



UNIVERSAL DESTINATIONS & EXPERIENCES UK PROJECT

Former Kempston Hardwick Brickworks
and adjoining land, Bedford

Environmental Statement Volume 3

Appendix 1.2 - Location of Required Information within the ES

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Table 1 – Location of Required Information within the ES

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(1) Subject to Regulation 9, an EIA application must be accompanied by an environmental statement for the purposes of these Regulations.	-	-	The ES as reported within Volume 1: Main Text, Volume 2: Figures, Volume 3: Technical Appendices, and Volume 4: Non-Technical Summary.
(2) A subsequent application is to be taken to be accompanied by an environmental statement for the purpose of paragraph (1) where the application for planning permission to which it relates was accompanied by a statement referred to by the applicant as an environmental statement for the purposes of these Regulations, but this is subject to regulation 9.	-	-	N/A
(3)(a) A description of the proposed development comprising information on the site, design, size and other relevant features of the development.	1	Description of the development (as set out in Chapter 2: Description of the Proposed Development (Volume 1) and Appendix 2.4: Description of Development for EIA and Examples (Volume 3)), including in particular:	
		(a) a description of the location of the development.	Chapter 1: Introduction and Site Description (Volume 1) – Section 1.7.

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	(b) a description of the physical characteristics of the whole development, including, where relevant, requisite demolition works, and the land-use requirements during the construction and operational phases.	Chapter 2: Description of the Proposed Development (Volume 1) – Section 2.1, Section 2.2 and Section 2.7. Appendix 2.1: Environmental Statement Basis of Assessment (Volume 3).
	(c) a description of the main characteristics of the operational phase of the development (in particular any production process), for instance, energy demand and energy used, nature and quantity of the materials and natural resources (including water, land, soil and biodiversity) used.	Chapter 2: Description of the Proposed Development (Volume 1) – Section 2.1, Section 2.4 and Section 2.6.
	(d) an estimate, by type and quantity, of expected residues and emissions (such as water, air, soil and subsoil pollution, noise, vibration, light, heat, radiation) and quantities and types of waste produced during the construction and operation phases.	Chapter 2: Description of the Proposed Development (Volume 1) – Section 2.6. Technical Chapters 5 – 16- Section 5.6, Section 6.6, Section 7.6, Section 8.6, Section 9.6, Section 10.7, Section 11.6, Section 12.6, Section 13.6, Section 14.5, Section 15.6, Section 16.6; <i>Assessment of Potential Effects, Mitigation and Residual Effects</i> is included in each technical chapter. (Note that heat and radiation are not assessed in the ES as they are not relevant to the Proposed Development and not anticipated to lead to significant effects.)

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(3) (d) A description of the reasonable alternatives studied by the developer, which are relevant to the proposed development and its specific characteristics, and an indication of the main reasons for the option chosen, taking into account the effects of the development on the environment.	2	A description of the reasonable alternatives (for example in terms of development design, technology, location, size and scale) studied by the developer, which are relevant to the proposed project and its specific characteristics, and an indication of the main reasons for selecting the chosen option, including a comparison of the environmental effects.	Chapter 4: Consideration of Reasonable Alternatives (Volume 1) – Sections 4.3 through 4.6.
-	3	A description of the relevant aspects of the current state of the environment (baseline scenario) and an outline of the likely evolution thereof without implementation of the development as far as natural changes from the baseline scenario can be assessed with reasonable effort on the basis of the availability of environmental information and scientific knowledge.	Chapter 1: Introduction and Site Description (Volume 1) – Section 1.7. Chapter 3: Approach to EIA (Volume 1) – Section 3.3. Technical Chapters 5 – 17 – Section 5.5, Section 6.5, Section 7.5, Section 8.5, Section 9.5, Section 10.5, Section 11.5, Section 12.5, Section 13.5, Section 14.4, Section 15.5, Section 16.5. Section 17.4 <i>Baseline Conditions (or similar)</i> is included in each technical chapter.
-	4	A description of the factors specified in regulation 4(2) likely to be significantly affected by the development: population, human health, biodiversity (for example fauna and flora), land (for example land take), soil (for example organic matter, erosion, compaction, sealing), water (for example hydromorphological changes, quantity and quality), air, climate (for example greenhouse gas emissions, impacts relevant	Technical Chapters 5 – 17, with the scope of each chapter tailored to the relevant likely significant effects of the Proposed Development. - Section 5.6, Section 6.6, Section 7.6, Section 8.6, Section 9.6, Section 10.7, Section 11.6, Section 12.6, Section 13.6, Section 14.5, Section 15.6, Section 16.6, Section 17.5; <i>Assessment of Potential Effects, Mitigation and</i>

