



UNIVERSAL DESTINATIONS & EXPERIENCES UK PROJECT

Former Kempston Hardwick Brickworks
and adjoining land, Bedford

Proposed Operative and Controlling Documents

Report reference: 1.16.0

Revision number: 00

Date: June 2025



PROPOSED OPERATIVE AND CONTROLLING DOCUMENTS

- 1.1 This document has been prepared by Universal Destinations & Experiences (“UDX”) in support of its proposal seeking planning permission for the construction and operation of a Universal Entertainment Resort Complex, and associated development, in Bedford. The **Description of Development (Document Reference 1.9.0)** describes the development that UDX is seeking planning permission for (“Authorised Development”).
- 1.2 The proposal is sponsored by the Department for Culture Media and Sport. The Department for Transport and its associated arm’s-length bodies have assisted in the development of the highways and rail related elements of the proposal with Bedford Borough Council.
- 1.3 The proposal intends to provide sufficient information to enable the Secretary of State for Housing, Communities and Local Government to consult on and consider making a planning decision.
- 1.4 The information in this document sets out details of the following documents submitted in support of UDX’s proposal for planning permission for the Authorised Development:
- 1.4.1 **Operative documents** – as detailed in Table 1 below, these documents are intended to be part of the operative part of any planning permission granted for the Authorised Development; and
- 1.4.2 **Controlling documents** – as detailed in Table 2 below, are those documents setting out controls that the Authorised Development must be carried out in accordance with.
- 1.4.3 The controlling documents identified in Table 2 below, together with the Proposed Conditions (**Document Reference 1.5.0**) are proposed to secure the mitigation of the likely significant effects of the Authorised Development as identified in the **Environmental Statement (Document Reference 2.0.0 – 4.18.1.0) (“ES”)** and to achieve other planning policy aims.
- 1.4.4 It is envisaged that compliance with those controlling documents in Table 2 below would be secured by a planning condition.
- 1.4.5 It is also envisaged that there would be conditions allowing the controlling documents to be amended subject to a subsequent approval/variation approval process to allow for any amendments to controlling documents or details approved pursuant to any conditions provided that they are approved by the Secretary of State and are unlikely to give rise to any materially new or materially different environmental effects than those identified in the ES.

2. TABLE 1 – OPERATIVE DOCUMENTS

	Document	Document Reference ¹
1.	Site Location Plan	1.06.0
2.	Primary Access Plan	1.07.0

¹ Please refer to the Guide to the Planning Proposal (Document Reference 1.4.0) submitted in support of the SDO proposal

3. TABLE 2 – CONTROLLING DOCUMENTS

	Document	Document Reference²
1.	Zonal Plan	1.08.0
2.	Parameter Plans	
a.	Entertainment Resort Complex Land Use	1.10.0
b.	Access and Roadways	1.11.0
c.	Active Travel	1.12.0
d.	Core Zone Transport Hub	1.13.0
e.	Utility Compound	1.14.0
f.	East West Rail Safeguarded Land	1.15.0
3.	Travel Plan	4.5.6.0
4.	Design Standards	6.3.0
5.	Security and Emergency Management Plan	6.4.0
6.	Environmental Controls Document	6.16.0
7.	Land Use Limitations Table	6.17.0
8.	Dependencies Table	6.18.0

² Please refer to the Guide to the Planning Proposal (Document Reference 1.4.0) submitted in support of the SDO proposal