



UNIVERSAL DESTINATIONS & EXPERIENCES UK PROJECT

Former Kempston Hardwick Brickworks
and adjoining land, Bedford

Description of Development

Report reference: 1.9.0

Revision number: 00

Date: June 2025



DESCRIPTION OF DEVELOPMENT

- 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.
- 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 This document should be read alongside the following documents:
 - 1.4.1 the **Proposed Conditions (document reference 1.5.0)**;
 - 1.4.2 the following plans: (i) the **Site Location Plan (document reference 1.6.0)**, (ii) the **Parameter Plans (document references 1.10.0 – 1.15.0)**; and (iii) the **Zonal Plan (document reference 1.8.0)**;
 - 1.4.3 the **Proposed Operative and Controlling Documents (document reference 1.16.0)**;
 - 1.4.4 the **Land Use Limitations Table (document reference 6.17.0)**; and
 - 1.4.5 the **Dependencies Table (document reference 6.18.0)**.
- 1.5 In this document, “Site” means the land shown edged red on the **Site Location Plan (document reference 1.6.0)**.
- 1.6 The table in this document more particularly describes the development that UDX is seeking planning permission for (“Authorised Development”). In particular, it is envisaged that any planning permission would grant permission for:
 - 1.6.1 the making of any material changes in the use of the Site or any part of the Site of a type specified in the table below; and
 - 1.6.2 the carrying out of building, engineering or other operations in, on, under or over the Site or any part of the Site, in connection with the carrying out of the construction, operation and maintenance of any buildings, structures or facilities, and the carrying out of any works required or provided in connection with the use of the Site, of a type specified in the table below.

- 1.7 It is essential that planning permission is granted for a flexible form of development to reflect the fact that the Entertainment Resort Complex will evolve over time, including to respond to new technologies and innovation. Accordingly, it is envisaged that any planning permission granted would include ongoing permission for the following (and thereafter the same ongoing permissions in respect of any number of further such changes of use or works):
- 1.7.1 the change of use of a building, or part of a building, or other land forming part of the Site, from:
- (a) a use permitted within the Entertainment Resort Complex section of the table below and commenced pursuant to the planning permission, to another use referred to within the Entertainment Resort Complex section of the table below; and
 - (b) a use permitted within the Utilities section of the table below and commenced pursuant to the planning permission, to another use referred to within the Utilities section of the table below;
- 1.7.2 the maintenance, inspection, repair, adjustment, alteration, removal, demolition, clearance, refurbishment, reconstruction, replacement, redevelopment, reinstatement, extension, expansion and improvement of any part of the Entertainment Resort Complex and the Utilities referred to in the table below; and
- 1.7.3 the carrying out of such other works in addition to those set out in the table below as may be necessary or expedient for the purpose of or in connection with the construction (including site compounds) or use of the Authorised Development and which are within the scope of the environmental impact assessment recorded in the environmental statement, or which are unlikely to give rise to any materially new or materially different environmental effects from those reported in the environmental statement, or where appropriate mitigation has been provided.

	Proposed description of development for which planning permission would be granted (Authorised Development)
Entertainment Resort Complex	<ul style="list-style-type: none"> - Theme park(s), amusement park(s) and/or water park(s), including indoor and outdoor: <ul style="list-style-type: none"> o Rides, attractions, games and pools o Events spaces o Parades, shows and displays. - Visitor accommodation, including hotels, camping and caravanning. - Vehicle hire facilities. - Indoor and outdoor entertainment venues, including: <ul style="list-style-type: none"> o Theatres o Cinemas - Indoor and outdoor sport, recreation, leisure and spa facilities.

