



UNIVERSAL DESTINATIONS & EXPERIENCES UK PROJECT

Former Kempston Hardwick Brickworks
and adjoining land, Bedford

Environmental Statement Volume 3

Appendix 3.3 - Assessment of Residential Properties in Site boundary

Report reference: 4.3.3.0

Revision number: 00

Date: June 2025



CONTENTS

1	INTRODUCTION	1
2	BACKGROUND AND PURPOSE OF THIS ASSESSMENT	2
2.1	BACKGROUND	2
2.2	PURPOSE AND STRUCTURE	4
3	CHANGES TO EFFECTS ON RESIDENTIAL DWELLINGS	6
3.1	INTRODUCTION	6
4	NEW OR DIFFERENT LIKELY SIGNIFICANT EFFECTS ON OTHER RECEPTORS	12
4.1	INTRODUCTION	12
4.2	ASSESSMENT	12
5	OTHER ASPECTS	15
5.1	DAYLIGHT AND SUNLIGHT	15
5.2	ARBORICULTURE	15
6	ALTERNATIVE DEVELOPMENT SCENARIOS	16
7	SUMMARY AND CONCLUSIONS	18

TABLES

Table 2-1 - Entertainment Resort Complex Land Use Parameters	2
Table 3-1 - Changes to likely Significant Effects Associated with Residential Dwellings within the Site Boundary	7

ANNEXES

ANNEX 1

FIGURES

ANNEX 2

DISPLACEMENT OF RESIDENTS

1 INTRODUCTION

- 1.1.1. This Assessment of Likely Significant Effects Resulting from the Removal of Residential Dwellings within the Site boundary report has been prepared on behalf of UDX, who is seeking planning permission for the construction and operation of a Universal Entertainment Resort Complex (ERC), and associated development, in Bedford. The proposal is sponsored by the Department for Culture, Media and Sport (DCMS). The Department for Transport (DfT) 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 (Bedford BC). The proposal intends to provide sufficient information to enable the Secretary of State for Housing, Communities and Local Government (MHCLG) to consult on and consider making a planning decision.
- 1.1.2. The Site is located south-west of Bedford, Bedfordshire and is broadly to the east of the A421 and west of the Midland Main Line and is on the former Kempston Hardwick brickworks and agricultural land. The Site is divided into four main land areas referred to as the Core Zone, Lake Zone, West Gateway Zone, and East Gateway Zone. The proposed ERC lying within these zones would allow a theme park and associated uses including retail, dining, entertainment; visitor accommodation; sport, recreation, leisure and spa facilities; venues with conference and convention spaces; associated services and uses for any operational or administrative functions; utilities generation, storage, collection, treatment, and processing facilities associated with the ERC; vehicle and cycle parking, maintenance and servicing, and transportation hubs; access routes and circulation spaces; landscaping; utility infrastructure; and use of land necessary to support construction.
- 1.1.3. The planning proposal also includes a series of infrastructure improvements including:
 - A new A421 junction;
 - An expanded railway station on the Thameslink/Midland Main Line at Wixams;
 - Improvements to Manor Road; and
 - Improvements to certain other local roads.
- 1.1.4. It also safeguards land for a potential new railway station on the proposed EWR Bletchley to Bedford line, should this come forward in the future.
- 1.1.5. Capitalised terms that are not defined within this document shall have the same meaning as set out in **Appendix 0.1: Glossary and Acronyms (Volume 3) of the Environmental Statement (ES)**.
- 1.1.6. The total Site area is 268 ha in size and centred approximately at National Grid Reference TL025442. The Site plan is shown in **Site Location Plan (Document Reference 1.6.0)**.
- 1.1.7. The Proposed Development is described in **Chapter 2: Description of Proposed Development (Volume 1)**.

2 BACKGROUND AND PURPOSE OF THIS ASSESSMENT

2.1 BACKGROUND

- 2.1.1. The Site boundary includes 17 existing residential dwellings which as a cautious worst case, the Environmental Impact Assessment (EIA) of the Proposed Development has assumed would continue in residential use and therefore that occupiers of them may experience effects as a result of the Proposed Development.
- 2.1.2. The inclusion of 17 residential dwellings within the Site boundary, and within the **Parameter Plan: Entertainment Resort Complex Land Use (Document Reference 1.10.0)**, means that some or all of the dwellings may not continue in residential use and may be subject to change of use, demolition and/or redevelopment as part of the Proposed Development.
- 2.1.3. The residential dwellings this relates to comprise: dwellings on Manor Road and Broadmead Road. The locations of the residential dwellings within the Site boundary are provided in **Figure 1: Location of Residential Dwellings within the Red Line Boundary of Annex 1: Figures.**
- 2.1.4. Vine Cottages, comprising two semi-detached dwellings within the Site boundary, have already been vacated and are not classified as residential receptors in the main assessment detailed in Volume 1 of the ES. Consequently, they are not relevant to this assessment.
- 2.1.5. This report has therefore been prepared to consider the implications should these dwellings no longer be in residential use. It is assumed that these dwellings could either be retained and repurposed, or demolished and redeveloped, as defined by **Parameter Plan: Entertainment Resort Complex Land Use (Document Reference 1.10.0)** and set out in **Table 2-1** below and shown in **Parameter Plan Entertainment Resort Complex Land Use Plan (Document Reference 1.10.0).**

Table 2-1 - Entertainment Resort Complex Land Use Parameters

Area	Land Use Parameters
<u>ERC Expansion Area A</u>	<ol style="list-style-type: none"> Residential properties (and associated buildings and structures) forming part of a terraced row within ERC Expansion Area A may only be demolished: <ol style="list-style-type: none"> once all of the residential properties in such terraced row are owned by Universal; and where each such terraced row is demolished collectively at one time (i.e., not as individual units), and for the avoidance of doubt the demolition of such terraced row may take place without requiring all residential properties in ERC Expansion Area A to be owned by Universal. The Entertainment Resort Complex shall not be provided upon ERC Expansion Area A unless and until: <ol style="list-style-type: none"> in respect of registered land within ERC Expansion Area A, such land is owned by Universal and such land is not being occupied for residential use; or

Area	Land Use Parameters
	<p>(b) in respect of any unregistered land not owned by Universal within ERC Expansion Area A, such land is not being occupied for residential use.</p> <p>3. The Entertainment Resort Complex in ERC Expansion Area A shall not exceed 10m in height.</p> <p>4. The Entertainment Resort Complex shall not be provided upon ERC Expansion Area A unless and until an updated Tree Removal and Protection Plan identifying which trees and hedgerows within ERC Expansion Area A are to be retained and/or removed has been submitted to and approved by the Secretary of State.</p>
<u>ERC Expansion Area B</u>	<p>1. The Entertainment Resort Complex shall not be provided upon ERC Expansion Area B unless and until:</p> <p>(a) in respect of registered land within ERC Expansion Area B, such land is owned by Universal and such land is not being occupied for residential use; or</p> <p>(b) in respect of any unregistered land not owned by Universal within ERC Expansion Area B, such land is not being occupied for residential use.</p> <p>2. The Entertainment Resort Complex in ERC Expansion Area B shall not exceed 10m in height.</p> <p>3. The Entertainment Resort Complex shall not be provided upon ERC Expansion Area B unless and until an updated Tree Removal and Protection Plan identifying which trees and hedgerows within ERC Expansion Area B are to be retained and/or removed has been submitted to and approved by the Secretary of State</p>
<u>ERC Expansion Area C</u>	<p>1. Each residential property (and associated buildings and structures) within ERC Expansion Area C may be demolished once it is owned by Universal without requiring (i) all residential properties to be demolished at the same time, and (ii) all residential properties within ERC Expansion Area C being owned by Universal.</p> <p>2. The Entertainment Resort Complex shall not be provided upon ERC Expansion Area C unless and until:</p> <p>(a) in respect of registered land within ERC Expansion Area C, such land is owned by Universal and such land is not being occupied for residential use; or</p> <p>(b) in respect of any unregistered land not owned by Universal within ERC Expansion Area C, such land is not being occupied for residential use.</p> <p>3. The Entertainment Resort Complex in ERC Expansion Area C shall not:</p> <p>(a) be within 10m of the Kempston Hardwick moated site (listing entry number: 1012312) to maintain the setback from the moated site existing at the date of submission of the request for planning permission for the Authorised Development to MHCLG; and</p> <p>(b) exceed 10m in height.</p> <p>4. The Entertainment Resort Complex shall not be provided upon ERC Expansion Area C unless and until an updated Tree Removal and Protection Plan identifying which trees and hedgerows within ERC</p>

