



UNIVERSAL DESTINATIONS & EXPERIENCES UK PROJECT

Former Kempston Hardwick Brickworks
and adjoining land, Bedford

Appendix 2.4 - Description of Development for EIA and Examples

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APPENDIX 2.4 DESCRIPTION OF DEVELOPMENT FOR EIA AND EXAMPLES

- 1.1 Column 2 of the table in this document 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:
- 1.1.1 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
 - 1.1.2 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.
- 1.2 For the sake of clarity and to further inform the basis of the environmental impact assessment, Column 3 of the table in this document provides examples of the corresponding Authorised Development as set out in column 2. Therefore, all of the items in Column 3 form and have been assessed as part of what will be the permissible development.
- 1.3 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):
- 1.3.1 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;
 - 1.3.2 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
 - 1.3.3 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)	Examples of such 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. - 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>Buildings, structures and facilities for the entertainment resort complex use as set out in column 2 of this table, including:</p> <ul style="list-style-type: none"> (a) theme park, amusement park and/or water park uses; (b) events spaces, rides, attractions, pools, shows, entertainment venues, art and creative imagery, theatres, and cinemas, all or some of which may involve water, special effects (including fire), and/or be enclosed; (c) retail, dining and entertainment facilities comprising venues for the sale of food and drink (including indoor and outdoor alcoholic beverage venues), retail venues, music and entertainment venues, dance clubs, nightlife entertainment and related ancillary facilities, support facilities, kitchens, storage, loading, security, servicing and laundry services to support these uses; (d) permanent and/or temporary exhibition or multi-use spaces, including seasonal event venues and spaces; (e) visitor facilities; (f) visitor entrance areas, including ticketing points, turnstile structures, and ancillary commercial uses; (g) security plaza, including screening facilities (such as metal detectors and x-ray machines); (h) ticketing facilities; (i) parades, shows and displays, including use of drones, indoor and outdoor concerts, fireworks, pyrotechnics, laser, light or projection shows, and seasonal events;

	<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. 	<ul style="list-style-type: none"> (j) any other similar, related or ancillary entertainment resort complex use; (k) visitor accommodation, including hotel, motel and/or timeshare (or time interval form of ownership) use, and/or camping facilities (which may include camp sites for tents, caravans, motorhomes, glamping facilities and/or cabins), which may include themed or non-themed public areas and a range of amenities, such as dining venues, entertainment, ancillary conference/convention and event spaces and associated uses, recreation and leisure activities, swimming pools, spa, physical fitness offering, game room, laundry facilities, transportation and a guest-relations function, car rental, security, hotel-related or camping accommodation-related administrative and support facilities and medical facilities; (l) sports complex with indoor and/or outdoor playing fields and venues with associated floodlighting; (m) conference centre and/or convention centre, and event spaces and associated uses; (n) transportation hub(s), including: <ul style="list-style-type: none"> (i) parking areas for visitors, employees, contractors and service vehicles which may be surface or structured (multi-storey), with electric vehicle charging facilities, to include car, coach, bus, motorhome, motorcycle, scooter and bicycle parking, taxi and ride share pick up and drop off, bus and coach pick up and drop off provision, driver facilities, entrance and exit gates and ticketing infrastructure (including toll booths), moving walkways, accessible parking, parking management offices and fleet vehicle parking areas (including golf carts and forklifts) and related charging facilities; (ii) pedestrian bridge, covered walkway, plaza, vertical circulation (including stairs, ramps, lifts, platform lifts and escalators), and/or at grade pedestrian underpass to enable safe movement under new Public Road A; (iii) ancillary commercial, retail, food and drink facilities;
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	<ul style="list-style-type: none"> - 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. - 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. 	