

JD Sports Campus, Bury

Design & Access Statement

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Introduction

JD Group

JD Group are a FTSE 100 company with more than 60,000 employees across 29 countries. Their Bury headquarters is currently operating out of three buildings on the Pilsworth Road site where they employ around 1,300 people, making them one of the largest employers in Bury.

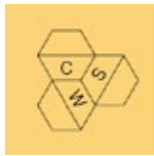
The business is seeking to work with their employees to improve staff retention and have undertaken a series of internal reviews to understand the steps the business needs to take to achieve this.

Coupled with the Covid-19 pandemic, this has seen a shift towards more flexible ways of working with the introduction of flexi-time and working from home. In addition to these measures, JD recognise the need to update and improve on the benefits that the business provides for employees. The requirements include an improved food and beverage offer on site, gym and recreation facilities, training environments and collaborative working spaces.

Refurbishment of the existing office space has recently completed to bring the working environment in line with contemporary standards and the direction of the business moving forward. This includes new fit-out of offices, meeting rooms, kitchenettes and ancillary spaces.

In December 2024, JD Group commissioned the design team to revisit the previous proposals for the former A-Plant site to accommodate the remaining requirements and allow the business to remain in Bury whilst working within a refined budget given recent economic shifts in construction and across the UK. The new facility will consist of a gym, canteen / cafe and associated parking and landscape (including external sports facilities).

The development is split across two phases. Phase 1 includes the majority of the car parking and woodland corner, and highways improvement works, and was completed in 2024. The phase 2 proposals which include the building, sports pitches and remaining park and landscape are outlined further in this document.

