



UNIVERSAL DESTINATIONS & EXPERIENCES UK PROJECT

Former Kempston Hardwick
Brickworks and adjoining land, Bedford

Guide to the Planning Proposal

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CONTENTS

1.0 GUIDE TO THE PLANNING PROPOSAL.....3

 Introduction 3

 Purpose of this document..... 4

 Master Document List..... 4

 List of Documents 4

 Unified Control of Development..... 5

2.0 PART 1 - INTRODUCTORY DOCUMENTS8

3.0 PARTS 2-5 ENVIRONMENTAL STATEMENT10

4.0 PART 6 - OTHER DOCUMENTS14

APPENDICES

APPENDIX 1: LIST OF SUBMITTED DOCUMENTS

1.0 GUIDE TO THE PLANNING PROPOSAL

Introduction

- 1.1 This Guide to the planning proposal has been prepared on behalf of Universal Destinations & Experiences (UDX) (“the Promoter”) which is seeking planning permission for the construction and operation of a Universal Entertainment Resort Complex, 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.
- 1.2 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 as well as the site of the planned Wixams rail station. The Proposed Development is divided into four main land areas referred to as the Core Zone, Lake Zone, West Gateway Zone, and East Gateway Zone.
- 1.3 The Planning Proposal is for the development of an Entertainment Resort Complex and associated infrastructure, comprising:
- an entertainment resort complex including theme park(s), amusement park(s) and water park(s); visitor accommodation; vehicle hire facilities; entertainment venues; sport, recreation, leisure and spa facilities; venues with conference and/or convention spaces; retail, dining and entertainment; cultural facilities; vehicle showrooms; associated services and uses for any operational or administrative functions (Entertainment Resort Complex support); utility generation, storage, collection, treatment and processing facilities associated with the entertainment resort complex; vehicle and cycle parking, maintenance, servicing and transportation hubs; access routes and circulation spaces; and landscaping;
 - roads, routes and associated infrastructure, including a new A421 junction and upgrading and realignment of Manor Road;
 - an expanded Wixams railway station, railway crossings and transportation hubs with associated services and infrastructure;
 - related utility conveyance infrastructure; and

- construction-related operations and uses.

- 1.4 The planning proposal also safeguards land for a potential new railway station on the proposed East West Rail (EWR) Bletchley to Bedford line, should this come forward in the future.

Purpose of this document

- 1.5 This Guide aims to help MHCLG and interested parties understand the planning proposal through signposting to the documents that make up the Planning Proposal.

Master Document List

- 1.6 The master document list set out in **Table 1-1** demonstrates how the documents have been grouped into parts, and each of these documents has been given their own document reference which can be found within **Appendix 1**.
- 1.7 The full list of the documents submitted to MHCLG, available in **Appendix 1**, also indicates the latest revision (if applicable) of a document and/or when, and if, a new document is submitted.

Table 1-1 Master Document List:

| Part | Part Title | Details |
|------|--|--|
| 1 | Introductory Documents and Drawings | Contains introductory documents and drawings provided to support the Planning Proposal. |
| 2 | Chapters of the Environmental Statement | Provides environmental information and an assessment of the likely significant effects of the Proposed Development, as well as a description of proposed mitigation measures. |
| 3 | Figures of the Environmental Statement | Provides the figures which support the findings discussed within the Environmental Statement. |
| 4 | Appendices of the Environmental Statement | Provides the appendices which support the findings discussed within the Environmental Statement. |
| 5 | Non-Technical Summary of the Environmental Statement | Contains the Non-Technical Summary of the Environmental Statement. |
| 6 | Other Documents | Includes supplementary documents submitted by the Promoter in support of the Planning Proposal, such as site-specific development protocols, infrastructure plans, environmental management strategies, and other relevant technical information |

List of Documents

- 1.8 **Appendix 1** identifies the documents produced for the submission by the Promoter. The appendix identifies the Planning Proposal Document Number, the Document Title, Version Number and the Post Submission Date (if any) of the document.

Unified Control of Development

18. Universal Destinations & Experiences (UDX) is seeking consent for an Entertainment Resort Complex (ERC) and necessary infrastructure to support the ERC across the Site.
19. UDX will be the master developer, with National Highways constructing the new A421 junction and Network Rail building Wixams Rail Station and carrying out works to close the Manor Road level crossing.
20. UDX will exercise appropriate oversight over all aspects of development of the ERC, including initial planning and design, coordination of the infrastructure, construction and setting the framework for the long-term management of the ERC.
21. This unified control approach will allow UDX to (i) provide a comprehensive development strategy, from conception to completion, (ii) ensure quality and consistency by setting standards for development and overseeing their implementation to create a cohesive, high-quality project, and (iii) manage the complexities of delivering a large-scale development such as obtaining planning approvals, licences and consents, implementing site-wide habitat creation and mitigation and delivering master infrastructure, all while creating and maintaining a long-term vision for the development of the Site over time.
22. This vision-led approach will allow UDX to create controls to deliver a high-quality visitor experience, with safety in mind, from the moment that a guest exits the highway at the A421 or steps off the train at Wixams Rail Station. The concept of an ERC of this nature, rather than simply delivering a theme park, is what sets UDX apart. This type of world class ERC is only delivered in the theme park market by UDX and The Walt Disney Company, and is demonstrated by the ERCs in Florida, Osaka and Hollywood, all owned and operated by UDX and an ERC in Beijing which is operated by UDX.
23. The ERC concept for this proposal is largely based on the definition in the State of Florida's regulations for the ERCs that UDX and Disney own and operate in Florida. The ERC is defined as the "proposed Theme Park together with other uses such as retail, dining, indoor and outdoor entertainment, cultural and sports venues, visitor accommodations, and recreational facilities, associated services and uses for any operational or administrative functions of the ERC (such as office buildings and warehouse/storage facilities), utilities, parking, access routes and landscaping", as further described in detail in the **Description of Development (Document Reference 1.9.0)** located in the area designated on the **Parameter Plan: Entertainment Resort Complex Land Use Plan (Document Reference 1.10.0)**.

24. The planning proposal contemplates that development could be undertaken by UDX and those under contract with UDX and by relevant statutory undertakers. It is considered that this is appropriate in light of the commitments regarding the Minimum Development Programme (MDP) (see paragraphs 5.7-5.10 of this Planning Statement) and the unique provisions of the proposal related to unified design and unified control.
25. The **Dependencies Table (Document Reference 6.18.0)** sets forth the commitment regarding the MDP. Unified design measures that provide assurance of the proper development of the Project include the **Design Standards (Document Reference 6.3.0)** as well as the post-decision approval process set forth in conditions 7 – 10 of the **Proposed Conditions (Document Reference 1.5.0)**. Relevant aspects of unified control include those set forth in the confidential **Security and Emergency Management Plan (Document Reference 6.4.0)** and the Travel Plan (**Document Reference 4.5.6.0**).
26. UDX will retain a level of control over the use and design of buildings and public realms across the whole area within the ERC. Further, UDX intends to work with Statutory Undertakers and Governmental bodies such as National Highways, Bedford Borough Council and Network Rail to encourage this design to be coordinated and continue across the public realms that are within or proposed to be within their control upon completion, such as adopted highways and rail station development.
27. It is envisaged that any Order for the development would require all development within the Site to comply with the following documents, which will provide ongoing controls on the ERC including:
- Landscape and Ecology Management measures in the **Environmental Controls Document (Document Reference 6.16.0)** – contains commitments on long-term management and maintenance of landscaped areas, woodland and trees.
 - **Security and Emergency Management Plan (SEMP) (Document Reference 6.4.0)** – contains security and emergency management measures for the ERC.
 - **Design Standards (Document Reference 6.3.0)** – contain measures which control the design of the Site and set out the process by which certain aspects of design detail will be delivered across the Site. Following any planning consent, UDX will proceed to further develop its design intent and guidance for each of the zones within the ERC to be presented in the form of a Zonal Masterplan and Zonal Design Standards for the key elements of the development, all of which will

be reviewed and approved by MHCLG pursuant to a condition in any Order for the development on the post-decision approval process.

28. These measures will collectively ensure that there will be a consistent method of unified control of development throughout the ERC.

Glossary and Acronyms

- 1.9 Capitalised terms that are not defined and used within this document shall have the same meaning as set out in **Appendix 0.1 of the ES – Acronyms and Glossary (Document Reference 4.0.1.0)**.

