

Waste Management Strategy

40-48 Mount Pleasant, Reading, RG1 2TD

Erection of 6 Dwellings

Introduction

1. This information is to accompany an application for planning permission for 6 dwellings. The dwellings are already on site and are being applied for retrospectively. Planning permission (PL/20/1880) (the Original Permission) first permitted the erection of 6 dwellings.

Policy and Guidance

2. Policy CC5 of the Reading Local Plan (adopted 2019) 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."

3. Policy H10: *Private and Communal Outdoor Space* references the need to design outdoor spaces with suitable areas for waste storage.
4. The sustainable design and construction SPD refers to the above policies and reinforces the requirement to minimise waste.
5. The Council's waste management guidelines can be found at the link below. These guidelines are considered to represent a material consideration:
<https://www.reading.gov.uk/waste-and-recycling/waste-management-guidelines-for-property-developers-architects-planners-contractors-managing-agents-and-landlords/>.
6. The guidelines include as follows:

"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."

Proposals for waste management on site

7. Officers requested the following during the pre-application advice stage:

CHELTENHAM: 1 TEBBIT MEWS, WINCHCOMBE STREET, GL52 2NF

T: 01242 231575

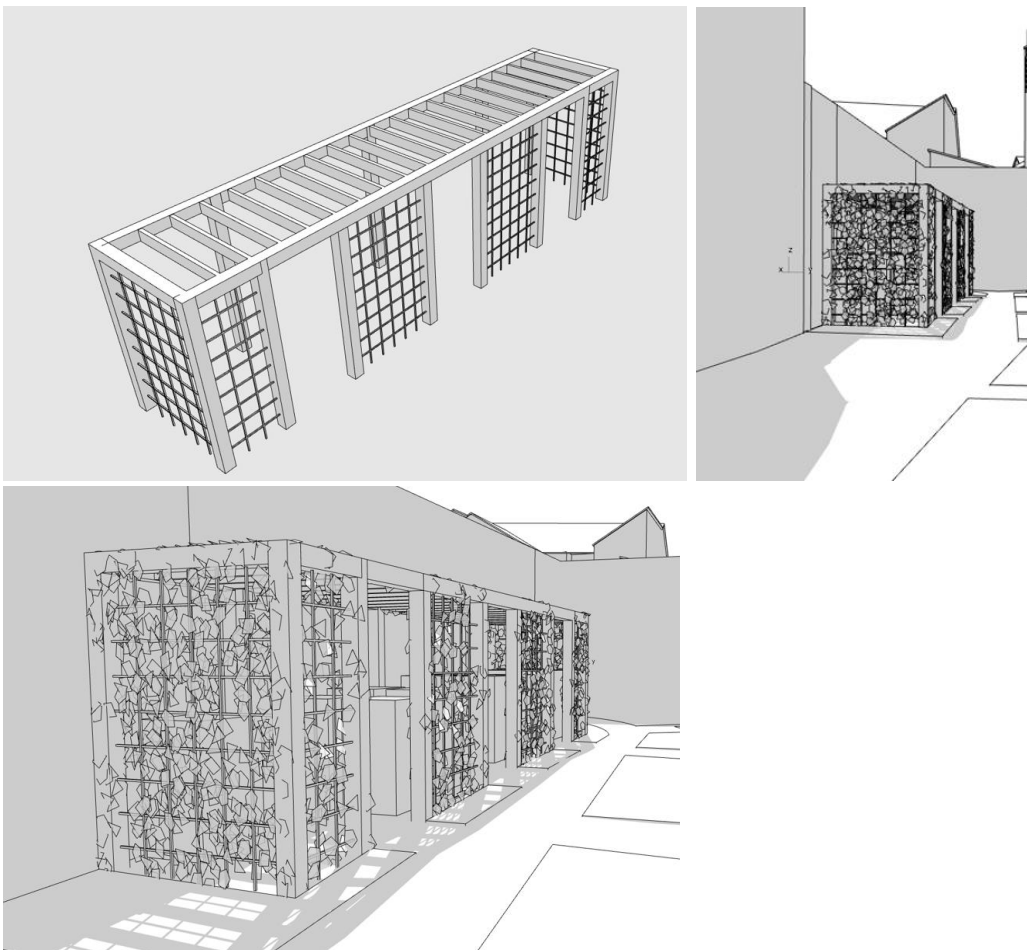
GLOUCESTER: 9 COLLEGE GREEN, GL1 2LX

T: 01452 527997

LONDON: 19 EASTBOURNE TERRACE, W2 6LG

T: 020 3763 8005

- *"Remove the bin store in its entirety to allow for soft landscaping. Bins should be stored at each house to the front or rear and presented on the frontage on collection day. Each householder takes responsibility for their own bin".*
 - *"Remove all hard paving across the frontage except for fire access and a suitable space to allow to bins to be presented for collection".*
8. The solution now proposed on site will involve a communal relatively open and 'light' pergola structure with climbers which will sit in front of a non-curtilage listed (modern) wall along the boundary of No.50 Mount Pleasant.
 9. Although bin storage remains communal, this is considered an effective solution to improve the appearance of the site and utilises space where planting would need to be limited to avoid impacts on the structure of No 50.
 10. Individual bin stores outside each property were felt to be less appropriate as they may take up significant space and impact the shared/access amenity and front gardens. The proposed solution allows planting to be increased and bins to be removed from direct line of sight. Also, additional areas of hardstanding would be needed to accommodate them.
 11. Below are some sketches of the proposed bin store structure and shown in situ.



12. The proposed solution follows the Council's waste management guidelines as cited above. The bins are stored in a shaded place away from the windows. The storage does not intrude on the street and bins will be within *a dedicated and suitably designed structure* within the boundary of the premises.
13. Annexed to this statement are details from the waste team at the Council confirming which bins would be suitable for the property, including an option for communal storage. The bins identified as being suitable for communal storage are able to be accommodated within the proposed pergola structure.
14. Accordingly, the proposals comply with local plan policies and guidance relating to waste management and represent an improvement on the current situation.

SF Planning Limited

February 2026