

Reading
Riverworks

Refuse Management Plan



Berkeley
Designed for life

55 Vastern Road, Reading RG1 8BU
0453_INT_SW_XX_STR_A_880_002
Rev P01
June 2026

Revision Record

Revision	Date	Prepared	Checked	Authorised
P01	29 May 2026	EE	LA	AB

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1.0 Introduction

This Refuse Management Plan has been prepared by Berkeley Homes (Oxford & Chiltern) Ltd in support of the redevelopment of the former SSE site at 55 Vastern Road, Reading and details submitted under condition 15 in relation to planning permission ref. 231673 from 27/03/2024.

The detailed wording of the condition is as follows:

Prior to the first occupation of any residential / commercial unit within the relevant building ((a) Block A - The Railway Warehouse; (b) Block B - The Goods Warehouse; (c) Block C - The Goods Office; (d) Block D - The Generator / The Turbine Hall; (e) Block E - Christchurch Wharf; f) Block F - The Coal Drop Building; (g) Block G; (h) Café) details of how refuse and recycling collections will be managed from the site (including vehicles, servicing and deliveries, as per a management plan) and measures to prevent pests and vermin accessing the refuse and recycling store(s) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter refuse collection, servicing and deliveries shall be carried out fully in accordance with the approved details and management plan, the approved pest and vermin control measures shall be provided prior to the first occupation of the relevant building and the refuse and recycling stores shall not be used for any purpose other than refuse and recycling storage at all times thereafter.

Reason: To ensure that adequate provision is made for the storage, collection and management of refuse, in the interests of the visual amenity of the area and to ensure that bins can be easily accessed when required in accordance with Policies CC5, CC7 and TR3 of the Reading Borough Local Plan 2019.

This document sets out the strategy for managing refuse across the development in a clear and coordinated manner.

2.0 Refuse provision

The refuse strategy proposals align with:

1. Reading Borough Local Plan Policy CC5 (Waste minimisation and storage)

Refuse arrangements should promote more sustainable approaches to waste management and designs that provide adequate, well-designed space to facilitate waste storage, reuse, recycling and composting. Should avoid creating adverse impacts such as odour, vermin, noise, and visual nuisance. Proposed refuse management plan provides well-designed spaces for refuse storage and mitigation measures for potential odour and pest attraction.

2. Reading Borough Local Plan Policy CC7 (Design and the public realm)

All developments must provide suitable facilities for refuse and recycling storage and collection. Storage should be convenient, accessible, adequately sized, and designed to support recycling. Waste should not be stored on the public highway except on collection day. The proposed refuse strategy includes adequate capacity of bin storage, accessibility for residents, recycling provision, collection arrangements, required distance to collection point and appropriate collection points outside of public highway.

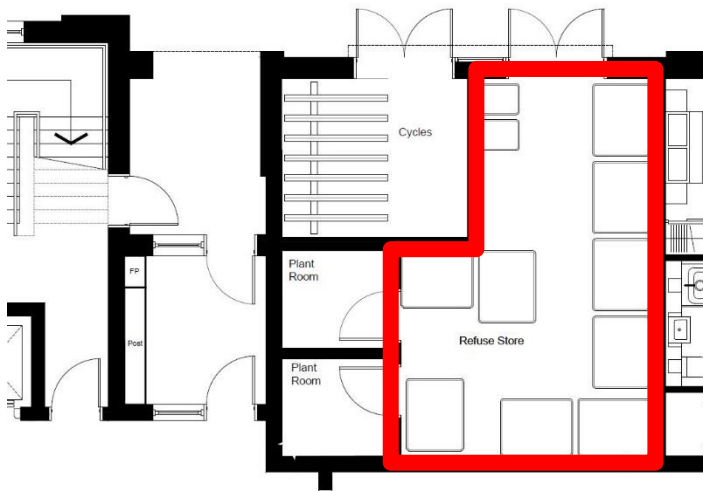
3. Reading Borough Local Plan Policy TR3 (Access, Traffic and Highway-Related Matters)

Development must function safely in transport terms.

For refuse, this includes ensuring waste collection vehicles can safely access the site or collection point without causing highway obstruction or unsafe manoeuvres. The proposed refuse strategy provides an adequate vehicle access, collection routes and swept-paths without obstruction of footways or unsafe manoeuvres.

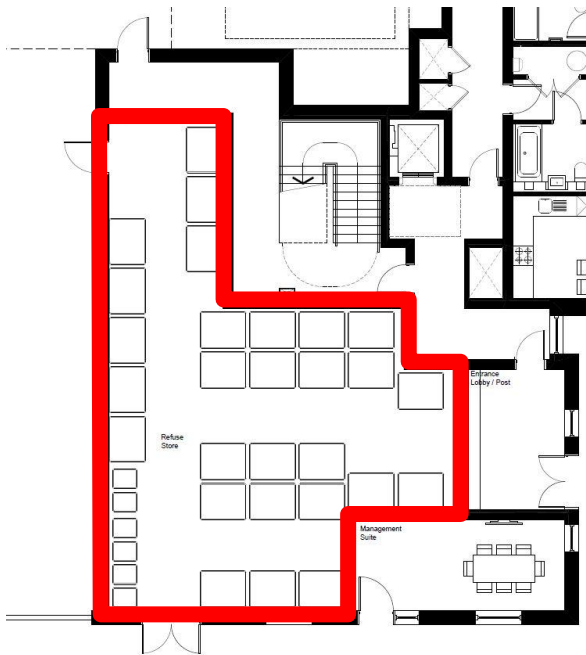
Each apartment building has its own refuse store, sized to accommodate required number of refuse and recycling bins. Separate containers will be provided for general waste, mixed recycling and food waste. All residents will have access to their designated refuse store, located on the ground floor of their building.

