



## UNIVERSAL DESTINATIONS & EXPERIENCES UK PROJECT

Former Kempston Hardwick Brickworks  
and adjoining land, Bedford

### Environmental Statement Volume 1 Chapter 0 - Table of Contents

Report reference: 2.0.0

Revision number: 00

Date: June 2025





## **ENVIRONMENTAL STATEMENT VOLUME 1 – MAIN TEXT**

---

CHAPTER 0: TABLE OF CONTENTS

CHAPTER 1: INTRODUCTION AND SITE DESCRIPTION

CHAPTER 2: DESCRIPTION OF THE PROPOSED DEVELOPMENT

CHAPTER 3: APPROACH TO EIA

CHAPTER 4: CONSIDERATION OF REASONABLE ALTERNATIVES

CHAPTER 5: TRAFFIC AND TRANSPORT

CHAPTER 6: ECOLOGY AND NATURE CONSERVATION

CHAPTER 7: LANDSCAPE AND VISUAL IMPACT ASSESSMENT

CHAPTER 8: AIR QUALITY

CHAPTER 9: NOISE AND VIBRATION

CHAPTER 10: CULTURAL HERITAGE

CHAPTER 11: GROUND CONDITIONS, SOILS AND AGRICULTURAL LAND

CHAPTER 12: WATER RESOURCES

CHAPTER 13: SOCIO-ECONOMICS

CHAPTER 14: GREENHOUSE GASES

CHAPTER 15: CLIMATE RESILIENCE

CHAPTER 16: MAJOR ACCIDENTS AND DISASTERS

CHAPTER 17: POPULATION AND HUMAN HEALTH

CHAPTER 18: CUMULATIVE EFFECTS

CHAPTER 19: SUMMARY OF RESIDUAL LIKELY SIGNIFICANT EFFECTS

## ENVIRONMENTAL STATEMENT VOLUME 2 – FIGURES

---

FIGURE 5.1: ASSESSED LINK LOCATIONS

FIGURE 5.2: CLASSIFIED TURNING COUNT (CTC) SURVEY LOCATIONS

FIGURE 5.3: AUTOMATIC TRAFFIC COUNT (ATC) SURVEY LOCATIONS

FIGURE 5.4: WEBTRIS COUNT LOCATIONS

FIGURE 5.5: ANPR CORDON

FIGURE 5.6: WIXAMS STATION APPROVED LAYOUT

FIGURE 5.7: LOCATION OF SENSITIVE RECEPTORS

FIGURE 6.1: ECOLOGICAL DESIGNATIONS PLAN

FIGURE 6.2: UK HABITATS PLAN

FIGURE 6.3: BEDFORDSHIRE GREAT CRESTED NEWT DISTRICT LEVEL LICENCE – IMPACT RISK ZONES WITHIN SITE

FIGURE 7.1: ZONES OF THEORETICAL VISIBILITY AND VIEWPOINT LOCATIONS

FIGURE 7.1A: VIEWPOINT LOCATIONS

FIGURE 7.2: SITE CONTEXT

FIGURE 7.3: TOPOGRAPHY

FIGURE 7.4: LANDSCAPE DESIGNATIONS

FIGURE 7.5: NATIONAL LANDSCAPE CHARACTER AREAS

FIGURE 7.6: LOCAL LANDSCAPE CHARACTER AREAS

FIGURE 7.7: ACCESS AND PUBLIC RIGHTS OF WAY

FIGURE 7.8: VIEWPOINT PHOTOGRAPHY

FIGURE 7.9: LANDSCAPE MITIGATION PLAN

FIGURE 8.1: AIR QUALITY ASSESSMENT STUDY AREA

FIGURE 8.2: AIR QUALITY MONITORING SITES

FIGURE 8.3: CONSTRUCTION DUST AND RECEPTORS

FIGURE 8.4: TRAFFIC EMISSIONS AND HUMAN RECEPTORS

FIGURE 8.5: TRAFFIC EMISSIONS AND ECOLOGICAL RECEPTORS – MAULDEN WOOD ANCIENT WOODLAND & MAULDEN WOOD AND PENNYFATHER'S HILLS SITE OF SPECIAL SCIENTIFIC INTEREST