Area	Land Use Parameters
	Expansion Area C are to be retained and/or removed has been submitted to and approved by the Secretary of State.
<u>ERC Expansion Area D</u>	<ol style="list-style-type: none"> The Entertainment Resort Complex shall not be provided upon ERC Expansion Area D unless and until <ol style="list-style-type: none"> the residential property in ERC Expansion Area D is not being occupied for residential use and has been demolished; or planning permission has been granted and implemented for a change to a non-residential use. The Entertainment Resort Complex in ERC Expansion Area D shall not exceed 10m in height. The Entertainment Resort Complex shall not be provided upon ERC Expansion Area D unless and until an updated Tree Removal and Protection Plan identifying which trees and hedgerows within ERC Expansion Area D are to be retained and/or removed has been submitted to and approved by the Secretary of State.

- 2.1.6. Development of the ERC Expansion Areas would not result in an overall increase of ERC within the Proposed Development (it would only increase the land available for ERC) and therefore would not change any of the Land Use Limitations that have informed the assessment.

2.2 PURPOSE AND STRUCTURE

- 2.2.1. This report has been prepared to identify whether there are any new or different likely significant effects as a result of these dwellings not continuing in residential use under the following two main scenarios:
- **Retain and repurpose** – the residential dwellings in all ERC Expansion Areas (A-D) would be retained in their current form and repurposed for ERC use; or
 - **Demolish and redevelop** – the residential dwellings in all ERC Expansion Areas (A-D) would be demolished and new ERC ‘facilities’ would be constructed based on the parameters provided in **Table 2-1** and any other relevant controls.
- 2.2.2. For the assessment of these two main scenarios, it has been assumed that all dwellings would be vacated prior to the commencement of the Construction Phase as this would remove them as sensitive receptors. If any of these dwellings remain in residential use throughout any part of the Construction Phase, then the assessment reported in Volume 1 of the ES remains relevant as they would continue to be sensitive receptors. Sections 3 to 5 of this report consider only the two main scenarios above. Alternative scenarios for developing the ERC Expansion Areas are considered in Section 4 of this report.
- 2.2.3. Section 3 reviews changes to likely significant effects, mitigation and monitoring presented in Volume 1 of the ES on these residential dwellings, in the event that they are no longer in residential use. Section 4 examines potential new or different likely significant effects on other receptors due to the potential change to ERC (non-residential use) and any requirements for additional mitigation and



monitoring associated with this. Section 5 considers the other aspects – Daylight and Sunlight and Arboriculture. Section 6 considers alternative development scenarios and Section 7 summarises the report's main findings.

3 CHANGES TO EFFECTS ON RESIDENTIAL DWELLINGS

3.1 INTRODUCTION

- 3.1.1. **Table 3-1** considers any changes to likely significant effects associated with these dwellings should they all no longer be in residential use under the two scenarios outlined in Section 2: retain and repurpose to ERC, or demolish and redevelop to ERC.
- 3.1.2. The table covers all aspects that are presented in the main assessment in Volume 1 to:
- Identify any changes to any of the reported likely significant effects associated with these dwellings;
 - To identify any potential new likely significant effects associated with these residential dwellings; or
 - To confirm that there are no changes to the assessment reported in Volume 1 of the ES.
- 3.1.3. Any changes to mitigation or monitoring proposed in Volume 1 of the ES or associated appendices and outline management plans have also been identified.

Table 3-1 - Changes to likely Significant Effects Associated with Residential Dwellings within the Site boundary

Receptor and Phase	Assessment Reported in Volume 1 of the ES		Change to Assessment reported in Volume 1 of the ES		
	Likely Significant Effects	Mitigation and Monitoring	Retain and Repurpose to ERC	Demolish and Redevelop to ERC	Mitigation and Monitoring
Chapter 5: Traffic and Transport (Volume 1)					
Users of Manor Road (Link 36) and Users of Broadmead Road (Link 24) during Operation	The assessment in Volume 1 of the ES concluded that there was a Moderate Beneficial (Significant) related to severance on the users of Manor Road and a Moderate Adverse (Significant) effect on severance for users of Broadmead Road during operation.	No additional mitigation.	Retaining these dwellings in their current form and repurposing for ERC use would not affect the overall assessment of either Manor Road given the limited effect this would have on traffic and transport and the negligible change to those road links. There would be no change to the assessment in Volume 1 of the ES.	The demolition and redevelopment of these dwellings to ERC use would not affect the overall assessment of either Manor Road/Broadmead Road given the limited effect this would have on traffic and transport and the negligible change to those road links. There would be no change to the assessment in Volume 1 of the ES.	No additional mitigation is required.
Chapter 6: Ecology and Nature Conservation (Volume 1)					
Bats – Roosting at residences along Manor Road/ Broadmead Farm during Construction	As these dwellings were considered to remain intact within the assessment in Volume 1 then there would no impact on potential bat roosts.	No additional mitigation.	Retaining these dwellings in their current form and repurposing for ERC use would be unlikely to result in any changes to impacts on potential bat roosts.	As a cautious worst case, loss or damage of confirmed and potential roosting features associated with building and gardens, disturbance of bats whilst occupying a roost and fragmentation effects through Site clearance and installation would result in in a Moderate Adverse effect (Significant).	The mitigation measures for any confirmed roosting features set out in Chapter 6: Ecology and Nature Conservation, Appendix 6.4: Outline Habitat Creation and Enhancement Plan and Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP) (Volume 3) would need to be implemented. Replacement roosting sites will be provided for any bat roosts lost. A Natural England protected species licence will be obtained where required. Measures to avoid incidental mortality of bats will be taken, with ecological support for any removal of existing bat roosts. Measures will also be taken to minimise light spill onto retained bat habitats. General construction mitigation measures as described in Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP) (Volume 3) would also support minimisation of impacts on roosting bats. Establishment of bat specific habitat mitigation measures is set out in Section 3.5 of Appendix 6.4: Outline Habitat Creation and

