

6 August 2026

Delivered via Email

Clare Appleyard
Knowsley Metropolitan Borough Council,
Huyton Library,
Civic Way,
Huyton

Dear Clare,

REVISED INFORMATION FOR APPLICATION REF: 25/00606/HYB - HYBRID PLANNING APPLICATION FOR ST MICHAEL'S PLACE A MIXED-USE DEVELOPMENT COMPRISING A NEW COUNCIL HEADQUARTERS, HOTEL, PUBLIC REALM, RESIDENTIAL AND COMMERCIAL FLOORSPEACE WITH ASSOCIATED ENABLING AND INFRASTRUCTURE WORKS

This Planning Statement Addendum has been prepared by Turley on behalf of Genr8 Kajima Regeneration Limited ("the Applicant"). It should be read alongside the Planning Statement submitted in support of the hybrid planning application for St Michael's Place, Huyton ("the Site"), together with the suite of updated technical documents and revised drawings submitted as part of this supplementary information package.

The purpose of this submission is to provide Knowsley Metropolitan Borough Council ("KMBC") with a coordinated package of updated information following the completion of statutory consultation and the continued engagement undertaken with KMBC officers, statutory consultees and other stakeholders during the determination of the application. The submission responds to consultation comments, updates the design of the proposed Council Headquarters and consolidates the various technical updates into a single coordinated submission to assist KMBC in determining the application.

The application seeks hybrid planning permission for:

"Detailed application for the erection of a new Council Headquarters, hotel, public realm, change of use of Cavendish Walk to flexible Class E and/or F1 uses, site-wide enabling and associated works following demolition of existing buildings.

Outline application comprising details of access, with all other matters reserved for a mixed-use development comprising residential (Classes C2 and C3) uses, commercial 1 and community uses (Classes E and F1), replacement car parking provision at Lathom Road, public realm and associated works, with provision for meanwhile uses."

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Application Update

The application was validated on 17 December 2025 and has subsequently undergone statutory consultation, technical review and continued engagement with KMBC, statutory consultees and other key stakeholders.

During the statutory consultation period, responses were received from external consultees (including statutory and non-statutory bodies), together with comments from internal Council consultees. In addition, two representations were received from members of the public.

The majority of consultees raised no objection to the proposed development, subject to appropriate planning conditions. Where further information or clarification was requested, the Applicant has continued to work proactively with officers and consultees throughout the determination process to resolve outstanding matters. The accompanying documents provide updated information in response to these consultation comments and reflect the outcome of the ongoing collaborative discussions with KMBC and its consultees.

Since validation, the wider Huyton Town Centre regeneration programme has also progressed, with a number of complementary planning applications submitted to facilitate the coordinated delivery of the town centre's regeneration. These include:

- **Application Ref. 26/00158/KMBC1** - Change of use of Units 5–8A Cavendish Walk from retail (Use Class E) to a mixed-use community library (Use Class F1) and offices (Use Class E). Planning permission was granted on 3rd June 2026.
- **Application Ref. 26/00274/DEMCON** - Prior Notification for the demolition of the multi-storey car park, market hall and associated commercial units on Lathom Road. The application was validated on 29th June 2026 and is currently awaiting determination.

In addition, the associated pre-commencement conditions relating to the enabling works planning permission (Application Ref. 23/02803/FUL) are currently being discharged through Applications Ref. 23/02803/COND1 and 23/02803/COND2.

Together, these applications demonstrate the continued progression of the wider Huyton Town Centre regeneration programme and the commitment of the Applicant and its partners to delivering a comprehensive transformation of the town centre through the coordinated implementation of the St Michael's Place proposals.

Proposed Amendments

Council Headquarters

Since submission of the application, KMBC as the future operator of the proposed Council Headquarters, has undertaken a detailed review of its operational requirements and accommodation needs. This review has also considered the importance of ensuring that the scheme represents an appropriate use of public funds.