Approved refuse store in Railway House (Block A)



No. of dwellings	27
Recycling provisions	6 x 1100L
General Waste Provisions	3 x 1100L
Food Waste provisions	2 x 240L

Approved refuse store in Goods Warehouse (Block B)



No. of dwelling	83
Recycling provisions	18 x 1100L
General Waste Provisions	10 x 1100L
Food Waste provisions	6 x 240L

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Berkeley House, Mill Lane, Taplow, Maidenhead, SL6 0AG
Tel: 01753 784 400

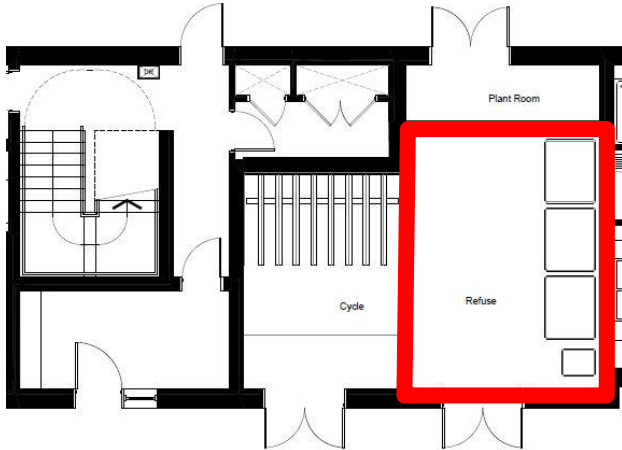


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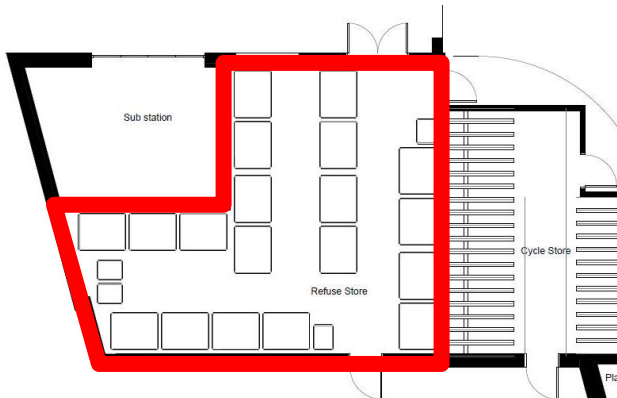
Registered in England and Wales No: 2843844
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Approved refuse store in Goods Office (Block C)



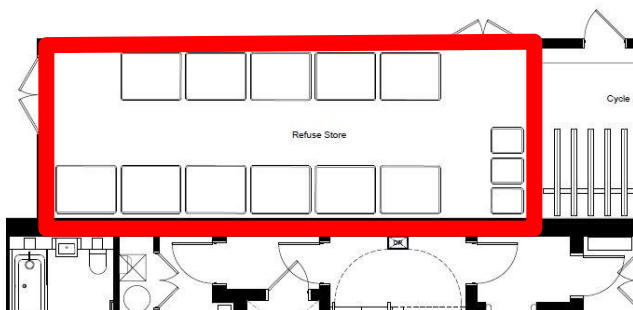
No. of dwelling	10
Recycling provisions	2 x 1100L
General Waste Provisions	1 x 1100L
Food Waste provisions	1 x 240L

Approved refuse store in the Generator (Block D)



No. of dwelling	55
Recycling provisions	12 x 1100L
General Waste Provisions	7 x 1100L
Food Waste provisions	4 x 240L

Approved refuse store in Coal Drop Building (Blocks E, F and G)



No. of dwelling	34
Recycling provisions	7 x 1100L
General Waste Provisions	4 x 1100L
Food Waste provisions	3 x 240L

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3.0 Management strategy

Proposed refuse management strategy will ensure that all waste and recycling materials are stored, managed, and collected in a safe, clean, and efficient manner, minimising environmental impacts and nuisance to neighbouring properties.

Collection procedures

Waste collections will be undertaken by the local authority waste management contractor. Bins will be collected on scheduled collection days and returned to the storage area as soon as practicable following collection. Access routes between the refuse store and collection point will be kept clear at all times. Every bin store is located within 10m of the refuse vehicle collection point to ensure no additional management is required. Please refer to the site wide refuse strategy plan, appendix 1.

4.0 Pest and vermin control measures

A standard approach for appropriate pest and vermin control for this site will be a combination of pest-proofing, waste management, cleaning, monitoring, and professional pest control.

Incorporated Pest-proofing measures

Bin stores will be secured and with solid walls and doors with no gaps larger than about 10 mm.

Adequate lighting will be provided within the refuse storages.
The refuse storage area will be kept secure to prevent unauthorised access and fly-tipping.

Access to the bin stores is secured with digital pin code locks. Considering there is no access from the bin stores provided to any other area of the apartment building, the locks would only be securing the bins. As per Security Strategy Assessment, this is deemed acceptable due to the low threat risk and the design mitigation measures that do not allow access from the bin stores to any other part of the building or wider development.

All bin storage door sets will meet the standards of BS 6375 and will be installed with automatic self-closing systems (with appropriate exit mechanisms) to ensure that are not left open.

All doors will ensure sealed thresholds so no gaps are left for any pests to enter the bin stores.

Any service penetrations, vents, or pipe entries will be covered with rodent-resistant materials stopping any pests entering the bin stores.

Waste management

Clear signage will be displayed to encourage correct waste segregation and recycling. Residents will be given an information pack on refuse management to adequately store refuse in appropriate bins and to maintain the bin stores clean and clear of any litter, loose rubbish or spillages.

All refuse will be kept inside lidded wheelie bins or enclosed containers. No loose refuse bags will be allowed stored on floors. Sufficient bin capacity has been provided for each apartment block. Food waste will be placed in designated food-waste containers with lids secured.

Regular maintenance and cleaning regime

The refuse storage area will be inspected regularly by the site management company. Regular weekly maintenance will include sweeping and removal of loose waste and prompt removal of any litter or spillages.

The storage area will be cleaned periodically to maintain hygiene standards. Each refuse store is equipped with water tap and drainage outlet in the floor to allow for easy cleaning of the bins and storage area as required.

Damaged bins will be repaired or replaced as necessary.

All bins will remain closed when not in use to prevent litter, odours and pest infestation.

Vegetation in front of the bin stores will be maintained regularly as per the landscape management plan. No stored furniture, pallets, cardboard, timber, or other materials that can provide nesting sites will be allowed on site or in refuse stores. Good housekeeping will be kept by the management company around the building perimeter and across the whole site.

Task	Typical frequency
Inspection for pests, spillages, and overflowing bins	Weekly
Sweeping and spot cleaning of bin store floor	Weekly
Washing/disinfecting the bin store	Quarterly (or as required)
Cleaning wheelie bins themselves	Quarterly (or as required)
Deep clean (pressure wash, walls, doors, drains)	Annually (or as required)
Preventative pest-control inspection	Bi-Monthly (6x per year)

Monitoring inspections

Site management company will monitor the effectiveness of the refuse storage arrangements. Any issues relating to waste capacity, contamination, odours, or collections will be reviewed and addressed promptly. This strategy will be reviewed periodically and updated if operational requirements change.

Standard preventative pest control will be in place arranged by the appointed Managing Agent. These include bi-monthly visits and inspections of the bin stores and surrounding areas by a qualified pest-control agent.

These inspections will include checks for droppings, gnaw marks, burrows, rub marks, and damaged bins. Findings will be recorded in site inspection logs.