FIGURE 8.6: TRAFFIC EMISSIONS AND ECOLOGICAL RECEPTORS – COUNTY WILDLIFE SITES

FIGURE 9.1: CONSTRUCTION NOISE AND VIBRATION STUDY AREA AND SENSITIVE RECEPTORS

FIGURE 9.2: DEFRA ROAD AND RAIL NOISE MAPPING – DAY-TIME AMBIENT NOISE LEVEL

FIGURE 9.3: DEFRA ROAD AND RAIL NOISE MAPPING – NIGHT-TIME AMBIENT NOISE LEVEL

FIGURE 9.4: CONSTRUCTION ROAD TRAFFIC NOISE LEVEL CHANGE - SCENARIO 2 VS SCENARIO 1

FIGURE 9.5: OPERATIONAL ROAD TRAFFIC NOISE LEVEL CHANGE – SCENARIO 4 VS SCENARIO 3

FIGURE 9.6: OPERATIONAL ROAD TRAFFIC NOISE LEVEL CHANGE – SCENARIO 4A VS SCENARIO 3

FIGURE 9.7: OPERATIONAL ROAD TRAFFIC NOISE LEVEL CHANGE – SCENARIO 5 VS SCENARIO 3

FIGURE 9.8: RECEPTOR CONTROL LOCATIONS

FIGURE 11.1: GROUND CONDITIONS, SOILS AND AGRICULTURAL LAND STUDY AREA

FIGURE 11.2: PREVIOUS GROUND INVESTIGATIONS

FIGURE 12.1: RISK OF FLOODING FROM RIVERS (IDB)

FIGURE 12.2: RISK OF FLOODING FROM SURFACE WATER (EA)

