

Habitat Management and Monitoring Plan



JD Sports Campus, Bury
7th July 2026

10085_R01_LC



DUNHAM
ECOLOGY

Project No:	Report No.	Date	Author	Revision
10085	R01	7th July 2026	Lisa Campbell BSc (Hons) MA ACIEEM	-

Disclosure:

This report, all plans, illustrations, and other associated material remains the property of Dunham Ecology Ltd until paid for in full. Copyright and intellectual property rights remain with Dunham Ecology Ltd.

The contents of this report are valid at the time of writing. Dunham Ecology shall not be liable for any use of this report other than for the purposes for which it was produced. Owing to the dynamic nature of ecological resources, if more than twelve months have elapsed since the date of this report, further advice must be taken before you rely on the contents of this report. Notwithstanding any provision of the Dunham Ecology Ltd Terms & Conditions, Dunham Ecology Ltd shall not be liable for any losses (howsoever incurred) arising as a result of reliance by the client or any third party on this report more than 12 months after the date of this report.

Contents:

Non-Technical Summary

Section 1: Introduction and Context

4

Section 2: Habitat Management and Monitoring Plan

6

Non-Technical Summary

- S.1. This Habitat Management and Monitoring Plan (HMMP) has been prepared by Dunham Ecology Ltd on behalf of JD Sports Fashion Plc (the responsible body).
- S.2. The HMMP includes recommendations for the management and monitoring of modified grassland and other neutral grassland creation, rain garden, tree planting and hedgerow planting, for a period of 30 years, to fulfil and satisfy the target condition proposed in the Biodiversity Net Gain (BNG) calculation¹ that accompanied planning application, reference 72656.
- S.3. The onsite habitat creation proposed accounts for a 23.07% habitat unit gain and a 11,505% hedgerow unit gain.
- S.4. The onsite habitat creation and adherence with the recommendations made in this report for the on site habitat management allows for over a 10% gain in biodiversity in accordance with relevant legislation and planning policy.
- S.5. Following acceptance of this report by the Local Planning Authority (LPA), work can commence on site in accordance with recommendations made in the Preliminary Ecological Appraisal (Reference 10085 R01 PEA 27102025 LR) produced by Dunham Ecology Ltd.

¹ 10085_SBM_28012026

Section 1: Introduction and Context

- 1.1. This report has been prepared by Dunham Ecology Ltd on behalf of JD Sports Fashion Plc. It sets out a Habitat Management and Monitoring Plan (HMMP) for the onsite habitat creation to satisfy Biodiversity Net Gain (BNG) requirements for Planning Application (reference 72656), at JD Sports Campus, Hollins Brook Way, Bury, BL9 8RR (OS Grid Reference SD 81544 08687), hereinafter referred to as 'the site'.

Context

- 1.2. Following planning consent for the site, the Decision Notice included the following Condition 17:

The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the approved Biodiversity Gain Plan and including:

- 1. a non-technical summary;*
- 2. the roles and responsibilities of the people or organisation(s) delivering the HMMP;*
- 3. the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;*
- 4. the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and*
- 5. the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority. has been submitted to, and approved in writing by, the local planning authority.*

Reason. To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and Places for Everyone Joint Development Plan Policy JP-G8 A Net Enhancement of Biodiversity and Geodiversity.

- 1.3. The planning application (reference 72656) achieved a 23.07% habitat unit gain through the creation of an area of modified grassland, other neutral grassland, rain garden and the planting of 112 urban trees. The site achieved a 11,505.81% linear unit gain through the planting of 0.306km of species rich native hedgerow and 0.186km of non-native and ornamental hedgerow.

Aims and objectives

- 1.4. This report sets out details of the initial habitat interventions and subsequent long-term management of habitats on site and is set out as follows:
- Sets out management objectives for the HMMP and describes ecological/ground constraints to be factored into the proposed management prescriptions;
 - Describes the management prescriptions to achieve the objectives;
 - Describes the monitoring programme over the 30 year period, along with indications of mechanisms for remedial measures; and

- Describes who will be responsible for implementing the plan and how arrangements for funding will be organised.
- 1.5. For the purposes of this report, Year 0 is defined as the year of the initial habitat interventions and Year 1 refers to the following year/planting season. Implementation of the plan will be iterative in the management prescriptions and will be refined as necessary based on the condition of the site and outcomes following the first cycle of the implemented management and ongoing monitoring.
- 1.6. This report must be read alongside the submitted Biodiversity Metric and Reports produced by Dunham Ecology (10085_SBM_28012026 and 10085 R01 PEA 27102025 LR Issue respectively).