Should there be any signs of infestation between regular check-ups, a prompt investigation will be arranged by the management company, and appropriate measures will be undertaken by a qualified pest-control company.

Professional pest-control programme

If monitoring inspections confirm pest or vermin activity, adequate measures will be undertaken which include:

- Tamper-resistant monitoring stations may be installed around the perimeter
- Targeted baiting
- Regular visits by a BPCA-registered contractor
- Proofing recommendations and follow-up inspections after any infestation.

5.0 Implementation

To guarantee immediate compliance with Reading Borough Council's recycling frameworks, the waste induction pack will be handed over to the resident on the day of their move-in. The waste induction packs will include information on how to dispose of their household waste.

The signage will clearly display locations to the refuse stores. The Managing company will log all council collection successes and failures and will put in place regular monitoring and good housekeeping, in accordance with the refuse management strategy.

6.0 Conclusion

This Refuse Management Plan has been prepared to fully satisfy planning condition 15 for the redevelopment of 55 Vastern Road. It will ensure the refuse storage area is managed effectively, supporting a clean, safe, and sustainable environment for occupants and the surrounding community. By establishing a robust operational, maintenance, and community onboarding framework, this plan directly complies with Policies CC5, CC7, and TR3 of the Reading Borough Local Plan 2019, ensuring the site functions safely, cleanly, and seamlessly without impacting the surrounding town-centre public realm.

APPENDIX 1

Sitewide refuse plan

Berkeley Homes (Oxford and Chiltern) Limited
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Tel: 01753 784 400



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- key plan
- Site Boundary
 - Entrance to refuse storage
 - Refuse holding area
 - Route from collection point to refuse vehicle
 - Refuse vehicle stopping point

Site wide refuse plan



revision

date

proposed

description

Berkeley

Designed for life

Berkeley House
Farmhills Lane
Farmhills Estate
SLG OX2

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F: 01753 646855
www.berkeleygroup.co.uk

project

Vastern Road

drawing

Site wide refuse plan

date

December 2024

scale @ a1 (a3)

1:250 (1:500)

drawn

EH

drawing number

0448-INT-SW-00-DR-A-005-002

revision

A

APPENDIX 2

Refuse vehicle tracking

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Berkeley House, Mill Lane, Taplow, Maidenhead, SL6 0AG
Tel: 01753 784 400