	<ul style="list-style-type: none"> - Venues with conference and/or convention spaces. - Retail, dining, and entertainment, including music and dance venues, nightclubs, hot food takeaways, restaurants, drinking establishments, shops, cafes and tattoo parlours. - Indoor and outdoor cultural facilities, including exhibition spaces, art galleries, museums and prayer rooms. - Vehicle showrooms. <p>Associated services and uses for any operational or administrative functions (Entertainment Resort Complex support), including:</p> <ul style="list-style-type: none"> - Offices, including call centres. - Warehousing and storage, including refrigerated areas, logistics delivery facilities, loading docks, and parade float storage. - Light industrial and research and development. - Media and film production facilities and uses. - Workshops and maintenance facilities. - Estate management and maintenance, including servers, laboratories and a horticultural nursery. - Changing facilities. - Entertainment rehearsal facilities. - Mail facilities. - Staff welfare facilities including training and education, and financial services facilities. - Training and education outreach facilities. - Food preparation and catering use. - Medical facilities. - Driver welfare facilities. - Laundry facilities. - Facilities for the care of cats and dogs for visitors, staff and security purposes. - Hazardous substance storage, including fuel, pyrotechnics, fireworks, and chemicals. - Emergency services and security facilities and infrastructure. - Support facilities, including service yards, loading bays, and waste storage, sorting and collection facilities. - Communications infrastructure, including towers, antennas, small wireless facilities, two-way radio, distributed antenna system and other similar communications facilities. <p>Utility generation, storage, collection, treatment, and processing facilities associated with the Entertainment Resort Complex, including:</p> <ul style="list-style-type: none"> - Electricity generation and storage apparatus, including renewable generation (including solar panels and battery storage) and backup generation.
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	<ul style="list-style-type: none"> - Water collection, treatment, and processing facilities and storage. - On-site energy centre(s) providing source of networked heat and cooling, including heat pumps, electric and gas boilers, thermal storage and electric chillers. - Associated buildings, structures, equipment, and metering. <p>Vehicle and cycle parking, maintenance and servicing and transportation hubs, including:</p> <ul style="list-style-type: none"> - Covered and uncovered vehicle parking areas including multi storey car parks. - Vehicle pick up and drop off, including parking and associated infrastructure for buses, coaches, taxis, ride shares and service vehicles. - Facilities for servicing, maintaining, valeting and fuelling vehicles, including electric and other charging facilities. <p>Access routes and circulation spaces, including:</p> <ul style="list-style-type: none"> - Internal roads. - Vehicular bridges. - Pedestrian and cycle access and infrastructure, including footpaths, footways, cycleways, walkways (including covered, uncovered and moving), stairs, ramps, lifts, escalators, bridges and underpasses. - Traffic signals. <p>Landscaping, including:</p> <ul style="list-style-type: none"> - Structures associated with signage, including gantries. - Information boards and associated structures. - Lighting including floodlighting. - Noise attenuation. - Gates, fences, walls, retaining walls, and other means of enclosure. - Traffic control devices. - Security infrastructure. - Public art. - Visitor facilities and infrastructure, including seating, kiosks, ticketing points, ticket machines, ticket barriers, turnstile structures, booths, stalls, canopies and other ancillary infrastructure. - Street furniture. - Wildlife crossing structures. - Trees, shrubs, grassland, hedge planting and verges. - Ecological mitigation, habitat, and biodiversity enhancement. - Drainage and attenuation works, including swales, channels, fountains, lakes, lagoons, ponds, and watercourses.
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Utilities	<p>Utility infrastructure provided in connection with the Entertainment Resort Complex, Roads and/or Rail-related development, including:</p> <ul style="list-style-type: none"> - Electricity distribution infrastructure, including substations, transformers and cables. - Water (potable and non-potable) and wastewater (surface and foul) infrastructure, including pipes, pumping stations, treatment facilities, culverts and stormwater ponds. - Natural gas conveyance apparatus, including pipelines and above ground installations. - Communications infrastructure, including cables and above ground installations. - Associated buildings, structures, equipment, and metering. - Support facilities associated with the provision of such utility infrastructure, including service yards, maintenance facilities, welfare facilities, water storage, and waste storage, sorting and collection facilities.
Roads	<p>Roads, routes and associated infrastructure, including:</p> <ul style="list-style-type: none"> - Roads. - Bridges. - Pedestrian and cycle routes, including stairs, ramps and underpasses. - Realignment, reconstruction, alteration and improvement of existing roads, junctions, footways and cycleways. - Signalisation works. - Landscaping, including: <ul style="list-style-type: none"> o Structures associated with signage, including gantries. o Lighting including floodlighting. o Noise attenuation. o Gates, fences, walls, retaining walls, and other means of enclosure. o Traffic control devices. o Security infrastructure. o Public art. o Street furniture. o Wildlife crossing structures. o Trees, shrubs, grassland, hedge planting and verges. o Ecological mitigation, habitat, and biodiversity enhancement. o Drainage and attenuation works, including swales, channels, fountains, lakes, lagoons, ponds, and watercourses.

