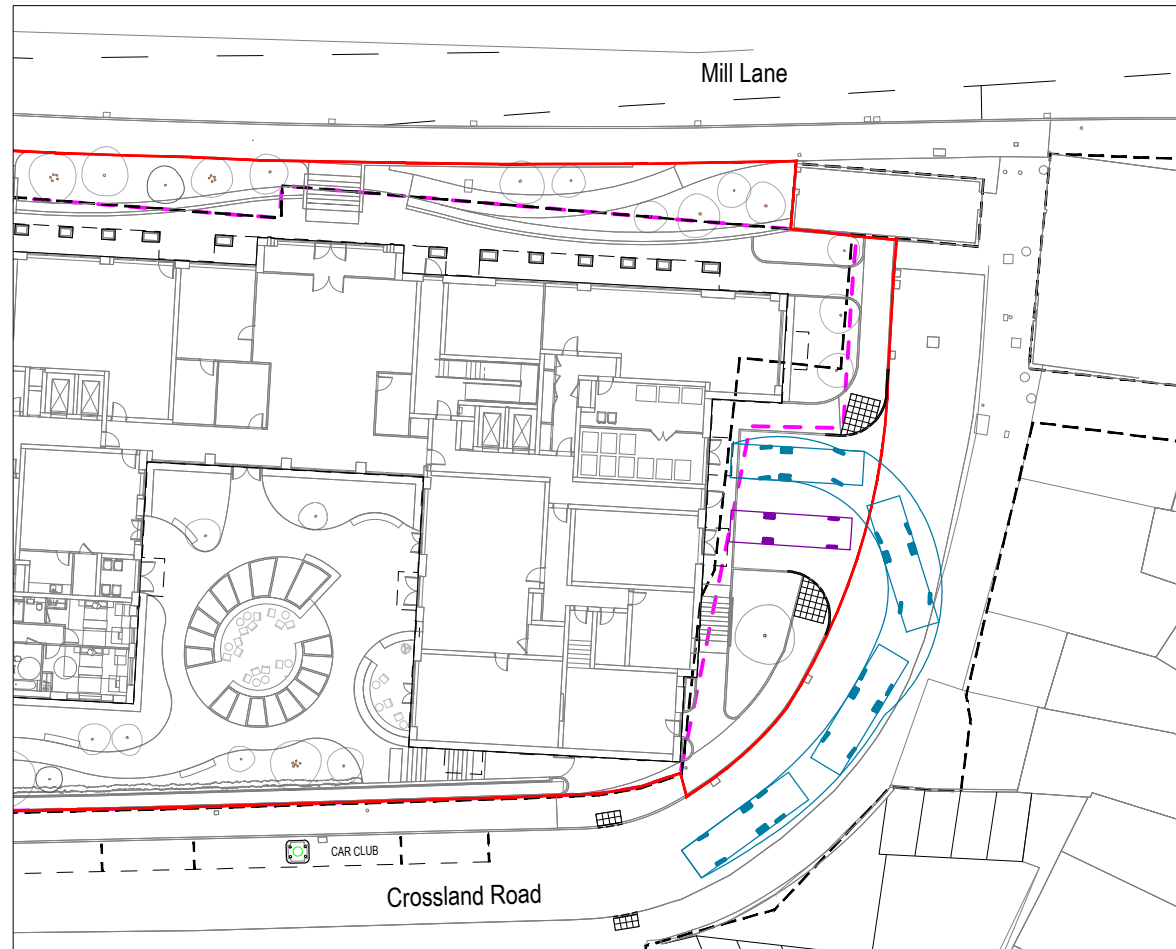
1 July 2025



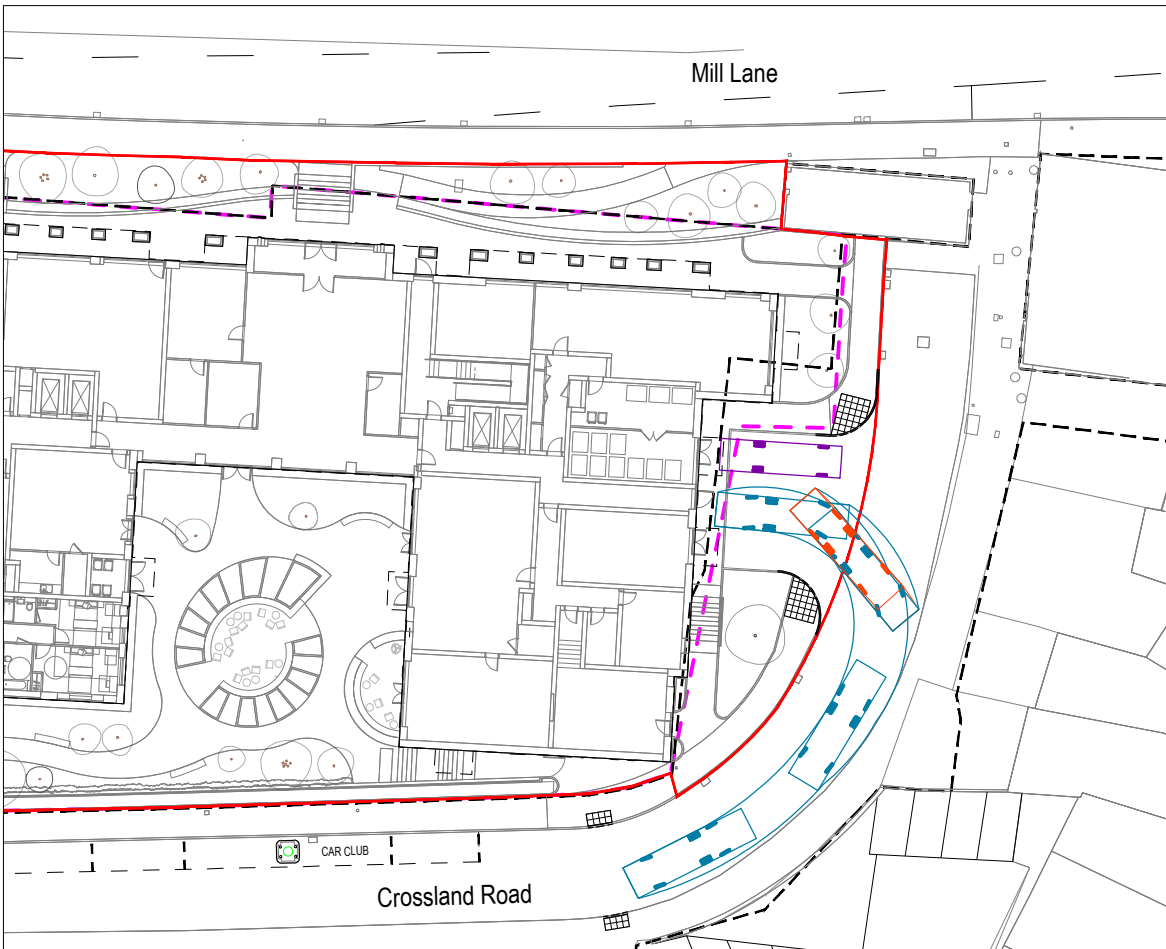
REFUSE LORRY - ENTRY (WITH STATIONARY BOX VAN)



REFUSE LORRY - ENTRY (WITH STATIONARY BOX VAN)



REFUSE LORRY - EXIT (WITH STATIONARY BOX VAN)



REFUSE LORRY - EXIT (WITH STATIONARY BOX VAN)

NOTES

1. This drawing is to be read in conjunction with all relevant documents and specifications.

2. Dimensions are not to be scaled.

Source: Camlins Drawing number SY743-000-0001

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KEY

8.75m refuse vehicle - forward gear

8.75m refuse vehicle - reverse gear

8.0m Box van - stationary

C	Kerb radii amended. Pedestrian crossing distance across turning head reduced.	16/06/2025	DS	JB
B	New stepped footpath adjacent to proposed building shown to eastern elevation. Dropped kerbs and tactile paving shown.	13/06/2025	DS	JB
A	New footpath adjacent to proposed building and around turning head shown. Pedestrian route across turning head removed.	07/05/2025	DS	JB
Rev.	Description	Date	By	Chkd