2.0 PART 1 - INTRODUCTORY DOCUMENTS

- 2.1 The **Cover Letter** [Document Reference 1.1.0] provides a brief description of the Proposed Development, its location and a general introduction to the Planning Proposal.
- 2.2 The **Ownership Certificates** [Document Reference 1.2.0] confirm that notice has been served to all relevant landowners.
- 2.3 The **Copies of Notices** [Document Reference. 1.3.0] are versions of the notices that have been sent to the relevant landowners as part of the Planning Proposal process.
- 2.4 The **Guide to the Planning Proposal** [Document Reference 1.4.0] provides a guide to the submission of the planning proposal.
- 2.5 The **Proposed Conditions** [Document Reference 1.5.0], sets out draft conditions that may be attached to any planning permission granted which the Promoter would adhere to.
- 2.6 **Site Location Plan** [Document Reference 1.6.0] demonstrates the Proposed Development in its surrounding context, including the Red Line Boundary of the Proposed Development.
- 2.7 **Primary Access Plan** [Document Reference 1.7.0] shows the access points that the Proposed Development would take from the existing highway network.
- 2.8 The **Zonal Plan** [Document Reference 1.8.0] shows the zones within the Site which will be subject to Zonal Design Principles.
- 2.9 The **Description of Development** [Document Reference 1.9.0] demonstrates the use of each area of the Red Line Boundary.
- 2.10 The Planning Proposal is also accompanied by a series of plans which together provide geographic controls on the way in which the Proposed Development can come forward. These are set out below.
- 2.11 **Parameter Plan – Entertainment Resort Complex Land Use** [Document Reference 1.10.0] geographically shows the areas within the Site which will be used for the different land uses to be consented by the Proposed Development as set out in the Description of Development No. [1.9.0].
- 2.12 **Parameter Plan – Access and Roadways** [Document Reference 1.11.0] geographically shows the areas within which the proposed access and highway works will be located, including limits of deviation.

- 2.13 **Parameter Plan –Active Travel [Document Reference 1.12.0]** shows the proposed improvements to active travel networks, including for pedestrians and cyclists, including limits of deviation.
- 2.14 **Parameter Plan – Core Zone Transport Hub [Document Reference 1.13.0]** set out the parameters which the Proposed Development will adhere to in terms of the transport hub.
- 2.15 **Parameter Plan – Utility Compound [Document Reference 1.14.0]** set out the parameters which the Proposed Development will adhere to in terms of the utility compound.
- 2.16 **Parameter Plan – East West Rail Safeguarded Land [Document Reference 1.15.0]** sets out the parameters which the Proposed Development will adhere to in regard to the East West Rail Safeguarded Land.
- 2.17 **Proposed Operative and Controlling Documents [Document Reference 1.16.0]** sets out the control documents which the promoter will need to adhere to.

3.0 PARTS 2-5 ENVIRONMENTAL STATEMENT

- 3.1 The Promoter has conducted an Environmental Impact Assessment for the Proposed Development to consider what effects the Proposed Development is likely to have on the surrounding environment.
- 3.2 Part 2-4 reports the findings of the EIA within the Environmental Statement and its supporting figures and appendices.
- 3.3 Part 2 is formed of the following chapters of the Environmental Statement:

| Chapters of the Environmental Statement |
|---|
| Chapter 00 - Table of Contents |
| Chapter 1 - Introduction and Site Description |
| Chapter 2 - Description of the Proposed Development |
| Chapter 3 - Approach to EIA |
| Chapter 4 - Consideration of Reasonable Alternatives |
| Chapter 5 - Traffic and Transport |
| Chapter 6 - Ecology and Nature Conservation |
| Chapter 7 - Landscape and Visual Impact Assessment |
| Chapter 8 - Air Quality |
| Chapter 9 - Noise and Vibration |
| Chapter 10 - Cultural Heritage |
| Chapter 11 - Ground Conditions, Soils and Agricultural Land |
| Chapter 12 - Water Resources |
| Chapter 13 - Socio-Economics |
| Chapter 14 - Greenhouse Gases |
| Chapter 15 - Climate Resilience |
| Chapter 16 - Major Accidents and Disasters |
| Chapter 17 - Population and Human Health |
| Chapter 18 - Cumulative Effects |
| Chapter 19 - Summary of Residual Effects |

- 3.4 Part 3 is formed of the following figures which support the findings discussed within the Environmental Statement:

| Figures of the Environmental Statement |
|--|
| Figure 5.1 Assessed Link Locations |
| Figure 5.2 Classified Turning Count (CTC) Survey Locations |
| Figure 5.3 Automatic Traffic Count (ATC) Survey Locations |
| Figure 5.4 WebTRIS Count Locations |
| Figure 5.5 ANPR Cordon |
| Figure 5.6 Wixams Station Approved Layout |
| Figure 5.7 Location of Sensitive Receptors |
| Figure 6.1 Ecological Designations Plan |
| Figure 6.2 UK Habitats Plan |

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| Figure 6.3 Bedfordshire GCN DLL - Impact Risk Zones Within Site |
| Figure 7.1 Zones of Theoretical Visibility and Viewpoint Locations |
| Figure 7.1a Viewpoint Locations |
| Figure 7.2 Site Context |
| Figure 7.3 Topography |
| Figure 7.4 Landscape Designations |
| Figure 7.5 National Landscape Character Areas |
| Figure 7.6 Local Landscape Character Areas |
| Figure 7.7 Access and Public Rights of Way |
| Figure 7.8 Viewpoint Photography (Part 1 to 14) |
| Figure 7.9 Landscape Mitigation Plan |
| Figure 8.1 Air Quality Assessment Study Area |
| Figure 8.2 Air Quality Monitoring Sites |
| Figure 8.3 Construction Dust and Receptors |
| Figure 8.4 Traffic Emissions and Human Receptors |
| Figure 8.5 Traffic Emissions and Ecological Receptors – Maulden Wood Ancient Woodland & Maulden Wood and Pennyfather's Hills Site of Special Scientific Interest |
| Figure 8.6 Traffic Emissions and Ecological Receptors – County Wildlife Sites |
| Figure 9.1 Construction Noise and Vibration Study Area and Sensitive Receptors |
| Figure 9.2 DEFRA Road and Rail Noise Mapping - Daytime Ambient Noise Level |
| Figure 9.3 DEFRA Road and Rail Noise Mapping - Night-time Ambient Noise Level |
| Figure 9.4 Construction Road Traffic Noise Level Change - Scenario 2 vs Scenario 1 |
| Figure 9.5 Operational Road Traffic Noise Level Change - Scenario 4 vs Scenario 3 |
| Figure 9.6 Operational Road Traffic Noise Level Change - Scenario 4a vs Scenario 3 |
| Figure 9.7 Operational Road Traffic Noise Level Change - Scenario 5 vs Scenario 3 |
| Figure 9.8 Receptor Control Locations |
| Figure 11.1 Ground Conditions, Soils and Agricultural Land Study Area |
| Figure 11.2 Previous Ground Investigations |
| Figure 12.1 Risk of Flooding From Rivers (IDB) |
| Figure 12.2 Risk of Flooding From Surface Water (EA) |
| Figure 12.3 Existing Surface Water Regime |
| Figure 12.4 Proposed Surface Water Strategy |
| Figure 18.1 Committed Developments |

3.5 Part 4 is formed of the following appendices which support the findings discussed within the Environmental Statement:

| |
|--|
| Appendices of the Environmental Statement |
| Appendix 0.1 Glossary and Acronyms |
| Appendix 1.1 Relevant Expertise and Competency |
| Appendix 1.2 Location of Required Information within the ES |
| Appendix 2.1 Environmental Statement Basis of Assessment |
| Appendix 2.3 Outline Construction Environmental Management Plan (including HoT Construction Workers Travel Plan, and Construction Access and Phasing Plan) |
| Appendix 2.4 Description of Development for EIA and Examples |
| Appendix 2.7 Daylight Assessment Results |
| Appendix 3.1 Legislation, Policy and Guidance for all ES Technical Topics |

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| Appendix 3.3 Assessment of Residential Properties in Site boundary |
| Appendix 3.4 Table 1 – Summary of Assumptions – Transport |
| Appendix 5.1 Transport Assessment |
| Appendix 5.1 Transport Assessment Report - Executive Summary |
| Appendix 5.1 Transport Assessment Annex 1 – Policy Context |
| Appendix 5.1 Transport Assessment Annex 2 - Active Travel Route Plans - Existing |
| Appendix 5.1 Transport Assessment Annex 3 – Personal Injury Collision Review |
| Appendix 5.1 Transport Assessment Annex 4 - Trip Forecasting Note - Theme Park |
| Appendix 5.1 Transport Assessment Annex 5 – Trip Forecasting Note – Lake Zone and West Gateway Zone |
| Appendix 5.1 Transport Assessment Annex 6 – Illustrative Highways Arrangement |
| Appendix 5.1 Transport Assessment Annex 7 – Manor Road Level Crossing |
| Appendix 5.1 Transport Assessment Annex 8 – Active Travel Route Plans - Proposed |
| Appendix 5.1 Transport Assessment Annex 9 – Parking Note |
| Appendix 5.1 Transport Assessment Annex 10 - Paramics Reports |
| Appendix 5.1 Transport Assessment Annex 11 - Paramics Outputs |
| Appendix 5.1 Transport Assessment Annex 12 - Link Flows |
| Appendix 5.1 Transport Assessment Annex 13 – Queue Assessment |
| Appendix 5.1 Transport Assessment - Annex 14 - Wixams Station Analysis |
| Appendix 5.2 Link Sensitivity Review (Volume 3) |
| Appendix 5.3 18-Hour AAWT Flows (Volume 3) |
| Appendix 5.4 Traffic Flows for Sensitivity Testing Scenario 5a (Volume 3) |
| Appendix 5.5 Traffic Flows for Sensitivity Testing Scenario 5b (Volume 3) |
| Appendix 5.6 Travel Plan |
| Appendix 6.1 Preliminary Ecological Appraisal Report (including associated figures) |
| Appendix 6.2 Aquatic Habitat Scoping Assessment Report |
| Appendix 6.3 Badger Survey Report CONFIDENTIAL |
| Appendix 6.4 Outline Habitat Creation and Enhancement Plan |
| Appendix 6.5 Outline Landscape and Ecological Management Plan |
| Appendix 6.6 Inter-Project Cumulative Assessment - Ecology |
| Appendix 6.7 Great Crested Newt Survey Report |
| Appendix 6.8 Macrophyte Survey Report |
| Appendix 6.9 Breeding Bird Survey Report |
| Appendix 6.10 Bat Roost Appraisal Report |
| Appendix 6.11 Otter and Water Vole Survey Report |
| Appendix 6.12 Reptile Survey Report |
| Appendix 6.13 Terrestrial Invertebrate Survey Report |
| Appendix 6.14 UK Habitat Classification Report |
| Appendix 6.15 Wintering Bird Survey Report |
| Appendix 6.16 Bat Activity Survey Report |
| Appendix 6.17 Aquatic Ecology Survey Report |
| Appendix 6.18 Barn Owl Survey Report |
| Appendix 6.19 Letters of Comfort - Protected Species Licensing |
| Appendix 7.1 Technical Methodology: Photography, 3D Modelling, Accurate Visual Representations |
| Appendix 7.2 LVIA Engagement |
| Appendix 7.3 LVIA Methodology |