Receptor and Phase	Assessment Reported in Volume 1 of the ES		Change to Assessment reported in Volume 1 of the ES		
	Likely Significant Effects	Mitigation and Monitoring	Retain and Repurpose to ERC	Demolish and Redevelop to ERC	Mitigation and Monitoring
					Enhancement Plan (Volume 3).
Breeding Birds - associated with residences along Manor Road and Broadmead Farm during Construction	As these dwellings were considered to remain intact within the assessment in Volume 1 then there would no impact on breeding birds.	No additional mitigation.	Retaining these dwellings in their current form and repurposing for ERC use would be unlikely to result in any changes to impacts on breeding birds.	<p>The demolition and redevelopment of these dwellings to ERC use has the potential for:</p> <ul style="list-style-type: none"> ▪ Destruction/damage of nests associated with buildings and gardens. ▪ Disturbance to breeding birds due to visual presence, lighting, and noise from construction activities including piling and rock crushing. ▪ Fragmentation of habitats by Site clearance and subsequent infrastructure delivery. ▪ Disturbance effects upon retained habitats used by nesting and foraging birds. <p>Resulting in a Moderate Adverse (Significant) effect.</p>	<p>Timing of vegetation clearance outside the nesting bird season where practicable. watching briefs during nesting season where vegetation clearance required within breeding season as set out in Section 3.2 of Appendix 2.3: OCEMP (Volume 3).</p> <p>Habitat measures would contribute towards compensation habitat for breeding birds as outlined in Section 3.4 of Appendix 6.4: Outline Habitat Creation and Enhancement Plan (Volume 3).</p> <p>Provision of artificial nesting opportunities as set out in Section 3.5 of Appendix 6.4: Outline Habitat Creation and Enhancement Plan (Volume 3).</p> <p>Section 3.2 of Appendix 2.3: OCEMP (Volume 3), sets out Construction Phase bird mitigation measures in greater detail.</p> <p>General construction mitigation measures as described in Appendix 2.3: OCEMP (Volume 3).</p>
Chapter 7: Landscape and Visual Impact Assessment (Volume 1)					
Residential receptors on Manor Road/Broadmead Road (RVP 14, RVP 20) during Construction	These residential dwellings are considered to be high sensitivity and subject to a substantial change in views during construction . There is a high magnitude of impact and a Large Adverse (Significant) Effect .	Retention of existing planting along Manor Road and Broadmead Road as part of the reinforcement of the perimeter planting as shown in Figure 7.9: Landscape Mitigation Plan (Volume 2) . Hoardings to Site boundary to screen low level clutter from ground floor as set out in Section 3.5 of Appendix 2.3: OCEMP (Volume 3) .	Should all dwellings associated with RVP 14 and RVP 20 be retained and repurposed for ERC use these would no longer be considered to be sensitive receptors and therefore the Large Adverse (Significant) effect would be removed .	Should all dwellings associated with RVP 14 and RVP 20 be demolished and redeveloped for ERC use these would no longer be considered to be sensitive receptors and therefore the Large Adverse (Significant) effect would be removed .	No change to mitigation is proposed although it is noted that there would be an improvement in relation to the likely significant effect on these properties, in the event that they are no longer in residential use
Residential receptors on Manor Road/Broadmead Road (RVP 14, RVP 20) during Operation	These dwellings would remain high sensitivity and experience subject to a substantial change in views during operation as a result of substantial changes to their immediate outlook, and for those receptors associated with Manor	Additional planting as part of the perimeter planting strategy will provide additional screening (see Figure 7.9: Landscape Mitigation Plan (Volume 2)).	Should all dwellings associated with RVP 14 and RVP 20 be retained and repurposed for ERC use these would no longer be considered to be sensitive receptors and therefore the Large Adverse (Significant) effect would be removed .	Should all dwellings associated with RVP 14 and RVP 20 be demolished and redeveloped for ERC use these would no longer be considered to be sensitive receptors and therefore the Large	No change to mitigation is proposed although it is noted that there would be an improvement in relation to the likely significant effect on these properties, in the event

Receptor and Phase	Assessment Reported in Volume 1 of the ES		Change to Assessment reported in Volume 1 of the ES		
	Likely Significant Effects	Mitigation and Monitoring	Retain and Repurpose to ERC	Demolish and Redevelop to ERC	Mitigation and Monitoring
	Road (viewpoint 1) the ongoing activities associated with the development of the Lake Zone to the north. Magnitude of change: Large Adverse (Significant)			Adverse (Significant) effect would be removed.	that they are no longer in residential use
Chapter 8: Air Quality (Volume 1)					
Human receptors (Residential dwellings on Manor Road) during Construction	No likely significant effects. Potential impacts anticipated due to dust emissions, but these were considered to be Minor to Negligible Adverse (Not Significant) following mitigation.	Mitigation measures to minimise the risk of dust impacts are set out in Section 3.6 of the Appendix 2.3: OCEMP (Volume 3) .	Should all dwellings be retained and repurposed for ERC use, the sensitivity to air quality impacts (including dust during the construction phase) would be reduced so would remain Not Significant following mitigation.	Should all dwellings be demolished and redeveloped for ERC use, the sensitivity to air quality impacts (including dust during the construction phase) would be reduced so would remain Not Significant following mitigation.	No change to mitigation is proposed.
Chapter 9: Noise and Vibration (Volume 1)					
Residential dwellings along Manor Road associated with receptor control location 01 (RCL01) and located within the RLB. The location of RCL01 is shown in Figure 9.8: Receptor Control Locations (Volume 2) during Operation	Increase in day-time and night-time noise levels as a result of operational noise from the Core Zone, resulting in a Major Adverse effect which is Significant .	Mitigation is likely to be required to control noise from the Core Zone to the noise limits for which consent is being sought and which are applicable at RCL01. Following Grand Opening, a program of noise monitoring comprising 120 days continuous monitoring at a boundary location (location to be decided), together with a program of attended noise measurements at all RCLs (including RCL01) will be undertaken to determine compliance with the Core Zone noise limits for which consent is being sought. Thereafter, a noise modelling exercise will be undertaken for each new ride installed within the Core Zone to determine ongoing compliance with the Core Zone noise limits. Further details are provided in Appendix 9.5: Demonstration of compliance with Operational Phase noise limits (Volume 3) .	Should all dwellings associated with RCL01 be retained and repurposed for ERC use (i.e., no longer occupied for residential use), the noise limits at RCL01 would no longer be applicable and the Significant effect at this location would be removed .	Should all dwellings associated with RCL01 be demolished and redeveloped for ERC use, the noise limits at RCL01 would no longer be applicable and the Significant effect at this location would be removed .	Should all dwellings associated with RCL01 be removed from residential use, the Core Zone noise limits would no longer apply at RCL01 and no monitoring would be required at this location. It is likely that mitigation would still be required to control noise from the Core Zone at RCL02, located at the eastern end of Manor Road and representing dwellings not within the Site boundary. However, potentially fewer mitigation measures may be necessary.
Residential property at Broadmead Farm, represented by RCL06 and located within the RLB during Operation	Increase in day-time and night-time noise levels as a result of operational noise from the Core Zone, resulting in a Major Adverse effect which is Significant .	Mitigation is likely to be required to control noise from the Core Zone to the noise limits for which consent is being sought and which are applicable at RCL06. Following Grand Opening, a program of noise monitoring comprising 120 days continuous monitoring at a boundary location (location to be decided), together with a program of attended noise measurements at all RCLs (including RCL06) will be undertaken to determine compliance with the Core Zone noise limits for which consent is being sought. Thereafter, a noise modelling exercise will be undertaken for each new ride installed within the Core Zone to determine ongoing compliance with the Core Zone	Should Broadmead Farm be retained and repurposed for ERC use (i.e., no longer occupied for residential use), the noise limits at RCL06 would no longer be applicable and the significant effect at this location would be removed. However, noise limits would still apply at RCL05 to the south and representative of dwellings in the north of Stewartby, where a Moderate to Major Adverse effect is identified, which is Significant . This significant effect would be unchanged.	Should Broadmead Farm be demolished and redeveloped for ERC use, the noise limits at RCL06 would no longer be applicable and the significant effect at this location would be removed. However, noise limits would still apply at RCL05 to the south and representative of dwellings in the north of Stewartby, where a Moderate to Major Adverse effect is identified, which is Significant . This significant effect would be unchanged.	Should Broadmead Farm no longer be occupied for residential use, the Core Zone noise limits would no longer apply at RCL06 and no monitoring would be required at this location. However, noise limits would still apply at RCL05 to the south and representative of dwellings in the north of Stewartby and monitoring would be required to determine compliance at that location. Mitigation would still be required to control noise from