Section 2: Habitat Management and Monitoring Plan

Management Objectives

- 2.1. Considering the habitats and key fauna known to be present within/adjacent to the site, the following objectives for nature conservation management have been set:
- Objective 1: To ensure the enhanced habitats achieve the target conditions set out in the accompanying Biodiversity Metric; and
 - Objective 2: To monitor the efficiency of nature conservation management through regular assessment of habitat establishment.

Management Prescriptions

- 2.2. The management prescriptions for the site are set out in **Table 2.1** within the subsequent pages of this report. The HMMP will be implemented in stages as indicated in the timings column in accordance with the management task, as will the appropriate timing of required habitat maintenance, once established. The management prescriptions focus on ecological requirements. For detailed landscape maintenance, the Landscape Maintenance Document(December 2025), produced by CW Studio should be referred to.
- 2.3. The prescriptions seek to cover a period equating to a 30-year period and include both the start-up works and continued management post intervention. This is inclusive of primary establishment of habitats and subsequent management regimes.
- 2.4. It is expected that the initial habitat groundworks will commence in Summer 2026, meaning that Year 1 will be the growing season (Apr – Sep) of 2027.

Table 2.1. Management Prescriptions

Objective 1: To ensure the retained/created/enhanced habitats achieve the target conditions set out in the accompanying Biodiversity Metric				
Habitat	Rationale for Feature Creation/Management	Species Mix	Management Tasks	Timings
Modified Grassland Creation	To create a species diverse grassland and to deliver the target condition (moderate) set out in the accompanying biodiversity metric's.	PT01 Species-Rich Lawn Product: The Original Species Rich Lawn Turf Manufacturer: Wildflower Turf	<u>Site preparation</u> Cultivate topsoil to a minimum depth of 150mm; Remove weeds and competitive growth by hand or spot treat with non-residual based herbicide where necessary; Remove any debris and/or stones that are >25cm diameter; Harrow and rake the soil; and Rotavate the soil to prepare for turf laying. <u>Turfing</u> Lay turf in accordance with manufacturers specification, with watering within 6 hours of delivery and a soaking following laying. <u>Years 2 – 30 Continued management</u> Control weeds annually over the spring/summer months by hand pulling or sport treatment with non-residual based herbicide; Cutting to 70mm is required for the main lawn, however, 2m strips to the external edges will follow traditional meadow cutting methodology by carrying out a hay cut to 40mm with all arising removed from site in August; and Carry out a second cut with machinery between September and November – this can be increased to two cuts if grasses are dominating during the summer months. Years 1-5 are crucial for the successful establishment of ONG, annual monitoring during these years should influence the number of cuts carried out between spring and autumn. If grasses are dominating the sward, increase the number of	Year 0: May - September Year 1: Spring/Summer Year 2-30: Hay cut in July/August, Autumn cut/s in September - November