<ul style="list-style-type: none"> (iv) taxi and ride share pick up and drop off; (v) bus and coach pick up and drop off; (vi) valet parking with service building; (vii) security screening; (viii) ticket offices; and (ix) driver and staff facilities; <p>(o) an area providing highway services including:</p> <ul style="list-style-type: none"> (i) parking areas for visitors, employees, contractors and service vehicles which may be surface or structured (multi-storey), with electric vehicle charging facilities, to include car, coach, bus, motorhome, motorcycle, scooter and bicycle parking, taxi and ride share pick up and drop off, bus and coach pick up and drop off provision, driver facilities, entrance and exit gates and ticketing infrastructure (including toll booths), moving walkways, accessible parking, parking management offices and fleet vehicle parking areas (including golf carts and forklifts) and related charging facilities; (ii) a fuelling station with petrol and diesel including above and below ground fuel tanks; (iii) electric vehicle charging facilities; (iv) amenity building with retail and restaurant uses; (v) vehicle maintenance (including tyre change and oil check); and (vi) a storage and service area; <p>(p) parking areas for visitors, employees, contractors, and service vehicles which may be surface or structured (multi-storey), with electric vehicle charging facilities, to include car, coach, bus, motorhome, motorcycle, scooter and bicycle parking, taxi and ride share pick up and drop off, bus and coach pick up and drop off provision, driver facilities, entrance and exit gates and ticketing infrastructure (including toll booths), moving walkways, accessible</p>
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	<ul style="list-style-type: none"> - 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. 	<p>parking, parking management offices and fleet vehicle parking areas (including golf carts and forklifts) and related charging facilities;</p> <p>(q) uses and services to support the entertainment resort complex operations, including non-visitor facing or 'back of house' areas within buildings and facilities primarily for the technical and logistical operations of the entertainment resort complex to function, including:</p> <ul style="list-style-type: none"> (i) offices; (ii) employee facilities including: <ul style="list-style-type: none"> (aa) administration and welfare facilities; (bb) gym and fitness facilities; (cc) employment and skills related training and educational facilities; (dd) dining facilities; (ee) financial services facilities; (iii) training and educational facilities; (iv) maintenance facilities and workshops including paint booths, sign workshops, machine workshops, ride and attraction maintenance workshops, welding workshops, mill workshops, electrical workshops, mechanical workshops, kitchen equipment workshops, audio/video workshops, hydraulic workshops, automobile workshops, assembly areas, plumbing workshops and any other workshops required to support the entertainment resort complex; (v) research and development facilities; (vi) warehouse and storage uses and facilities, including office space, refrigerated areas, logistics delivery facilities, loading docks, lorry parking and parade float storage; (vii) call centre operations and facilities; (viii) light industrial uses; (ix) pyrotechnics and fireworks storage;
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	<ul style="list-style-type: none"> - 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. 	<ul style="list-style-type: none"> (x) wardrobe and costuming facilities; (xi) entertainment practice facilities, including green rooms, dry rooms and rehearsal halls; (xii) media production facilities and other media production uses, including motion picture, television and/or video production, and other associated uses; (xiii) medical facilities; (xiv) laundry facilities; (xv) facilities (including kennels) for the care of cats and dogs for visitors, staff and security purposes; (xvi) emergency and security services facilities, including security command and crisis centre; (xvii) environmental health and safety support facilities, including labs and chemical storage; (xviii) central and related kitchen facilities; (xix) service road and access road connections to local network and resort road; (xx) facilities to support resort transportation uses, including parking, maintenance, vehicle and fleet cleaning, testing, electric vehicle charging facilities, offices and storage; (xxi) above ground fuel tank(s) with pipes and pumps (including fuelling stations with petrol and diesel) and electric charging facilities for vehicles servicing the entertainment resort complex; (xxii) groundskeeping facilities comprising facilities and buildings (including greenhouses) used for the storage of materials and equipment associated with groundskeeping for the Authorised Development, including storage of horticulture, landscape laydown materials, pesticides, wood chipping, mulching and composting; (xxiii) postal and concierge services, including a mail room;
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		<ul style="list-style-type: none"> (xxiv) facilities for the organising, sorting and storage of waste for the purposes of collection of such waste; (xxv) covered and/or canopied crowd management space; and (xxvi) establishment and maintenance of on-site tree farm and/or nursery; (xxvii) service and emergency service facilities; (xxviii) security and safety facilities including police substation, fire service facilities, and emergency medical facilities; and (xxix) communications towers, antennas, small wireless facilities, two-way radio, distributed antenna system and other similar communication facilities; <p>(r) ecological enhancement area(s), including:</p> <ul style="list-style-type: none"> (i) provision of ecological mitigation, habitat, and biodiversity enhancement; (ii) soft landscaping works, including tree, shrub, grassland and hedge planting; (iii) drainage works including swales, channels, fountains, lagoons and ponds; (iv) boundary treatment including walls, retaining walls and security and aesthetic fencing; (v) footways, cycleways, cycle tracks and footpath linkages; (vi) structures associated with interpretation panels, informational graphics, and other wayfinding signage; (vii) wildlife crossing structures; (viii) surface water management systems including sustainable drainage systems, attenuation, culverting and outfalls; and (ix) security features including security fencing, CCTV and ancillary measures; <p>(s) the creation of a utility compound which may include some or all of the following:</p>