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| Appendix 7.4 Landscape Character Areas: Key Characteristics |
| Appendix 7.5 Landscape Character: Assessment of Effects |
| Appendix 7.6 Detailed Visual Impact Assessment |
| Appendix 7.7 Landscape Visualisations |
| Appendix 8.1 Traffic Data |
| Appendix 8.2 Air Quality Model Details |
| Appendix 8.3 Background Air Pollution Data |
| Appendix 8.4 Air Quality Monitoring Data |
| Appendix 8.5 Details of Selected Human Receptors |
| Appendix 8.6 Details of Ecological Receptor Transects |
| Appendix 8.7 Results for Human Receptors |
| Appendix 8.8 Results for Ecological Receptors |
| Appendix 9.1 Baseline Noise Survey Details |
| Appendix 9.2 Construction Noise and Vibration Assessment |
| Appendix 9.3 Construction and Operational Road Traffic Noise Assessment |
| Appendix 9.4 Operational Noise Assessment |
| Appendix 9.5 Demonstration of compliance with Operational noise limits |
| Appendix 10.1 Historic Environment Desk-Based Assessment |
| Appendix 10.2 Archaeological Trial Trench Evaluation Report Part 1 |
| Appendix 10.2 Archaeological Trial Trench Evaluation Report Part 2 |
| Appendix 10.2 Archaeological Trial Trench Evaluation Report Part 3 |
| Appendix 10.3 Archaeological Mitigation Strategy |
| Appendix 11.1 Contaminated Land Preliminary Risk Assessment Part 1 |
| Appendix 11.1 Contaminated Land Preliminary Risk Assessment Part 2 |
| Appendix 11.1 Contaminated Land Preliminary Risk Assessment Part 3 |
| Appendix 11.1 Contaminated Land Preliminary Risk Assessment Part 4 |
| Appendix 11.2 Ground Investigation Technical Note |
| Appendix 11.3 Mineral Resource Assessment Part 1 |
| Appendix 11.3 Mineral Resource Assessment Part 2 |
| Appendix 11.3 Mineral Resource Assessment Part 3 |
| Appendix 11.4 Outline Land Remediation Strategy and Annexes |
| Appendix 12.1 Flood Risk Assessment |
| Appendix 12.2 Water Strategy |
| Appendix 12.3 Drainage Strategy |
| Appendix 13.1 Temporary workforce accommodation strategy |
| Appendix 14.1 Carbon Management Plan |
| Appendix 16.1 Major Accidents and Disasters Long List |
| Appendix 16.2 Major Accidents and Disasters Risk Record |
| Appendix 18.1 Long List of Committed Developments |

- 3.6 Part 5 is formed of the **Non-Technical Summary [Document Reference. 5.1.0]** of the Environmental Statement.

4.0 PART 6 - OTHER DOCUMENTS

4.1 Part 6 provides other documents which are considered by UDX (Universal Destinations and Experiences) to support the Planning Proposal.

4.2 The **Planning Statement [Document Reference 6.1.0]** details the Proposed Development's compliance with the relevant planning policy framework, at both national and local levels. Alongside this, the Planning Statement notes other matters which the Promoter considers are to be important and relevant to the Proposed Development. The Planning Statement includes a number of appendices including:

- Appendix 1 – Planning Policy Compliance Tables
- Appendix 2 – Retail and Leisure Impact and Compliance with the Sequential Test
- Appendix 3 – Consideration of Proposed Development against Planning Act 2008 Thresholds
- Appendix 4 - Summaries of agreed positions with statutory consultees and letters of support
- Appendix 5 - Agricultural Land Classification Report prepared for Planning Application CB/18/04425/OAC
- Appendix 6 – Socio-Economic Benefits of the Proposed Development
- Appendix 7 – UDX Representation to EWR non-statutory consultation
- Appendix 8 – Employment and Skills Contributions Infographic
- Appendix 9 – Case Study: The Economic Impact of the Universal Entertainment Resort Complexes in Metro Orlando
- Appendix 10 – Letter from DCMS on Carbon Budgets

4.3 The **Design & Access Statement [Document Reference 6.2.0]**, including Appendix 1 – Green Infrastructure Statement and Green Infrastructure Statement Annex 1, provides information regarding the Proposed Development's location and context, the design approach and evolution, matters relating to access, and describes the proposed post-approval design approval process. The Green Infrastructure Statement also provides an audit against the principles in Natural England's Green Infrastructure Framework.

- 4.4 The **Design Standards [Document Reference 6.3.0]** set out the standards which the design of the Proposed Development must comply with. The Design Standards provide clear parameters within which there is scope for a flexible planning proposal to allow for innovation in the Proposed Development.
- 4.5 The **Security and Emergency Management Plan [Document Reference 6.4.0]** sets out controls on the way in which UDX will ensure a safe and secure site. This document contains sensitive information relating to matters of national security and so is being submitted as confidential information with a redacted version for the public.
- 4.6 **Public Engagement Report [Document Reference 6.5.0]**, including **Public Engagement Report - Appendix P [Document Reference 6.5.1.0]**, explains how UDX has conducted its engagement with the local communities, statutory consultees, organisations and relevant parties.
- 4.7 **Equalities Information Report [Document Reference 6.6.0]** considers equality effects for the nine groups identified by the Equality Act 2010, plus two more: those from socio-economically disadvantaged backgrounds, and care leavers. The underlying principle of the Act is to advance equal access and opportunity for all people, regardless of any characteristics.
- 4.8 **Sustainability Statement [Document Reference 6.8.0]** outlines the sustainability measures planned for both the construction and operation of the Proposed Development, taking into account national and local policy requirements.
- 4.9 **Energy Statement [Document Reference 6.9.0]** outlines the energy strategy and efficiency measures planned for both the construction and operation of the Proposed Development, taking into account national and local policy requirements.
- 4.10 **Utilities Statement [Document Reference 6.10.0]**, including relevant appendices, provides details of the current constraints to the Proposed Development due to existing services, the availability and capacity of existing public utilities to service the site, and what reinforcement works will be required to meet predicted demand for utility services based on different development phases.
- 4.11 **Arboricultural Report [Document Reference 6.11.0]** identifies any veteran, high quality and third-party trees which may be affected by the Proposed Development and recommends protection/mitigation measures where necessary to ensure the health of retained trees. The Arboricultural Report includes the following appendices:
- Appendix A – Arboricultural Survey Method
 - Appendix B - Arboricultural Survey Schedule

- Appendix C – Tree Removal and Protection Plan
- Appendix D – Outline Arboricultural Method Statement
- Appendix E – TPO Record

- 4.12 **Employment and Skills Plan [Document Reference 6.12.0]** sets out how the Promoter plans to work with local stakeholders to make provisions for the Proposed Development to create opportunities for improvement and employment of local skills and to engage in ethical procurement of the supply chain.
- 4.13 **Report to Inform Habitats Regulations Assessment Screening [Document Reference 6.13.0]** provides information to support the Secretary of State in determining whether the Proposed Development could trigger LSE on Habitats Sites. This determination is Stage 1 of the HRA process. The report also sets out advice received from Natural England as the relevant SNCB, in relation to HRA.
- 4.14 **Mitigation Route Map [Document Reference 6.14.0]** sets out the detailed mitigation relied upon in the Environmental Statement and how it is secured in the Planning Proposal documentation.
- 4.15 **Water Framework Directive Assessment [Document Reference 6.15.0]** evaluates the potential impacts of the planning proposal upon the local water environment.
- 4.16 **Environmental Controls Document [Document Reference 6.16.0]** sets out the environmental controls that will be adhered to as part of the Proposed Development.
- 4.17 **Land Use Limitations Table [Document Reference 6.17.0]** sets out the restrictions for how the land can be used within the wider Planning Proposal.
- 4.18 **Dependencies Table [Document Reference 6.18.0]** sets out the dependencies relevant to the planning proposal that are not otherwise controlled in other Controlling Documents.
- 4.19 **Other Consents and Licences [Document Reference 6.19.0]** sets out the other consents and licences which will be applied for separate to this planning proposal.