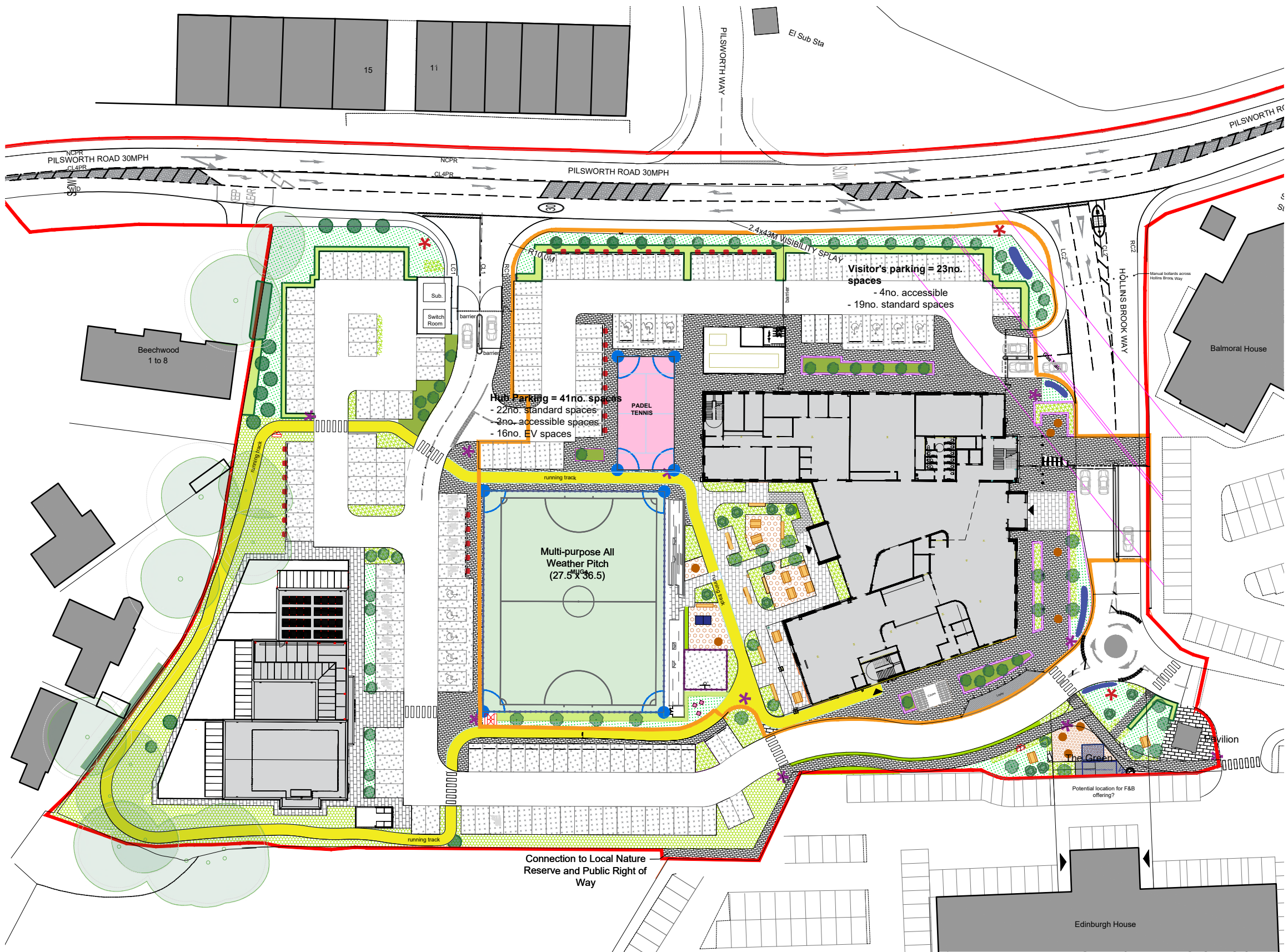


Application Summary

The site has previously secured full permission for a creche building, parking and new site access / S278 works to Pilsworth Road, as well as outline permission for a hub building, car parking and internal site roads, and a multi-purpose all-weather sports pitch. This was granted in June 2022.

A reserved matters application for the hub building (including office space and amenity facilities) was approved in October 2024. The previous application is shown here for the purpose of demonstrating how the revised scheme seeks to keep the principles of the previous application, some of which has been delivered.

As mentioned previously, the scale of the development has now changed in light of the direction of travel of JD Sports and the needs of the business. As a result, this document supports a full, new planning application for the entire scheme which supersedes the original planning application, and captures all works carried out on site as part of the Phase 1 and the proposed works as part of Phase 2.



Pre-Application Discussions

A formal pre-application process has been followed for this application with the timeline outlined below:

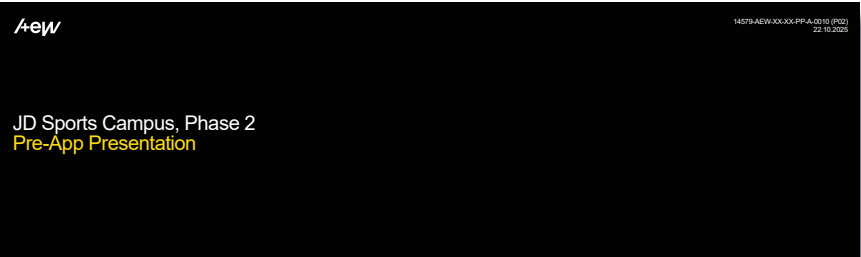
5th September 2025 - we submitted a set of drawn information as part of the pre-application process.

22nd October 2025 - meeting held with Bury MBC where we discussed the proposals. A series of comments were taken away by the team for review and consideration.

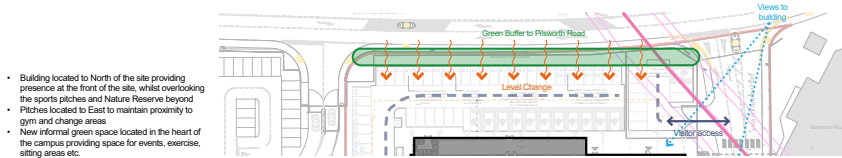
12th November 2025 - we submitted a document to Bury MBC which presented our responses to the comments raised in the pre-app meeting

19th November 2025 - we had a follow-up meeting with Bury MBC to confirm the revised design was suitable

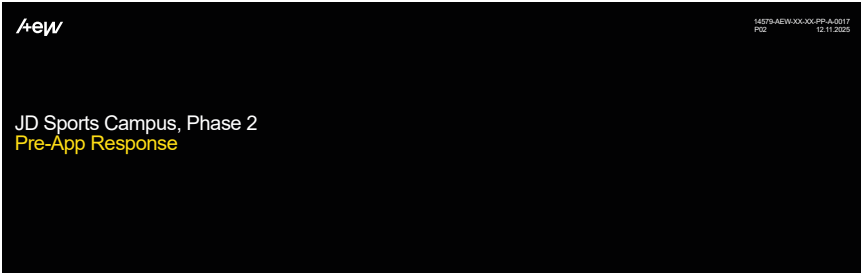
December 2025 - further comments from Bury MBC were incorporated and agreed prior to this submission



Developed Site Layout



View down Hollins Brook Way



01 - Building Presence



View down Hollins Brook Way



Drawings & Supporting Documents

This Design and Access Statement should be read in conjunction with the submitted drawings prepared by AEW Architects and the supporting technical documents from the wider design team.