Receptor and Phase	Assessment Reported in Volume 1 of the ES		Change to Assessment reported in Volume 1 of the ES		
	Likely Significant Effects	Mitigation and Monitoring	Retain and Repurpose to ERC	Demolish and Redevelop to ERC	Mitigation and Monitoring
		noise limits. Further details are provided in Appendix 9.5: Demonstration of compliance with Operational Phase noise limits (Volume 3).			the Core Zone at RCL05 at Stewartby. However, potentially fewer mitigation measures may be necessary.
Chapter 10: Cultural Heritage (Volume 1)					
Residential receptors on Manor Road/Broadmead Road during Construction and Operation	No potential significant effects anticipated.	No additional mitigation is required.	Should all dwellings be retained and repurposed for ERC use (i.e., no longer occupied for residential use), there would be no change to the assessment reported in Volume 1 of the ES.	Should all dwellings be demolished and redeveloped for ERC use, there would be no change to the assessment reported in Volume 1 of the ES as these dwellings are not considered to be sensitive in terms of Cultural Heritage.	No additional mitigation is required.
Chapter 11: Ground Conditions, Soils and Agricultural Land (Volume 1)					
Residential receptors on Manor Road/Broadmead Road) during Construction and Operation	No significant effects. Potentially contaminated soils could pose a health risk. However, this was considered to be Not Significant following mitigation.	Additional mitigation has been provided in Appendix 2.3: OCEMP (Volume 3) . An Outline Remediation Strategy has been produced, outlining the mitigation measures required in order to manage any residual risks to human health receptors as set out in Appendix 11.4: Outline Land Remediation Strategy (Volume 3) .	Assuming the residential dwellings are retained and repurposed for ERC use (a lower sensitivity non-residential use) there would be a slight reduction or no-change to effects reported in Volume 1 of the ES which would remain Not Significant following mitigation.	Assuming the residential dwellings are demolished and redeveloped for ERC use (a lower sensitivity non-residential use) there would be a slight reduction or no-change to effects reported in Volume 1 of the ES which would remain Not Significant following mitigation.	No additional mitigation is required.
Chapter 12: Water Resources (Volume 1)					
Residential receptors on Manor Road/Broadmead Road) during Construction and Operation	There are no significant effects for water resources associated with these residential receptors.	No additional mitigation required	Assuming the residential dwellings are retained and repurposed for ERC use there would be no change to the assessment presented in Volume 1 of the ES.	Assuming the residential dwellings are demolished and redeveloped for ERC use there would be no changes to assessment presented in Volume 1 of the ES. The dwellings are only referred to in setting out the baseline. Drainage for any future built development would accord with the Appendix 12.3: Drainage Strategy (Volume 3) .	No additional mitigation is required.
Chapter 13: Socio-Economics (Volume 1)					
Residential receptors on Manor Road/Broadmead Road during Construction and Operation	No likely significant effects anticipated for these particular residential dwellings on the basis that the socio-economic effects are considered on a wider study area. dwellings	No additional mitigation is required.	The retention and repurpose of these dwellings for ERC use will not affect the socio-economic effects the Proposed Development will generate.	The demolition and redevelopment of these dwellings for ERC use will not affect the socio-economic effects the Proposed Development will generate.	No additional mitigation is required.
Chapter 14: Greenhouse Gases (Volume 1)					
Residential receptors on Manor Road/Broadmead Road during Construction and Operation	No likely significant effects anticipated.	No additional mitigation is required.	The retention and repurpose of these dwellings for ERC use may generate additional greenhouse emissions but any increase is expected to be minimal given no new construction would be required and will	The demolition and redevelopment of these dwellings t for ERC use may generate additional greenhouse emissions but any increase is expected to be minimal as it would not result in a change to the amount of ERC in the Proposed Development (only the area	No additional mitigation is required.

Receptor and Phase	Assessment Reported in Volume 1 of the ES		Change to Assessment reported in Volume 1 of the ES		
	Likely Significant Effects	Mitigation and Monitoring	Retain and Repurpose to ERC	Demolish and Redevelop to ERC	Mitigation and Monitoring
			not change the current assessment of significance for Greenhouse Gases.	available for ERC Expansion) and therefore will not change the current assessment of significance for Greenhouse Gases.	
Chapter 15: Climate Resilience (Volume 1)					
Residential receptors on Manor Road/Broadmead Road during Construction and Operation	No likely significant effects anticipated.	No additional mitigation is required.	The retention and repurpose of these dwellings for ERC use would not result in any new or different effects in terms of climate resilience beyond those already identified in this chapter of the ES.	The demolition and redevelopment of these dwellings for ERC use would not result in any new or different effects in terms of climate resilience beyond those already identified in this chapter of the ES.	No additional mitigation is required.
Chapter 16: Major Accidents and Disasters (Volume 1)					
Residential receptors on Manor Road/Broadmead Road during Construction and Operation	<p>The risk of all potential Major Accidents and Disasters were considered to be As Low as Reasonably Practicable (ALARP) if all mitigation measures outlined are correctly implemented. Therefore, there are no significant residual effects.</p> <p>The presence of these dwellings will not affect the vulnerability of the Proposed Development to a major accidents and/or disasters.</p>	No additional mitigation is required.	The retention and repurpose of these dwellings for ERC use will not affect the vulnerability of the Proposed Development to a major accidents and/or disasters.	The demolition and redevelopment of these dwellings for ERC use will not affect the vulnerability of the Proposed Development to a major accidents and/or disasters.	<p>The potential risks associated with the demolition and/or reconstruction of the dwellings will be managed via the <i>Construction (Design and Management) Regulations 2015</i>.</p> <p>No additional mitigation is required.</p>
Chapter 17: Population and Human Health (Volume 1)					
<p>Residential receptors on Manor Road/Broadmead Road/Construction and Operation</p> <p>Vulnerable groups: Younger people Older people People with long term health issues and disabilities during Construction and Operation</p>	<p>No likely significant effects. Potential impacts anticipated on sensitive receptors including construction noise, vibration and road traffic noise but these are deemed to be Non-Significant following mitigation.</p> <p>For Operational noise, please refer to assessment presented for Chapter 9: Noise and Vibration (Volume 1) above.</p>	Additional mitigation measures will be implemented in the Construction Phase at respective sensitive receptors, as per Chapter 9: Noise and Vibration (Volume 1) .	<p>Effects in relation to air quality, noise and vibration, or changes to local traffic and transport will no longer persist on these residential receptors as the residential receptors will be removed.</p> <p>A new effect in relation to displacement from residential dwellings has been identified. A detailed assessment of this is provided in Annex 2: Displacement of Residents. The small number of homes (relative to the number of homes in the study area) and the above purchasing detail result in it a medium impact for residents across the Local Area. This results in a direct, temporary, medium-term, Minor adverse residual effect (Not Significant)</p>	<p>Effects in relation to air quality, noise and vibration, or changes to local traffic and transport will no longer persist on these residential receptors as the residential receptors will be removed.</p> <p>A new effect in relation to displacement from residential dwellings has been identified. A detailed assessment of this is provided in Annex 2: Displacement of Residents. The small number of homes (relative to the number of homes in the study area) and the above purchasing detail result in it a medium impact for residents across the Local Area. This results in a direct, temporary, medium-term, Minor adverse residual effect (Not Significant)</p>	No additional mitigation is required.