Glanville
Survey > Plan > Engineer

Civil Engineering

Structural Engineering

Transport Planning

Highways Engineering

Building Surveying

Geomatics

Hertfordshire | Oxfordshire | Cambridgeshire | Bristol

Client :
John Lewis Partnership BTR Ltd

Project : **Former John Lewis Depot,
Letcombe Street, Reading
(Also Known As JLP Mill Lane)**

Title : **Crossland Road Turning Head
Refuse Lorry Swept Paths - Sheet 2**

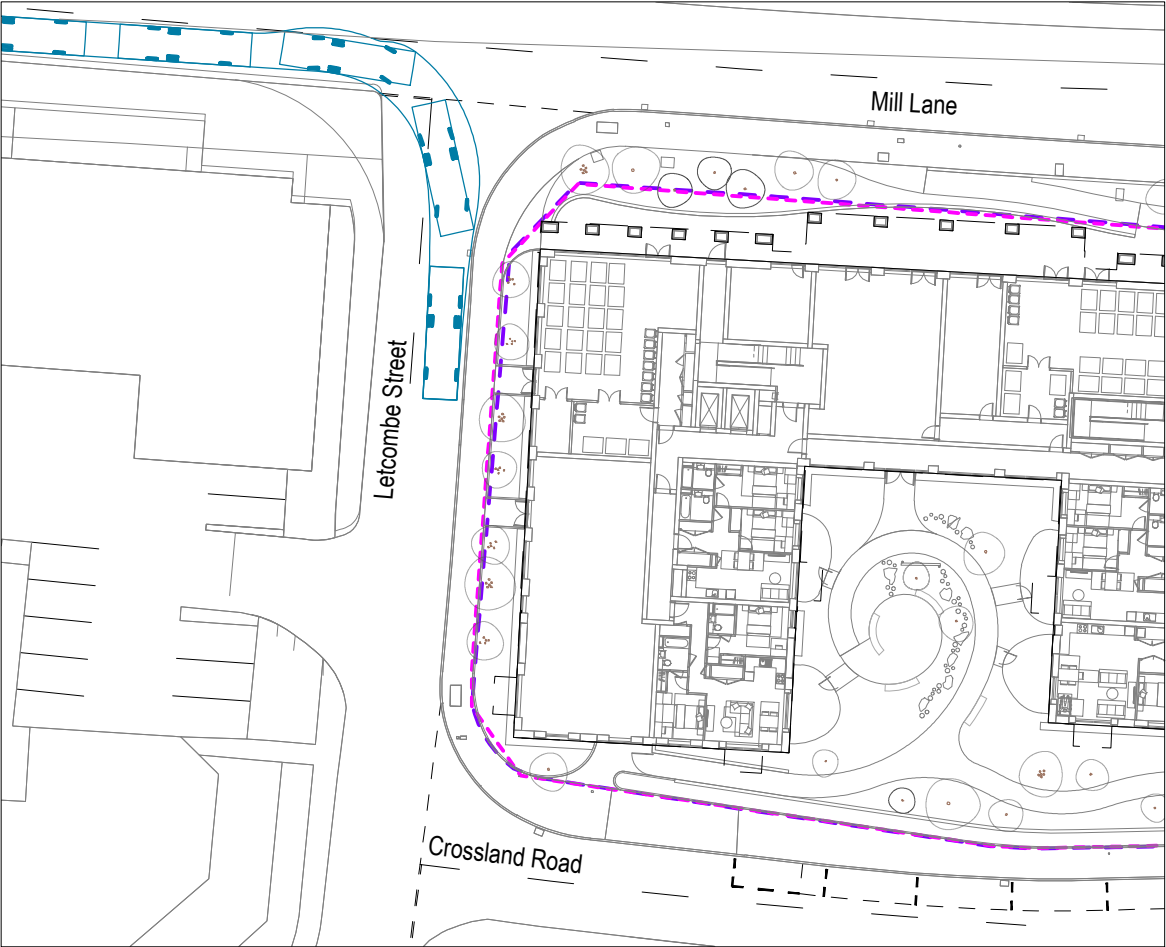
Engineer : D. Strange Date : April 2025