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		<ul style="list-style-type: none"> (i) renewable energy generation, including solar panels; (ii) a battery energy storage system compound, including: <ul style="list-style-type: none"> (aa) transformers, inverters and associated switchgear; and (bb) plant and building structures; (iii) energy centre(s) that serve a defined district heating, cooling, and power network, comprising heat pumps (air, water, or ground geothermal), heat recovery, electric boilers, thermal storage, electric chillers, gas boilers and a system that is ready for connection to off-site generated waste heat sources; (iv) a water collection system and processing plant for the treatment and re-use of harvested non-potable water and underground storage; (v) utility metering equipment; and (vi) other utility uses; (t) backup generators; (u) service and emergency service vehicle access routes; (v) internal vehicular and pedestrian access routes, including moving walkways, maintenance accesses and security booths, and connection works at the interfaces with existing highways and associated structures; (w) boundary treatment including walls, retaining walls and security and aesthetic fencing; (x) footways, cycleways, cycle tracks, footpath linkages and associated infrastructure including the construction of pedestrian and cycle routes, bridges (including pedestrian and cycle bridges) and crossing facilities; (y) automatic number plate recognition systems; (z) provision of security features including security fencing, gatehouses, CCTV and ancillary measures; (aa) drainage works including swales, channels, fountains, lagoons and ponds;
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		<ul style="list-style-type: none"> (bb) provision of ecological mitigation, habitat and biodiversity enhancement; (cc) public art; (dd) structures associated with permanent and temporary signage, including both outward and inward visitor facing signage, including: <ul style="list-style-type: none"> (i) monument signs; (ii) ground signs; (iii) directional signs; (iv) themed attraction signs; (v) operational signs; (vi) informational signs; (vii) safety and warning signs; and (viii) wayfinding signs, including along the non-motorised user network and highway network to ensure pedestrians and cyclists are visually able to follow prescribed routes; (ee) structures associated with structural monument signage to denote entrance to the entertainment resort complex; (ff) lighting; (gg) general maintenance facilities; (hh) hard landscaping works included paving, walkways, steps and street furniture; (ii) soft landscaping works, including tree, shrub, grassland and hedge planting for habitat, biodiversity and aesthetic purposes; (jj) people mover and shuttle systems, including dedicated lanes for such vehicles, including autonomous vehicle only lanes and at grade or elevated lanes; and (kk) ancillary support and servicing facilities.
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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. 	<p>Buildings, structures and facilities for utility connections comprising:</p> <ul style="list-style-type: none"> (a) extra high voltage (EHV), high voltage (HV) and low voltage (LV) power facilities and substations, including: <ul style="list-style-type: none"> (i) transformers and associated switchgear; (ii) underground EHV, HV and LV lines either in a duct or installed through horizontal directional drilling; and (iii) plant and building structures; (b) support facilities, including service yards, maintenance facilities, welfare facilities, water storage, and facilities for the organising, sorting and storage of waste for the purposes of collection of such waste. (c) primary and secondary utility infrastructure, including the construction, generation, diversion, connection (including disconnection and re-connection), relocation, alteration, improvement, drainage and/or use of services, structures, culverts, equipment and infrastructure buildings relating to wastewater, surface water, potable water, non-potable water, EHV electric equipment, HV electric equipment, LV electric equipment, gas, fibre, and telecommunications; (d) foul effluent pumping stations and associated infrastructure; (e) stormwater ponds and/or underground storage and associated structures and pipes; (f) server centres; (g) communications towers, antennas, small wireless facilities, two-way radio, distributed antenna system and other similar communication facilities; (h) pumping stations; (i) heating, cooling and power network infrastructure and connections to off-Site generated waste heat sources; (j) utility metering equipment;
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		<p>(k) construction, diversion and connection, including disconnection and re-connection, of infrastructure to allow both permanent and temporary (during construction) connection to existing broadband and fibre optic, electricity, gas, and water and wastewater networks, including relocation of statutory undertakers' equipment; and</p> <p>(l) ancillary support and servicing facilities.</p>
