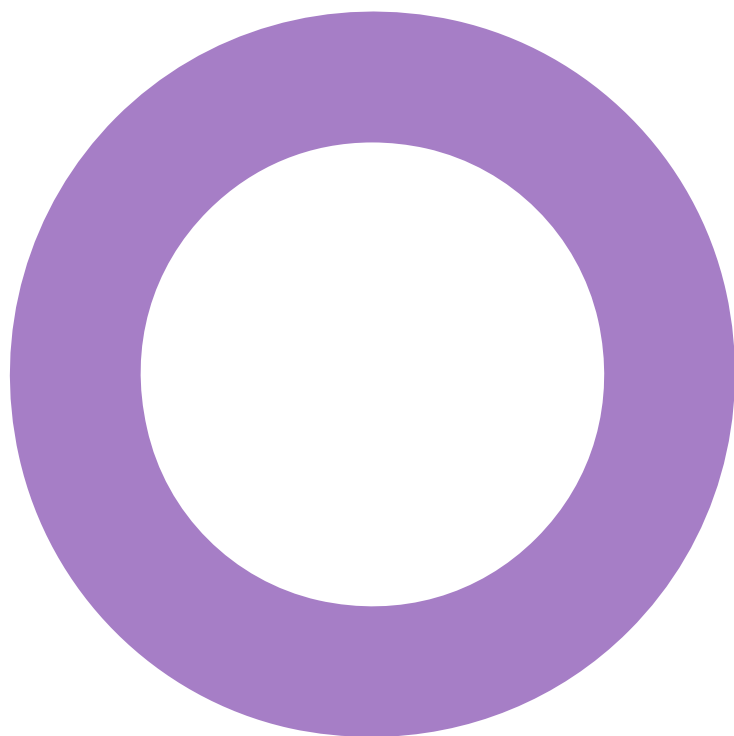


**St Michaels Place.
Knowsley, Merseyside.**
Genr8 Kajima Regeneration Ltd .

UTILITY & ENERGY INFRASTRUCTURE
UTILITY PLANNING STATEMENT

REVISION P01 – 21 OCTOBER 2025



Audit sheet.

Rev.	Date	Description of change / purpose of issue	Prepared	Reviewed	Authorised
P01	21/10/2025	First Issue	ST	AD	

This document has been prepared for Genr8 Kajima Regeneration Ltd only and solely for the purposes expressly defined herein. We owe no duty of care to any third parties in respect of its content. Therefore, unless expressly agreed by us in signed writing, we hereby exclude all liability to third parties, including liability for negligence, save only for liabilities that cannot be so excluded by operation of applicable law. The consequences of climate change and the effects of future changes in climatic conditions cannot be accurately predicted. This report has been based solely on the specific design assumptions and criteria stated herein.

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1. Executive summary

Hoare Lea has been appointed by Genr8 Kajima Regeneration Ltd to provide planning stage 2 advisory services in relation to utility infrastructure at the proposed development site at Civic Way, Cavendish Walk and Lathom Road, Huyton Merseyside This document forms part of the Planning Application and will inform Knowsley Metropolitan Borough Council's Planning Department of the connectivity of the site regarding new services.

Hoare Lea were tasked to investigate whether the existing nearby utility infrastructure could support the new development as described below. This document is provided to give an overview of existing utility services, provision for new connections and establish any underlying requirements for diversionary works.

The purpose of this document is to summarise the assessments undertaken on existing utility infrastructure and their impacts to the development. It demonstrates that a utility infrastructure strategy has been formed to support the application, ensuring the site can be accommodated within the local utility networks.

There are three key elements to the utility services infrastructure considered to date:

- 1. **Diversions and disconnection strategy:** The impact on existing infrastructure within and adjacent to the development site.
- 2. **New connections and reinforcement strategy:** The impact on existing infrastructure locally and upstream in accommodating the increased infrastructure demand, including meeting build out trajectory.
- 3. **Onsite infrastructure strategy:** The distribution and coordination of new services within the development site.