Director : J. Birch Scale : 1:500 @ A3

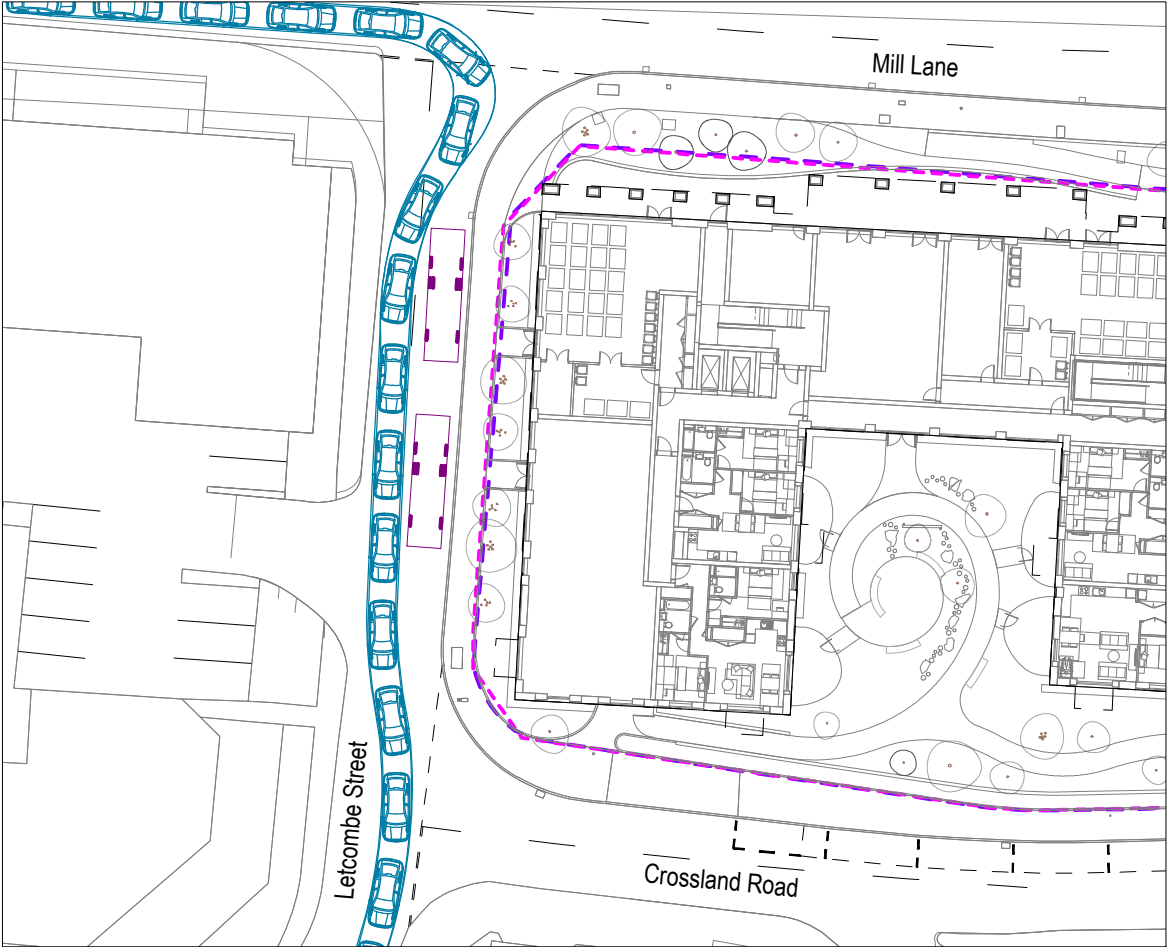
Status : PRELIMINARY

Drawing No. **8230634/6208**

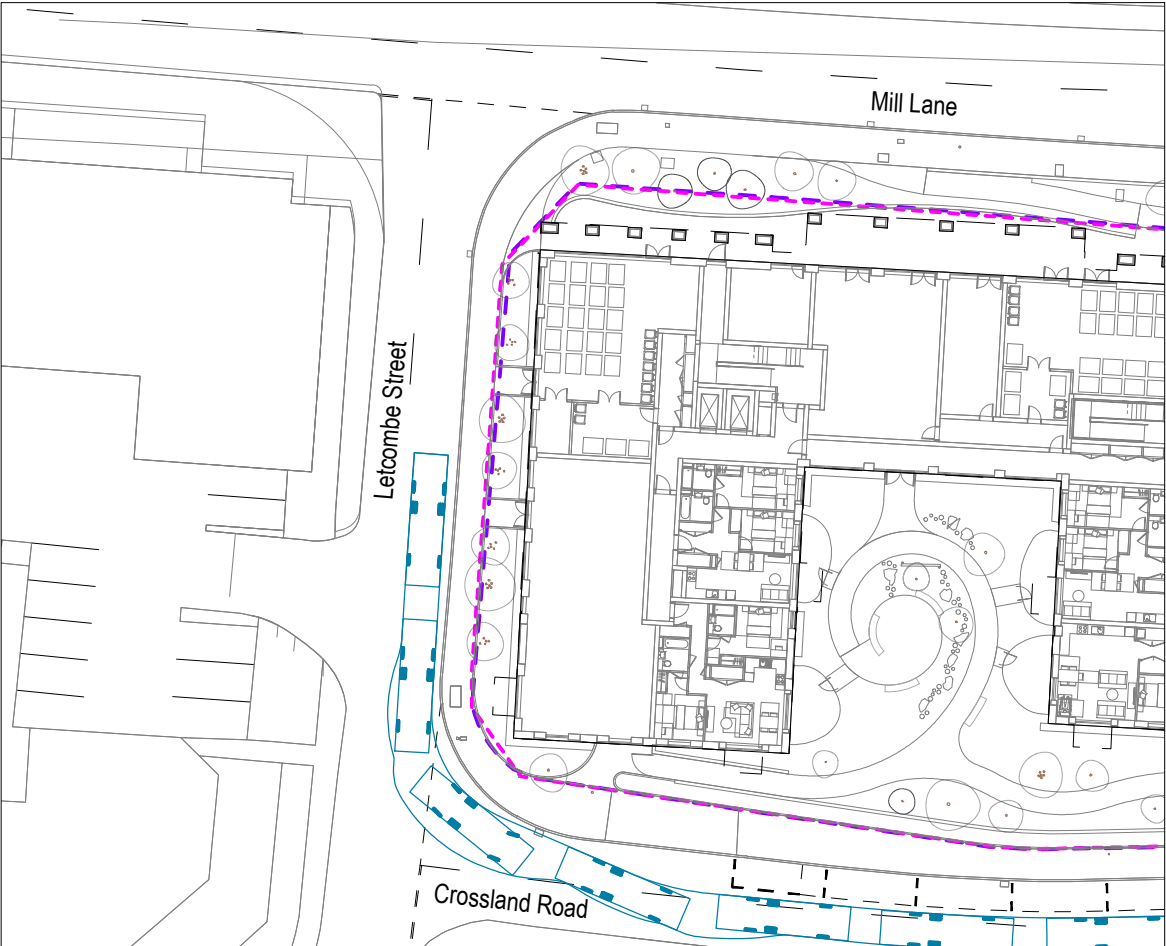
Rev **C**



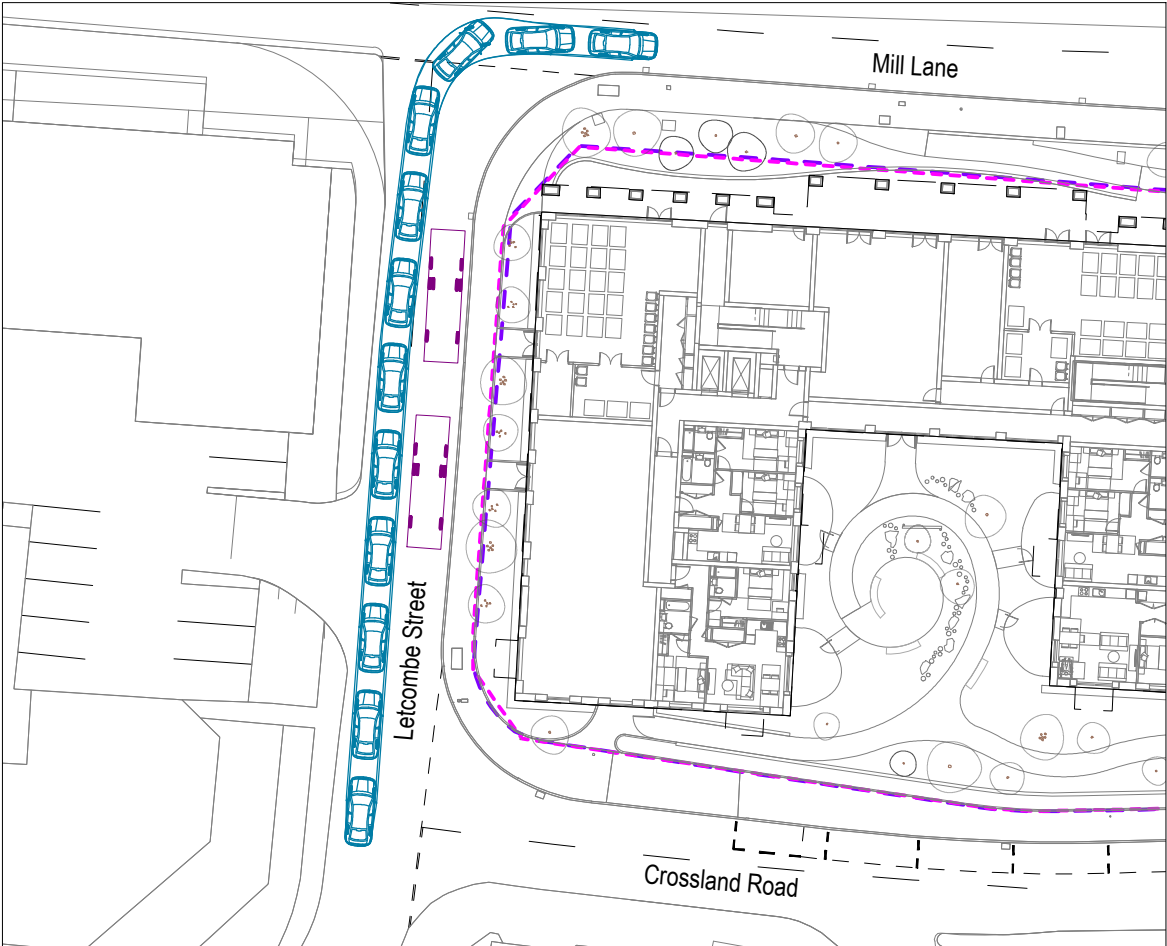
REFUSE VEHICLE - ARRIVAL



REFUSE VEHICLE - PARKED & CAR PASSING SOUTHBOUND



REFUSE VEHICLE - DEPARTURE



REFUSE VEHICLE - PARKED & CAR PASSING NORTHBOUND

NOTES

1. This drawing is to be read in conjunction with all relevant documents and specifications.

2. Dimensions are not to be scaled.

Source: Camlins Drawing number SY743-275-0001

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KEY


8.75m refuse vehicle - forward gear


8.75m refuse vehicle - reverse gear


Car - forward gear



G	Architects layout updated.	17/06/2025	DS	JB
F	Architects layout updated.	18/10/24	IK	CH
E	Crossland Road and site layout updated. Swept paths revised to suit.	01/05/24	DS	VW
D	Architects layout updated. Swept paths revised to suit.	11/04/24	TH	VW
C	Architects layout updated. Swept paths revised to suit.	14/02/24	TH	VW
Rev.	Description	Date	By	Chkd



-  Civil Engineering
-  Structural Engineering
-  Transport Planning
-  Highways Engineering
-  Building Surveying
-  Geomatics
- 

Client :
John Lewis Partnership BTR Ltd

Project :
Former John Lewis Depot,
Letcombe Street, Reading
(Also Known As JLP Mill Lane)

Title :
Letcombe Street
Swept Path Analysis
8.75m Refuse Vehicle

Engineer : T. Hart Date : September 2023

Director : J. Birch Scale : 1:500 @ A3

Status :
PRELIMINARY

Drawing No.
8230634/6203

Rev
G



Making Sustainability Happen