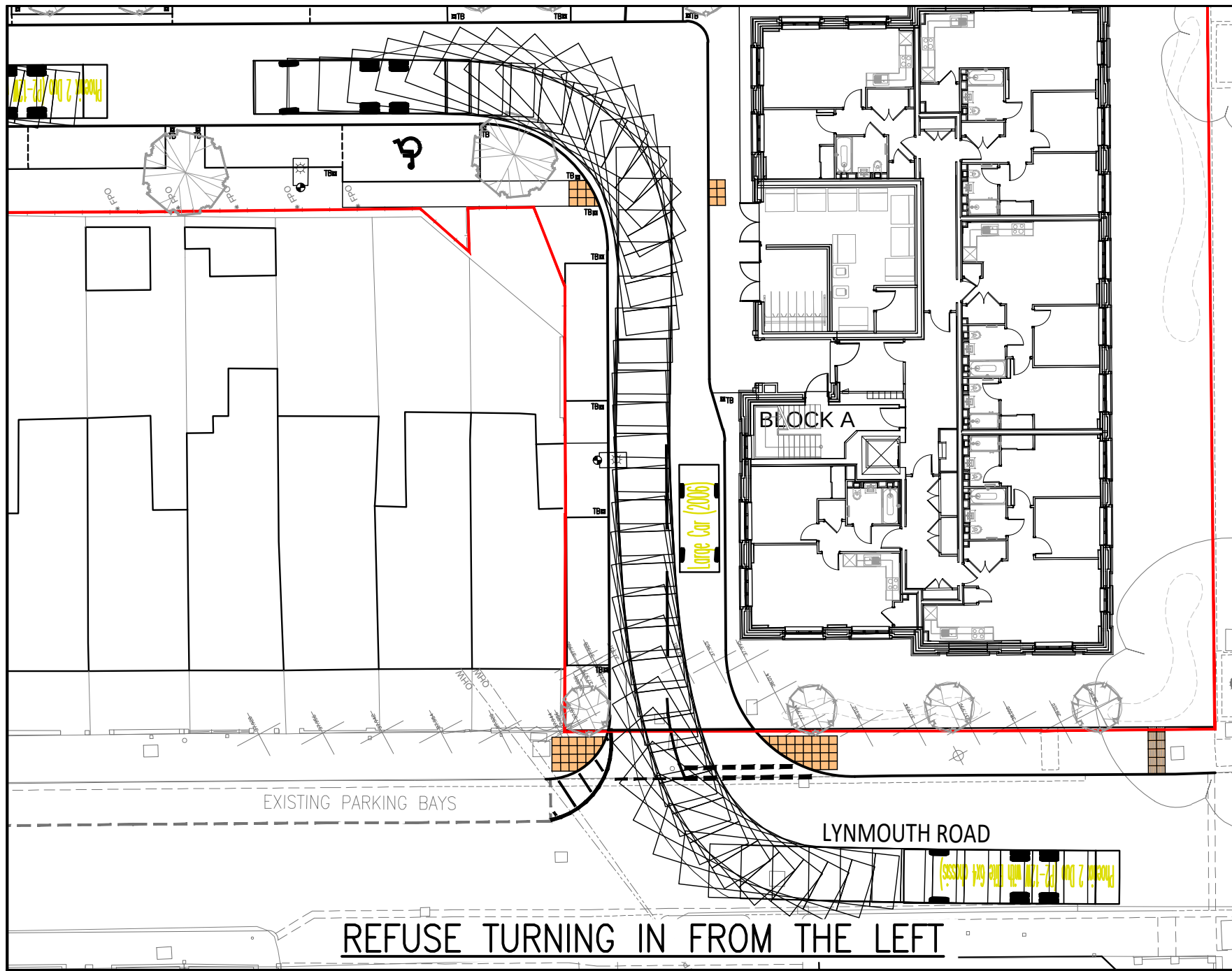


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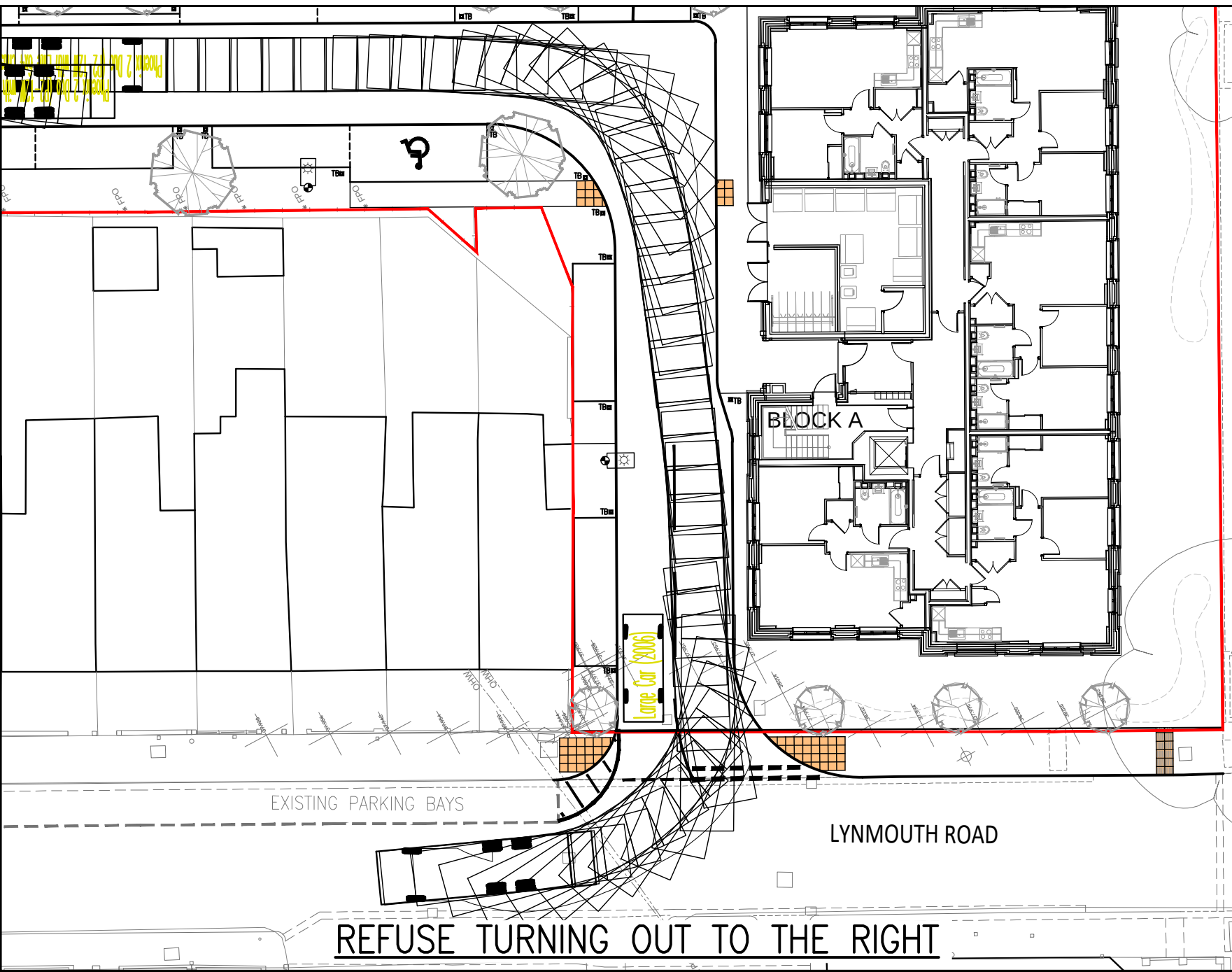
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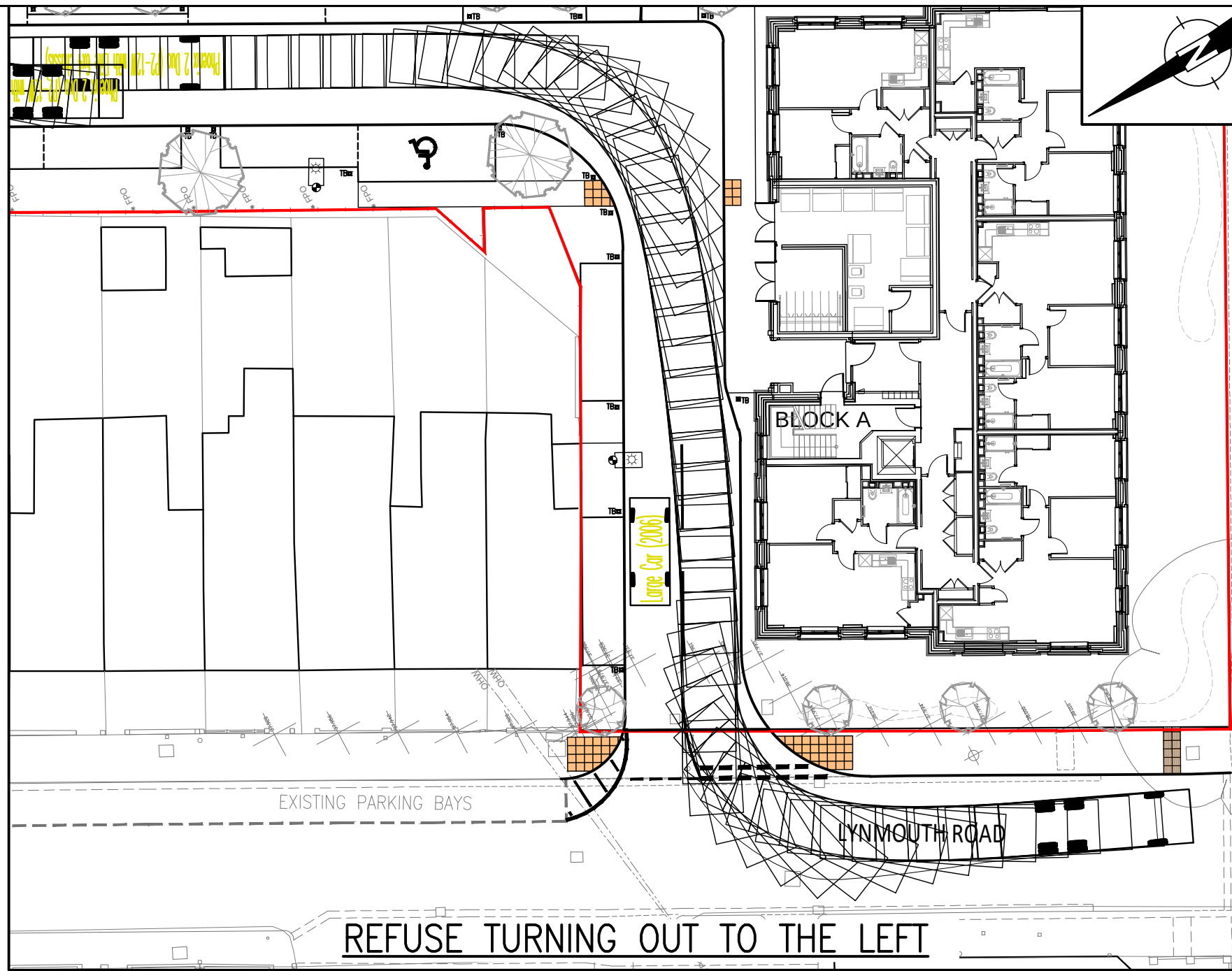