Architectural Drawings for Approval:

- 14579-AEW-XX-SI-DR-A-0500-P03-Location Plan
- 14579-AEW-XX-SI-DR-A-0501-P04-Existing Siteplan
- 14579-AEW-XX-SI-DR-A-0502-P06-Proposed Siteplan
- 14579-AEW-XX-SI-DR-A-0503-P03-Proposed Boundary Treatment Plan
- 14579-AEW-XX-XX-DR-A-0504-P01-Proposed Substation
- 14579-AEW-XX-XX-DR-A-0505-P01-Proposed Cycle Store
- 14579-AEW-XX-XX-DR-A-0506-P01-Proposed Entrance Gateway
- 14579-AEW-XX-XX-DR-A-0507-P01-Proposed Gatehouse

- 14579-AEW-XX-00-DR-A-0510-P05-GA Plan - Ground Floor
- 14579-AEW-XX-RF-DR-A-0511-P04-GA Plan - Roof Level
- 14579-AEW-XX-XX-DR-A-0530-P03-GA Elevations
- 14579-AEW-XX-XX-DR-A-0540-P03-GA Sections

The Site

Existing Site



Pilsworth Road

Balmoral House

Hollins Brook Way

Phase 2

Wider JD Campus

Phase 1

Edinburgh House

Hollins Vale Nature Reserve

The existing site consists of an area of car parking which was constructed partially under the original hybrid consent, and the area which was always reserved for Phase 2 of the development.

These areas both sit adjacent to Pilsworth Road to the North, residential properties to the West, the nature reserve to the South and JD's wider campus to the West.

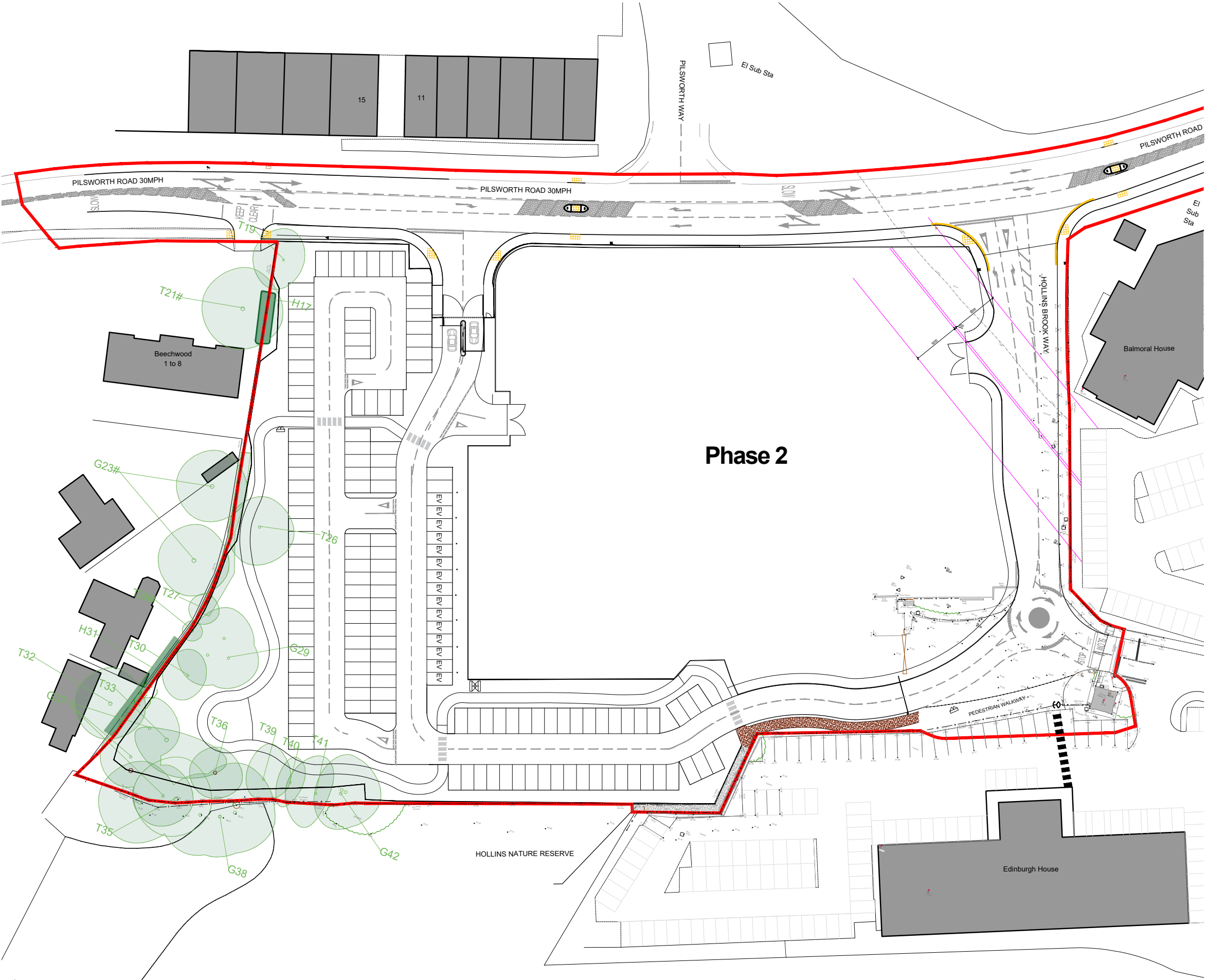
Phase 1

Phase 1 of the project was delivered in 2024 and consists of landscaping, public right of way improvement works, car parking and highways works to Pilsworth Road and Hollins Brook Way.