As a result, a number of amendments have been made to the detailed design of the building. These changes deliver a more efficient building with a reduced footprint and overall height, while maintaining the key design principles, architectural quality and placemaking objectives established through the original proposal. The amendments have been carefully developed to respond to the Council's revised

operational requirements, improve the overall efficiency of the scheme, and ensure the building remains a high-quality and sustainable addition to Huyton Town Centre.

The detailed changes are set out within the Addendum to the Design and Access Statement. This presentation provides a clear comparison between the previously submitted Council Headquarters design and the revised proposal, highlighting the key improvements arising from the reduced building footprint.

The principal amendments comprise:

- **Building Form and Footprint** - The footprint of the Council Headquarters has been reduced, allowing the building to be repositioned approximately 15 metres from Archway Road. The building height has also been reduced from Ground plus four storeys to Ground plus three storeys. These changes create a more proportionate and efficient building form, improve the relationship with the surrounding townscape, and provide additional opportunities for landscaping.
- **Ground Floor Layout**- The ground floor has been reconfigured to improve operational efficiency and internal circulation. Ancillary functions, including security and bin storage, have been relocated or removed from the main footprint. The Council Chamber has been enlarged and relocated to the western corner of the building, improving daylight, glazing opportunities and the building's architectural presence.
- **Upper Floor Amendments** - The upper floors have been redesigned to reflect the reduced footprint and revised core arrangement. This creates a more coherent internal layout and strengthens the architectural rhythm and consistency of the elevations.
- **Landscape Improvements** - The reduced building footprint enables additional landscaping, including increased space along Archway Road and the south-eastern boundary. This improves the relationship with the streetscape, supports the retention of more existing trees, and enhances the overall landscape setting. Amendments to the planter levels, generator enclosure, cycle parking and bin storage have also been incorporated to reflect the revised building design and servicing requirements.

Rear of Cavendish

In addition to the amendments to the Council Headquarters, revisions have also been made to the rear of the Cavendish during the application determination period. These changes were developed in response to comments received from the Council's Waste team and were subsequently reviewed and confirmed as acceptable.

Updated plans were issued in May 2026, incorporating the agreed amendments, which are summarised below:

- A repositioned and enlarged bin store has been provided to accommodate both the existing waste requirements and the operational needs of the library.
- The double substation and switch room have been repositioned to improve the overall layout and functionality of the area.
- The car park arrangement has been reconfigured to provide a more efficient layout.

- Additional bollards and knee rails have been incorporated following discussions regarding vehicle mitigation and pedestrian safety measures.

These revisions improve the functionality and operation of the rear of the Cavendish while ensuring the proposals respond positively to technical comments raised during the determination process.

Updated Technical Information

A number of technical documents have been reviewed and, where necessary, updated in response to consultation comments received during the determination period and to reflect the amended scheme design. The updated technical information demonstrates that the proposed changes represent a positive refinement of the development and that the conclusions of the original assessments remain valid.

The submission also includes updated drawing packages reflecting the revised proposals, comprising the detailed architectural drawings prepared by 5plus and the landscape and parameter drawings prepared by Lucid. In addition, the Development Specification has been updated to reflect the amended proposals and is submitted as part of this updated package.

A schedule of all documents submitted as part of the updated submission is provided at **Appendix 1**. The key updated documents are summarised below.

Ecology

The following ecology documents have been updated to reflect the proposed amendments to the scheme:

- Preliminary Ecological Appraisal and Root Assessment;
- Biodiversity Net Gain Assessment; and
- Habitat Management and Monitoring Plan.

The updated Biodiversity Net Gain Assessment has been revised to account for the amended landscaping proposals, which incorporate increased areas of habitat creation and enhancement. These changes represent a betterment to the previously submitted scheme.

The updated assessment identifies that the current landscaping proposals generate a net gain of area-based habitat units of -14.27% and a net gain of linear-based habitat units of +38.00%, with the unmet trading rules identified. To achieve the statutory requirement of a +10% biodiversity net gain for area-based habitats, a minimum area-based unit score of 25.37 units would need to be achieved. At present, this results in a residual deficit of 5.60 units.