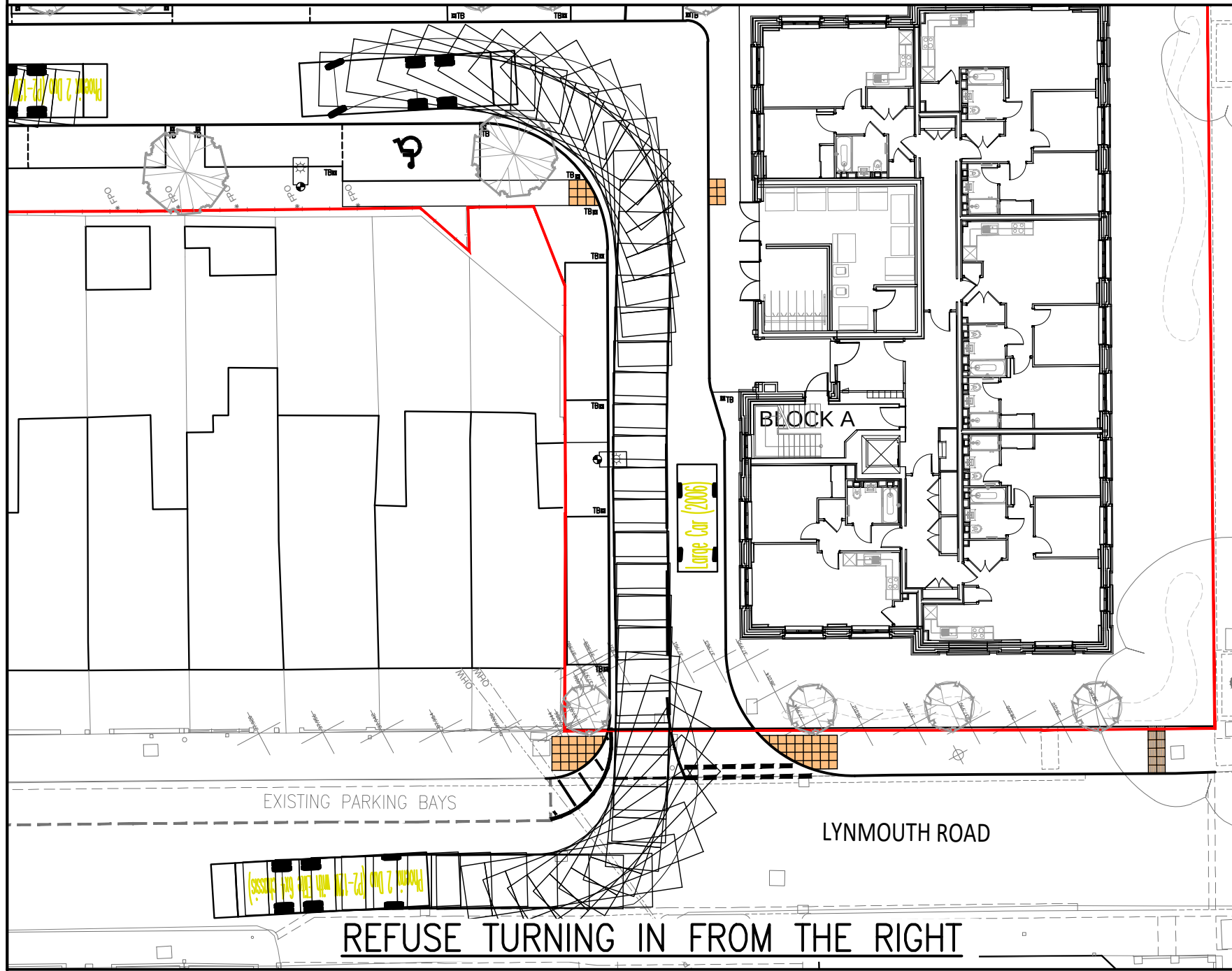
REFUSE TURNING IN FROM THE LEFT



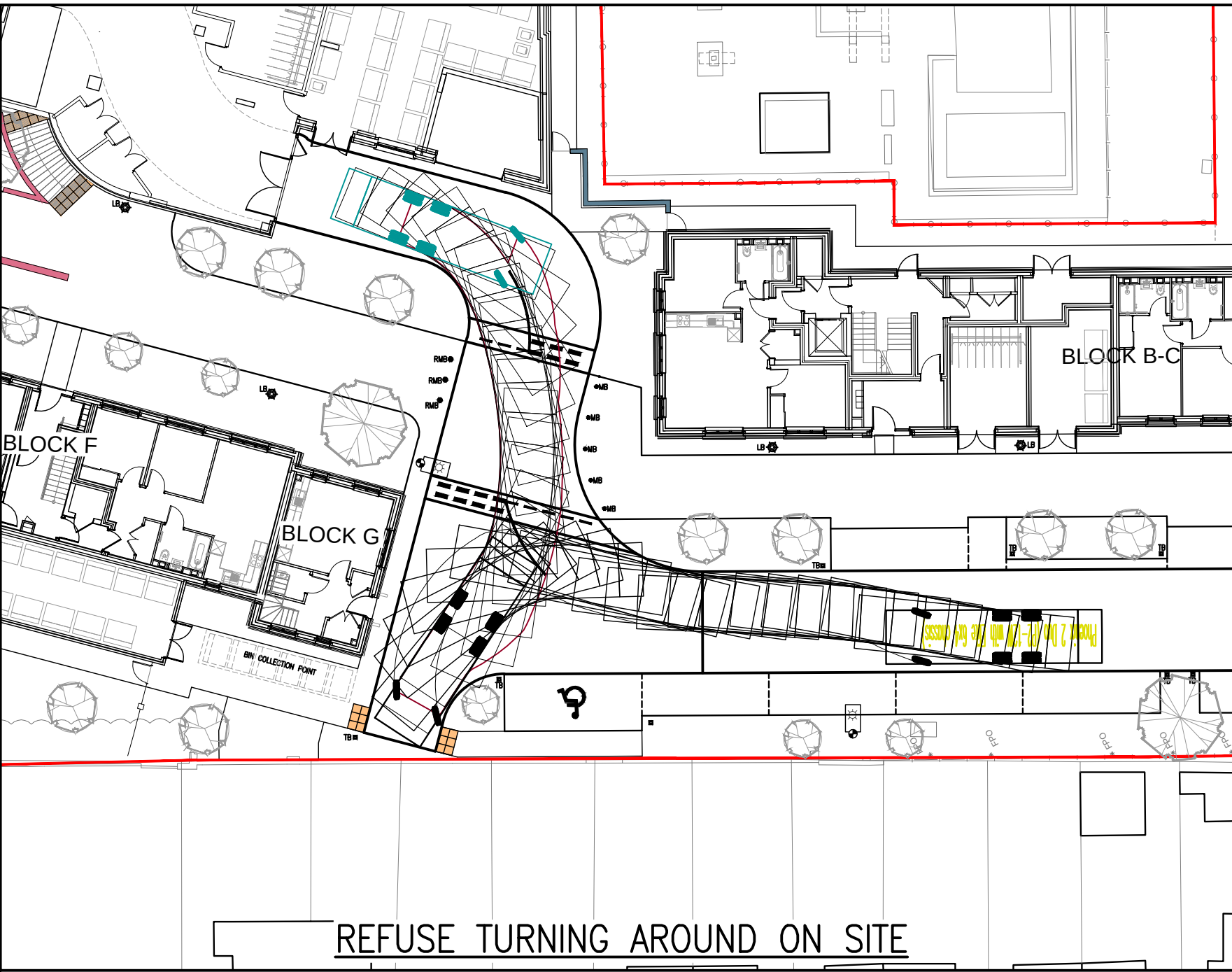
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