The Phase 1 car park consists of a new entrance off Pilsworth Road into a 151no. space car park.

The landscape works are mostly concentrated around the South West corner of the site, including a walking route and seating area which is popular with JD team members.

The widening of Hollins Brook Way and the highway works to Pilsworth Road have proved successful in mitigating many of the traffic issues JD and the neighbours have experienced.



Zoned Consent Plan

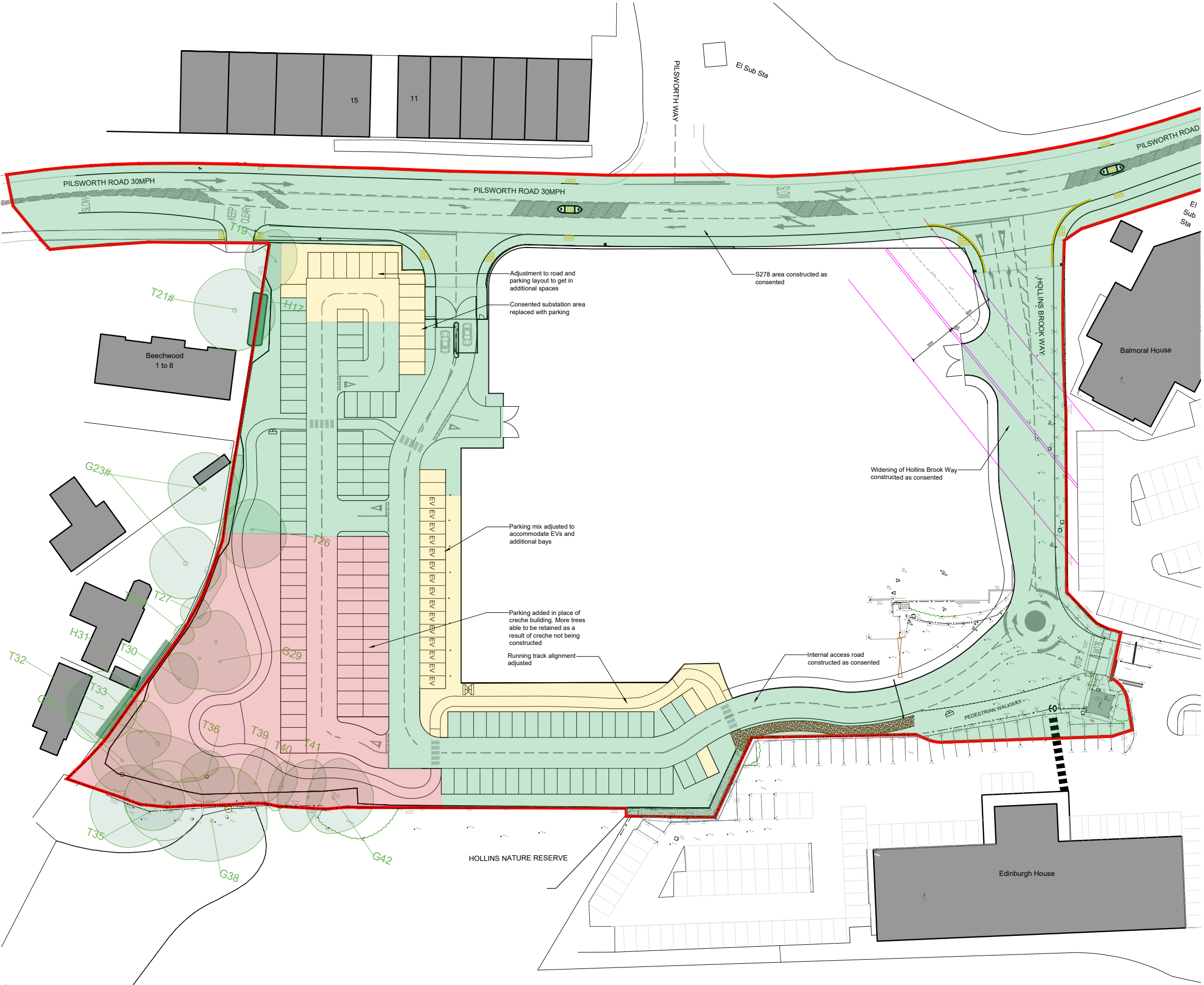
The adjacent plan demonstrates the various levels of consent we have for the Phase 1 site.