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. 	<p>Highway works and associated infrastructure, including:</p> <ul style="list-style-type: none"> (a) access improvements including signalisation of junction, additional turning lanes and associated reconstruction works; (b) associated highway facilities and street furniture, such as street lighting, traffic signals, gantries, traffic control devices and vehicle restraint systems; (c) associated attenuation and stormwater facilities; (d) active travel improvements; (e) bridges, including pedestrian and/or cycle bridges; (f) temporary construction ingress and egress, including heavy goods vehicle routes; (g) structures associated traffic signage on all highways; (h) people mover and shuttle systems, including dedicated lanes for such vehicles, including autonomous vehicle only lanes and at grade or elevated lanes; (i) minor highway alterations and street works to improve pedestrian and cycle safety; (j) structures associated with structural monument signage to denote entrance to the entertainment resort complex; (k) a grade separated northbound diverge two lane slip road from the A421, with bridge structure passing over the A421 and Woburn Road, and connecting to a new signalised eastern roundabout; (l) a grade southbound diverge single lane slip road from the A421 connecting to a new signalised western roundabout;

	<ul style="list-style-type: none"> ○ 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. 	<ul style="list-style-type: none"> (m) a grade southbound merge two lane slip road from the new signalised western roundabout; (n) realignment of Woburn Road including a new signalised western roundabout; (o) realignment of Broadmead Road with new signalised junction connecting to the new Woburn Road alignment; (p) an urban dual carriageway with two lanes in each direction connecting the western and eastern signalised roundabouts; (q) an urban dual carriageway with two lanes in each direction including bridge structure from the eastern signalised roundabout connecting to Public Road A in the Core Zone passing over Elstow Brook and the Marston Vale Railway Line; (r) bridge access over Elstow Brook from the northern arm of the east roundabout in the West Gateway Zone to the EWR Station Safeguarded Area; (s) upgrading of Manor Road to an urban dual carriageway with two lanes in each direction between Ampthill Road and a new Manor Road roundabout adjacent to the Marston Vale Railway Line; (t) a new signalised crossroads junction connecting the realigned Manor Road to the B530 Ampthill Road; (u) a link from the eastern arm of the new Ampthill Road signalised junctions to provide connectivity to the new Wixams Rail Station; (v) a new elevated or at grade four arm roundabout junction at the western point of the upgraded Manor Road where the western access may include (a) provision for an active travel bridge over the Marston Vale Railway Line, (b) a turning circle to the east of the Marston Vale Railway Line with an associated turning circle on the west of the Marston Vale Railway Line, or (c) connection into the existing Manor Road; (w) new signalised junctions from the realigned Manor Road to provide access to the Core Zone (two locations) and the retained portion of the existing Manor Road;
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		<ul style="list-style-type: none"> (x) an urban dual carriageway with two lanes in each direction travelling the length of the Core Zone from the south west corner to the north west connecting to the Manor Road roundabout; (y) signalised junctions to provide access to the West Gateway Zone (one location) and Core Zone (three locations); (z) three under-bridges to enable future private connectivity for vehicles to the south of the West Gateway Zone junction and on the southern arm of the Manor Road roundabout and non-motorised user access to north of the West Gateway Zone junction; (aa) an urban dual carriageway with two lanes in each direction in the Lake Zone, connecting Manor Road roundabout and the Lake Zone north permanent junction on Ampthill Road; (bb) a signalised T-Junction from Ampthill Road to provide access to Public Road B; (cc) service and emergency service vehicle access routes; (dd) boundary treatment including walls, retaining walls and security and aesthetic fencing; (ee) footways, cycleways, cycle tracks, footpath linkages and associated infrastructure including the construction of pedestrian and cycle routes, bridges (including pedestrian and cycle bridges) and crossing facilities; (ff) automatic number plate recognition systems; (gg) provision of security features including security fencing, gatehouses, CCTV and ancillary measures; (hh) public art; (ii) structures associated with permanent and temporary signage, including both outward and inward visitor facing signage, including: <ul style="list-style-type: none"> (i) monument signs; (ii) ground signs; (iii) directional signs; (iv) themed attraction signs;
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		<ul style="list-style-type: none"> (v) operational signs; (vi) informational signs; (vii) safety and warning signs; and (viii) wayfinding signs, including along the non-motorised user network and highway network to ensure pedestrians and cyclists are visually able to follow prescribed routes; (jj) lighting; (kk) drainage works including swales, channels, fountains, lagoons and ponds; (ll) hard landscaping works included paving, walkways, steps and street furniture; (mm) soft landscaping works, including tree, shrub, grassland and hedge planting for habitat, biodiversity and aesthetic purposes; (nn) provision of ecological mitigation, habitat and biodiversity enhancement; and (oo) ancillary support and servicing facilities.