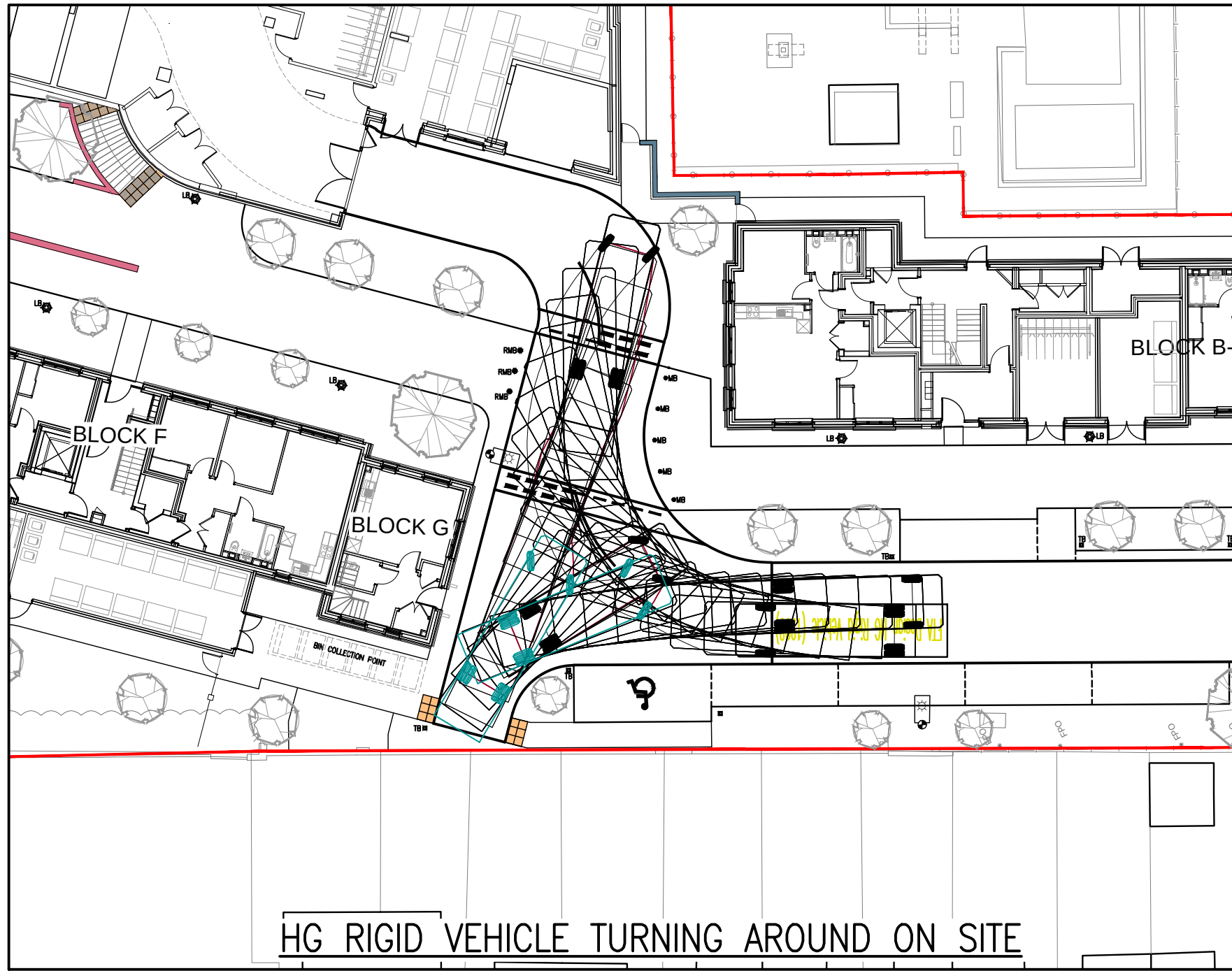
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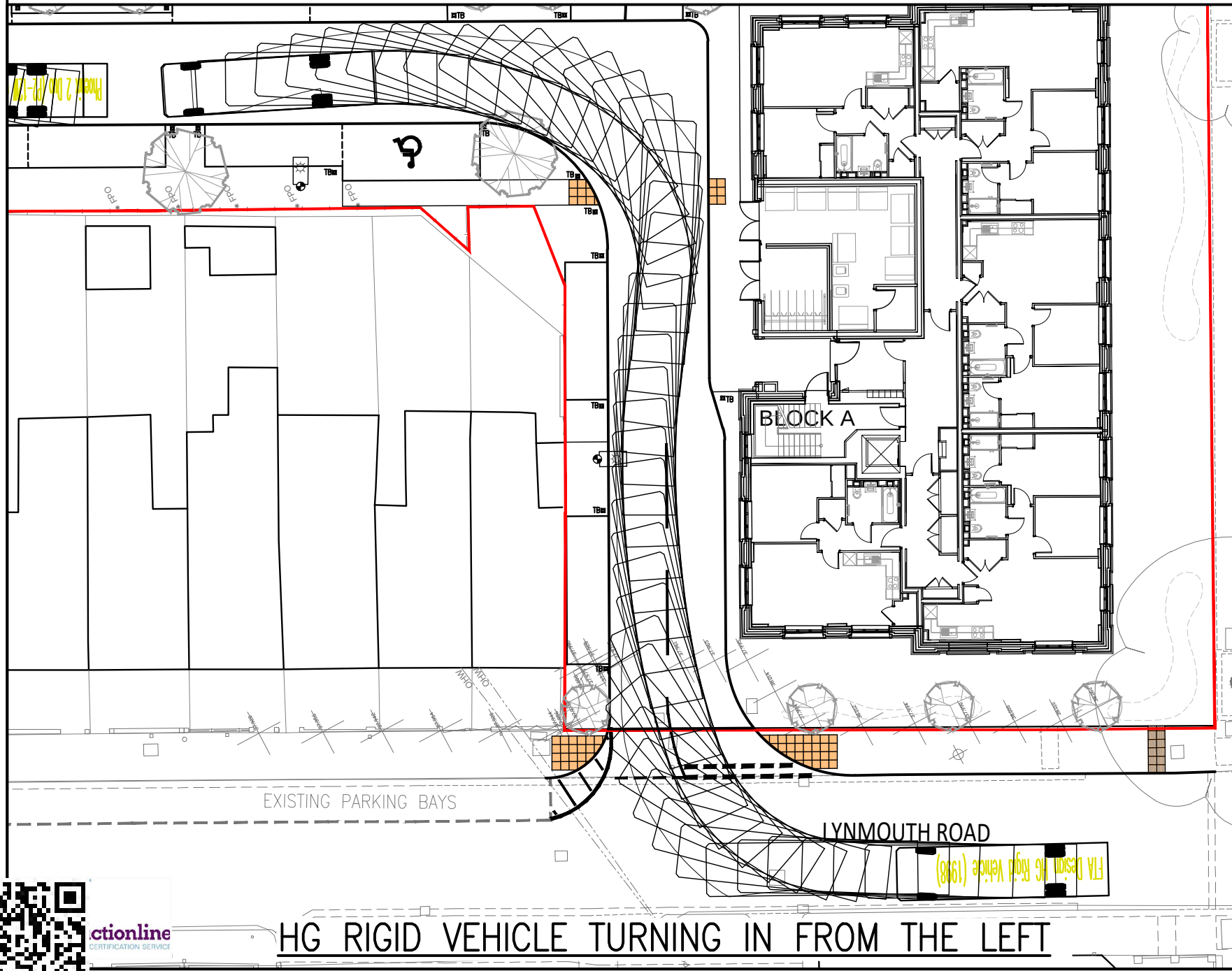