The green areas are areas that were consented under the original hybrid application and have been constructed.

The yellow areas are area that were consented under the original hybrid application but have been slightly modified during construction.

The red area is where the creche was previously proposed and has instead been implemented as car parking.

It is proposed that the phase 1 works are captured as part of the new planning application for phase 2.



The Brief

The Brief

JD Amenity Building and Sports Facilities:

Gym

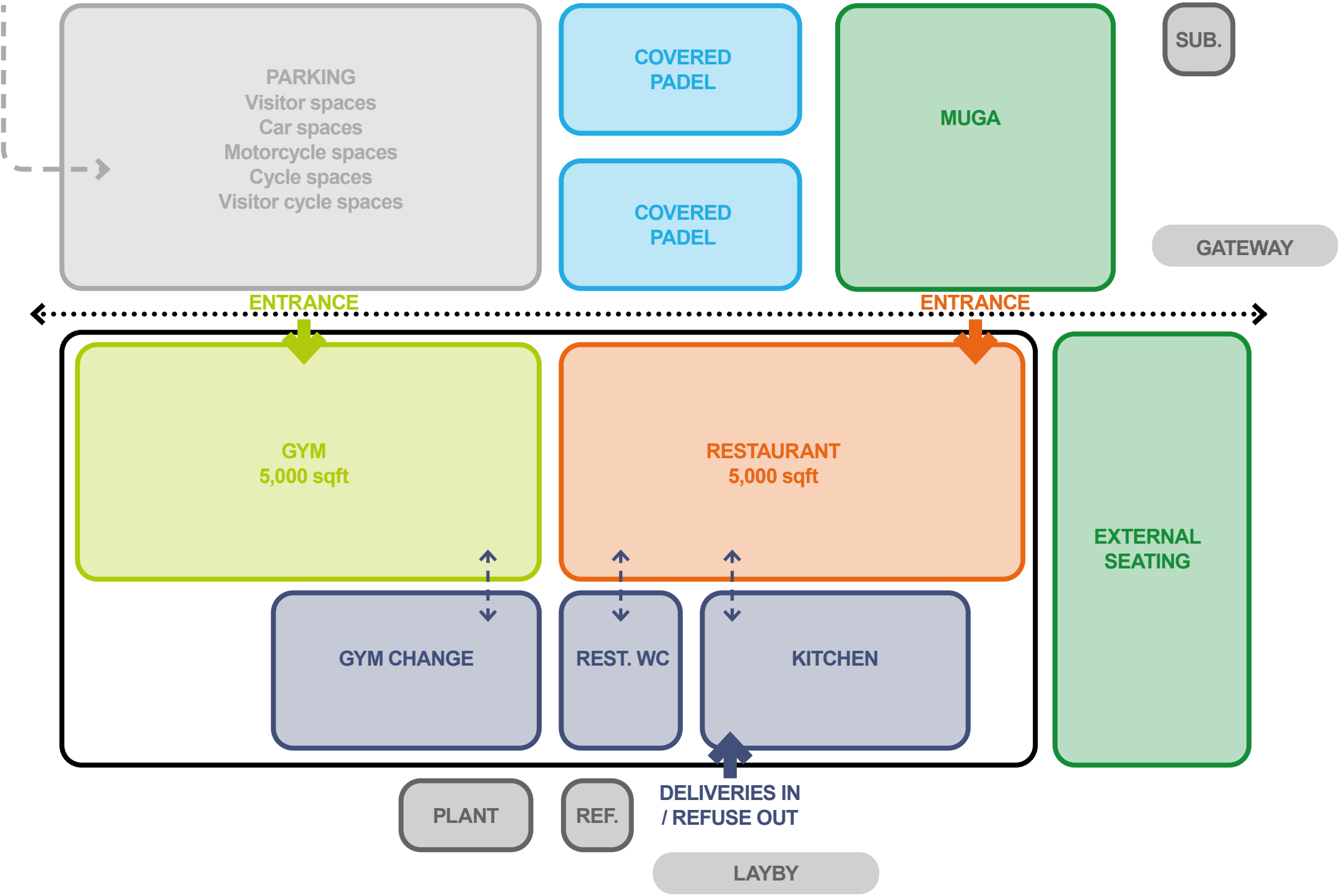
- For staff members only
- Showers, change and WCs for the gym, also used to serve the sports pitches and cyclists