Objective 1: To ensure the retained/created/enhanced habitats achieve the target conditions set out in the accompanying Biodiversity Metric				
Habitat	Rationale for Feature Creation/Management	Species Mix	Management Tasks	Timings
			cuts ensuring arisings are removed to enable wildflower species to establish.	
Other neutral grassland	To create a species diverse grassland and to deliver the target condition (poor) set out in the accompanying biodiversity metric's.	PT03 Wildflower Turf 550m² Product: Indian Summer Turf Manufacturer: Pictorial Meadows PT04 Native Bulb Swathes 336m² Swathes of Spring bulbs within grass planting PT08 SuDS Wildflower Turf Product: SuDS Wildflower Turf Manufacturer: Wildflower Turf	<u>Site preparation</u> Cultivate topsoil to a minimum depth of 150mm; Remove weeds and competitive growth by hand or spot treat with non-residual based herbicide where necessary; Remove any debris and/or stones that are >25cm diameter; Harrow and rake the soil; and Rotavate the soil to prepare for turf laying. <u>Bulb planting</u> Plant bulbs in accordance the manufacturers specification depths and in accordance with density proposed on Planting Plans 2403-CWS-XX-GF-DR-L-731 CO2 to 735 CO2. <u>Turfing</u> Lay turf in accordance with manufacturers specification, with watering within 6 hours of delivery and a soaking following laying. <u>Years 2 – 30 Continued management</u> Control weeds annually over the spring/summer months by hand pulling or spot treatment with non-residual based herbicide; Follow traditional meadow cutting methodology by carrying out a hay cut to 40mm with all arising removed from site in August; and	Year 0: May - September Year 0: September-October Year 1: Spring/Summer Year 2-30: Hay cut in July/August, Autumn cut/s in September - November

Objective 1: To ensure the retained/created/enhanced habitats achieve the target conditions set out in the accompanying Biodiversity Metric				
Habitat	Rationale for Feature Creation/Management	Species Mix	Management Tasks	Timings
			Carry out a second cut with machinery between September and November – this can be increased to two cuts if grasses are dominating during the summer months. Years 1-5 are crucial for the successful establishment of ONG, annual monitoring during these years should influence the number of cuts carried out between spring and autumn. If grasses are dominating the sward, increase the number of cuts ensuring arisings are removed to enable wildflower species to establish.	
Urban tree	To create additional trees, and to deliver the target condition (moderate) set out in the accompanying biodiversity metric.	Field maple <i>Acer campestre</i>, streetwise field maple <i>Acer campestre</i> 'Streetwise', alder <i>Alnus glutinosa</i>, snowy mespilus <i>Amelanchier lamarckii</i>, common hornbeam <i>Carpinus betulus</i> 'Frans Fontaine', common hawthorn <i>Crataegus monogyna</i>, common beech <i>Fagus sylvatica</i>, ginkgo <i>Ginkgo bilboa</i>, Scots pine <i>Pinus sylvestris</i>. Number (112) and density specified on Planting Plans 2403-CWS-XX-GF-DR-L-731 CO2 to 735 CO2.	<u>Preparation</u> Minimum topsoil depths of 400mm required. <u>Planting</u> Planting to be in accordance with nursery specification, depending on size of specimen: Tree pits are to be excavations of a minimum 1m x 1m x 600mm with well scarified sides ensuring the base of the pit is undisturbed unless required, for detailed specification see CW Studio Plan 2522-CWS-XX-XX-D-L-6202; Trees are to be secured with stakes and those in the POS area are to be fitted with a bio-degradable hessian tie; Each tree is to be fitted with an irrigation or aeration system around the root ball and linear root barriers where required; and Bark mulch is to be applied to all tree pits to a depth of 75mm. <u>1st Year Management</u>	Autumn 2026 November to February 2026 April – September October-March

Objective 1: To ensure the retained/created/enhanced habitats achieve the target conditions set out in the accompanying Biodiversity Metric				
Habitat	Rationale for Feature Creation/Management	Species Mix	Management Tasks	Timings
			Check rabbit guards/stakes, as necessary. Hand weed/apply suitable non-selective herbicide to control weeds, twice a year. Apply slow release fertiliser as per manufacturers recommendations, annually. Water as necessary, depending on weather conditions, May to August. Replace any failed specimens <u>Year 2 and Subsequent Years to Year 30</u> First five-year establishment: Throughout the year Maintain weed free areas around trees during growing season; Check ties and stakes throughout the growing season and twice annually outside of this time; Prune dead limbs where required; and Replace any failed specimens. Continued management: Throughout the year Remove ties/guards/stakes upon establishment of trees; Maintain weed free areas around trees during growing season; Prune dead limbs where required; and Replace any failed specimens.	April – September April – September October-March April – September October-March
Rain garden	To create a species diverse attenuation area and to deliver the target condition (good)	PT05 Rain Garden Mix Carex otrubae	<u>Site preparation</u> Cultivate topsoil to a minimum depth of 150mm;	Year 0: May - September