APPENDIX 1: LIST OF SUBMITTED DOCUMENTS

| Document Reference No. | Document Title | Submission File Name | Approved, Outline Controlling, Controlling or For Information ¹ | Document Parts | Version Number |
|--|--|--|--|----------------|----------------|
| Part 1 – Introductory Documents | | | | | |
| 1.1.0 | Cover Letter | 01 - 1.1.0 Cover Letter | For Information | 1 | 00 |
| 1.2.0 | Ownership Certificates | 02 - 1.2.0 Ownership Certificates | For Information | 1 | 00 |
| 1.3.0 | Copies of Notices | 03 - 1.3.0 Copies of Notices | For Information | 1 | 00 |
| 1.4.0 | Guide to the Planning Proposal | 04 - 1.4.0 Guide to the Planning Proposal | For Information | 1 | 00 |
| 1.5.0 | Proposed Conditions | 05 - 1.5.0 Proposed Conditions | For Information | 1 | 00 |
| 1.6.0 | Site Location Plan | 06 - 1.6.0 Site Location Plan | For Approval | 1 | 00 |
| 1.7.0 | Primary Access Plan | 07 - 1.7.0 Primary Access Plan | For Approval | 1 | 00 |
| 1.8.0 | Zonal Plan | 08 - 1.8.0 Zonal Plan | Controlling | 1 | 00 |
| 1.9.0 | Description of Development | 09 - 1.9.0 Description of Development | For Information | 1 | 00 |
| 1.10.0 | Parameter Plan – Entertainment Resort Complex Land Use | 10 - 1.10.0 Parameter Plan – Entertainment Resort Complex Land Use | Controlling | 1 | 00 |
| 1.11.0 | Parameter Plan – Access and Roadways | 11 - 1.11.0 Parameter Plan – Access and Roadways | Controlling | 1 | 00 |
| 1.12.0 | Parameter Plan – Active Travel | 12 - 1.12.0 Parameter Plan – Active Travel | Controlling | 1 | 00 |
| 1.13.0 | Parameter Plan – Core Zone Transport Hub | 13 - 1.13.0 Parameter Plan – Core Zone Transport Hub | Controlling | 1 | 00 |

¹ (1) Copy of document provided for information and also provided as standalone document for approval.

| | | | | | |
|--|---|---|-----------------|---|----|
| 1.14.0 | Parameter Plan – Utility Compound | 14 - 1.14.0 Parameter Plan – Utility Compound | Controlling | 1 | 00 |
| 1.15.0 | Parameter Plan – East West Rail Safeguarded Land | 15 - 1.15.0 Parameter Plan – East West Rail Safeguarded Land | Controlling | 1 | 00 |
| 1.16.0 | Proposed Operative and Controlling Documents | 16 - 1.16.0 Proposed Operative and Controlling Documents | For Information | 1 | 00 |
| Part 2 – Environmental Statement Chapters | | | | | |
| 2.0.0 | Chapter 00 – Table of Contents | 00 - 2.0.0 Chapter 00 – Table of Contents | For Information | 1 | 00 |
| 2.1.0 | Chapter 1 – Introduction and Site Description | 01 - 2.1.0 Chapter 1 – Introduction and Site Description | For Information | 1 | 00 |
| 2.2.0 | Chapter 2 – Description of the Proposed Development | 02 - 2.2.0 Chapter 2 – Description of the Proposed Development | For Information | 1 | 00 |
| 2.3.0 | Chapter 3 – Approach to EIA | 03 - 2.3.0 Chapter 3 – Approach to EIA | For Information | 1 | 00 |
| 2.4.0 | Chapter 4 – Consideration of Reasonable Alternatives | 04 - 2.4.0 Chapter 4 – Consideration of Reasonable Alternatives | For Information | 1 | 00 |
| 2.5.0 | Chapter 5 – Traffic and Transport | 05 - 2.5.0 Chapter 5 - Traffic and Transport | For Information | 1 | 00 |
| 2.6.0 | Chapter 6 – Ecology and Nature Conservation | 06 - 2.6.0 Chapter 6 - Ecology and Nature Conservation | For Information | 1 | 00 |
| 2.7.0 | Chapter 7 – Landscape and Visual Impact Assessment | 07 - 2.7.0 Chapter 7 - Landscape and Visual Impact Assessment | For Information | 1 | 00 |
| 2.8.0 | Chapter 8 – Air Quality | 08 - 2.8.0 Chapter 8 - Air Quality | For Information | 1 | 00 |
| 2.9.0 | Chapter 9 – Noise and Vibration | 09 - 2.9.0 Chapter 9 - Noise and Vibration | For Information | 1 | 00 |
| 2.10.0 | Chapter 10 – Cultural Heritage | 10 - 2.10.0 Chapter 10 - Cultural Heritage | For Information | 1 | 00 |
| 2.11.0 | Chapter 11 – Ground Conditions, Soils and Agricultural Land | 11 - 2.11.0 Chapter 11 - Ground Conditions, Soils and Agricultural Land | For Information | 1 | 00 |
| 2.12.0 | Chapter 12 – Water Resources | 12 - 2.12.0 Chapter 12 - Water Resources | For Information | 1 | 00 |

| | | | | | |
|---|---|---|-----------------|---|----|
| 2.13.0 | Chapter 13 – Socio-Economics | 13 - 2.13.0 Chapter 13 - Socio-Economics | For Information | 1 | 00 |
| 2.14.0 | Chapter 14 – Greenhouse Gases | 14 - 2.14.0 Chapter 14 - Greenhouse Gases | For Information | 1 | 00 |
| 2.15.0 | Chapter 15 – Climate Resilience | 15 - 2.15.0 Chapter 15 - Climate Resilience | For Information | 1 | 00 |
| 2.16.0 | Chapter 16 – Major Accidents and Disasters | 16 - 2.16.0 Chapter 16 - Major Accidents and Disasters | For Information | 1 | 00 |
| 2.17.0 | Chapter 17 – Population and Human Health | 17 - 2.17.0 Chapter 17 - Population and Human Health | For Information | 1 | 00 |
| 2.18.0 | Chapter 18 – Cumulative Effects | 18 - 2.18.0 Chapter 18 - Cumulative Effects | For Information | 1 | 00 |
| 2.19.0 | Chapter 19 – Summary of Residual Likely Significant Effects | 19 - 2.19.0 Chapter 19 - Summary of Residual Likely Significant Effects | For Information | 1 | 00 |
| Part 3 – Environmental Statement Figures | | | | | |
| 3.5.1.0 | Figure 5.1 Assessed Link Locations | 05.1 - 3.5.1.0 Figure 5.1 Assessed Link Locations | For Information | 1 | 00 |
| 3.5.2.0 | Figure 5.2 Classified Turning Count (CTC) Survey Locations | 05.2 - 3.5.2.0 Figure 5.2 Classified Turning Count (CTC) Survey Locations | For Information | 1 | 00 |
| 3.5.3.0 | Figure 5.3 Automatic Traffic Count (ATC) Survey Locations | 05.3 - 3.5.3.0 Figure 5.3 Automatic Traffic Count (ATC) Survey Locations | For Information | 1 | 00 |
| 3.5.4.0 | Figure 5.4 WebTRIS Count Locations | 05.4 - 3.5.4.0 Figure 5.4 WebTRIS Count Locations | For Information | 1 | 00 |
| 3.5.5.0 | Figure 5.5 ANPR Cordon | 05.5 - 3.5.5.0 Figure 5.5 ANPR Cordon | For Information | 1 | 00 |
| 3.5.6.0 | Figure 5.6 Wixams Station Approved Layout | 05.6 - 3.5.6.0 Figure 5.6 Wixams Station Approved Layout | For Information | 1 | 00 |
| 3.5.7.0 | Figure 5.7 Location of Sensitive Receptors | 05.7 - 3.5.7.0 Figure 5.7 Location of Sensitive Receptors | For Information | 1 | 00 |
| 3.6.1.0 | Figure 6.1 Ecological Designations Plan | 06.1 - 3.6.1.0 Figure 6.1 Ecological Designations Plan | For Information | 1 | 00 |