4 NEW OR DIFFERENT LIKELY SIGNIFICANT EFFECTS ON OTHER RECEPTORS

4.1 INTRODUCTION

- 4.1.1. This section considers the potential for new or different significant likely significant effects on other receptors within the surrounding environment associated with the change of all of these residential dwellings to ERC use (non-residential use) either via retaining and repurposing or demolishing and redeveloping the dwellings.

4.2 ASSESSMENT

CHAPTER 5: TRAFFIC AND TRANSPORT (VOLUME 1)

- 4.2.1. As there will be no overall increase in ERC, there will be no overall increase to the total traffic generated. Due to this, and the limited number of the dwellings the potential changes will not alter the scope of the transport assessment, does not introduce any new receptors and will not change the conclusions in relation to residual effects. No new or different likely significant effects are anticipated during construction and operation, and no additional mitigation is required.

CHAPTER 6: ECOLOGY AND NATURE CONSERVATION (VOLUME 1)

- 4.2.2. The potential change of these dwellings to ERC use, either via retaining and repurposing or demolition and redevelopment would be unlikely to generate any new or different significant effects on any surrounding ecology and nature receptors during construction and operation and no additional mitigation is required.

CHAPTER 7: LANDSCAPE AND VISUAL IMPACT ASSESSMENT (VOLUME 1)

- 4.2.3. Changes to the built form along Manor Road and Broadmead Road associated with demolishing and developing to ERC (as per the limitations in **Table 2-1**) would have no new or different likely significant effects to those identified as arising on the perception of landscape character associated with Landscape Character Area (LCA) 5D: North Marston Clay Vale. Within the context of the substantial physical changes arising as a result of the Proposed Development, the proposed changes being considered within this document would not represent a material change in the magnitude of effect during construction or operation.
- 4.2.4. Should the existing buildings be retained and repurposed to ERC then the absence of physical changes would similarly result in no material change to the assessment of landscape effects.
- 4.2.5. Visual receptors with views of Broadmead Farm, which include residents of Stewartby and users of Broadmead Road (represented by Viewpoints 19 and 20 and assessed within **Appendix 7.6: Detailed Visual Impact Assessment (Volume 3)**) have been assessed as being subject to a Large Adverse effect which is considered Significant. Should the existing building be retained and repurposed then there would be no change to the assessment of visual effects for these receptors as there would be no material change in their views. Should the existing building be demolished and redeveloped as per the limitations of **Table 2-1**, there would be some negligible change in the appearance of the built form for those people with views of the location, however, the changes would not be so substantial as to change the findings of the previous assessment for construction and operation. Therefore, there would be no new or different visual effects as a result of the proposed change and no additional mitigation is required.

CHAPTER 8: AIR QUALITY (VOLUME 1)

- 4.2.6. Retaining and repurposing these dwellings to ERC use (non-residential use) would not generate any additional air emissions during construction. Demolishing and redeveloping these dwellings may result in some additional dust emissions during construction but these are likely to be minimal relative to the overall works at the site so would not result in any new or different significant effects.
- 4.2.7. For ecological receptors at Kempston Hardwick Pit and Coronation Pit County Wildlife Sites, without mitigation there are likely to be direct, temporary, short-term **Minor/Negligible Adverse** effects from elevated dust levels (**Not Significant**) for the construction phase during demolition and earthworks.
- 4.2.8. No new or different likely significant effects are anticipated, and no additional mitigation is required.

CHAPTER 9: NOISE AND VIBRATION (VOLUME 1)

- 4.2.9. The potential change of these dwellings to ERC use, either via retaining and repurposing or demolition and redevelopment would be unlikely to result in any new or additional significant effects at other receptors associated with noise and vibration during construction and operation and no additional mitigation is required.

CHAPTER 10: CULTURAL HERITAGE (VOLUME 1)

- 4.2.10. Should all dwellings be retained and repurposed, there would be no impacts to the setting of the Kempston Hardwick moated site.
- 4.2.11. Due to the land-use limitations for ERC set out in **Table 2-1**, should all dwellings be demolished and redeveloped, there would be no significant impacts to the setting of the Kempston Hardwick moated site or to any above ground heritage assets scoped into this assessment. These works would also be subject to the same controls set out in **Appendix 2.3: OCEMP (Volume 3)** for Kempston Hardwick moated site. The residential dwellings themselves do not contribute to the significance of above ground heritage assets scoped into this assessment.
- 4.2.12. No new or different likely significant effects are anticipated during construction and operation, and no additional mitigation is required.

CHAPTER 11: GROUND CONDITIONS, SOILS AND AGRICULTURAL LAND (VOLUME 1)

- 4.2.13. The potential change of these dwellings to ERC use, either via retaining and repurposing or demolition and redevelopment would not result in any new or different likely significant effects in terms of ground conditions, soils and agricultural land during construction and operation beyond those already identified in this chapter of the ES and no additional mitigation is required.

CHAPTER 12: WATER RESOURCES (VOLUME 1)

- 4.2.14. The potential change of these dwellings to ERC use, either via retaining and repurposing or demolition and redevelopment would not result in any new or different likely significant effects in terms of water resources during construction and operation beyond those already identified in this chapter of the ES and no additional mitigation is required.

CHAPTER 13: SOCIO-ECONOMICS (VOLUME 1)

- 4.2.15. The main assessment in Volume 1 of the ES has considered the loss of the two residential dwellings (Vine Cottages) located within the Site to be negligible in comparison to the wider housing market, which is assessed at the borough level. These dwellings have already been purchased by UDX on the open market under mutually beneficial terms in preparation for the Proposed Development. Increasing the number of dwellings to up to 19 would not alter this conclusion, as this remains minimal relative to the borough's housing supply. Therefore, any socio-economic impact associated with residential displacement is considered negligible and does not warrant further assessment.
- 4.2.16. No new or different likely significant effects are anticipated during construction and operation, and no additional mitigation is required.

CHAPTER 14: GREENHOUSE GASES (VOLUME 1)

- 4.2.17. The potential change of these dwellings to ERC use, either via retaining and repurposing or demolition and redevelopment would not result in any new or different likely significant effects in terms of greenhouse emissions during construction and operation beyond those already identified in this chapter of the ES and no additional mitigation is required.