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		to adaptation), material assets, cultural heritage, including architectural and archaeological aspects, and landscape.	<i>Residual Effects</i> is included in each technical chapter. Chapter 19: Summary of Residual Likely Significant Effects (Volume 1)
(3) (b) A description of the likely significant effects of the proposed development on the environment.	5	A description of the likely significant effects of the development on the environment resulting from, inter alia	
		a. the construction and existence of the development, including, where relevant, demolition works;	Technical Chapters 5 – 17- Section 5.6, Section 6.6, Section 7.6, Section 8.6, Section 9.6, Section 10.7, Section 11.6, Section 12.6, Section 13.6, Section 14.5, Section 15.6, Section 16.6, Section 17.5; <i>Assessment of Potential Effects, Mitigation and Residual Effects</i> is included in each technical chapter.
		b. the use of natural resources, in particular land, soil, water and biodiversity, considering as far as possible the sustainable availability of these resources;	Chapter 6: Ecology and Nature Conservation (Volume 1) – Section 6.6. Chapter 11: Ground Conditions, Soils and Agricultural Land (Volume 1) – Section 11.6. Chapter 12: Water Resources (Volume 1) – Section 12.6. Chapter 14: Greenhouse Gases (Volume 1) – Section 14.5.

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	<p>c. the emission of pollutants, noise, vibration, light, heat and radiation, the creation of nuisances, and the disposal and recovery of waste;</p>	<p>Chapter 5: Traffic and Transport (Volume 1) - Section 5.6</p> <p>Chapter 8: Air Quality (Volume 1) – Section 8.6.</p> <p>Chapter 9: Noise and Vibration (Volume 1) – Section 9.6.</p> <p>Chapter 12: Water Resources (Volume 1) – Section 12.6.</p> <p>Chapter 13: Socio-Economics (Volume 1) – Section 13.5.</p> <p>Chapter 14: Greenhouse Gases (Volume 1) – Section 14.5.</p> <p>Chapter 17: Population and Human Health (Volume 1) – Section 17.5.</p> <p>Daylight, sunlight and overshadowing is assessed in Appendix 2.7 Daylight Assessment Results.</p> <p>As noted above, heat and radiation are not relevant to the Proposed Development with no likelihood of significant environmental effects and are therefore not assessed in the ES.</p>

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	d. the risks to human health, cultural heritage or the environment (for example due to accidents or disasters);	Technical Chapters 5 – 17 - Section 5.6, Section 6.6, Section 7.6, Section 8.6, Section 9.6, Section 10.7, Section 11.6, Section 12.6, Section 13.6, Section 14.5, Section 15.6, Section 16.6, Section 17.5; <i>Assessment of Potential Effects, Mitigation and Residual Effects</i> is included in each technical chapter.
	e. the cumulation of effects with other existing and/or approved projects, taking into account any existing environmental problems relating to areas of particular environmental importance likely to be affected or the use of natural resources;	Chapter 18: Cumulative Effects (Volume 1) – Section 18.3, Section 18.4 and Section 18.5.
	f. the impact of the project on climate (for example the nature and magnitude of greenhouse gas emissions) and the vulnerability of the project to climate change; and	Chapter 14: Greenhouse Gases (Volume 1) – Section 14.5 and Section 14.7. Chapter 15: Climate Resilience (Volume 1) – Section 15.6, Section 15.7 and Section 15.9.
	g. the technologies and the substances used.	Chapter 2: Description of the Proposed Development (Volume 1) – Section 2.6 and Section 2.7. Technical Chapters 5 – 17.

