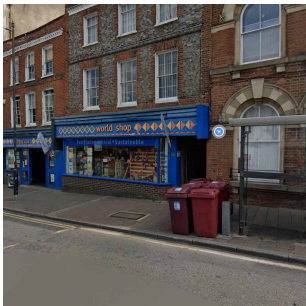




1. Crossland Road Turning Head

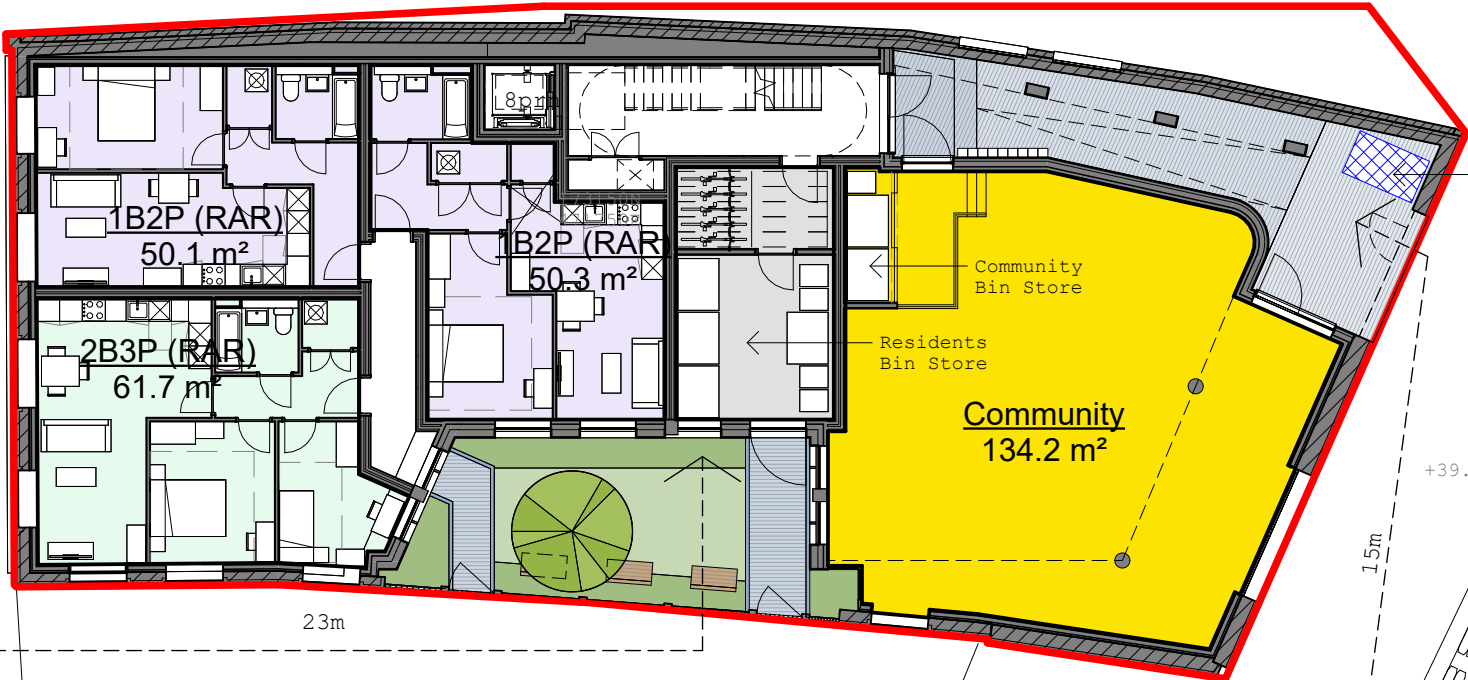


2. Existing refuse collection on Crossland Road



3. Refuse collection on London Road

MILL LANE



Residential Refuse Strategy

The proposed development has a bin store incorporated into the ground floor layout. This bin store is capable of accommodating the following:

- 3no. 11001 bins for recycling
- 3no. 11001 bins for recycling
- 3no. 2401 for food waste
- 1no. 2401 for glass (future provision)

The refuse collection service shall collect the bins directly from the bin store, pulling them to the refuse collection vehicle located on Crossland Road.

Refuse collection already takes place on Crossland Road (see photograph 2), with refuse collection vehicles using the existing turning head (see photograph 1) to manoeuvre.

Collection from Crosslands Road will have minimal impact on passing traffic, and would be less disruptive than collection from London Road.

There is an existing dropped kerb on Crossland Road.

The refuse door shall be locked, with access provided to the refuse collection service.

The external access door shall be wide enough to accommodate a 1100 L bin.

The door shall have a level threshold onto the pavement. The external landscaping within the site shall be limited to 1:20 falls (if required).

Note: a separate door provides residents with internal access to the refuse store. This door shall be secured to prevent unauthorised access from the bin store into the building.

Community Refuse Strategy

The community space shall have its own refuse store. The final store position shall be determined at the fit-out stage, and this could impact the final strategy.

As it stands, the indicated store is capable of housing:

- 11001 recycling
- 11001 refuse
- 2401 food waste

The refuse collection service shall collect the bins from a temporary collection point just within the north-east of the site boundary.

The retail unit occupiers will be responsible for bringing bins to the pavement for collection and retrieving them from the pavement after collection.

The retail unit front doors shall be wide enough to accommodate a 240 L bin.

The refuse collection vehicle will pull up to the kerb on London Road. This will require the bins to be pulled 15 m from the collection point.

2	Mar '26	Planning Comments
1	Feb '26	Planning Refuse Strategy

REV DATE	DESCRIPTION
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Collaborating with:
Red Line Land, Central Club Ltd

Job: 426 Drawing: 03-15 Revision: 2

Project:
Reading Central Club
London Street, RG1 4SQ

Drawing:
Highways and Refuse Strategy

Date: Feb '26 Status: Planning

Drawn By: MC Checked By: EM



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