| | | | | | |
|-----------|--|---|-----------------|---|----|
| 3.6.2.0 | Figure 6.2 UK Habitats Plan (3 sheets) | 06.2 - 3.6.2.0 Figure 6.2 UK Habitats Plan | For Information | 1 | 00 |
| 3.6.3.0 | Figure 6.3 Bedfordshire GCN DLL – Impact Risk Zones Within Site | 06.3 - 3.6.3.0 Figure 6.3 Bedfordshire GCN DLL - Impact Risk Zones Within Site | For Information | 1 | 00 |
| 3.7.1.0 | Figure 7.1 Zones of Theoretical Visibility and Viewpoint Locations | 07.1 - 3.7.1.0 Figure 7.1 Zones of Theoretical Visibility and Viewpoint Locations | For Information | 1 | 00 |
| 3.7.1.1.0 | Figure 7.1a Viewpoint Locations | 07.1a - 3.7.1.1.0 Figure 7.1a Viewpoint Locations | For Information | 1 | 00 |
| 3.7.2.0 | Figure 7.2 Site Context | 07.2 - 3.7.2.0 Figure 7.2 Site Context | For Information | 1 | 00 |
| 3.7.3.0 | Figure 7.3 Topography | 07.3 - 3.7.3.0 Figure 7.3 Topography | For Information | 1 | 00 |
| 3.7.4.0 | Figure 7.4 Landscape Designations | 07.4 - 3.7.4.0 Figure 7.4 Landscape Designations | For Information | 1 | 00 |
| 3.7.5.0 | Figure 7.5 National Landscape Character Areas | 07.5 - 3.7.5.0 Figure 7.5 National Landscape Character Areas | For Information | 1 | 00 |
| 3.7.6.0 | Figure 7.6 Local Landscape Character Areas | 07.6 - 3.7.6.0 Figure 7.6 Local Landscape Character Areas | For Information | 1 | 00 |
| 3.7.7.0 | Figure 7.7 Access and Public Rights of Way | 07.7 - 3.7.7.0 Figure 7.7 Access and Public Rights of Way | For Information | 9 | 00 |
| 3.7.8.0 | Figure 7.8 Viewpoint Photography (Part 1) | 07.8a - 3.7.8.0 Figure 7.8 Viewpoint Photography (Part 1) | For Information | 1 | 00 |
| 3.7.8.0 | Figure 7.8 Viewpoint Photography (Part 2) | 07.8b - 3.7.8.0 Figure 7.8 Viewpoint Photography (Part 2) | For Information | 1 | 00 |
| 3.7.8.0 | Figure 7.8 Viewpoint Photography (Part 3) | 07.8c - 3.7.8.0 Figure 7.8 Viewpoint Photography (Part 3) | For Information | 1 | 00 |
| 3.7.8.0 | Figure 7.8 Viewpoint Photography (Part 4) | 07.8d - 3.7.8.0 Figure 7.8 Viewpoint Photography (Part 4) | For Information | 1 | 00 |
| 3.7.8.0 | Figure 7.8 Viewpoint Photography (Part 5) | 07.8e - 3.7.8.0 Figure 7.8 Viewpoint Photography (Part 5) | For Information | 1 | 00 |
| 3.7.8.0 | Figure 7.8 Viewpoint Photography (Part 6) | 07.8f - 3.7.8.0 Figure 7.8 Viewpoint Photography (Part 6) | For Information | 1 | 00 |

| | | | | | |
|---------|--|---|-----------------|---|----|
| 3.7.8.0 | Figure 7.8 Viewpoint Photography (Part 7) | 07.8g - 3.7.8.0 Figure 7.8 Viewpoint Photography (Part 7) | For Information | 1 | 00 |
| 3.7.8.0 | Figure 7.8 Viewpoint Photography (Part 8) | 07.8h - 3.7.8.0 Figure 7.8 Viewpoint Photography (Part 8) | For Information | 1 | 00 |
| 3.7.8.0 | Figure 7.8 Viewpoint Photography (Part 9) | 07.8i - 3.7.8.0 Figure 7.8 Viewpoint Photography (Part 9) | For Information | 1 | 00 |
| 3.7.8.0 | Figure 7.8 Viewpoint Photography (Part 10) | 07.8j - 3.7.8.0 Figure 7.8 Viewpoint Photography (Part 10) | For Information | 1 | 00 |
| 3.7.8.0 | Figure 7.8 Viewpoint Photography (Part 11) | 07.8k - 3.7.8.0 Figure 7.8 Viewpoint Photography (Part 11) | For Information | 1 | 00 |
| 3.7.8.0 | Figure 7.8 Viewpoint Photography (Part 12) | 07.8l - 3.7.8.0 Figure 7.8 Viewpoint Photography (Part 12) | For Information | 1 | 00 |
| 3.7.8.0 | Figure 7.8 Viewpoint Photography (Part 13) | 07.8m - 3.7.8.0 Figure 7.8 Viewpoint Photography (Part 13) | For Information | 1 | 00 |
| 3.7.8.0 | Figure 7.8 Viewpoint Photography (Part 14) | 07.8n - 3.7.8.0 Figure 7.8 Viewpoint Photography (Part 14) | For Information | 1 | 00 |
| 3.7.9.0 | Figure 7.9 Landscape Mitigation Plan | 07.9 - 3.7.9.0 Figure 7.9 Landscape Mitigation Plan | For Information | 1 | 00 |
| 3.8.1.0 | Figure 8.1 Air Quality Assessment Study Area | 08.1 - 3.8.1.0 Figure 8.1 Air Quality Assessment Study Area | For Information | 1 | 00 |
| 3.8.2.0 | Figure 8.2 Air Quality Monitoring Sites | 08.2 - 3.8.2.0 Figure 8.2 Air Quality Monitoring Sites | For Information | 1 | 00 |
| 3.8.3.0 | Figure 8.3 Construction Dust and Receptors | 08.3 - 3.8.3.0 Figure 8.3 Construction Dust and Receptors | For Information | 1 | 00 |
| 3.8.4.0 | Figure 8.4 Traffic Emissions and Human Receptors | 08.4 - 3.8.4.0 Figure 8.4 Traffic Emissions and Human Receptors | For Information | 1 | 00 |
| 3.8.5.0 | Figure 8.5 Traffic Emissions and Ecological Receptors – Maulden Wood Ancient Woodland & Maulden Wood and Pennyfather's Hills Site of Special Scientific Interest | 08.5 - 3.8.5.0 Figure 8.5 Traffic Emissions and Ecological Receptors – Maulden Wood Ancient Woodland & Maulden Wood and Pennyfather's Hills Site of Special Scientific Interest | For Information | 1 | 00 |

| | | | | | |
|----------|--|---|-----------------|---|----|
| 3.8.6.0 | Figure 8.6 Traffic Emissions and Ecological Receptors – County Wildlife Sites | 08.6 - 3.8.6.0 Figure 8.6 Traffic Emissions and Ecological Receptors – County Wildlife Sites | For Information | 1 | 00 |
| 3.9.1.0 | Figure 9.1 Construction Noise and Vibration Study Area and Sensitive Receptors | 09.1 - 3.9.1.0 Figure 9.1 Construction Noise and Vibration Study Area and Sensitive Receptors | For Information | 1 | 00 |
| 3.9.2.0 | Figure 9.2 DEFRA Road and Rail Noise Mapping – Daytime Ambient Noise Level | 09.2 - 3.9.2.0 Figure 9.2 DEFRA Road and Rail Noise Mapping - Day-time Ambient Noise Level | For Information | 1 | 00 |
| 3.9.3.0 | Figure 9.3 DEFRA Road and Rail Noise Mapping – Night-time Ambient Noise Level | 09.3 - 3.9.3.0 Figure 9.3 DEFRA Road and Rail Noise Mapping - Night-time Ambient Noise Level | For Information | 1 | 00 |
| 3.9.4.0 | Figure 9.4 Construction Road Traffic Noise Level Change – Scenario 2 vs Scenario 1 | 09.4 - 3.9.4.0 Figure 9.4 Construction Road Traffic Noise Level Change - Scenario 2 vs Scenario 1 | For Information | 1 | 00 |
| 3.9.5.0 | Figure 9.5 Operational Road Traffic Noise Level Change – Scenario 4 vs Scenario 3 | 09.5 - 3.9.5.0 Figure 9.5 Operational Road Traffic Noise Level Change - Scenario 4 vs Scenario 3 | For Information | 1 | 00 |
| 3.9.6.0 | Figure 9.6 Operational Road Traffic Noise Level Change – Scenario 4a vs Scenario 3 | 09.6 - 3.9.6.0 Figure 9.6 Operational Road Traffic Noise Level Change - Scenario 4a vs Scenario 3 | For Information | 1 | 00 |
| 3.9.7.0 | Figure 9.7 Operational Road Traffic Noise Level Change – Scenario 5 vs Scenario 3 | 09.7 - 3.9.7.0 Figure 9.7 Operational Road Traffic Noise Level Change - Scenario 5 vs Scenario 3 | For Information | 1 | 00 |
| 3.9.8.0 | Figure 9.8 Receptor Control Locations | 09.8 - 3.9.8.0 Figure 9.8 Receptor Control Locations | For Information | 1 | 00 |
| 3.11.1.0 | Figure 11.1 Ground Conditions, Soils and Agricultural Land Study Area | 11.1 - 3.11.1.0 Figure 11.1 Ground Conditions, Soils and Agricultural Land Study Area | For Information | 1 | 00 |
| 3.11.2.0 | Figure 11.2 Previous Ground Investigations | 11.2 - 3.11.2.0 Figure 11.2 Previous Ground Investigations | For Information | 1 | 00 |