FIGURE 12.3: EXISTING SURFACE WATER REGIME

FIGURE 12.4: PROPOSED SURFACE WATER STRATEGY

FIGURE 18.1: COMMITTED DEVELOPMENTS

## **ENVIRONMENTAL STATEMENT VOLUME 3 – TECHNICAL APPENDICES**

---

APPENDIX 0.1: GLOSSARY AND ACRONYMS

APPENDIX 1.1: RELEVANT EXPERTISE AND COMPETENCY

APPENDIX 1.2: LOCATION OF REQUIRED INFORMATION WITHIN THE ES

APPENDIX 2.1: ENVIRONMENTAL STATEMENT BASIS OF ASSESSMENT

APPENDIX 2.2: NO LONGER IN USE

APPENDIX 2.3: OUTLINE CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

APPENDIX 2.4: DESCRIPTION OF DEVELOPMENT FOR EIA AND EXAMPLES

APPENDIX 2.5: NO LONGER IN USE

APPENDIX 2.6: NO LONGER IN USE

APPENDIX 2.7: DAYLIGHT ASSESSMENT RESULTS

APPENDIX 3.1: LEGISLATION, POLICY AND GUIDANCE FOR ALL ES TECHNICAL TOPICS

APPENDIX 3.2: SIGNIFICANCE CRITERIA FOR ALL ES TECHNICAL TOPICS

APPENDIX 3.3: ASSESSMENT OF RESIDENTIAL PROPERTIES IN THE SITE BOUNDARY

APPENDIX 3.4: TABLE 1 – SUMMARY OF ASSUMPTIONS – TRANSPORT

APPENDIX 5.1: TRANSPORT ASSESSMENT

APPENDIX 5.2: LINK SENSITIVITY REVIEW

APPENDIX 5.3: 18-HOUR AAWT FLOWS

APPENDIX 5.4: TRAFFIC FLOWS FOR SENSITIVITY TESTING SCENARIO 5A

APPENDIX 5.5: TRAFFIC FLOWS FOR SENSITIVITY TESTING SCENARIO 5B

APPENDIX 5.6: TRAVEL PLAN

APPENDIX 6.1: PRELIMINARY ECOLOGICAL APPRAISAL REPORT

APPENDIX 6.2: AQUATIC HABITAT SCOPING ASSESSMENT REPORT

APPENDIX 6.3: BADGER SURVEY REPORT CONFIDENTIAL

APPENDIX 6.4: OUTLINE HABITAT CREATION AND ENHANCEMENT PLAN

APPENDIX 6.5: OUTLINE LANDSCAPE AND ECOLOGY MANAGEMENT PLAN

APPENDIX 6.6: INTER-PROJECT CUMULATIVE ASSESSMENT

APPENDIX 6.7: GREAT CRESTED NEWT SURVEY REPORT

APPENDIX 6.8: MACROPHYTE SURVEY REPORT

APPENDIX 6.9: BREEDING BIRD SURVEY REPORT

APPENDIX 6.10: BAT ROOST APPRAISAL REPORT

APPENDIX 6.11: OTTER AND WATER VOLE SURVEY REPORT

APPENDIX 6.12: REPTILE SURVEY REPORT

APPENDIX 6.13: TERRESTRIAL INVERTEBRATE SURVEY REPORT

APPENDIX 6.14: UK HABITAT CLASSIFICATION REPORT

APPENDIX 6.15: WINTERING BIRD SURVEY REPORT

APPENDIX 6.16: BAT ACTIVITY SURVEY REPORT

APPENDIX 6.17: AQUATIC ECOLOGY SURVEY REPORT

APPENDIX 6.18: BARN OWL SURVEY REPORT

APPENDIX 6.19: LETTERS OF COMFORT – PROTECTED SPECIES LICENCING

APPENDIX 7.1: TECHNICAL METHODOLOGY: PHOTOGRAPHY, 3D MODELLING, ACCURATE VISUAL REPRESENTATIONS

APPENDIX 7.2: LVIA ENGAGEMENT

APPENDIX 7.3: LVIA METHODOLOGY

APPENDIX 7.4: LANDSCAPE CHARACTER AREAS: KEY CHARACTERISTICS

APPENDIX 7.5: LANDSCAPE CHARACTER: ASSESSMENT OF EFFECTS

APPENDIX 7.6: DETAILED VISUAL IMPACT ASSESSMENT

APPENDIX 7.7: LANDSCAPE VISUALISATIONS

APPENDIX 8.1: TRAFFIC DATA

APPENDIX 8.2: AIR QUALITY MODEL DETAILS

APPENDIX 8.3: BACKGROUND AIR POLLUTION DATA

APPENDIX 8.4: AIR QUALITY MONITORING DATA

APPENDIX 8.5: DETAILS OF SELECTED HUMAN RECEPTORS

APPENDIX 8.6: DETAILS OF ECOLOGICAL RECEPTOR TRANSECTS

APPENDIX 8.7: RESULTS FOR HUMAN RECEPTORS

APPENDIX 8.8: RESULTS FOR ECOLOGICAL RECEPTORS

APPENDIX 9.1: BASELINE NOISE SURVEY DETAILS

APPENDIX 9.2: CONSTRUCTION NOISE AND VIBRATION ASSESSMENT

APPENDIX 9.3: CONSTRUCTION AND OPERATIONAL ROAD TRAFFIC NOISE ASSESSMENT

APPENDIX 9.4: OPERATIONAL NOISE ASSESSMENT

APPENDIX 9.5: DEMONSTRATION OF COMPLIANCE WITH OPERATIONAL PHASE NOISE LIMITS

APPENDIX 10.1: HISTORIC ENVIRONMENT DESK-BASED ASSESSMENT

APPENDIX 10.2: ARCHAEOLOGICAL TRIAL TRENCH EVALUATION REPORT



APPENDIX 10.3: ARCHAEOLOGICAL MITIGATION STRATEGY  
APPENDIX 11.1: CONTAMINATED LAND PRELIMINARY RISK ASSESSMENT  
APPENDIX 11.2: GROUND INVESTIGATION TECHNICAL NOTE  
APPENDIX 11.3: MINERAL RESOURCE ASSESSMENT  
APPENDIX 11.4: OUTLINE LAND REMEDIATION STRATEGY  
APPENDIX 12.1: FLOOD RISK ASSESSMENT  
APPENDIX 12.2: WATER STRATEGY  
APPENDIX 12.3: DRAINAGE STRATEGY  
APPENDIX 13.1: TEMPORARY WORKFORCE ACCOMMODATION STRATEGY  
APPENDIX 14.1: CARBON MANAGEMENT PLAN  
APPENDIX 16.1: MAJOR ACCIDENTS AND DISASTERS LONG LIST  
APPENDIX 16.2: MAJOR ACCIDENTS AND DISASTERS RISK RECORD  
APPENDIX 18.1: LONG LIST OF COMMITTED DEVELOPMENTS



## ENVIRONMENTAL STATEMENT VOLUME 4 – NON-TECHNICAL SUMMARY

---



WSP House  
70 Chancery Lane  
London  
WC2A 1AF

**[wsp.com](http://wsp.com)**