CHAPTER 15: CLIMATE RESILIENCE (VOLUME 1)

- 4.2.18. The potential change of these dwellings to ERC use, either via retaining and repurposing or demolition and redevelopment would not result in any new or different likely effects in terms of climate resilience during construction and operation beyond those already identified in this chapter of the ES and no additional mitigation is required. Any new development would be managed through the climate resilience controls within the **Design Standards (Document Reference: 6.3.0)**.

CHAPTER 16: MAJOR ACCIDENTS AND DISASTERS (VOLUME 1)

- 4.2.19. The potential change of these dwellings to ERC use, either via retaining and repurposing or demolition and redevelopment would not result in any new or different likely significant effects in terms of major accidents and disasters during construction and operation beyond those already identified in this chapter of the ES and no additional mitigation is required.

CHAPTER 17: POPULATION AND HUMAN HEALTH (VOLUME 1)

- 4.2.20. The potential change of these dwellings to ERC use, either via retaining and repurposing or demolition and redevelopment would not result in any new or different likely significant effects in terms of population and human health during construction and operation beyond those already identified in the chapter of the ES and no additional mitigation is required.

5 OTHER ASPECTS

5.1 DAYLIGHT AND SUNLIGHT

- 5.1.1. **Appendix 2.7: Daylight Assessment Results (Volume 3)** presents the results of daylight and sunlight assessments that have been undertaken to consider the potential effects of the Proposed Development on the dwellings within the Site boundary. Should these dwellings not continue to be occupied for residential use there will be no receptors within the immediate vicinity of the Site that could experience daylight and sunlight effects. All daylight and sunlight effects would therefore be negligible and not significant for these receptors.

5.2 ARBORICULTURE

- 5.2.1. Retaining and repurposing the dwellings to ERC use is unlikely to lead to any additional effects on trees and hedgerows, provided the trees and hedgerows marked on the Tree Removal and Protection Plan (**Appendix C** of the **Arboricultural Impact Assessment Report (Document Reference 6.11.0)** are retained.
- 5.2.2. Demolishing and redeveloping the dwellings to ERC use would likely lead to the loss of associated trees and hedgerows within gardens. Impact on trees and hedgerows are considered in **Arboricultural Impact Assessment Report (Document Reference 6.11.0)**. A sensitive design process has been undertaken that has sought to maximise the retention of trees, the protection and enhancement of biodiversity and the delivery of an enhanced landscape. For trees that would be retained the measures set out in the **Appendix D: Outline Arboricultural Method Statement** of the **Arboricultural Impact Assessment Report (Document Reference 6.11.4.0)** would apply.
- 5.2.3. Where the detailed design proposals cannot retain trees, then suitable mitigation planting shall be designed to promote the health and future growth potential of new tree stock, with reference to **Appendix 6.4: Outline Habitat Creation and Enhancement Plan (Volume 3)**.
- 5.2.4. As per the land use limitations set out in Table 2.1, Entertainment Resort Complex shall not be provided upon any ERC Expansion Area unless and until an updated Tree Removal and Protection Plan identifying which trees and hedgerows within the ERC Expansion Area are to be retained and/or removed has been submitted to and approved by the Secretary of State.

6 ALTERNATIVE DEVELOPMENT SCENARIOS

- 6.1.1. **Table 2-1** in Section 2 provides the land use parameters for the four ERC Expansion Areas (A to D) and these are illustrated in **Parameter Plan Entertainment Resort Complex Land Use (Document Reference 1.10.0)**. Section 3 to 5 of this report considers the two main scenarios where all of these areas are to become ERC either by retaining and repurposing or demolition and redevelopment. This section considers alternative development scenarios should some of the ERC Expansion Areas remain in residential use during all or part of construction or operation.

Manor Road (ERC Expansion Areas A to C)

- 6.1.2. There are three separate ERC Expansion Areas on Manor Road (Expansion Areas A to C). These are broadly defined going west to east along Manor Road, with Areas A and C containing groups of dwellings and a mobile home in Expansion Area B.
- 6.1.3. Should the dwellings within ERC Expansion Areas A and C on Manor Road be vacated prior to the Construction Phase commencing and developed as per the parameters in **Table 2-1**, then the relevant parts of the assessment presented in Sections 3 to 5 of this report would apply. A specific consideration would be the removal of the significant effect for noise and requirement for long-term noise monitoring at RCL05.
- 6.1.4. Should any of these ERC Expansion Areas remain in residential use for all or part of the construction and/or operational phase of the Proposed Development then the relevant parts of the assessment and any mitigation and monitoring measures presented elsewhere in Volume 1 of the ES for residential dwellings along Manor Road would still apply.
- 6.1.5. The land use limitations in Table 2.1 allows for individual dwellings or terraced rows to be demolished once they are no longer in residential use. Consideration will need to be given to the strict control of noise, dust and any other potential impacts on neighbouring properties that are still in residential use. There is also the possibility in this location that an ERC Expansion Area may be developed while an adjacent ERC Expansion Area (or Areas) continue in residential use. Given the scale of the development proposed in the vicinity of the ERC Expansion Areas and the parameters identified in **Table 2-1**, such a change would be unlikely to lead to new or different likely significant effects. However, specific consideration would need to be given to managing nuisance during construction on the nearest dwellings within the other Expansion Area(s) that remain in residential use. Consideration would also need to be given to the design of any ERC to ensure aspects like operational noise or overshadowing are acceptable.
- 6.1.6. All general environmental requirements for the ERC Expansion Areas would remain as detailed in the ES for the overall Proposed Development. Any environmental mitigation for the delivery of the ERC Expansion Areas are therefore secured via the **Environmental Controls Document (Document Reference 6.16.0)**, the **Proposed Conditions (Document Reference 1.5.0)**, and the **Dependencies Table (Document Reference 6.18.0)**. As such, any necessary mitigation measures would be secured, and no new or different likely significant effects are anticipated.

Broadmead Farm (ERC Expansion Area D)

- 6.1.7. The residential dwelling at Broadmead Farm is standalone compared to those on Manor Road and would not be affected by how development of Expansion Areas A-C is phased (or vice-versa).
- 6.1.8. Should this dwelling be demolished prior to the Construction Phase commencing and developed as per the parameters in **Table 2-1**, then the relevant parts of the assessment presented in Sections 3 to 5 of this report would apply. A specific consideration would be the removal of the significant effect for noise and requirement for long-term noise monitoring at RCL06.
- 6.1.9. Should the residential dwelling at Broadmead Farm remain in residential use for all or part of the construction and operational phase of the Proposed Development then the relevant parts of the assessment and any mitigation and monitoring measures presented elsewhere in Volume 1 of the ES would apply.

7 SUMMARY AND CONCLUSIONS

- 7.1.1. This report has been prepared to identify whether there are any new or different likely significant effects as a result of the 17 residential dwellings within the Site not continuing in residential use under the following two scenarios:
- **Retain and repurpose** – the residential dwellings would be retained in their current form and repurposed to ERC use; or
 - **Demolish and redevelop** – the residential dwellings would be demolished and new ERC ‘facilities’ would be constructed based on the parameters provided in Table 2-1.

- 7.1.2. The report has also considered whether the controls required to mitigate the environmental effects of the Proposed Development need to be adapted should the dwellings not continue to be occupied for residential use.

