

Your ref
Our ref
File ref

ARUP

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3 October 2012

Dear Arfon

Oak Court Estate, Langstone
Drainage Strategy

Following our recent telephone conversation I can confirm that the following drainage strategy has been considered for the proposed residential development at Langstone:-

Foul Drainage

We have met Welsh Water and have discussed the general lack of foul sewerage capacity in the Langstone area.

Welsh Water have confirmed that they are undertaking improvement works at Magor Pumping Station which will be completed by April 2013. The pumping station is likely to have sufficient capacity to receive the foul flows from the proposed development.

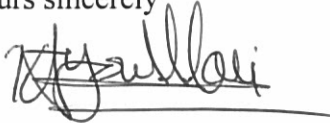
Welsh Water have advised that an hydraulic modelling assessment would be required to establish where a point of adequacy exists within the public sewerage network to accommodate the flows and if improvements would be required. The development team will work closely with Welsh Water to provide the most appropriate option for the upgrading works to allow the development to proceed and at the same time reduce the pressure on the existing network.

Surface Water Drainage

The surface water runoff from the proposed development will be designed using various SUDS techniques. Any restricted discharges will be attenuated in ponds and discharged to the head of Monk's ditch.

I trust the above clarifies the drainage strategy.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Kambiz Ayoubkhani', written over a horizontal line.

Kambiz Ayoubkhani
Associate