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. 	<p>Buildings, structures and facilities for a new railway station and track modifications, railway crossings and transportation hubs with associated services and infrastructure, including:</p> <ul style="list-style-type: none"> (a) station buildings on the Midland Main Railway Line; (b) four railway platforms on the Midland Main Railway Line; (c) public realm and circulation space; (d) ancillary retail space; (e) covered and/or canopied crowd management space adjacent to key station entry and egress points; (f) station access road and connecting private vehicle, taxi, and bus infrastructure; (g) pedestrian and cycle bridges; (h) general maintenance facilities;

	<ul style="list-style-type: none"> - 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. 	<ul style="list-style-type: none"> (i) supporting infrastructure, facilities and services, including: <ul style="list-style-type: none"> (i) ancillary track infrastructure associated with new or existing rail track necessary for the integration of the station into the existing Midland Main Railway Line; (ii) amendments or extensions to, or removal of, existing structures to allow for new or altered rail track; (iii) gantries for signal or other operational rail infrastructure; (iv) secure fencing; (v) station systems infrastructure, including customer information systems, telecoms, signalling, mechanical and electrical; (vi) electric multiple unit power infrastructure; (vii) embedded infrastructure to support individuals with protected characteristic, including to support disabled users of the new railway station; (j) parking areas for visitors, employees, contractors, and service vehicles which may be surface or structured (multi-storey), with electric vehicle charging facilities, to include car, coach, bus, motorhome, motorcycle, scooter and bicycle parking, taxi and ride share pick up and drop off, bus and coach pick up and drop off provision, driver facilities, entrance and exit gates and ticketing infrastructure (including toll booths), moving walkways, accessible parking, parking management offices and fleet vehicle parking areas (including golf carts and forklifts) and related charging facilities; (k) primary transportation hub(s), including: <ul style="list-style-type: none"> (i) parking areas for visitors, employees, contractors and service vehicles which may be surface or structured (multi-storey), with electric vehicle charging facilities, to include car, coach, bus, motorhome, motorcycle, scooter and bicycle parking, taxi and ride share pick up and drop off, bus and coach pick up and drop off provision, driver facilities, entrance and exit gates and ticketing infrastructure (including toll booths), moving walkways, accessible parking, parking management offices and
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	<ul style="list-style-type: none"> ○ 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. ○ 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. 	<ul style="list-style-type: none"> fleet vehicle parking areas (including golf carts and forklifts) and related charging facilities; (ii) taxi and ride share pick up and drop off provisions; (iii) bus and coach pick up and drop off provisions; (iv) pedestrian footbridge, covered walkway, plaza, and vertical circulation (including stairs, ramps, lifts, platform lifts and escalators), and/or at grade pedestrian underpass to enable safe movement under new Public Road A; (v) ancillary commercial, retail, food and drink facilities; (vi) driver and staff welfare facilities; and (vii) valet parking with service building; (l) a new elevated or at grade four arm roundabout junction at the western point of the upgraded Manor Road where the western access may include (a) provision for an active travel bridge over the Marston Vale Railway Line, (b) a turning circle to the east of the Marston Vale Railway Line with an associated turning circle on the west of the Marston Vale Railway Line, or (c) connection into the existing Manor Road; (m) service and emergency service vehicle access routes; (n) boundary treatment including walls, retaining walls and security and aesthetic fencing; (o) footways, cycleways, cycle tracks, footpath linkages and associated infrastructure including the construction of pedestrian and cycle routes, bridges (including pedestrian and cycle bridges) and crossing facilities; (p) automatic number plate recognition systems; (q) provision of security features including security fencing, gatehouses, CCTV and ancillary measures; (r) public art; (s) structures associated with permanent and temporary signage, including both outward and inward visitor facing signage, including:
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		<ul style="list-style-type: none"> (i) monument signs; (ii) ground signs; (iii) directional signs; (iv) themed attraction signs; (v) operational signs; (vi) informational signs; (vii) safety and warning signs; and (viii) wayfinding signs, including along the non-motorised user network and highway network to ensure pedestrians and cyclists are visually able to follow prescribed routes; (t) lighting; (u) drainage works including swales, channels, fountains, lagoons and ponds; (v) hard landscaping works included paving, walkways, steps and street furniture; (w) soft landscaping works, including tree, shrub, grassland and hedge planting for habitat, biodiversity and aesthetic purposes; (x) provision of ecological mitigation, habitat and biodiversity enhancement; and (y) ancillary support and servicing facilities.