Objective 1: To ensure the retained/created/enhanced habitats achieve the target conditions set out in the accompanying Biodiversity Metric				
Habitat	Rationale for Feature Creation/Management	Species Mix	Management Tasks	Timings
	set out in the accompanying biodiversity metric's.	Deschampsia cespitosa Dryopteris erythrosora Dryopteris filix-mas Helenium 'Sahin's Early Flowerer' Iris sibirica Libertia peregrinans Panicum virgatum 'Heavy Metal' Pennisetum setaceum 'Purpureum' Persicaria bistorta Primula veris Rudbeckia fulgida sullivantii 'Goldsturm' Number and density specified on Planting Plans 2403-CWS-XX-GF-DR-L-731 CO2 to 735 CO2.	Remove weeds and competitive growth by hand or spot treat with non-residual based herbicide where necessary; and Remove any debris and/or stones that are >25cm diameter. <u>Planting</u> Plant in accordance with nursery specification and top with 50-75mm of organic mulch. <u>Years 2 – 30 Continued management</u> Control weeds annually over the spring/summer months by hand pulling or spot treatment with non-residual based herbicide; Maintain a 50-75mm layer of organic mulch across planting area to suppress weed and retain moisture; Ensure species diversity is maintained through pruning of any dominant/dead/diseased plant species. Routinely clear any self-seeded woody weeds; and Undertake plant maintenance in accordance with the Landscape Maintenance Document (December 2025) produced by CW Studio.	Year 1: Spring Year 2-30: Spring Year 2-30: Autumn
Species-rich native hedgerow	To create additional species rich hedgerow, and to deliver the target condition (moderate) set out in the accompanying biodiversity metric.	Field maple <i>Acer campestre</i>, hawthorn <i>Crataegus monogyna</i>, common holly <i>Ilex aquifolium</i>, blackthorn <i>Prunus spinosa</i>, dog rose <i>Rosa canina</i>. Number and density specified on Planting Plans 2403-CWS-XX-GF-DR-L-731 CO2 to 735 CO2.	<u>Ground preparation - All Hedges</u> Rotavate ground for hedge planting to a minimum depth of 500mm; and Clear areas of all debris and any stones >25mm in diameter. <u>Planting - Native Hedgerow</u>	Year 0: September - November

Objective 1: To ensure the retained/created/enhanced habitats achieve the target conditions set out in the accompanying Biodiversity Metric				
Habitat	Rationale for Feature Creation/Management	Species Mix	Management Tasks	Timings
			Native hedgerows are to be planted in 450mm x 300mm trenches in triple staggered rows; Backfill with excavated material incorporating general purpose slow-release fertiliser at 100gm/m²; and Plants to be fitted with either a plastic spiral rabbit guard with bamboo cane or a suitable tree shelter and stake. <u>Planting - Ornamental Hedgerow</u> Ornamental species to be planted in triple rows; Backfill with excavated material incorporating general purpose slow-release fertiliser at 100gm/m²; and Plants to be fitted with either a plastic spiral rabbit guard with bamboo cane or a suitable tree shelter and stake. <u>Planting - All Hedges</u> All plants to be watered immediately after planting; and Bark mulch to be applied to all areas. <u>First year establishment - All Hedges</u> Maintain a weed free area around the base of hedges during the growing season; Prune hedges to 1.2m height ensuring hedges are cut back from the pavement; Ornamental hedges are to be 'topped' to form level hedges; Any damaged branches to be pruned back to healthy wood; and Remove all arisings from the site.	Year 0-1: November – February Year 0-1: November – February Year 0-1: November – February Year 1: March – September

Objective 1: To ensure the retained/created/enhanced habitats achieve the target conditions set out in the accompanying Biodiversity Metric				
Habitat	Rationale for Feature Creation/Management	Species Mix	Management Tasks	Timings
			<u>Continued management - All Hedges</u> Carry out the above measures ensuring that pruning is rotated between branch collars.	Year 2-30: March – September