| | | | | | |
|--|---|--|-----------------|---|----|
| 3.12.1.0 | Figure 12.1 Risk of Flooding From Rivers (IDB) | 12.1 - 3.12.1.0 Figure 12.1 Risk of Flooding From Rivers (IDB) | For Information | 1 | 00 |
| 3.12.2.0 | Figure 12.2 Risk of Flooding From Surface Water (EA) | 12.2 - 3.12.2.0 Figure 12.2 Risk of Flooding From Surface Water (EA) | For Information | 1 | 00 |
| 3.12.3.0 | Figure 12.3 Existing Surface Water Regime | 12.3 - 3.12.3.0 Figure 12.3 Existing Surface Water Regime | For Information | 1 | 00 |
| 3.12.4.0 | Figure 12.4 Proposed Surface Water Strategy | 12.4 - 3.12.4.0 Figure 12.4 Proposed Surface Water Strategy -REV00 | For Information | 1 | 00 |
| 3.18.1.0 | Figure 18.1 Committed Developments | 18.1 - 3.18.1.0 Figure 18.1 Committed Developments | For Information | 1 | 00 |
| Part 4 – Environmental Statement Appendices | | | | | |
| 4.0.1.0 | Appendix 0.1 Glossary and Acronyms | 00.1 - 4.0.1.0 Appendix 0.1 Glossary and Acronyms | For Information | 1 | 00 |
| 4.1.1.0 | Appendix 1.1 Relevant Expertise and Competency | 01.1 - 4.1.1.0 Appendix 1.1 Relevant Expertise and Competency | For Information | 1 | 00 |
| 4.1.2.0 | Appendix 1.2 Location of Required Information within the ES | 01.2 - 4.1.2.0 Appendix 1.2 Location of Required Information within the ES | For Information | 1 | 00 |
| 4.2.1.0 | Appendix 2.1 Environmental Statement Basis of Assessment | 02.1 - 4.2.1.0 Appendix 2.1 Environmental Statement Basis of Assessment | For Information | 1 | 00 |
| 4.2.3.0 | Appendix 2.3 Outline Construction Environmental Management Plan | 02.3 - 4.2.3.0 Appendix 2.3 Outline Construction Environmental Management Plan | For Information | 1 | 00 |
| | Appendix 2.3 Annex 2 – HoT Construction Workers Travel Plan | | For Information | 1 | 00 |
| | Appendix 2.3 Annex 3 – Construction Access and Phasing Plan | | For Information | 1 | 00 |

| | | | | | |
|-----------|--|--|-----------------|----|----|
| 4.2.4.0 | Appendix 2.4 Description of Development for EIA and Examples | 02.4 - 4.2.4.0 Appendix 2.4 Description of Development for EIA and Examples | For Information | 23 | 00 |
| 4.2.7.0 | Appendix 2.7 Daylight Assessment Results | 02.7 - 4.2.7.0 Appendix 2.7 Daylight Assessment Results | For Information | 1 | 00 |
| 4.3.1.0 | Appendix 3.1 Legislation, Policy and Guidance for all ES Technical Topics | 03.1 - 4.3.1.0 Appendix 3.1 Legislation, Policy and Guidance for all ES Technical Topics | For Information | 1 | 00 |
| 4.3.2.0 | Appendix 3.2 Significance Criteria for all ES Technical Topics | 03.2 - 4.3.2.0 Appendix 3.2 Significance Criteria for all ES Technical Topics | For Information | 1 | 00 |
| 4.3.3.0 | Appendix 3.3 Assessment of Residential Properties in Site boundary | 03.3 - 4.3.3.0 Appendix 3.3 Assessment of Residential Properties in Site boundary | For Information | 1 | 00 |
| 4.3.4.0 | Appendix 3.4 Table 1 – Summary of Assumptions – Transport | 03.4 - 4.3.4.0 Appendix 3.4 Table 1 - Summary of Assumptions - Transport | For Information | 1 | 00 |
| 4.5.1.0 | Appendix 5.1 Transport Assessment | 05.1 - 4.5.1.0 Appendix 5.1 Transport Assessment | For Information | 1 | 00 |
| 4.5.1.1.0 | Appendix 5.1 Transport Assessment Report – Executive Summary | 05.1a - 4.5.1.1.0 Appendix 5.1 Transport Assessment Report - Executive Summary | For Information | 1 | 00 |
| 4.5.1.2.0 | Appendix 5.1 Transport Assessment Annex 1 – Policy Context | 05.1b - 4.5.1.2.0 Appendix 5.1 Transport Assessment Annex 1 – Policy Context | For Information | 1 | 00 |
| 4.5.1.3.0 | Appendix 5.1 Transport Assessment Annex 2 – Active Travel Route Plans - Existing | 05.1c - 4.5.1.3.0 Appendix 5.1 Transport Assessment Annex 2 - Active Travel Route Plans - Existing | For Information | 1 | 00 |
| 4.5.1.4.0 | Appendix 5.1 Transport Assessment Annex 3 – Personal Injury Collision Review | 05.1d - 4.5.1.4.0 Appendix 5.1 Transport Assessment Annex 3 – Personal Injury Collision Review | For Information | 1 | 00 |

| | | | | | |
|------------|---|---|-----------------|---|----|
| 4.5.1.5.0 | Appendix 5.1 Transport Assessment Annex 4 – Trip Forecasting Note – Theme Park | 05.1e - 4.5.1.5.0 Appendix 5.1 Transport Assessment Annex 4 - Trip Forecasting Note - Theme Park | For Information | 1 | 00 |
| 4.5.1.6.0 | Appendix 5.1 Transport Assessment Annex 5 – Trip Forecasting Note – Lake Zone and West Gateway Zone | 05.1f - 4.5.1.6.0 Appendix 5.1 Transport Assessment Annex 5 – Trip Forecasting Note – Lake Zone and West Gateway Zone | For Information | 1 | 00 |
| 4.5.1.7.0 | Appendix 5.1 Transport Assessment Annex 6 – Illustrative Highways Arrangement | 05.1g - 4.5.1.7.0 Appendix 5.1 Transport Assessment Annex 6 – Illustrative Highways Arrangement | For Information | 1 | 00 |
| 4.5.1.8.0 | Appendix 5.1 Transport Assessment Annex 7 – Manor Road Level Crossing | 05.1h - 4.5.1.8.0 Appendix 5.1 Transport Assessment Annex 7 – Manor Road Level Crossing | For Information | 1 | 00 |
| 4.5.1.9.0 | Appendix 5.1 Transport Assessment Annex 8 – Active Travel Route Plans – Proposed | 05.1i - 4.5.1.9.0 Appendix 5.1 Transport Assessment Annex 8 – Active Travel Route Plans - Proposed | For Information | 1 | 00 |
| 4.5.1.10.0 | Appendix 5.1 Transport Assessment Annex 9 – Parking Note | 05.1j - 4.5.1.10.0 Appendix 5.1 Transport Assessment Annex 9 – Parking Note | For Information | 1 | 00 |
| 4.5.1.11.0 | Appendix 5.1 Transport Assessment Annex 10 – Paramics Reports | 05.1k - 4.5.1.11.0 Appendix 5.1 Transport Assessment Annex 10 - Paramics Reports | For Information | 1 | 00 |
| 4.5.1.12.0 | Appendix 5.1 Transport Assessment Annex 11 – Paramics Outputs | 05.1l - 4.5.1.12.0 Appendix 5.1 Transport Assessment Annex 11 - Paramics Outputs | For Information | 1 | 00 |
| 4.5.1.13.0 | Appendix 5.1 Transport Assessment Annex 12 – Link Flows | 05.1m - 4.5.1.13.0 Appendix 5.1 Transport Assessment Annex 12 - Link Flows | For Information | 1 | 00 |

| | | | | | |
|------------|---|---|-----------------|---|----|
| 4.5.1.14.0 | Appendix 5.1 Transport Assessment Annex 13 – Queue Assessment | 05.1n - 4.5.1.14.0 Appendix 5.1 Transport Assessment Annex 13 – Queue Assessment | For Information | 1 | 00 |
| 4.5.1.15.0 | Appendix 5.1 Transport Assessment – Annex 14 – Wixams Station Analysis | 05.1o - 4.5.1.15.0 Appendix 5.1 Transport Assessment - Annex 14 - Wixams Station Analysis | For Information | 1 | 00 |
| 4.5.2.0 | Appendix 5.2 Link Sensitivity Review (Volume 3) | 05.2 - 4.5.2.0 Appendix 5.2 Link Sensitivity Review (Volume 3) | For Information | 1 | 00 |
| 4.5.3.0 | Appendix 5.3 18-Hour AAWT Flows (Volume 3) | 05.3 - 4.5.3.0 Appendix 5.3 18-Hour AAWT Flows (Volume 3) | For Information | 1 | 00 |
| 4.5.4.0 | Appendix 5.4 Traffic Flows for Sensitivity Testing Scenario 5a (Volume 3) | 05.4 - 4.5.4.0 Appendix 5.4 Traffic Flows for Sensitivity Testing Scenario 5a (Volume 3) | For Information | 1 | 00 |
| 4.5.5.0 | Appendix 5.5 Traffic Flows for Sensitivity Testing Scenario 5b (Volume 3) | 05.5 - 4.5.5.0 Appendix 5.5 Traffic Flows for Sensitivity Testing Scenario 5b (Volume 3) | For Information | 1 | 00 |
| 4.5.6.0 | Appendix 5.6 Travel Plan | 05.6 - 4.5.6.0 Appendix 5.6 Travel Plan | Controlling | 1 | 00 |
| 4.6.1.0 | Appendix 6.1 Preliminary Ecological Appraisal Report | 06.1 - 4.6.1.0 Appendix 6.1 Preliminary Ecological Appraisal Report | For Information | 1 | 00 |
| | Annex 1 – Figures | | For Information | 1 | 00 |
| | Annex 2 – Plant Species List | | For Information | 1 | 00 |
| | Annex 3 – Indicative Site Photographs | | For Information | 1 | 00 |
| 4.6.2.0 | Appendix 6.2 Aquatic Habitat Scoping Assessment Report | 06.2 - 4.6.2.0 Appendix 6.2 Aquatic Habitat Scoping Assessment Report | For Information | 1 | 00 |
| | Annex 1 – Figures | | For Information | 1 | 00 |
| | Annex 2 – Relevant Legislation and Policy | | For Information | 1 | 00 |
| | Annex 3 – Site Photographs | | For Information | 1 | 00 |
| 4.6.3.0 | Appendix 6.3 Badger Survey Report CONFIDENTIAL | 06.3 - 4.6.3.0 Appendix 6.3 Badger Survey Report | For Information | 1 | 00 |
| | Annex 1 – Figures | | For Information | 1 | 00 |