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. 	<p>Operations and uses to enable construction, including:</p> <ul style="list-style-type: none"> (a) archaeological investigation, trenching, preservation, excavation, and removal; (b) site investigation, including site surveys, ground investigation and soil investigation work; (c) ecological management including habitat protection and species relocation; (d) vegetation clearance;

	<ul style="list-style-type: none"> - 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. 	<ul style="list-style-type: none"> (e) storage and removal of spoil and soil, and earthworks; (f) site remediation and decontamination works, including the removal of hazardous substances; (g) construction of temporary construction ingress and egress points including heavy goods vehicle routes and improvement to the existing highway where required, including: <ul style="list-style-type: none"> (i) upgrading and localised widening of Broadmead Road including construction accesses into the West Gateway Zone and the Core Zone; (ii) temporary signalisation of the existing Broadmead Road junction with Woburn Road; (iii) construction access from Ampthill Road to provide access to the northeast corner of the Lake Zone; and (iv) construction accesses from Manor Road to provide access to the Lake Zone and the Core Zone; (h) construction of temporary vehicle haulage, with appropriate crossings, and emergency access routes including improvement to the existing highway where required; (i) identification and relocation of existing utility infrastructure; (j) diversion and re-connection of existing drainage features or watercourses on-site; (k) closing of existing footpaths, including: <ul style="list-style-type: none"> (i) permanent stopping up of Public Right of Way Footpath 1 between the Marston Vale Railway Line on the western extent to the wooded area to the rear of the BCA Bedford site on the eastern extent; (ii) permanent stopping up of Public Right of Way Footpath 2 from Broadmead Road on the southern extent to the connection to Public Right of Way Footpath 1 on the northern extent;
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	<ul style="list-style-type: none"> - 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. - 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. 	<ul style="list-style-type: none"> (iii) temporary closing of Public Right of Way Footpath A1 between its connection to Footpath 8 through to where it passes under the A421; (iv) temporary closing of Public Right of Way Footpath 8 between its connection to Ampthill Road through to its connection with Footpath A1; (l) works related to the safeguarding and diversion of underground utility connections, including disconnection and re-connection with respect to any of the construction works; (m) demolition of existing buildings and structures; (n) concrete, rock, limestone and brick crushing and grinding facilities; (o) bunds, embankments, horizontal directional drilling, earthworks and earthwork retaining structures; (p) water supply works, drainage provision and surface water management systems including sustainable drainage systems, attenuation, culverting and outfalls; (q) irrigation and water quality facilities; (r) construction, diversion and connection, including disconnection and re-connection, of infrastructure to allow both permanent and temporary (during construction) connection to existing broadband and fibre optic, electricity, gas, and water and wastewater networks, including relocation of statutory undertakers' equipment (s) soil and spoil storage areas; (t) works to protect features of archaeological and paleontological interest; (u) worker access management; (v) site management offices; (w) vehicle parking; (x) concrete batching plant and associated facilities including mixing equipment, silos, above ground storage tanks, sand and aggregate storage;
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	<ul style="list-style-type: none"> - Alteration of watercourses and drainage features. 	<ul style="list-style-type: none"> (y) secure plant and equipment storage areas; (z) lorry staging area; (aa) site and construction compounds; (bb) site hoarding; (cc) worker welfare facilities, including toilets, dining facilities, drying rooms, and changing rooms; (dd) worker accommodation and associated facilities; (ee) site security and worker access management; (ff) medical facilities; (gg) materials laydown areas; (hh) temporary construction trailers to be used for office space; and (ii) ancillary support and servicing facilities.
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