

Carly Miskell

From: Kathryn Hughes
Sent: 24 June 2024 10:38
To: Carly Miskell
Subject: FW: Land at Hawthorne Farm, Clitheroe - 3/2024/0196 & 3/2024/0290
Attachments: 19310-EDGE-XX-XX-CO-C-0002_LLFA RESPONSE[P01].pdf; GARDEN gf.pdf; 19310-24.05.24-1 YEAR CALCS.pdf; 19310-24.05.24-30 YEAR CALCS.pdf; 19310-24.05.24-100 YEAR CALCS.pdf; 19310-24.05.24-2 YEAR CALCS.pdf; 19310-EDGE-XX-XX-DR-C-C2001_DRAINAGE LAYOUT[P22].pdf; Hawthorne Farm, Clitheroe Sections New TOW Levels (1).pdf; Hawthorne Farm, Clitheroe Sections New TOW Levels (2).pdf

Please can these and the email below be attached to the website for 3/2024/0196 and 3/2024/0290 and reconsult LLFA on both of these.

Thanks

Kathryn Hughes

Kathryn Hughes
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Ribble Valley
Borough Council

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Further information and additional advice on permitted development rights and submitting planning applications can be found at www.planningportal.co.uk

From: Graham, Rachael [REDACTED]
Sent: Wednesday, May 29, 2024 3:58 PM
To: Kathryn Hughes [REDACTED] >; Planning <planning@ribblevalley.gov.uk>
Subject: Land at Hawthorne Farm, Clitheroe - 3/2024/0196 & 3/2024/0290

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Hi Kathryn,

I hope you enjoyed your leave. There is a couple of bits on the Hawthorne applications that we'd like to chat through. Very happy to come in and chat through briefly if that would be useful.

1. We will shortly be hitting the trigger for the off site POS contribution. Please could an invoice be raised for this?
2. Just to confirm in reply to the LLFA consultee response on applications 3/2024/0196 & 3/2024/0290 - please see attached letter of response concerning runoff with accompanying calculations and updated drainage layout & cross sections showing the reduced hydro brake discharge rate. Please could this be submitted for both applications.
3. In relation to the maintenance / management concerns, any non-adopted drainage will be maintained by the management company with rights reserved in the property transfers to allow the management company access to repair / renew / maintain such drains at all times. It will also prevent unauthorised planting within these areas.

I trust that this is helpful and would be grateful if you could pass on to the LLFA.

Many thanks,

Rachael

Rachael Graham
Land & Planning Manager

Persimmon Homes Lancashire, Persimmon House, Lancaster Business Park, Caton Road, Lancaster LA1 3RQ

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