Monitoring and Remedial Measures

- 2.5. Along with the requirement for ongoing management of the site, it will also be necessary for the site to be periodically monitored by a Suitably Qualified Ecologist (SQE) to ensure the enhanced and created habitats are in the appropriate condition and are either showing signs of success in the management objectives put forward and later with evidence that the habitats have achieved and continue to maintain their target condition.
- 2.6. Prior to the commencement of monitoring, once all habitats have been installed, it will be necessary for the SQE to visit the site to confirm that the correct habitats have been installed in the correct locations and to the right specifications. Where this is not the case, the SQE will report this to the organisation responsible for delivering this HMMP.
- 2.7. Monitoring will commence in Year 1 i.e. the year following the initial habitat intervention measures and in the appropriate survey season (April – September).
- 2.8. Monitoring will then be required in Years 2, 3, 5, 10, 20 and 30 post-intervention. The appointed SQE will perform a condition assessment of the habitats to assess their progress against target conditions. Should the habitats appear to be failing or not in their target condition, it will be the responsibility of the SQE to report this to the organisation responsible for delivering the contents of this HMMP. It will then be the responsibility of the organisation to implement the necessary remedial measures. The results of the monitoring in Years 2, 3, 5, 10, 20 and 30 will be compiled in reports for submission to the Local Planning Authority. **Table 2.2** below outlines the monitoring programme, methodologies, deliverables and remedial action measures.

Table 2.2. Monitoring Mechanisms

Objective 2: To monitor the efficiency of nature conservation management through regular assessment of habitat establishment			
Year	Methodology and Timing	Deliverable	Remedial Action
1	UK Habitat Classification Survey and Condition Assessment, to be completed by a SQE competent in such methodology. Undertaken between April – September.	Monitoring report to LPA to confirm the outcome of the survey. In Year 1 this will comprise confirmation that the correct grass turf, shrubs (rain garden), hedgerow whips and tree standards has been sown/planted to the correct methodology over the correct area. It is not expected that the created grassland, rain garden, hedgerow and trees will have achieved their target condition at this point.	Should the survey identify that habitats have been installed to the wrong specification or in the wrong area, the SQE will relay this to the responsible body to rectify immediately and within the same planting season.
2	UK Habitat Classification Survey and Condition Assessment, to be completed by a SQE competent in such methodology. Undertaken between April – September prior to cutting.	Monitoring report to LPA to confirm the outcome of the survey. In Year 2 this will comprise confirmation that the grassland rain garden, hedgerow and trees are developing accordingly. It is not expected that the grassland rain garden, hedgerow and trees will have achieved their target condition at this point.	In Year 2, it should be evident if the laid turf is taking and hedgerow whips/trees have rooted and are developing appropriately. If it is apparent that weed species are dominant, remedial measures will comprise more intensive management to combat weed species, coupled with targeted spot-treatment where necessary. Check rabbit guards, as necessary. Where any whips have failed, these will be replaced within the same planting season.
3	UK Habitat Classification Survey and Condition Assessment, to be completed by a SQE competent in such methodology. Undertaken between April – September prior to cutting.	Monitoring report to LPA to confirm the outcome of the survey. In Year 3 this will comprise confirmation that the grassland, rain garden, hedgerow and trees are developing accordingly. It is not expected that the grassland, rain garden, hedgerow and trees will have achieved their target condition at this point.	In Year 3, it should be evident if the laid turf is taking and hedgerow whips/trees have rooted and are developing appropriately. If it is apparent that weed species are dominant, remedial measures will comprise more intensive management to combat weed species, coupled with targeted spot-treatment where necessary. Check rabbit guards, as necessary. Where any whips have failed, these will be replaced within the same planting season.
5	UK Habitat Classification Survey and Condition Assessment, to be completed by a SQE competent in such methodology. Undertaken between April – September prior to cutting.	Monitoring report to LPA to confirm the outcome of the survey. In Year 5 this will comprise confirmation that the grassland, rain garden, hedgerow and trees are developing accordingly. It is not expected that the grassland, rain garden, hedgerow and trees will have achieved their target condition at this point.	In Year 5, if it is apparent that weed species are dominant, remedial measures will comprise more intensive management to combat weed species, coupled with targeted spot-treatment where necessary. At Year 5, the grassland should be relatively well-established so if indicator species of the grassland are not present, more intensive remedial measures will need to be considered. This may comprise overseeding with a comparable seed mix to the turf laid and implementing

