



UNIVERSAL DESTINATIONS & EXPERIENCES UK PROJECT

Former Kempston Hardwick
Brickworks and adjoining land, Bedford

Copies of Notices

Report reference: 1.3.0

Revision number: 00

Date: June 2025



TOWN AND COUNTRY PLANNING ACT 1990

NOTICE OF PLANNING PROPOSAL SUBMITTED TO THE MINISTER OF HOUSING AND PLANNING

Proposed Development at:

| | |
|--------------------------------|---|
| Name or flat number | N/A |
| Property number or name | N/A |
| Street | N/A |
| Locality | Land on the former Kempston Hardwick brickworks and agricultural land and broadly bounded by the A421 to the west and north, Broadmead Road to the south and the Midland Main Line to the east. |
| Town | Bedford |
| County | Bedfordshire |
| Postal Town | N/A |
| Postcode | N/A |

Take notice that the planning proposal is being made by:

| | |
|--------------------------|--|
| Organisation Name | Universal Destinations & Experiences ('UDX') |
| Applicant Name | As above |

Planning Proposal to:

| | |
|--|---|
| Description of proposed development | <p>Development of an entertainment resort complex and associated infrastructure, comprising:</p> <ol style="list-style-type: none">1. an entertainment resort complex including theme park(s), amusement park(s) and water park(s); visitor accommodation; vehicle hire facilities; entertainment venues; sport, recreation, leisure and spa facilities; venues with conference and/or convention spaces; retail, dining and entertainment; cultural facilities; vehicle showrooms; associated services and uses for any operational or administrative functions (Entertainment Resort Complex support); utility generation, storage, collection, treatment and processing facilities associated with the entertainment resort complex; vehicle and cycle parking, maintenance, and servicing and transportation hubs; access routes and circulation spaces; and landscaping; |
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|--|---|
| | <ol style="list-style-type: none"> 2. roads, routes and associated infrastructure, including a new A421 junction and upgrading and realignment of Manor Road; 3. an expanded Wixams railway station, railway crossings and transportation hubs with associated services and infrastructure; 4. related utility infrastructure; and 5. construction-related operations and uses. |
| Planning Authority to whom the application is being submitted | Minister of Housing and Planning on behalf of Secretary of State for Housing, Communities and Local Government |
| Planning Authority address: | 2 Marsham Street London SW1P 4DF United Kingdom |

Any owner of the land or tenant who wishes to make representations about this planning proposal, should write to the Minister of Housing and Planning on behalf of the Secretary of State within 30 days of the date when the planning proposal submission will be made available to view on MHCLG's website.

Signatory:

| | |
|--------------------------|---|
| Signatory | <div></div> (on behalf of Universal Destinations and Experiences) |
| Signature | <div></div> |
| Date (dd-mm-yyyy) | 26-06-2025 |

Statement of owners' rights:

The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or lease.

Statement of agricultural tenants' rights:

The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.

'Owner' means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than seven years.

'Tenant' means a tenant of an agricultural holding any part of which is comprised in the land.