Utility	Onsite Apparatus Present (Including S278)	Onsite Diversion Required	Estimated Peak Demand	Point of Connection Identified	Upstream reinforcement required
Electricity	✓	✓	2.4MVA	✓	✓
Gas	✓	✓	N/A	N/A	N/A
Water	✗	✗	6.5l/s	✓	✗
Telecoms	✓	✓	TBC	TBC	✗

1.1 Energy Strategy

In response to the UK’s commitment to achieving net zero carbon emissions by 2050 and in line with policy updates such as Part L 2021 and the Future Homes Standard, the scheme is to adopt a 100% electric energy strategy, providing all, heating, hot water and small power loads.

2. Terms of Reference and Objectives

Please note that this report is based upon utility information that has been provided by third parties. The information received has been summarised within this report. In the event that the information is relied upon and is subsequently found to be incorrect, Hoare Lea accepts no responsibility for any direct and/or consequential loss that may occur as a result.

2.1 Glossary

ADMD	After diversity maximum demand
CSEP	Connected system Exit Point
DNO	Distribution network operator
EHV	Extra high voltage
EML	Electromagnetic location
FTTC	Fibre to the cabinet
FTTP	Fibre to the premises
GDN	Gas distribution network
GPR	Ground penetrating radar
GT	Gas Transporter
HV	High voltage
ICP	Independent Connections Provider
IDNO	Independent distribution network operator
IGT	Independent gas transporter
LP	Low pressure
LTDS	Long term development statement
LV	Low voltage
LZC	Low and zero carbon
MP	Medium pressure
MUSCo	Multi-utility service company
PoC	Point of connection
PV	Photovoltaic

3. The Site.

3.1 Location

The site for the proposed Huyton development is located in Huyton, in the Metropolitan Borough of Knowsley Merseyside, Liverpool (L36 9XS). The site is brownfield and accommodates the Knowsley Council Offices.

The development area is bordered by Archway Road to the north, Westmoreland Road to the east and south, and Poplar Bank to the west. Civic Way runs through the centre of the site.