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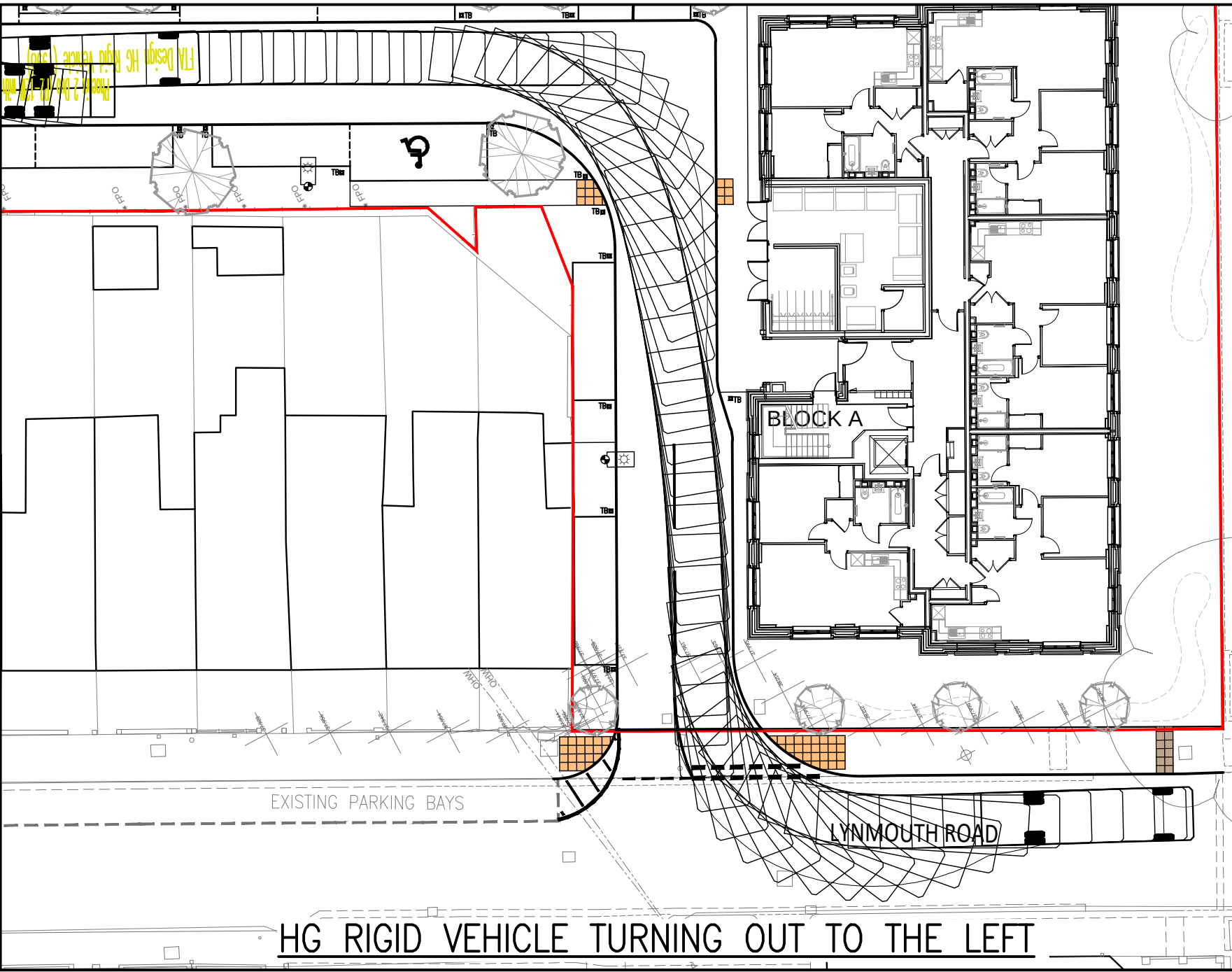
REFUSE TURNING AROUND ON SITE



