

From: Tom Leigh <tom@jmsplanning.com>
Sent: 19 March 2025 13:44:15 UTC+00:00
To: "Osborne, Lee" <Lee.Osborne@knowsley.gov.uk>
Subject: External Mail: RE: 24/00616/FUL - Halewood Shopping Centre, Leathers Lane

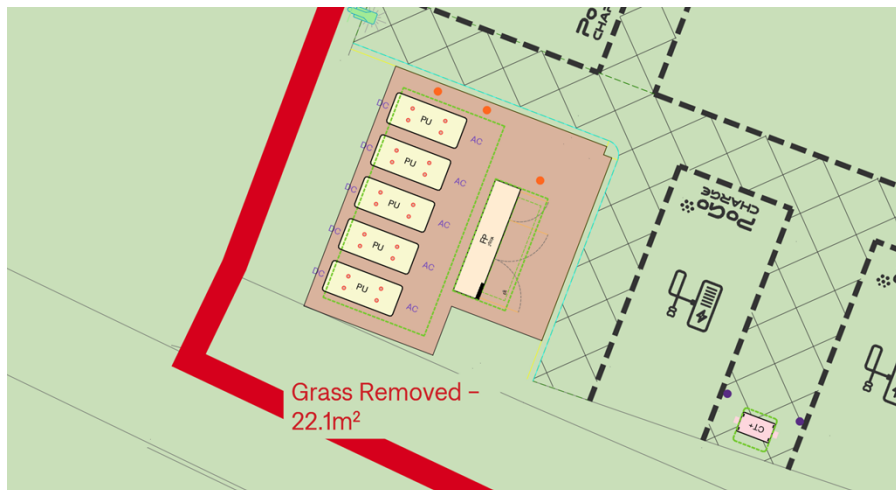
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Secured by Check Point

Afternoon Lee,

The area to be removed is less than 25 sqm (22.1 to be precise). This is something we always get the client to check before submitting.



Kind regards,



Tom Leigh BSc (Hons) MSc MRTPI
Senior Planner

07568 115450 | jmsplanning.com | tom@jmsplanning.com

Build Studios, 203 Westminster Bridge Rd, London SE1 7FR



From: Osborne, Lee <Lee.Osborne@knowsley.gov.uk>
Sent: Tuesday, March 18, 2025 7:03 PM

To: Tom Leigh <tom@jmsplanning.com>

Subject: 24/00616/FUL - Halewood Shopping Centre, Leathers Lane

Hi Tom

Could you tell me the area of the small area of grass in the corner of the car park where the power units would be stored? If this is over 25sq.m (it looks like it is around 28-29 sq.m but I had no tape with me to measure) then BNG is required. Exemptions from mandatory BNG requirement includes developments impacting low value habitat areas such as sealed surfaces (e.g. tarmacked car parks). The minimum threshold for BNG exemption is 25sq.m (or 5m of linear habitat), so if a development affects less than the threshold area BNG is not required but if the impact exceed the limits, even slightly, mandatory BNG rules and requirements kick-in. If the area is over 25sq.m the BNG Small Site Metric and proposed BNG proposals will need to be submitted and agreed for an application to be lawfully determined. In such case an extension of time will be required to enable you to finalise the Metric and the proposals and submit for consideration.

If you wish to discuss this please do not hesitate to call or email me. However, in the meantime I would suggest that an appropriate extension of time is requested to enable you to submit the Metric and BNG proposals for consideration and our BNG ecology consultant to consider and comment on such. Please put in the request tomorrow of the appropriate length of maybe 4-6 weeks, unless you can submit the Metric and proposals next week in which case 3 weeks may be sufficient. Unfortunately, if I do not have the extension of time request including date requested to by close of play tomorrow I will have no choice other than to put the application through for refusal, notwithstanding the merits of the application and the contribution to both Council and Government climate goals that the proposal would assist in.

Kind Regards

Lee

Lee Osborne

**Senior Planner
Planning**

Telephone: [0151 443 2395](tel:01514432395)

Knowsley Council , Huyton Library , Civic Way , Huyton , Knowsley , L36 9FB



From: Tom Leigh <tom@jmsplanning.com>

Sent: 18 March 2025 09:18

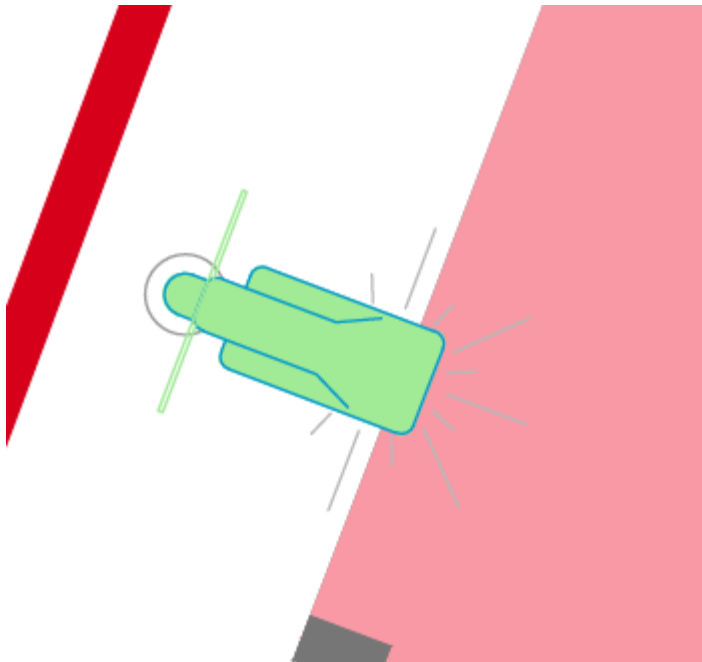
To: Osborne, Lee <Lee.Osborne@knowsley.gov.uk>

Subject: External Mail: RE: 24/00616/FUL - Halewood Shopping Centre, Leathers Lane

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Hi Lee,

The signage will be on the floodlights themselves, the thin green line below indicates signage.



Kind regards,



Tom Leigh BSc (Hons) MSc MRTPI
Senior Planner

07568 115450 | jmsplanning.com | tom@jmsplanning.com

Build Studios, 203 Westminster Bridge Rd, London SE1 7FR



From: Osborne, Lee <Lee.Osborne@knowsley.gov.uk>

Sent: Monday, March 17, 2025 6:21 PM

To: Tom Leigh <tom@jmsplanning.com>

Subject: 24/00616/FUL - Halewood Shopping Centre, Leathers Lane

Hi Tom

This email is just raising a quick query with regards the above planning application. On Proposed Site Plan drawing SI24-237-11-P-02 Rev B whilst I could find the bollards on the site layout I could not find any proposed sign(s) as shown in the key and on Proposed Signage and Bollards drawing SI24-SD-13-05 Rev A. Could you indicate where the signs are to be going please?

Thank you

Kind Regards

Lee

Lee Osborne

**Senior Planner
Planning**

Telephone: [0151 443 2395](tel:01514432395)

Knowsley Council , Huyton Library , Civic Way , Huyton , Knowsley , L36 9FB



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