Restaurant

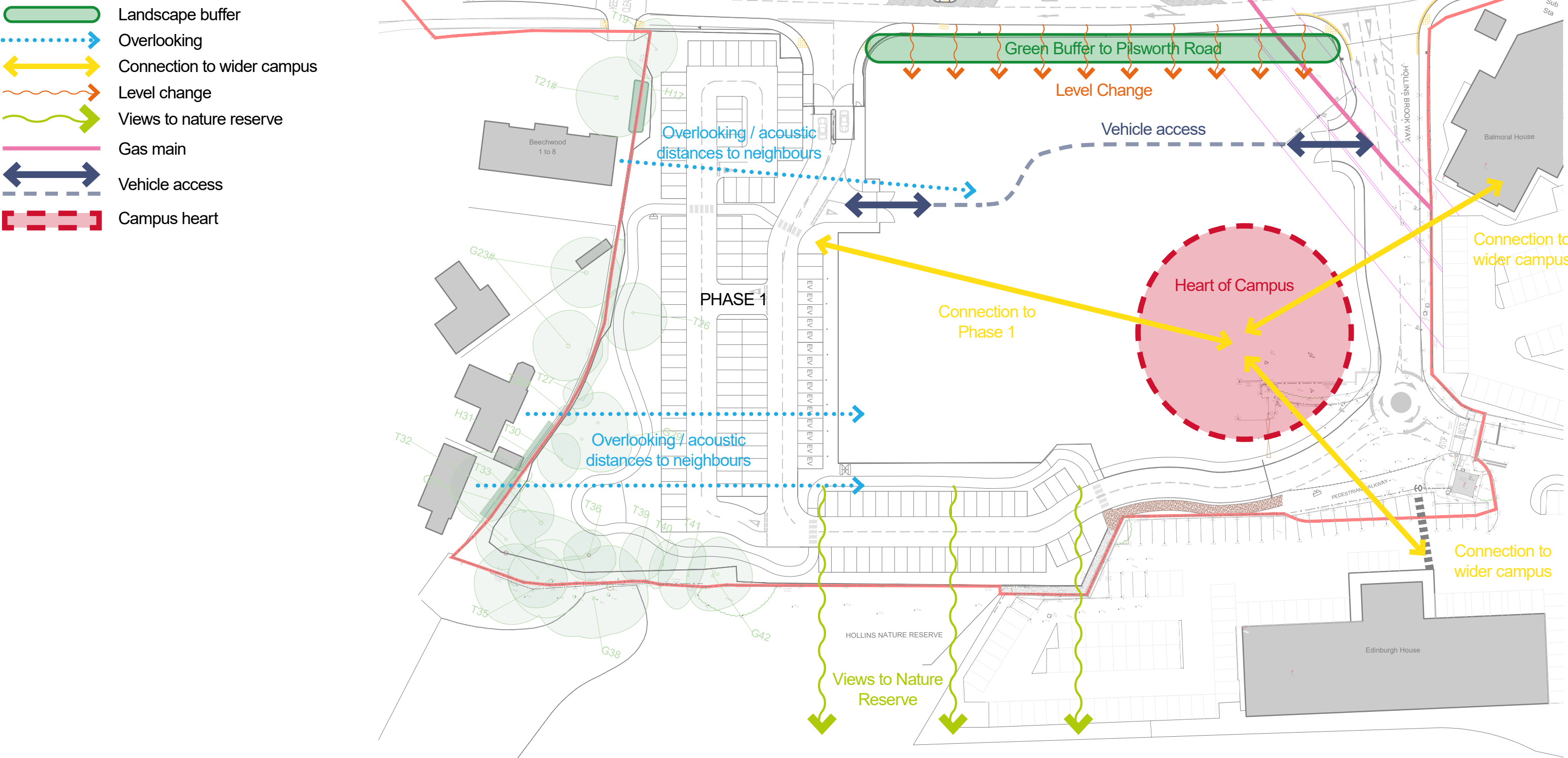
- Canteen / restaurant to serve approximately 280no. covers
- WCs required to service canteen / restaurant
- Kitchen and servery

Externals

- Parking spaces
- Secure cycle parking
- Refuse store
- Substation
- 2no. covered Padel courts
- Area for future MUGA pitch
- External seating for restaurant / canteen
- Entrance gateway with vehicle barriers and turnstiles