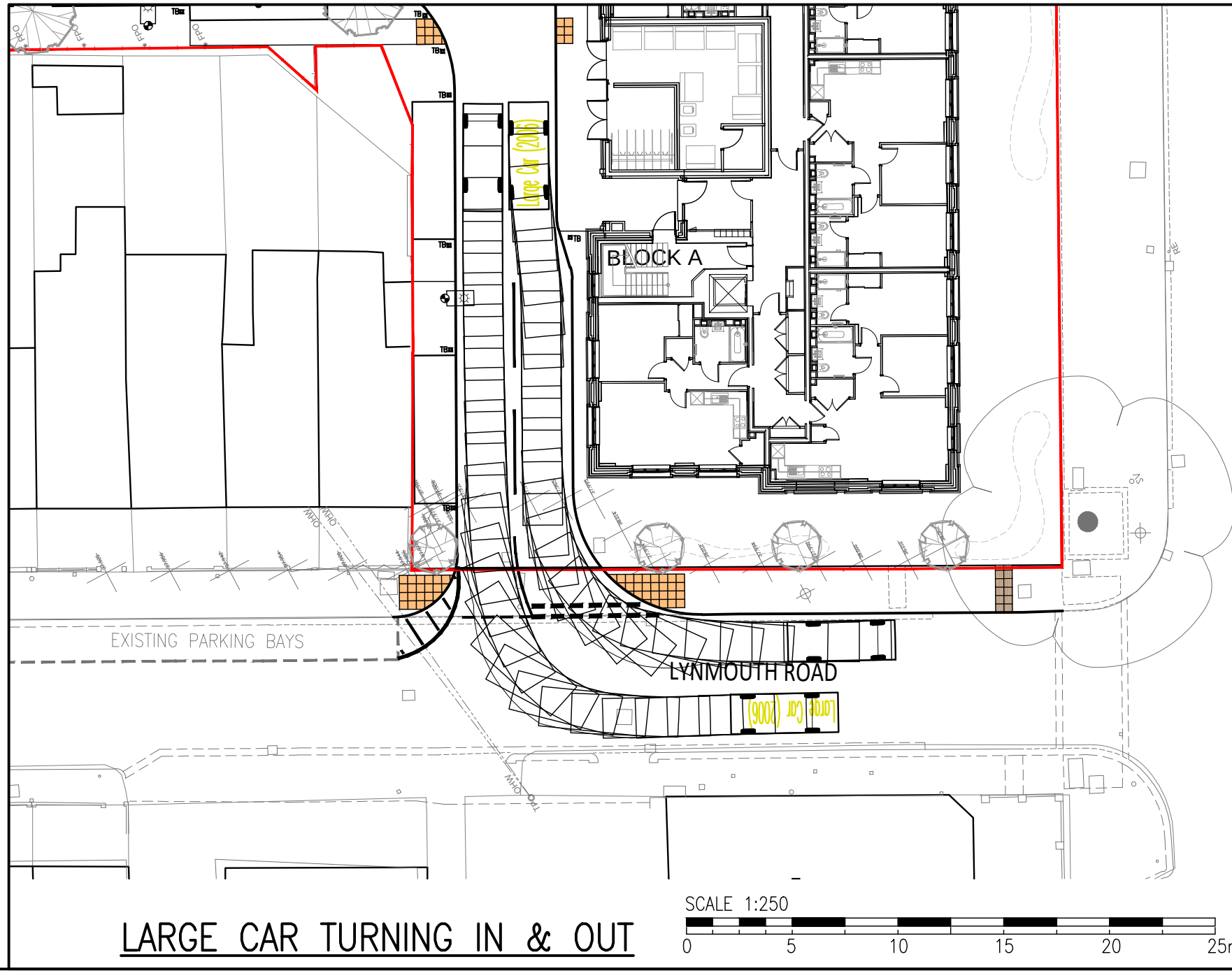
HG RIGID VEHICLE TURNING AROUND ON SITE



HG RIGID VEHICLE TURNING IN FROM THE LEFT



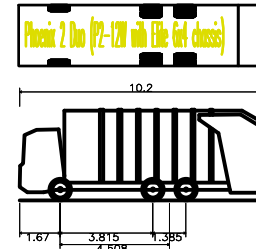
HG RIGID VEHICLE TURNING OUT TO THE LEFT



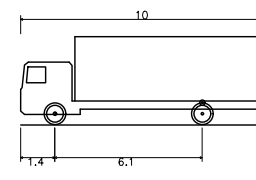
LARGE CAR TURNING IN & OUT

GENERAL NOTES:

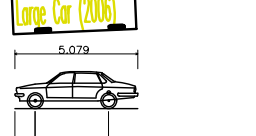
- DO NOT SCALE FROM THIS DRAWING.
- ALL DIMENSIONS ARE IN METRES, UNLESS STATED OTHERWISE.
- LEVELS ARE IN METRES AND ARE RELATED TO GPS DATUM.
- THIS DRAWING IS BASED ON A TOPOGRAPHICAL SURVEY UNDERTAKEN BY:- MALTBY SURVEYS LTD
2 QUEENS ROAD
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WEST SUSSEX
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- ALL EXISTING LEVELS TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF ANY WORKS.



Phonic 2 Duo (P2-12W with Elite 6x4 chassis)
Overall Length 10.20m
Overall Width 2.50m
Overall Body Height 3.75m
Min Body Ground Clearance 0.45m
Track Width 2.50m
Lock to lock time 6.20m
Kerb to Kerb Turning Radius 7.800m



FTA Design HG Rigid Vehicle (1998)
Overall Length 10.00m
Overall Width 2.50m
Overall Body Height 3.75m
Min Body Ground Clearance 0.45m
Track Width 2.50m
Lock to lock time 6.20m
Kerb to Kerb Turning Radius 7.800m



Large Car (2006)
Overall Length 5.079m
Overall Width 1.831m
Overall Body Height 1.831m
Min Body Ground Clearance 0.45m
Track Width 1.831m
Lock to lock time 4.90m
Kerb to Kerb Turning Radius 5.900m

CONSTRUCTION ISSUE

	G01	PARKING TRACKING UPDATED TO SUIT LAYOUT CHANGES			FP	MSR	20.06.24
		CONSTRUCTION ISSUE					
	P01	INITIAL ISSUE			FP	MSR	20.06.24
ST	Rev	Description			Drn	Chk	Date
REVISIONS							
Preliminary Issue		Submitted for S104					
Planning Issue		Issued for Tender					
Submitted for S38		Issued for Construction			✓		
Submitted for S278		As Built					
DRAWING STATUS							

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JOB TITLE					
VASTERN ROAD READING					
DRAWING TITLE					
VEHICLE TRACKING SHEET 1					
DATE	DRAWN	CHECKED	SCALE	BY	
JUNE 2024	FP	MSR	1:250	@A1	
DRAWING NO. 0453-STU05-XX-XX-DR-C-820-001 C01 S0					
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