Changes to effects on residential dwellings

- 7.1.3. Section 3 of the Report has considered changes to effects associated with these residential dwellings that have been reported in Volume 1 of the ES.
- 7.1.4. For Ecology and Nature Conservation, taking a precautionary approach, there is the potential for impacts on bats and breeding birds associated with the demolition of these dwellings and removal of gardens that would result in **Moderate Adverse and Significant** effects in the absence of mitigation. These works would be subject to the same controls as set out in **Appendix 2.3: OCEMP (Volume 3)** and **Appendix 6.4: Outline Habitat Creation and Enhancement Plan (Volume 3)**.
- 7.1.5. For the Landscape and Visual Impact Assessment, should these properties no longer be in residential use, either via retaining and repurposing to ERC use or demolishing and redeveloping to ERC use, than they would no longer be considered to be sensitive receptors and the **Large Adverse (Significant) effect for construction and operation would be removed**.
- 7.1.6. For Noise and Vibration, should these properties no longer be in residential use, either via retaining and repurposing to ERC use or demolishing and redeveloping to ERC use, the noise limits applicable at these receptors would no longer apply and the **Major Adverse (Significant) effect for operation would be removed**. The noise monitoring proposed at RCL01 on Manor Road and RCL06 on Broadmead Farm would no longer be required. Noise mitigation would still be required for receptors outside of the Site.
- 7.1.7. For all other aspects, there are no changes to significant effects associated with these residential dwellings and no additional mitigation or monitoring is required.

New or different effects on surrounding receptors

- 7.1.8. Section 4 of the report considers whether the change of these dwellings to ERC use either by retaining and repurposing or demolishing and redeveloping would result in any new or different effects on surrounding receptors.
- 7.1.9. For the Landscape and Visual Impact Assessment, consideration has been given to the potential for additional changes to effects associated with the redevelopment of these dwellings for ERC use. However, it has been concluded that the changes would not be substantial enough to change the findings of the main assessment in Volume 1 of the ES.

- 7.1.10. For the Socio-Economic assessment it has been concluded that increasing the number of dwellings to be removed from the local housing market from two to 19 would not alter the **Negligible Adverse (Not Significant)** assessment presented in the ES.
- 7.1.11. No new or different significant effects upon surrounding receptors have been identified and no additional mitigation is required.

Other Aspects

- 7.1.12. Section 5 of the report considers the other aspects of Daylight and Sunlight and arboriculture.
- 7.1.13. For Daylight and Sunlight, if these dwellings are no longer residential, either via retaining and repurposing to ERC use or demolition and redevelopment to ERC use, than they would no longer be considered to be sensitive receptors and all significant effects would be removed.
- 7.1.14. For arboriculture, demolition and redevelopment of these properties would likely lead to the loss of additional trees and hedgerows. This would be subject to the same measures as the rest of the site, including suitable mitigation planting where trees cannot be maintained. The Tree Removal and Protection Plan, identifying which trees and hedgerows within the ERC Expansion Area are to be retained and/or removed, would also need to be updated and approved by Secretary of State prior to any ERC being provided.

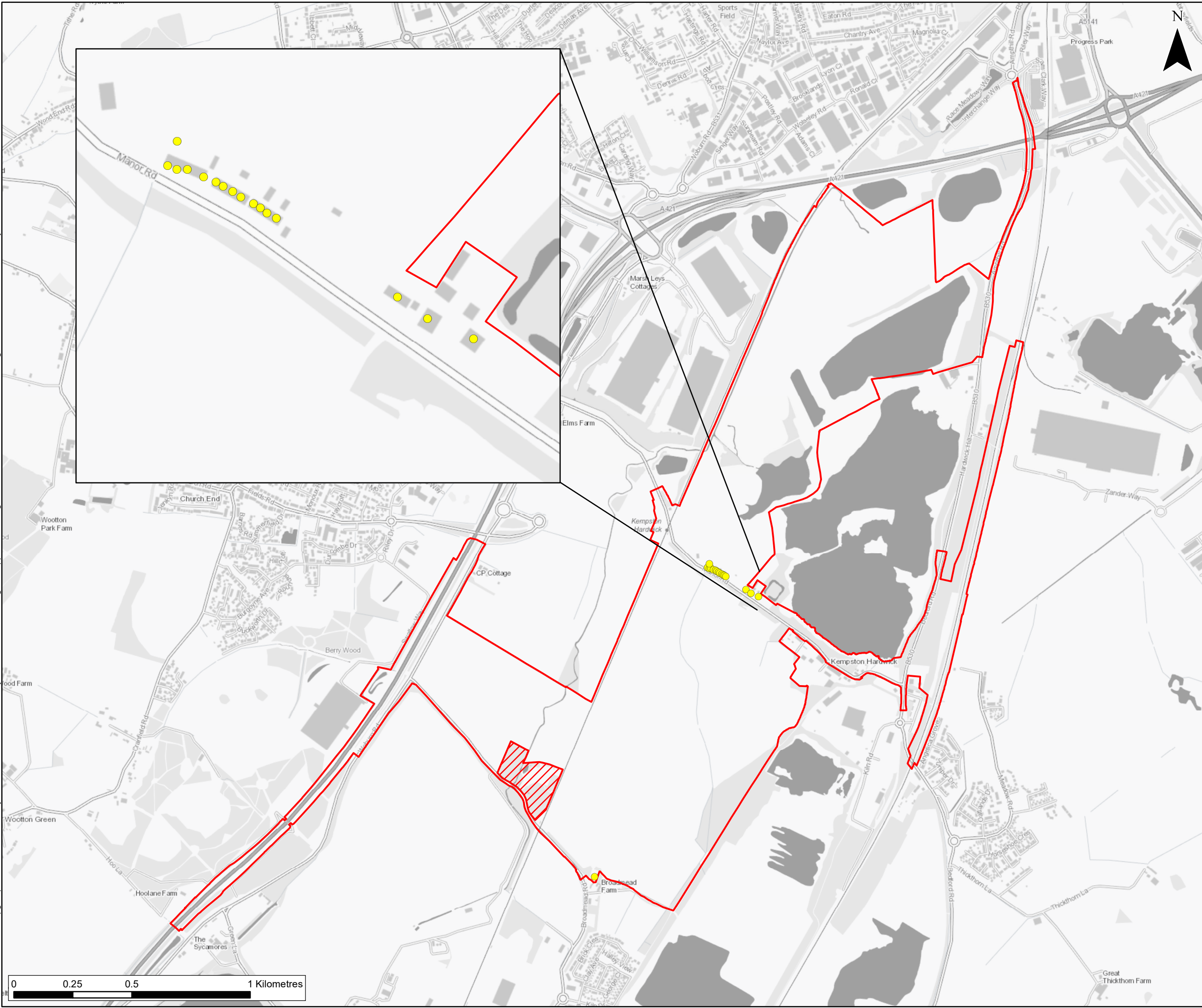
Alternative Development Scenarios

- 7.1.15. Section 6 of the report considers alternative development scenarios for the four ERC Expansion Areas (A to D), including considering the implications of only one or some, rather than all, of the ERC Expansion Areas coming forward.
- 7.1.16. Should any of these areas remain in residential use for all or part of the construction or operational phase of the Proposed Development then the relevant parts of the assessment presented elsewhere in Volume 1 of the ES would still apply.
- 7.1.17. All general environmental requirements for the ERC Expansion Areas would remain as detailed in the ES for the overall Proposed Development. Any environmental mitigation for the delivery of the ERC Expansion Areas are therefore secured via the **Environmental Controls Document (6.16.0)**, and the **Dependencies Table (Document Reference 6.18.0)**.




