

UTILITIES STATEMENT

Proposed New Detached Dwelling
Land at Oxford Road, Tilehurst, Reading, RG31 6TH

This statement has been prepared in support of the proposed dwelling and addresses the provision of utility services to the site.

The site is located close to Tilehurst Station and is also close to the established Lippincote Court residential development. Several detached houses are located opposite the site in Oxford Road.

Utility infrastructure is understood to be available within the surrounding highway network and adjoining developed areas.

It is anticipated that the proposed dwelling can be connected to the following services:

- Mains electricity
- Mains water supply
- Broadband
- Foul drainage

Given the location of the site, it is considered that mains water, electricity, broadband and foul drainage connections are available near the site boundary, and these will be routed through the new driveway and therefore outside of the root protection zones.

The proposed utility runs will be carefully coordinated with the retained trees and Root Protection Areas identified within the Arboricultural information submitted as part of the application.

Surface water drainage will be dealt with separately through the Drainage & Water Statement accompanying this application.

Overall, it is considered that the site is capable of being adequately served by all necessary utilities without giving rise to any significant technical or environmental constraints.