

Altman, Rebecca

Subject: FW: Cockpit Farm conditoins application ref. DC/25/100186
Attachments: 435369-302_P01 - Drainage[35].pdf; 435369-301_P01 - Drainage[46].pdf;
435369-201_P03 - Drainage[82].pdf; 435369-202_P04 - Drainage.pdf; 435369-200_P05 - Drainage Layouts-Overall.pdf; Site Location Plan (1).pdf

Sent: 16 October 2025 12:09
: Re: Cockpit Farm conditoins application ref. DC/25/100186

Good afternoon Rebecca,

Thank you for your email, please see my comments below and attached plans as requested.

- The drainage plan does not show the ponds and swales in the context of the existing landscaping, or show the red line boundary. - See attached larger scale drawings for the site which will make this clearer and Location Plan as per the planning approval.
- There are some trees marked on the plan and it would appear that the ponds and swales may affect the root protection zones of those trees. - There are no RPAs near the ponds/swales, see attached arb report, extract below:



- The plan needs to show how the water would move from the swale to the existing watercourse. - This can be seen on the attached sections.
- Please confirm if any infiltration into the ground would occur. - No infiltration is proposed
- The levels information is not clear enough on the plan. - Larger scaled plans are now attached.
- Please provide cross sections of the basin and swales to confirm their steepness. - attached as requested.

If you require further information, please let me know but I hope the above is all satisfactory.

Best,

Jason Osborn

Project Consultant on behalf of Alderbury Homes