Objective 2: To monitor the efficiency of nature conservation management through regular assessment of habitat establishment			
Year	Methodology and Timing	Deliverable	Remedial Action
			a more intensive cutting programme to combat weed species, along with plug-planting of selected species. The rain garden should be well established, if the varied structure has not been achieved, supplementary planting should be considered in Year 5. Check rabbit guards, as necessary, if whips are suitably established, guards to be removed. Where any whips have failed, these will be replaced within the same planting season.
10	UK Habitat Classification Survey and Condition Assessment, to be completed by a SQE competent in such methodology. Undertaken between April – September prior to cutting.	Monitoring report to LPA to confirm the outcome of the survey. In Year 10 this will comprise confirmation that the grassland has developed. At Year 10, the grassland, rain garden and hedgerow should have either achieved or be close to achieving their target condition, and the monitoring report will confirm this, or the remedial measures which are being actioned to rectify. The trees should continue to be developing accordingly, with target condition not yet reached.	The grassland should have either achieved or be close to its target condition of 'moderate' by Year 10. If this is not the case, and the over-seeding/more intensive management considered in Year 5 has not worked, more intrusive ground investigations/topsoil stripping would need to be considered. The rain garden and hedgerows should have achieved their target conditions following any intervention in Year 5. Check rabbit guards, as necessary, if whips are suitably established, guards to be removed. It is not anticipated that any whips would fail at this stage.
15	UK Habitat Classification Survey and Condition Assessment, to be completed by a SQE competent in such methodology. Undertaken between April – September prior to cutting.	Monitoring report to LPA to confirm the outcome of the survey. In Year 15 this will comprise confirmation that the grassland has developed. At Year 15, the grassland, rain garden and hedgerow should have either achieved or be close to achieving their target 'moderate' condition, and the monitoring report will confirm this, or the remedial measures which are being actioned to rectify. The trees should continue to be developing accordingly, with target condition not yet reached.	The grassland should have achieved its target condition of 'moderate' by Year 10, and well established by Year 15. If this is not the case, and the over-seeding/more intensive management considered in Year 5/10 has not worked, more intrusive ground investigations/topsoil stripping would need to be considered. Check rabbit guards, as necessary, if whips are suitably established, guards to be removed. It is not anticipated that any whips would fail at this stage.
30	UK Habitat Classification Survey and Condition Assessment, to be	Monitoring report to LPA to confirm the outcome of the survey. In Year 30 this will comprise confirmation	The grassland should have achieved its target condition of 'moderate' by Year 10, and well established by Year 15. If at the point of Year 15 it is

Objective 2: To monitor the efficiency of nature conservation management through regular assessment of habitat establishment			
Year	Methodology and Timing	Deliverable	Remedial Action
	completed by a SQE competent in such methodology. Undertaken between April – September prior to cutting.	that the grassland, rain garden, hedgerow and trees have developed. At Year 30, the grassland, rain garden, hedgerow and trees should have either achieved their target condition, and the monitoring report will confirm this, or the remedial measures which are being actioned to rectify.	apparent that the grassland is failing, remedial action would have been put in place to rectify it so by Year 30 there has been adequate time (15-years) to restart the grassland creation and confirm by Year 30 that the habitat creation measures targeted have been successful and the necessary number of BNG units delivered.

Roles and Responsibilities for Delivery of the HMMP

- 2.9. JD Sports Fashion Plc will be the body responsible for the delivery of this HMMP. It will be the responsibility of JD Sports Fashion Plc to deliver the practical measures detailed in this plan i.e. ground preparation, sowing and ongoing management. It will be JD Sports Fashion Plc's overall responsibility to ensure the prescriptions detailed in this management plan are delivered, and any remedial actions arranged and delivered. It will be JD Sports Fashion Plc's responsibility to appoint a SQE to undertake the required monitoring measures in Years 1, 2, 3, 5, 10, 15 and 30.