While the amended proposals provide an improved biodiversity outcome through enhanced landscaping provision, the ability to fully accommodate the required biodiversity uplift on-site remains constrained by the highly urban nature of the site, the proposed development density, and overarching viability considerations. Given these constraints, and where a residual shortfall remains, it is proposed that this will be addressed through an appropriate financial contribution towards off-site biodiversity enhancements, ensuring that the development achieves the required biodiversity net gain objectives.

Subject to securing the mitigation measures outlined above and the implementation of a biodiversity net gain delivery plan, the proposed development will not result in any adverse effects on protected habitat or species and will secure long term BNG. It is, therefore compliant with KLPCS Policy CS8, as well as Chapter 15 of the National Planning Policy Framework (NPPF) (paragraphs 187(d) and 193).

Arboriculture

The Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan have been updated to reflect the latest design proposals, including revisions to tree protection measures and the landscape strategy.

The proposal now involves the removal of 46 individual trees, comprising 2 Category U, 1 Category A, 21 Category B, and 22 Category C trees. In addition, 10 groups of trees/hedges will be removed entirely, and partial removal will occur for 10 groups/hedges, comprising 4(4) groups of Category B and 6(6) groups of Category C (numbers in brackets indicate partial removal).

The Ground Level Tree Assessment (GLTA) has also been updated for completeness and to ensure consistency with the revised proposals.

The updated arboricultural information continues to demonstrate that high-quality trees have been retained wherever practicable, with appropriate protection measures identified to safeguard retained vegetation throughout construction. The proposals therefore remain consistent with the objectives of KLPCS Policies CS8 and CS21.

Daylight Sunlight

The previous daylight assessment (refer to GIA's October 2025 report) found that 60/80 (75%) windows met the BRE recommendations for Vertical Sky Component ("VSC") and 39/48 (85%) rooms for No Sky Line ("NSL"). For sunlight, 20/21 (95%) rooms met the BRE recommendations for Annual Probable Sunlight Hours ("APSH").

The majority of the identified impacts were experienced at 12-18 Archway Road. Given that the area of the site adjacent to these properties is currently a clear, surface car park, GIA concluded that changes to the existing light levels are to be expected if the site is to be developed, however the properties at 12-18 Archway Road will still retain levels of daylight that are contextually appropriate for an urban environment.

GIA have updated their report to reflect the reduced massing for the proposed Council Headquarters. This has resulted in an improvement to the assessment results, particularly for the properties located at 12-18 Archway Road. This revised assessment found that 66/80 (83%) windows now meet the VSC recommendations, 45/47 (96%) rooms for NSL and 20/20 (100%) rooms for APSH. The slight reduction in the number of rooms assessed for NSL/APSH reflects a minor update to the modelling, which resulted in one room no longer being included in the assessment.

Overall, the revised proposals result in modest improvements to daylight and sunlight levels at 1 Rupert Road and 24 Archway Road, with the effects remaining broadly consistent with the previous assessment and minor in BRE terms.

The most notable improvements are seen at 12-18 Archway Road. An additional six windows now comply with the VSC recommendations, and a further six rooms for NSL. For the windows and rooms that experience losses beyond the BRE recommendations, the impacts have generally reduced, with the majority now falling into the minor category (20-30% change), and notably, there are now no impacts that fall within the major category.

The updated assessment therefore confirms that the proposed development continues to provide acceptable levels of daylight and sunlight for neighbouring properties and will not give rise to

unacceptable amenity impacts. The conclusions of the original assessment therefore remain unchanged, and the proposals continue to accord with KLPCS Policy CS19 and the relevant provisions of the NPPF, including paragraphs 130(c) and 198.