| | | | | | |
|-----------|---|--|-----------------|---|----|
| 4.6.4.0 | Appendix 6.4 Outline Habitat Creation and Enhancement Plan | 06.4 - 4.6.4.0 Appendix 6.4 Outline Habitat Creation and Enhancement Plan | For Information | 1 | 00 |
| 4.6.4.1.0 | Figure 1 – Indicative Habitat Creation and Enhancement Plan | 06.4a - 4.6.4.1.0 Appendix 6.4 Figure 1 - Indicative Habitat Creation and Enhancement Plan | For Information | 1 | 00 |
| 4.6.5.0 | Appendix 6.5 Outline Landscape and Ecological Management Plan | 06.5 - 4.6.5.0 Appendix 6.5 Outline Landscape and Ecology Management Plan | For Information | 1 | 00 |
| 4.6.6.0 | Appendix 6.6 Inter-Project Cumulative Assessment | 06.6 - 4.6.6.0 Appendix 6.6 Inter-Project Cumulative Assessment | For Information | 1 | 00 |
| 4.6.7.0 | Appendix 6.7 Great Crested Newt Survey Report | 06.7 - 4.6.7.0 Appendix 6.7 Great Crested Newt Survey Report | For Information | 1 | 00 |
| | Annex 1 – Figures | | For Information | 1 | 00 |
| | Annex 2 – HIS Calculations | | For Information | 1 | 00 |
| | Annex 3 – EDNA Results – Laboratory Certificates | | For Information | 1 | 00 |
| | Annex 4 – Survey Dates | | For Information | 1 | 00 |
| 4.6.8.0 | Appendix 6.8 Macrophyte Survey Report | 06.8 - 4.6.8.0 Appendix 6.8 Macrophyte Survey Report | For Information | 1 | 00 |
| | Annex 1 – Figures | | For Information | 1 | 00 |
| | Annex 2 – Site Photographs | | For Information | 1 | 00 |
| | Annex 3 – Relevant Legislation and Policy | | For Information | 1 | 00 |
| 4.6.9.0 | Appendix 6.9 2024 Breeding Bird Survey Report | 06.9 - 4.6.9.0 Appendix 6.9 Breeding Bird Survey Report | For Information | 1 | 00 |
| | Annex 1 – Species Name | | For Information | 1 | 00 |
| | Annex 2 – Relevant Legislation and Policy | | For Information | 1 | 00 |
| | Annex 3 – Survey Visit Details | | For Information | 1 | 00 |
| | Annex 4 – Figures | | For Information | 1 | 00 |

| | | | | | |
|----------|--|---|-----------------|---|----|
| 4.6.10.0 | Appendix 6.10 Bat Roost Appraisal Report | 06.10 - 4.6.10.0 Appendix 6.10 Bat Roost Appraisal Report | For Information | 1 | 00 |
| | Annex 1 – Figures | | For Information | 1 | 00 |
| | Annex 2 – Site Photos | | For Information | 1 | 00 |
| | Annex 3 – Raw Data | | For Information | 1 | 00 |
| 4.6.11.0 | Appendix 6.11 Otter and Water Vole Survey Report | 06.11 - 4.6.11.0 Appendix 6.11 Otter and Water Vole Survey Report | For Information | 1 | 00 |
| 4.6.12.0 | Appendix 6.12 Reptile Survey Report | 06.12 - 4.6.12.0 Appendix 6.12 Reptile Survey Report | For Information | 1 | 00 |
| | Annex 1 – Figures | | For Information | 1 | 00 |
| 4.6.13.0 | Appendix 6.13 Terrestrial Invertebrate Survey Report | 06.13 - 4.6.13.0 Appendix 6.13 Terrestrial Invertebrate Survey Report | For Information | 1 | 00 |
| | Annex 1 – Desk Study Records within 2km | | For Information | 1 | 00 |
| | Annex 2 – Species Recorded during Surveys in 2024 | | For Information | 1 | 00 |
| | Annex 3 – Survey and Assessment Photographs | | For Information | 1 | 00 |
| | Annex 4 – Status Definitions | | For Information | 1 | 00 |
| | Annex 5 – Figures | | For Information | 1 | 00 |
| 4.6.14.0 | Appendix 6.14 UK Habitat Classification Report | 06.14 - 4.6.14.0 Appendix 6.14 UK Habitat Classification Report | For Information | 1 | 00 |
| | Annex 1 – Site boundary and Zones | | For Information | 1 | 00 |
| | Annex 2 – Indicative Plant Species List | | For Information | 1 | 00 |
| | Annex 3 – UK Habitats Maps | | For Information | 1 | 00 |

| | | | | | |
|----------|--|--|-----------------|---|----|
| | Annex 4 – Indicative Habitat Photographs | | For Information | 1 | 00 |
| 4.6.15.0 | Appendix 6.15 Wintering Bird Survey Report | 06.15 - 4.6.15.0 Appendix 6.15 Wintering Bird Survey Report | For Information | 1 | 00 |
| | Annex 1 – Species Names | | For Information | 1 | 00 |
| | Annex 2 – Relevant Legislation and Policy | | For Information | 1 | 00 |
| | Annex 3 – Survey Visit Details | | For Information | 1 | 00 |
| | Annex 4 – Survey Results | | For Information | 1 | 00 |
| | Annex 5 – Figures | | For Information | 1 | 00 |
| 4.6.16.0 | Appendix 6.16 Bat Activity Survey Report | 06.16 - 4.6.16.0 Appendix 6.16 Bat Activity Survey Report | For Information | 1 | 00 |
| | Annex 1 – Figures | | For Information | 1 | 00 |
| | Annex 2 – Meteorological Data | | For Information | 1 | 00 |
| | Annex 3 – Automated Static Detector Data | | For Information | 1 | 00 |
| 4.6.17.0 | Appendix 6.17 Aquatic Ecology Survey Report | 06.17 - 4.6.17.0 Appendix 6.17 Aquatic Ecology Survey Report | For Information | 1 | 00 |
| | Annex 1 – Figures | | For Information | 1 | 00 |
| | Annex 2 – Site Photographs | | For Information | 1 | 00 |
| | Annex 3 – Aquatic Macroinvertebrate Taxa List | | For Information | 1 | 00 |
| | Annex 4 – PSYM Surveys Aquatic Macroinvertebrate and Macrophyte Taxa Lists | | For Information | 1 | 00 |
| | Annex 5 – Relevant Legislation and Policy | | For Information | 1 | 00 |
| 4.6.18.0 | Appendix 6.18 Barn Owl Survey Report | 06.18 - 4.6.18.0 Appendix 6.18 Barn Owl Survey Report | For Information | 1 | 00 |
| | Annex 1 – Photographs | | For Information | 1 | 00 |
| | Annex 2 – Figures | | For Information | 1 | 00 |

| | | | | | |
|----------|--|--|-----------------|---|----|
| | Annex 3 – Incidental Recordings | | For Information | 1 | 00 |
| | Annex 4 – Desk Study Area | | For Information | 1 | 00 |
| 4.6.19.0 | Appendix 6.19 Letters of Comfort – Protected Species Licencing | 06.19 - 4.6.19.0 Appendix 6.19 Letters of Comfort - Protected Species Licencing | For Information | 1 | 00 |
| 4.7.1.0 | Appendix 7.1 Technical Methodology: Photography, 3D Modelling, Accurate Visual Representations | 07.1a - 4.7.1.0 Appendix 7.1 Technical Methodology - Photography, 3D Modelling, Accurate Visual Representations (Part 1) | For Information | 1 | 00 |
| | | 07.1b - 4.7.1.0 Appendix 7.1 Technical Methodology - Photography, 3D Modelling, Accurate Visual Representations (Part 2) | For Information | 1 | 00 |
| | | 07.1c - 4.7.1.0 Appendix 7.1 Technical Methodology - Photography, 3D Modelling, Accurate Visual Representations (Part 3) | For Information | 1 | 00 |
| | | 07.1d - 4.7.1.0 Appendix 7.1 Technical Methodology - Photography, 3D Modelling, Accurate Visual Representations (Part 4) | For Information | 1 | 00 |
| | | 07.1e - 4.7.1.0 Appendix 7.1 Technical Methodology - Photography, 3D Modelling, Accurate Visual Representations (Part 5) | For Information | 1 | 00 |
| | | 07.1f - 4.7.1.0 Appendix 7.1 Technical Methodology - Photography, 3D Modelling, Accurate Visual Representations (Part 6) | For Information | 1 | 00 |
| | | 07.1g - 4.7.1.0 Appendix 7.1 Technical Methodology - Photography, 3D | For Information | 1 | 00 |