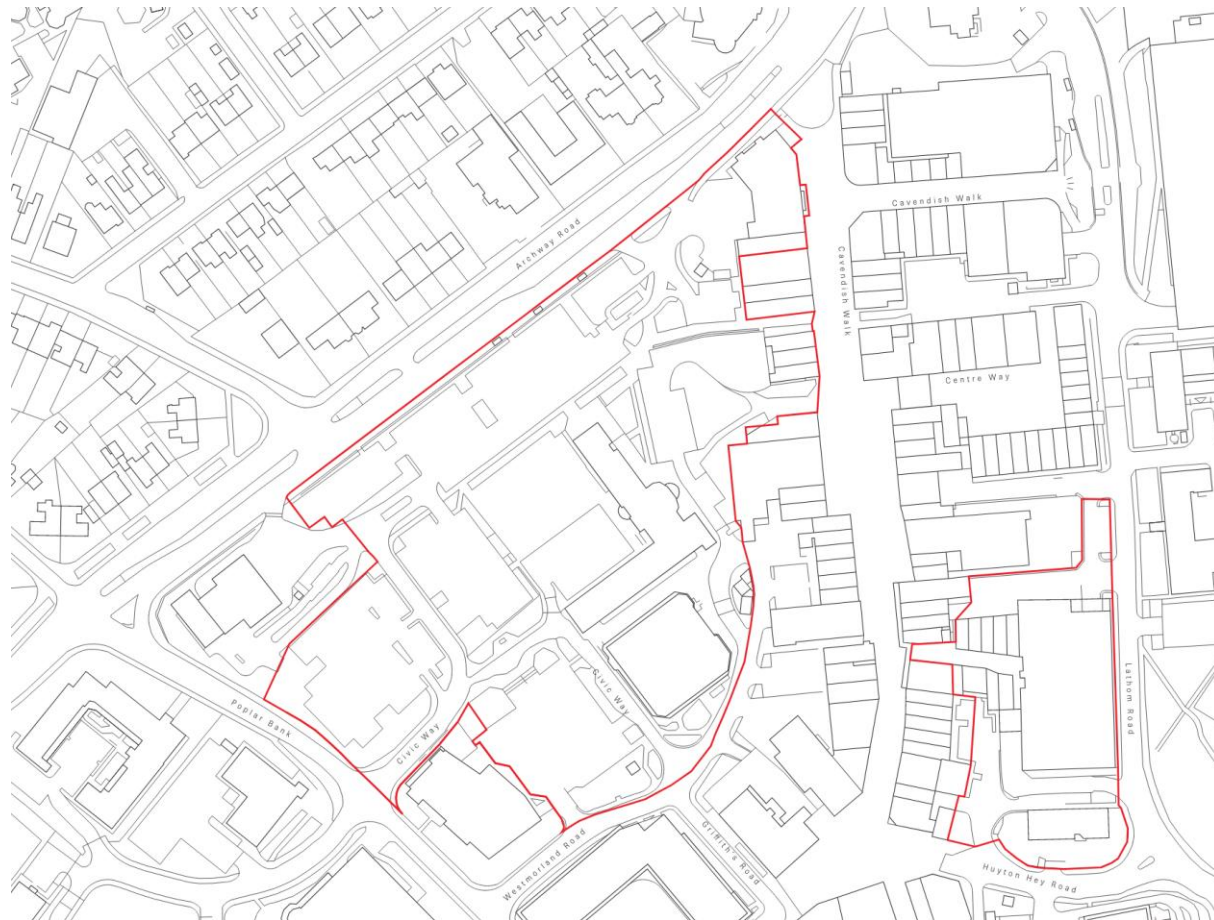


Figure 1 – Redline Boundary Plan

3.2 Proposed Development

The proposed development application is made in hybrid form and seeks planning permission for the following:

“Hybrid planning application comprising: (Part A) 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. (Part B) Outline application for a mixed-use development comprising residential (Classes C2 and C3) uses, commercial and community uses (Classes E and F1), replacement car parking provision at Lathom Road, public realm and associated works, with provision for meanwhile uses.”

Detailed Application

- the demolition of the existing Municipal Tower and Annex, Computer Building, no. 22 Derby Road (Existing 'Kwik Tan' and 'Admiral Casino' units), associated car parks and removal of trees;
- the demolition of Lathom Road multi-storey car park, former Indoor Market Hall beneath and adjoining 'Lansdowne Way' shopping arcade;
- the change of use of Cavendish Walk from retail to flexible uses within Classes E and F1
- the reprofiling of ground levels and installation of sustainable drainage infrastructure across the entire red line boundary;
- The provision of 2 no. highway access locations from Poplar Bank/Civic Way and Westmorland Road;
- the erection of a 5-storey new civic building to serve as headquarters of the Council (plot 1) with 4 no. accessible parking spaces and provision of additional VIP parking spaces to rear of Cavendish Walk;
- the erection of a 6-storey, 130-bed hotel (plot 4) with 2 no. (accessible) parking spaces;
- the laying out of a new public park and associated public realm covering an area of c. 1.4ha including pedestrian and cycle routes on to Archway Road, Derby Road, Civic Way and Westmorland Road;
- the removal of existing trees;
- the relocation of the Cenotaph.

Outline Application (Comprising 6 no. Development Plots)

- Up to 420 no. residential units comprising a range of tenures (Plots 2 (a and b), 3, 5 and 6);
- Up to 5,600 no. sqm of commercial floorspace including active ground floor (Plots 2 (a and b), 3, 5 and 6)
- New decked car parking at Lathom Road (up to 400 spaces), alongside Active Travel Hub and public realm improvements connecting to Derby Road
- the ability to provide meanwhile uses on plot no. 2a including sport and recreation uses (e.g. padel court), pocket parks, community gardens, events space (e.g. pop-up markets).

The upper development quantum referenced above is not sought in totality, therefore two scenarios which would maximise residential and commercial development are set out below:

- Up to 420 no. residential units and no more than 1,600sqm of commercial floorspace (intended to comprise active ground floor uses); or
- Up to 5,600sqm of commercial floorspace (intended to comprise 4,000sqm of office floorspace and 1,600sqm of active ground floor uses) and up to 370 residential units.