Drainage Strategy

An updated Drainage Strategy has been prepared by Buro Happold. The revised strategy retains the sustainable drainage approach established within the original application, including permeable paving, geocellular attenuation storage and a swale to manage exceedance flows. Surface water will continue to be managed through an appropriate SuDS-based approach, with discharge restricted to the agreed allowable rate, while foul drainage will continue to be accommodated through a conventional gravity drainage network.

The updated assessment confirms that the proposed development will not increase flood risk either on-site or elsewhere and that the drainage strategy continues to provide a robust and sustainable solution that incorporates appropriate attenuation measures and responds to the challenges of climate change.

Accordingly, the conclusions of the original planning assessment remain unchanged, and the proposals continue to accord with Policy CS24 of the KLPCS and paragraphs 175-183 of the NPPF.

It is also worth noting that the drainage strategy has already been agreed with the Lead Local Flood Authority (LLFA) through the discharge of Condition 3 (Drainage Scheme) under the Enabling Works consent (LPA Ref. 23/02803/COND1). This provides further confirmation that the proposed drainage arrangements are acceptable in principle and can be successfully implemented as part of the development.

Highways

As part of the original hybrid planning application submission, Astute prepared a Transport Assessment (TA), Parking Strategy, and Travel Plan Framework in October 2025. Following submission, KMBC issued a Highways Consultation Response on 20 March 2026, setting out comments and requests for further information in relation to the transport aspects of the proposals. This was followed by a meeting between the project team and KMBC officers on 25 March 2026 to discuss the matters raised and agree an appropriate way forward.

In response to the LHA's consultation comments, Astute prepared a Post-Submission Transport Scoping Note, issued on 27 April 2026. The purpose of this document was to outline the additional transport assessment work proposed to address the matters identified by KMBC and to provide a clear framework for the further technical review of the scheme.

KMBC subsequently provided a further consultation response on the Post-Submission Transport Scoping Note on 5 June 2026. This was followed by a further meeting between the project team and KMBC officers on 12 June 2026, together with an additional meeting between Astute, Genr8, and the LHA on 27 July 2026. These discussions have informed the preparation of the Transport Addendum and associated supporting documents.

The Transport Addendum considers each of the matters raised by the LHA in relation to the hybrid planning application and provides a structured response to each issue. Where appropriate, further technical clarification and supporting evidence are provided, alongside explanations of the basis for the submitted proposals and identification of matters that can be appropriately secured through planning conditions or addressed through subsequent detailed design and technical approval processes.

An updated Air Quality Assessment has also been prepared for submission to KMBC. The assessment considers the impacts of the Transport Assessment Addendum and the updated Parking Strategy and confirms that the revised transport evidence does not materially alter the conclusions of the original air quality assessment. Accordingly, the development is not expected to give rise to any significant adverse air quality effects, and the original assessment conclusions remain valid.

The Applicant remains committed to continued engagement with KMBC and other relevant stakeholders to ensure that the proposed development is supported by an appropriate, deliverable, and sustainable transport strategy.

Economic Benefits

An updated Economic Benefits Infographic has been prepared to reflect the latest economic outputs and benefits associated with the proposed development. The revised assessment demonstrates that the proposals will deliver significant economic benefits throughout both the construction and operational phases, supporting employment, investment, regeneration, and the long-term vitality of Huyton Village and the wider Knowsley and Liverpool City Region (LCR) economies.

Construction Phase

- **£149 million** will be invested in construction.
- **130 FTE** construction jobs will be supported on average during the 6-year build period.
- This will create **85** net direct FTE jobs in the Liverpool City Region (LCR), including **35** for Knowsley residents. A further **45** indirect/induced jobs will be created in the supply chain in the LCR, including **10** for Knowsley residents.
- A boost of **£50.4 million** Gross Value Added (GVA) will be generated in LCR economy during construction, including **£34.8 million** concentrated in Knowsley.