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		The description of the likely significant effects on the factors specified in regulation 4(2) should cover the direct effects and any indirect, secondary, cumulative, transboundary, short-term, medium-term and long-term, permanent and temporary, positive and negative effects of the development. This description should take into account the environmental protection objectives established at Union level (as they had effect immediately before exit day) or United Kingdom level which are relevant to the project, including in particular those established under the law of any part of the United Kingdom that implemented Council Directive 92/43/EEC M1 and Directive 2009/147/EC.	Chapter 19: Summary of Residual Likely Significant Effects (Volume 1) – Section 19.2.
-	6	A description of the forecasting methods or evidence, used to identify and assess the significant effects on the environment, including details of difficulties (for example technical deficiencies or lack of knowledge) encountered compiling the required information and the main uncertainties involved.	Technical Chapters 3 and 5 – 17 – Section 5.4, Section 6.4, Section 7.4, Section 8.4, Section 9.4, Section 10.4, Section 11.4, Section 12.4, Section 13.4, Section 14.3, Section 15.4, Section 16.4 and Section 17.3.
(3) (c) A description of any features of the proposed development, or measure envisaged in order to avoid, prevent or reduce and, if possible, offset likely significant adverse effects on the environment.	7	A description of the measures envisaged to avoid, prevent, reduce or, if possible, offset any identified significant adverse effects on the environment and, where appropriate, of any proposed monitoring arrangements (for example the preparation of a post-project analysis). That description should explain the extent, to which significant adverse effects on the	Technical Chapters 5 – 17 - Section 5.6, Section 6.6, Section 7.6, Section 8.6, Section 9.6 (and 9.11), Section 10.7, Section 11.6, Section 12.6, Section 13.6, Section 14.5, Section 15.6, Section 16.6, Section 17.5; <i>Assessment of Potential Effects, Mitigation and Residual Effects</i> is included in each technical chapter.

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		environment are avoided, prevented, reduced or offset, and should cover both the construction and operational phases.	Chapter 19: Summary of Residual Likely Significant Effects (Volume 1) A Mitigation and Commitments Register Schedule is also provided in the Mitigation Route Map (Document Reference: 6.14.0) .
-	8	A description of the expected significant adverse effects of the development on the environment deriving from the vulnerability of the development to risks of major accidents and/or disasters which are relevant to the project concerned. Relevant information available and obtained through risk assessments pursuant to assimilated law such as any law that implemented Directive 2012/18/EU of the European Parliament and of the Council or Council Directive 2009/71/Euratom or UK environmental assessments may be used for this purpose provided that the requirements of any law that implemented this Directive are met. Where appropriate, this description should include measures envisaged to prevent or mitigate the significant adverse effects of such events on the environment and details of the preparedness for and proposed response to such emergencies.	Chapter 16: Major Accidents and Disasters (Volume 1) – Section 16.6.
(3) (e) A non-technical summary of the information referred to in sub-paragraphs (a) to (d)	9	A non-technical summary of the information provided under paragraphs 1 to 8.	Non-Technical Summary (Volume 4).

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-	10	A reference list detailing the sources used for the descriptions and assessments included in the environmental statement.	All chapters provide a reference list.
<p>(4). An environmental statement must-</p> <p>(a) where a scoping opinion or direction has been issued in accordance with regulation 15 or 16, be based on the most recent scoping opinion or direction issued (so far as the proposed development remains materially the same as the proposed development which was subject to that opinion or direction);</p> <p>(b) include the information reasonably required for reaching a reasoned conclusion on the significant effects of the development on the environment, taking into account current knowledge and methods of assessment; and</p> <p>(c) be prepared, taking into account the results of any relevant UK environmental assessment, which are reasonably available to the person preparing the environmental statement, with a view to avoiding duplication of assessment.</p>	-	-	<p>(a) N/A</p> <p>(b) Technical Chapters 5 – 18.</p> <p>(c) Technical Chapters 5 – 18.</p>

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<p>(5) In order to ensure the completeness and quality of the environmental statement</p> <p>a) the developer must ensure that the environmental statement is prepared by competent experts; and</p> <p>b) the environmental statement must be accompanied by a statement from the developer outlining the relevant expertise or qualifications of such experts.</p>			<p>Appendix 1.1: Relevant Expertise and Competency (Volume 3) – Table 1.</p>



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