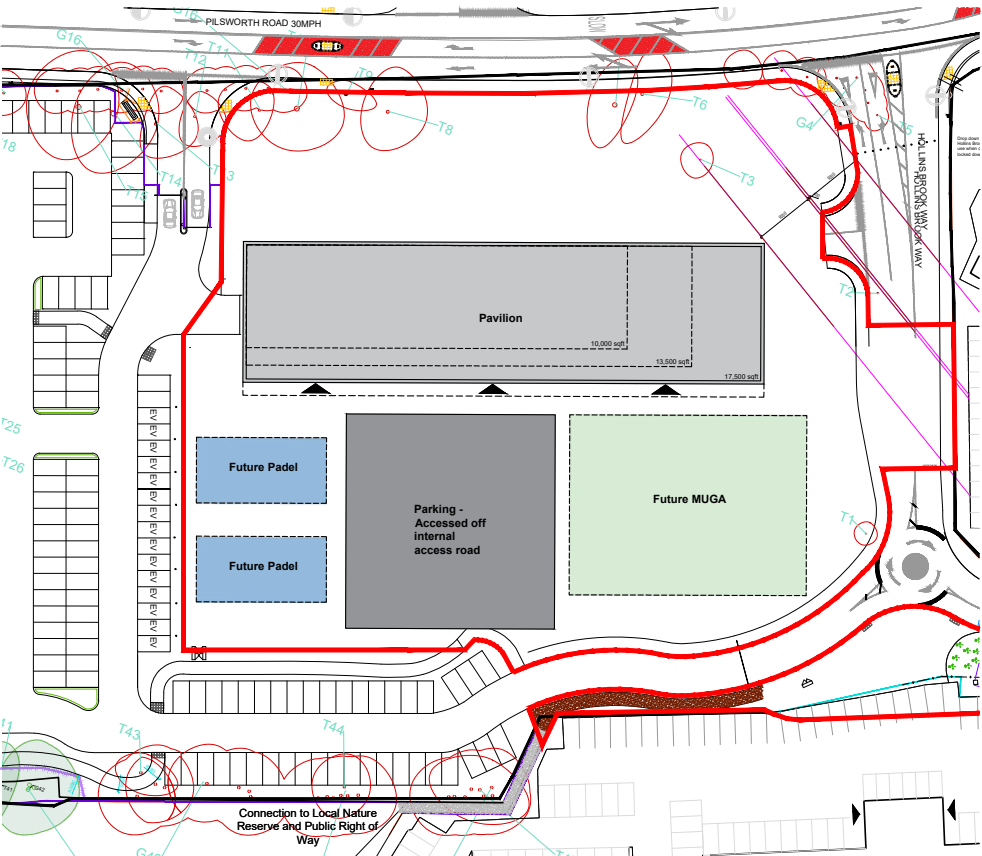


Opportunities & Constraints



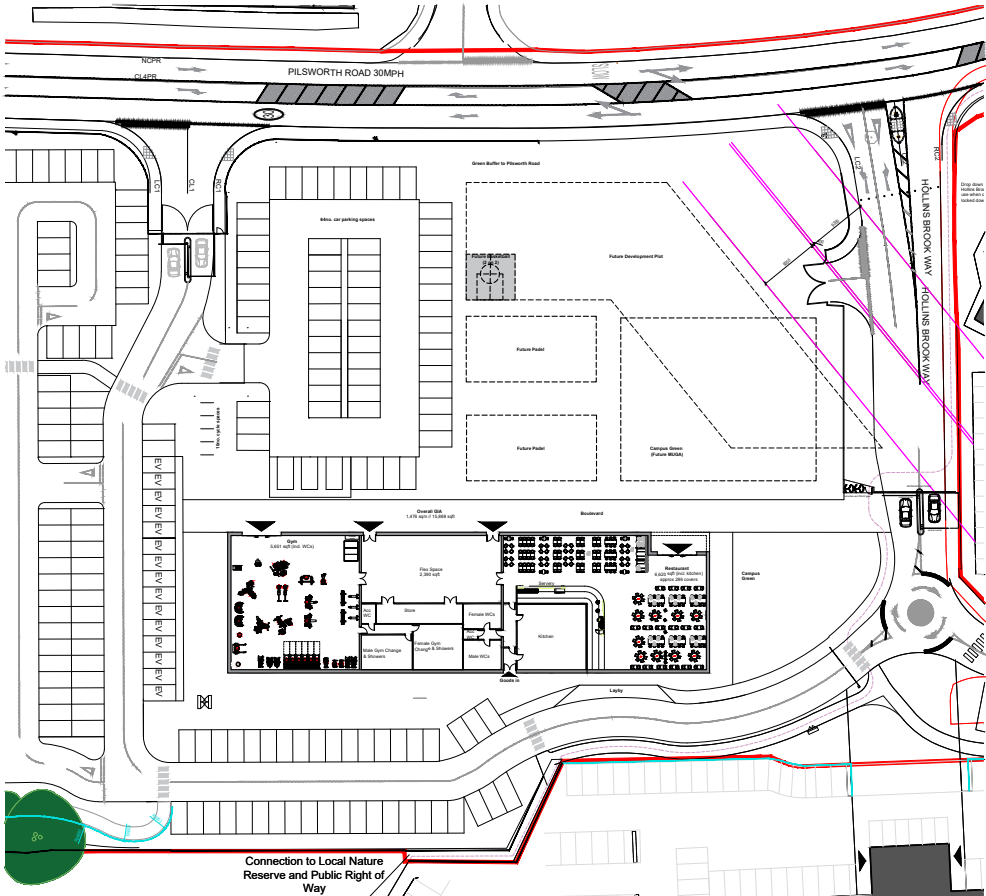
Proposals - Masterplan

Initial Site Layout Iterations



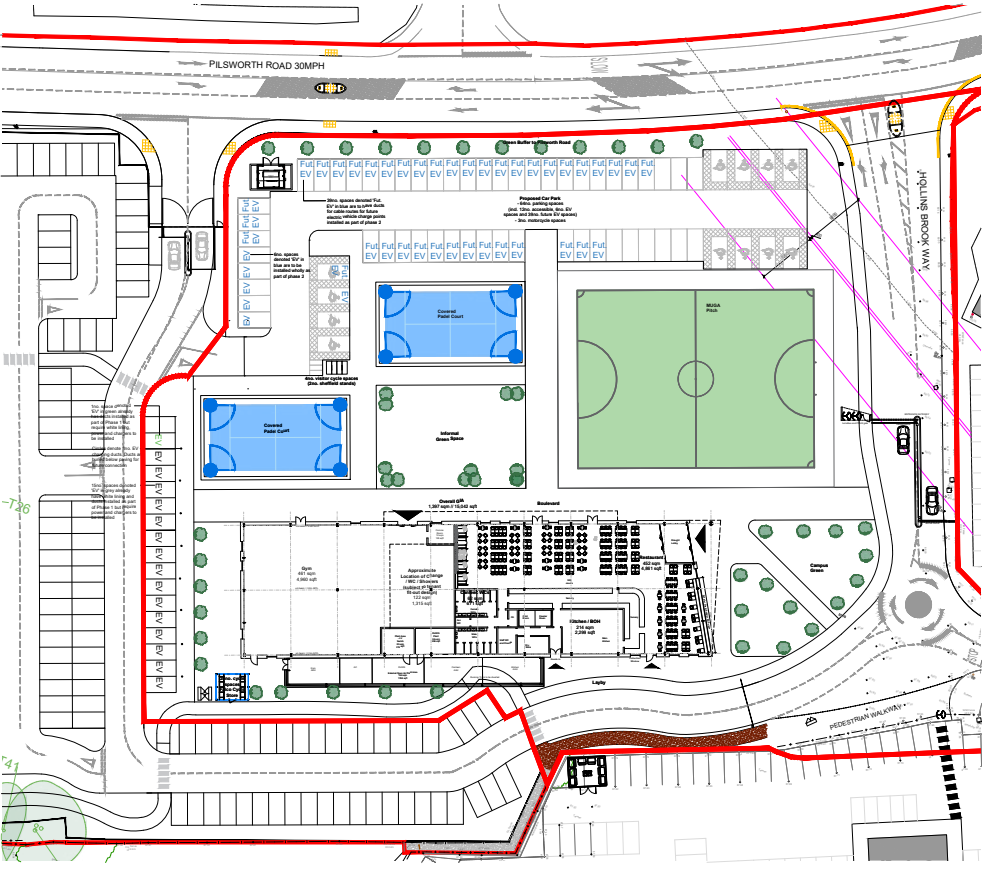
Iteration 1

- Building located centrally on site facing South over the nature reserve
- Pitches and parking in heart of campus utilising existing internal access road / route
- Large green area to North of site against Pilsworth Road to capture level change and green buffer
- No opportunity for future development



Iteration 2

- Building located to South of site to sit centrally in relation to rest of the campus
- Pitches located to North East of site accessed off campus green at the heart of the campus
- Option to develop a second building in the future against Pilsworth Road / HBW junction (avoiding gas main)
- Parking off existing access road adjacent to secondary entrance



Iteration 3

- As per iteration 2 with informal green space introduced between Padel Courts, and parking stretched across the top of the site against Pilsworth Road

Developed Site Layout

- Building located to North of the site providing presence at the front of the site, whilst overlooking the sports pitches and Nature Reserve beyond
- Pitches located to East to maintain proximity to gym and change areas
- New informal green space located in the heart of the campus providing space for events, exercise, sitting areas etc.
- Parking against Pilsworth Road with visitor parking off Hollins Brook Way, and team member parking connected to Phase 1
- Completion of Hollins Brook Way works, entrance gateway and barriers