Operational Phase

- **1,310** workers will be accommodated on-site, including **1,200** existing Knowsley Council staff plus a further **110** FTE jobs created by new commercial uses, revitalising Huyton Village.
- This will create **75** net direct FTE jobs in the LCR, including **30** for Knowsley residents. A further **35** indirect/induced jobs will be created in the supply chain in the LCR, including **5** for Knowsley residents.
- A boost of **£5.6 million** GVA will be generated in LCR economy during each year of operation, including **£3.4 million** concentrated in Knowsley.
- An uplift of **£1.0 million** in Council Tax and Business Rates receipts will be collected annually by Knowsley Council.
- **600** residents will live in the development's high-quality new homes, sustaining and growing the local population and generating demand for town centre services.
- The hotel will accommodate **54,400** guests annually, also generating demand in the local leisure and business visitor economy.

- Residents and hotel visitors will spend a combined **£9.2 million** annually on leisure and retail, supporting local businesses in these sectors.
- Resident and visitor expenditure will have the capacity to sustain **55** leisure and retail sector jobs.

Other Updated Documents

- **Ventilation and Extraction Statement** - updated to reflect the amended building design and servicing strategy. The assessment confirms that the proposed ventilation and extraction systems remain appropriate for the revised scheme and would not result in unacceptable impacts on neighbouring properties or the wider environment.
- **Site Lighting Layout** - refined to reflect the revised building layout and landscape proposals. The updated strategy maintains appropriate lighting levels while minimising light spill and avoiding adverse effects on neighbouring residential properties and ecological receptors.
- **Design Code and Outline Plot Guidance** - updated to ensure consistency with the amended proposals and to reflect its status as an approved guiding document for the outline elements of the scheme.
- **Energy and Sustainability Statement** - updated to reflect the latest energy modelling and sustainability performance figures.

Conclusion

Overall, the submitted information demonstrates that the proposed amendments are limited in scope and represent a positive refinement of the scheme. The updated technical assessments confirm that the conclusions of the original planning submission remain robust and that the proposed development continues to represent a comprehensive, sustainable and deliverable regeneration proposal.

The revised technical information demonstrates that the amended proposals continue to accord with the relevant provisions of the Development Plan and the National Planning Policy Framework. The proposed changes either maintain or improve the environmental performance of the scheme and do not alter the conclusions previously reached in respect of the overall planning balance.

We trust that the enclosed information addresses the outstanding consultation matters and provides the Council with a comprehensive and coordinated package of updated information to support the determination of the application.

Should you require any further information, please do not hesitate to contact either myself or my colleague, Lydia Connell.

Yours sincerely

Steven Healey
Associate Director

Appendix 1: Schedule of Updated Supporting Documents

Updated Document / Drawing Title	Updated Reference	Author
Updated Drawings and plans – Site-wide, parameters and landscaping		
Tree Protection and Removal Plan	SMP-LUD-MP-ZZ-DR-L-91-02-01 Rev. 06	Lucid
Public Realm – Illustrative Section A	SMP-LUD-MP-ZZ-DR-L-93-00-01, Rev. 01	Lucid
Public Realm – Illustrative Section B	SMP-LUD-MP-ZZ-DR-L-93-00-02, Rev. 01	Lucid
Public Realm – Illustrative Section C	SMP-LUD-MP-ZZ-DR-L-93-00-03, Rev. 01	Lucid
Public Realm – Illustrative Section D	SMP-LUD-MP-ZZ-DR-L-93-00-04, Rev. 01	Lucid
Illustrative Masterplan	SMP-LUD-MP-ZZ-DR-U-90-00-01, Rev. 00	Lucid
Public Realm – General Arrangement Plan	SMP-LUD-MP-ZZ-DR-L-91-02-00, Rev. 10	Lucid
Public Realm – General Arrangement Plan 1	SMP-LUD-MP-ZZ-DR-L-91-02-01, Rev. 08	Lucid
Public Realm – General Arrangement Plan 2	SMP-LUD-MP-ZZ-DR-L-91-02-02, Rev. 08	Lucid
Public Realm – General Arrangement Plan 3	SMP-LUD-MP-ZZ-DR-L-91-02-03, Rev. 08	Lucid
Public Realm – General Arrangement Legend	SMP-LUD-MP-ZZ-DR-L-91-02-04, Rev. 05	Lucid
Public Realm – Levels Plan	Additional drawing: Public Realm – Council HQ Levels (SMP-LUD-MP-ZZ-DR-L-96-00-02 Rev. 00)	Lucid
Updated Drawings and plans – KMBC HQ		
Ground Level – General Arrangement Plan	5PA-B1-00-DR-A-022200, Rev. P07	5plus
Level 01 – General Arrangement Plan	06147-5PA-B1-01-DR-A-022201, Rev. P06	5plus