3.3 New Supply Strategy

Hoare Lea has engaged with the incumbent utility providers for electricity, water, and telecoms. No new gas supply is required for the proposed development. The following points of connection have been identified.

A summary of these is as follows:

- Electricity: The scheme will utilise the existing SPEN infrastructure mixed with new on-site substations.
- Gas: N/A.
- Water: A point of connection on to the existing local infrastructure has been identified.
- Telecoms: The existing area is well served by existing telecommunication infrastructure.



Figure 2 – Plot Definition Parameter Plan

4. Electricity.

4.1 Existing Infrastructure

Scottish Power Electricity Networks (SPEN) are the incumbent District Network Operator (DNO) in the Huyton area. The SPEN network within the site is limited to three 11kV substations and buried 11kV infrastructure.

4.2 Disconnections and Diversions.

Buildings that are subject for demolition will require the electricity meters removing ahead of disconnection from the network. There are several SPEN supplies within the redline boundary that will require disconnection from the network prior to construction. A budget disconnection application was previously lodged with SPEN for removal of the incumbent owned onsite supplies, with a formal application to be lodged during the next phase.

4.3 Electrical Capacity.

A formal application has been submitted to SPEN to secure the estimated demand at the time of application totalling 1,979.5kVA. Since the application has been submitted variations in the load schedule have amended the estimated total demand to 2,396.5kVA. Consultation with SPEN will be undertaken to verify the impact of amending the requested demand on the connection offer provided.

The development is to use existing onsite infrastructure where possible with the addition on new substations where necessary. An analysis of the local HV infrastructure by SPEN identified the need for a new 33/11kV Primary Substation due to the insufficient capacity to meet the calculated demand for the site. The new Primary Substation is to be located with the Lathrom Road car park boundary.

5. Gas.

5.1 Existing Infrastructure

Cadent is the incumbent operator in the Huyton area. The Cadent network enters the site form Archway and Westmoreland Road.

5.2 Disconnections & Diversions.

Buildings that are subject to demolition will require the gas meters removing ahead of disconnection from the gas network. It appears that the supply into the existing Library may need to be diverted to allow the construction of plot 3 in phase 2. A disconnection application was previously lodged with Cadent for removal of the incumbent owned onsite supplies.

5.3 Load Assessment

No demand calculations have been made with relation to a new gas connection as the proposed development does not require any gas connection.

6. Potable Water.

6.1 Existing Infrastructure

United Utilities (UU) is the incumbent operator in the area. UU records indicate that there is no infrastructure present within the site boundary. A large diameter main is shown to run adjacent to the site along Archway Road.

6.2 Disconnections and Diversions

Onsite supplies will require to be isolated for the mains supply, prior to site redevelopment. It is not predicted that there will be a requirement for any diversions of UU assets however there are likely to be private assets supplying the existing buildings.

A C3 diversion application was previously lodged with United Utilities. UU confirmed that no utility diversions were required within the site boundary.

6.3 Availability of capacity.

A predevelopment enquiry was lodged with UU, who confirmed that the existing site infrastructure in the area has sufficient capacity to provide potable water with the calculated peak demands. A point of connection was identified as the 140mm PE main located in the pedestrian area of Derby Road adjacent to the Iceland supermarket.

A formal application will be submitted at the next design stage which will validate this estimation and the works required.

7. Telecommunications.

7.1 Existing Infrastructure

Openreach and Virgin Media are shown to have live assets within the site boundary.

7.2 Disconnections and Diversions

Virgin Media telecommunication services will be diverted and relocated as part of the Council HQ decant strategy.

Existing Openreach assets are to be diverted from within the site boundary to facilitate the development. A budget estimate has been received from Openreach to complete the proposed works to clear the site of Openreach assets. Openreach have advised that no assets adjacent to the site are affected by the current proposals.

7.3 Availability of Network Capacity

Openreach, VM & LCR connect will provide infrastructure to the residential and commercial units in readiness for applications for telecommunication services from network service providers

New site applications to the network providers to install service entry points to meet the clients Wirescore aspirations are to be made during the next design stage.



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