Annex 1

FIGURES





Legend

-  Site boundary
-  Land Excluded from Site boundary
-  Residential Dwellings within the Site boundary



This product includes mapping data licensed from Ordnance Survey ®. © Crown copyright and/or database right 2024. License number 0100031673 2024

P01	SS	SS	SB	19/05/2025
FIRST DRAFT ISSUE				

REVISION	DRAWN	CHECKED	APPROVED	DATE
DESCRIPTION				



Client Name:
Universal Destinations & Experiences

PROJECT TITLE:
Universal Destinations & Experiences UK Project

DRAWING TITLE:
FIGURE 1 - LOCATION OF RESIDENTIAL DWELLINGS WITHIN THE RED LINE BOUNDARY

STATUS:
For Information

DRAWN: SS	CHECKED: SS	APPROVED: SB	AUTHORISED: AW
--------------	----------------	-----------------	-------------------

SCALE @ A3 SIZE: 1:15,000	DATE: 19/05/2025	REVISION: P01
------------------------------	---------------------	------------------

DRAWING NUMBER:
Figure 1

Annex 2

DISPLACEMENT OF RESIDENTS



CHAPTER 17: POPULATION AND HUMAN HEALTH (VOLUME 1)

New effect scoped in: Displacement of Residents

The potential change of the 17 residential dwellings within the Site boundary to ERC use, either via retaining and repurposing or demolition and redevelopment would requires the consideration of the following effects.

Health determinant	Health effect scoped in	Justification
Relocation	Displacement of residents	<p>A wide body of literature suggests that being displaced from home can have a wide range of negative impacts on mental well-being, including an increased risk for depression, anxiety, and post-traumatic stress disorder.</p> <p>The Proposed Development will result in the displacement of 17 residences.</p> <p>It is deemed a cautious worst case scenario that these dwellings will be purchased by UDX on the open market and through mutually beneficial terms (as is the case with residential properties purchased by UDX to date).</p>

Study area

The study area for this effect is the Local Area ¹, as identified in **Chapter 17: Population and Human Health (Volume 1)**.

Temporal scope

This effect is assessed in the Year of Full Buildout (2051) by which time it is assumed all residents in the impacted dwellings would have been displaced.

Pathway to health impact

Residential relocations offer the opportunity for both positive and negative influences on health outcomes. The direction of health effect is best categorised as negative although moving may provide welcome opportunities for some, which may improve wellbeing.

A mix of physical and mental health and wellbeing outcomes will be affected.² These will predominantly relate to changes in the burden of disease within the population. This includes the onset of new health conditions or health related states, changes in existing health conditions and changes to day-to-day functioning.³ Most people in communities experiencing relocations will be affected to varying degrees.

¹ The Local Area is defined as: Lower layer super output areas (LSOAs) that intersect with a 500m boundary around the Site

² Nuvo Wellbeing (2025) *The Importance of Physical Health during a Move*. Available at: <https://nuvowellbeing.com/2025/01/30/moving/> [Accessed May 2025].

³ Healthline (2023) *Relocation Depression: What It Is and Ways to Cope*. Available at: <https://www.healthline.com/health/depression/relocation-depression> [Accessed May 2025].

Inequalities could reduce if relocation provides an opportunity for people to move to areas where socio-economic conditions are better.⁴ Overall the change is likely to increase social and health inequalities as the effects are likely to be greatest for those already experiencing difficulty. For example, older age is associated with social isolation and with physical frailty and so older residents are likely to require additional assistance during the relocation.

The negative impact of relocation are more severe for older people than other age groups. Relocation can disrupt established routines, social networks, and familiar environments, which can be particularly challenging for older individuals who may have lived in one place for decades. This can lead to stress, anxiety, and even relocation stress syndrome, especially if the move is involuntary or involves a significant change in living arrangement.⁵

Baseline conditions

In the absence of specific demographic data of residents at the dwellings in question, demographic trends for the remainder of Local Area are used as a proxy.

The baseline indicates that the affected population may include those who are particularly vulnerable to negative effects of change. Characteristics that may increase sensitivity include factors such as being young or old, or having existing poor health. As outlined in ES Chapter 17 Population and Human Health, the Local Area has a disproportionately high proportion of younger people (0 - 19) (17%) compared to regional (12%) and national (11%) rates. The Local Area has a lower proportion of older people (65+) (12%) compared to regional (20%) and national (18%) rates. The Local Area also has a lower proportion of people with long term illness or disabilities (12%) compared to regional (17%) and national (17%) rates.

From 2023/24 onwards, Bedford Borough Council has a low supply of housing coming forward.⁶ The 5-year housing land supply is 3.46. However it is recognised that this is a result of an amendment to the standard method that has resulted in a much increased housing need. In 2024 Bedford Borough Council's 5-year housing land supply was 6.93, indicating a strong supply.⁷ Central Bedfordshire has an adequate forthcoming supply of housing. From October 2024 onwards, Central Bedfordshire has a 5-year housing land supply of 5.05 years.⁸

Receptor sensitivity

The Local Area has a **Low** sensitivity to the displacement of residential dwellings. While there is a high proportion of younger people, there is a low proportion of older people and those with long term illness or disabilities. The supply of housing coming forward across Bedford and Central Bedfordshire is adequate.

⁴ Social Mobility Commission (2020) *Moving out to move on: understanding the link between migration, disadvantage and social mobility*. Available at: <https://www.gov.uk/government/publications/internal-migration-and-social-mobility-moving-out-to-move-on/moving-out-to-move-on-understanding-the-link-between-migration-disadvantage-and-social-mobility#research-findings-why-we-move> [Accessed May 2025].

⁵ Wu et al (2015) *Relocation at older age: results from the Cognitive Function and Ageing Study*.

⁶ BBC (2025) 5 Year supply of deliverable housing sites. Available at <https://www.bedford.gov.uk/files/january-2025-deliverable-sites-report.pdf/download?inline> [Accessed May 2025].

⁷ BBC (2024) 5 Year supply of deliverable housing sites. Available at <https://www.bedford.gov.uk/files/october-2023-5-year-deliverable-sites-report.pdf> [Accessed May 2025].

⁸ Central Bedfordshire (2024) *Five year housing land supply statement and methodology*. Available at: [Five-year housing land supply statement](#) [Accessed May 2025].

Assessment of effect

It is likely that these dwellings will be purchased by UDX on the open market and through mutually beneficial terms (as is the case with residential properties purchased by UDX to date).

In some cases, residents who choose to relocate and receive compensation above the market value of their property may experience benefits associated with greater choice and flexibility. The additional financial resource can enable individuals or families to move to areas that better align with their preferences, such as closer proximity to support networks, improved access to services, or a more desirable living environment. While relocation can involve disruption and adjustment, the opportunity to select a new home that meets personal or household priorities may contribute to a more positive long-term outcome. Although not all relocating residents will view the circumstances prompting the move as favourable, the ability to make a proactive and informed decision about where to live may enhance overall wellbeing and reduce the likelihood of experiencing ongoing negative impacts.

The small number of homes (relative to the number of homes in the study area) and the above purchasing detail result in it a medium impact for residents across the Local Area.

This results in a direct, temporary, medium-term, **Minor Adverse** residual effect (**Not Significant**) in the Year of Full Buildout (2051).



WSP House
70 Chancery Lane
London
WC2A 1AF

wsp.com