Level 02 – General Arrangement Plan	06147-5PA-B1-02-DR-A-022202, Rev. P06	5plus
Level 03 – General Arrangement Plan	06147-5PA-B1-03-DR-A-022203, Rev. P06	5plus
Level 04 – General Arrangement Plan	06147-5PA-B1-04-DR-A-02220,4, Rev. P06	5plus
Southeast Elevation AA – General Arrangement Elevation	06147-5PA-B1-ZZ-DR-A-042200, Rev. P06	5plus
Southeast Elevation BB – General Arrangement Elevation	06147-5PA-B1-ZZ-DR-A-042201, Rev. P06	5plus
Northeast Elevation CC – General Arrangement Elevation	06147-5PA-B1-ZZ-DR-A-042202, Rev. P06	5plus
Northeast Elevation – General Arrangement Elevation	06147-5PA-B1-ZZ-DR-A-042203, Rev. P06	5plus
Main Entrance – South Elevation – Typical Bay Study	06147-5PA-B1-ZZ-DR-A-042210, Rev. P05	5plus
Typical Façade – South Elevation – Typical Bay Study	06147-5PA-B1-ZZ-DR-A-042211, Rev. P05	5plus
Council Chamber Façade – West Elevation – Typical Bay Study	06147-5PA-B1-ZZ-DR-A-042212, Rev. P02	5plus
BOH Facades – Northeast & Northwest Elevations – Typical Bay Study	06147-5PA-B1-ZZ-DR-A-042213, Rev. P02	5plus
Long Section AA – General Arrangement Section	06147-5PA-B1-ZZ-DR-A-052200, Rev. P05	5plus
Short Section AA – General Arrangement Section	06147-5PA-B1-ZZ-DR-A-052201, Rev. P05	5plus

Updated Documents and reports

Development Specification	August 2026	Turley
Design and Access Statement Addendum	July 2026	5Plus
Design Code and Outline Plot Guidance	31 July 2026	Lucid
Air Quality Assessment	8921r3 Dated 5 August 2026	Redmore Environmental
Arboricultural Impact Assessment	Rev B Sheet 1 of 2 - 24-07-26	Arbtech

	Rev B Sheet 2 of 2 - 24-07-26	
Arboricultural Method Statement	AMS 01 Rev B - 24-07-26	Arbtech
Tree Protection Plan	TPP 01 Rev B Sheet 1 of 2 - 24-07-26 TPP 01 Rev B Sheet 2 of 2 - 24-07-26	Arbtech
Biodiversity Net Gain Assessment and Metric	Updated July 2026	Arbtech
Preliminary Ecological Appraisal and Roost Assessment	Updated July 2026	Arbtech
Grould Level Tree Assessment	Updated July 2026	Arbtech
Drainage Strategy	0054419-BHE-XX-XX-RP-C-0001 Rev P03, July 2026	Buro Happold
Ventilation and Extraction Statement	P02, 28 July 2026	Hoare Lea
Daylight and Sunlight Assessment and Appendices	30 July 2026	GIA
Updated Economic Benefits Infographic	August 2026	Turley
Site Lighting Layout and Lighting Assessment	Dwg no. 108126-EX1 Dated 4 August 2026	Dodd Group Zumtobel Group
Energy and Sustainability Statement	August 2026	Hannan Associates
Transport Assessment and Framework Travel Plan	August 2026	Astute