Rail-related development	<p>Railway station, railway crossings and transportation hubs with associated services and infrastructure, including:</p> <ul style="list-style-type: none"> - Station buildings on the Midland Main Railway Line. - Four railway platforms on the Midland Main Railway Line. - Track, gantries and other operational and supporting rail infrastructure, including communications infrastructure, electric multiple unit power infrastructure, and signalling. - Retail and dining, including hot food takeaways, restaurants, shops and cafes. - Offices. - Driver and staff welfare facilities. - Maintenance facilities. - Vehicle and cycle parking, maintenance and servicing and transportation hubs, including: <ul style="list-style-type: none"> o Covered and uncovered vehicle parking areas including multi storey car parks. o Vehicle drop off and pick up, including parking and associated infrastructure for buses, coaches, taxis, ride shares and service vehicles. o Facilities for servicing, maintaining, valeting and fuelling vehicles, including electric and other charging facilities. - Roads and vehicular bridges. - Pedestrian and cycle access and infrastructure, including bridges, underpasses, walkways (covered, uncovered and moving), stairs, ramps, escalators and lifts. - Traffic signals. - Landscaping, including: <ul style="list-style-type: none"> o Structures associated with signage, including gantries. o Information boards and associated structures. o Lighting including floodlighting. o Noise attenuation. o Gates, fences, walls, retaining walls, and other means of enclosure. o Traffic control devices. o Security infrastructure. o Public art. o Visitor and passenger facilities and infrastructure, including seating, kiosks, ticketing points, ticket machines, ticket barriers, turnstile structures, booths, stalls, canopies, platform enclosures and other ancillary infrastructure. o Street furniture. o Wildlife crossing structures. o Trees, shrubs, grassland, hedge planting and verges. o Ecological mitigation, habitat, and biodiversity enhancement.
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	<ul style="list-style-type: none"> ○ Drainage and attenuation works, including swales, channels, fountains, lakes, lagoons, ponds, and watercourses.
Construction	<p>Use of land necessary to support construction, including:</p> <ul style="list-style-type: none"> - Soil and spoil storage. - Construction compounds and storage. - Construction related buildings and structures, including offices, welfare facilities, medical facilities and temporary worker accommodation. - Storage of cement and other materials for use in construction, including mixing equipment, silos, above ground storage tanks, sand and aggregate storage. - Concrete, rock, limestone and brick crushing and grinding facilities. - Vehicle parking. - Secure plant and equipment storage areas. - Hoardings, fencing, screening, gates, and other means of enclosure. - Site security and access control, including turnstile structures, gates and other ancillary infrastructure. - Waste storage, reclaim and reuse collection facilities. - Bunds, embankments, and earthworks retaining structures. - Lighting. - Structures for signage and information boards. - Vehicle staging area. <p>Building, engineering or other operations, including:</p> <ul style="list-style-type: none"> - Soil and spoil removal. - Preparation of concrete and other materials for use in construction. - Erection, construction, installation, provision, extension and alteration, including of buildings, facilities, structures, plant, equipment and machinery. - Demolition and removal, including of buildings, facilities, structures, plant, equipment and machinery. - Vegetation clearance. - Site investigation, including site surveys, monitoring, ground investigation and soil investigation works, boreholes, and trenching. - Archaeological investigation, trenching, preservation, excavation, and removal. - Remediation, decontamination and stabilisation works, including removal of hazardous substances. - Reinstatement works.

	<ul style="list-style-type: none"> - Land raising and lowering. - Laying down of construction access roads and tracks, ramps, means of access, footpaths, crossings of watercourses, and roads. - Improvements to existing roads. - Works to place, alter, divert, disconnect, reconnect, relocate, protect, remove or maintain the position of apparatus, services, plant and other equipment in, on or under the land, including mains, sewers, drains, pipes, conduits, pumps, lights, cables, fencing and other boundary treatments and apparatus. - Noise attenuation. - Horizontal directional drilling and earthworks. - Site contouring. - Permanent and temporary closing of footpaths. - Ecological management and mitigation, including habitat protection and species relocation. - Water supply works, drainage provision, and foul water and surface water management systems, including sustainable drainage systems, attenuation, culverting, outfalls, and irrigation and water quality infrastructure. - Alteration of watercourses and drainage features.
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