| | | | | | |
|---------|---|--|-----------------|---|----|
| | | Modelling, Accurate Visual Representations (Part 7) | | | |
| | | 07.1h - 4.7.1.0 Appendix 7.1 Technical Methodology - Photography, 3D Modelling, Accurate Visual Representations (Part 8) | For Information | 1 | 00 |
| 4.7.2.0 | Appendix 7.2 LVIA Consultation | 07.2 - 4.7.2.0 Appendix 7.2 LVIA Engagement | For Information | 1 | 00 |
| 4.7.3.0 | Appendix 7.3 LVIA Methodology | 07.3 - 4.7.3.0 Appendix 7.3 LVIA Methodology | For Information | 1 | 00 |
| 4.7.4.0 | Appendix 7.4 Landscape Character Areas: Key Characteristics | 07.4 - 4.7.4.0 Appendix 7.4 Landscape Character Areas Key Characteristics | For Information | 1 | 00 |
| 4.7.5.0 | Appendix 7.5 Landscape Character: Assessment of Effects | 07.5 - 4.7.5.0 Appendix 7.5 Landscape Character Assessment of Effects | For Information | 1 | 00 |
| 4.7.6.0 | Appendix 7.6 Detailed Visual Impact Assessment | 07.6 - 4.7.6.0 Appendix 7.6 Detailed Visual Impact Assessment | For Information | 1 | 00 |
| 4.7.7.0 | Appendix 7.7 Landscape Visualisations | 07.7a - 4.7.7.0 Appendix 7.7 Landscape Visualisations (Part 1) | For Information | 1 | 00 |
| | | 07.7b - 4.7.7.0 Appendix 7.7 Landscape Visualisations (Part 2) | For Information | 1 | 00 |
| 4.8.1.0 | Appendix 8.1 Traffic Data | 08.1 - 4.8.1.0 Appendix 8.1 Traffic Data | For Information | 1 | 00 |
| 4.8.2.0 | Appendix 8.2 Air Quality Model Details | 08.2 - 4.8.2.0 Appendix 8.2 Air Quality Model Details | For Information | 1 | 00 |
| 4.8.3.0 | Appendix 8.3 Background Air Pollution Data | 08.3 - 4.8.3.0 Appendix 8.3 Background Air Pollution Data | For Information | 1 | 00 |
| 4.8.4.0 | Appendix 8.4 Air Quality Monitoring Data | 08.4 - 4.8.4.0 Appendix 8.4 Air Quality Monitoring Data | For Information | 1 | 00 |
| 4.8.5.0 | Appendix 8.5 Details of Selected Human Receptors | 08.5 - 4.8.5.0 Appendix 8.5 Details of Selected Human Receptors | For Information | 1 | 00 |

| | | | | | |
|----------|---|---|-----------------|---|----|
| 4.8.6.0 | Appendix 8.6 Details of Ecological Receptor Transects | 08.6 - 4.8.6.0 Appendix 8.6 Details of Ecological Receptor Transects | For Information | 1 | 00 |
| 4.8.7.0 | Appendix 8.7 Results for Human Receptors | 08.7 - 4.8.7.0 Appendix 8.7 Results for Human Receptors | For Information | 1 | 00 |
| 4.8.8.0 | Appendix 8.8 Results for Ecological Receptors | 08.8 - 4.8.8.0 Appendix 8.8 Results for Ecological Receptors | For Information | 1 | 00 |
| 4.9.1.0 | Appendix 9.1 Baseline Noise Survey Details | 09.1 - 4.9.1.0 Appendix 9.1 Baseline Noise Survey Details | For Information | 1 | 00 |
| 4.9.2.0 | Appendix 9.2 Construction Noise and Vibration Assessment | 09.2 - 4.9.2.0 Appendix 9.2 Construction Noise and Vibration Assessment | For Information | 1 | 00 |
| 4.9.3.0 | Appendix 9.3 Construction and Operational Road Traffic Noise Assessment | 09.3 - 4.9.3.0 Appendix 9.3 Construction and Operational Road Traffic Noise Assessment | For Information | 1 | 00 |
| 4.9.4.0 | Appendix 9.4 Operational Noise Assessment | 09.4 - 4.9.4.0 Appendix 9.4 Operational Noise Assessment | For Information | 1 | 00 |
| 4.9.5.0 | Appendix 9.5 Demonstration of Compliance with Core Zone Noise Limits | 09.5 - 4.9.5.0 Appendix 9.5 Demonstration of Compliance with Operational Phase Noise Limits | For Information | 1 | 00 |
| 4.10.1.0 | Appendix 10.1 Historic Environment Desk-Based Assessment | 10.1 - 4.10.1.0 Appendix 10.1 Historic Environment Desk-Based Assessment | For Information | 1 | 00 |
| | Annex 1 – Gazetteer | | For Information | 1 | 00 |
| | Annex 2 – Non-Significant Setting Impacts | | For Information | 1 | 00 |
| | Annex 3 – References | | For Information | 1 | 00 |
| | Annex 4 – Figures | | For Information | 1 | 00 |
| 4.10.2.0 | Appendix 10.2 Archaeological Trial Trench Evaluation Report (Part 1) | 10.2a - 4.10.2.0 Appendix 10.2 Archaeological Trial Trench Evaluation Report (Part 1) | For Information | 1 | 00 |

| | | | | | |
|----------|--|---|-----------------|---|----|
| | Appendix 10.2 Archaeological Trial Trench Evaluation Report (Part 2) | 10.2b - 4.10.2.0 Appendix 10.2 Archaeological Trial Trench Evaluation Report (Part 2) | For Information | 1 | 00 |
| | Appendix 10.2 Archaeological Trial Trench Evaluation Report (Part 3) | 10.2c - 4.10.2.0 Appendix 10.2 Archaeological Trial Trench Evaluation Report (Part 3) | For Information | 1 | 00 |
| 4.10.3.0 | Appendix 10.3 Archaeological Mitigation Strategy | 10.3 - 4.10.3.0 Appendix 10.3 Archaeological Mitigation Strategy | For Information | 1 | 00 |
| | Annex 1 – Draft Transfer of Finds Ownership Form | | For Information | 1 | 00 |
| | Annex 2 – References | | For Information | 1 | 00 |
| | Annex 3 – Figures | | For Information | 1 | 00 |
| 4.11.1.0 | Appendix 11.1 Contaminated Land Preliminary Risk Assessment (Part 1) | 11.1a - 4.11.1.0 Appendix 11.1 Contaminated Land Preliminary Risk Assessment (Part 1) | For Information | 1 | 00 |
| | Appendix 11.1 Contaminated Land Preliminary Risk Assessment (Part 2) | 11.1b - 4.11.1.0 Appendix 11.1 Contaminated Land Preliminary Risk Assessment (Part 2) | For Information | 1 | 00 |
| | Appendix 11.1 Contaminated Land Preliminary Risk Assessment (Part 3) | 11.1c - 4.11.1.0 Appendix 11.1 Contaminated Land Preliminary Risk Assessment (Part 3) | For Information | 1 | 00 |
| 4.11.2.0 | Appendix 11.2 Ground Investigation Technical Note | 11.2 - 4.11.2.0 Appendix 11.2 Ground Investigation Technical Note | For Information | 1 | 00 |
| 4.11.3.0 | Appendix 11.3 Mineral Resource Assessment | 11.3 - 4.11.3.0 Appendix 11.3 Mineral Resource Assessment | For Information | 1 | 00 |
| 4.11.4.0 | Appendix 11.4 Outline Land Remediation Strategy | 11.4 - 4.11.4.0 Appendix 11.4 Outline Land Remediation Strategy | For Information | 1 | 00 |
| | Annex 1 – Figures | | For Information | 1 | 00 |
| | Annex 2 – Remediation Options Appraisal Matrix | | For Information | 1 | 00 |

| | | | | | |
|----------|--|---|-----------------|---|----|
| | Annex 3 – Summary of Previous Reports and Risk Assessments | | For Information | 1 | 00 |
| 4.12.1.0 | Appendix 12.1 Flood Risk Assessment | 12.1 - 4.12.1.0 Appendix 12.1 Flood Risk Assessment | For Information | 1 | 00 |
| | Annex 1 – Topographical Survey | | For Information | 1 | 00 |
| | Annex 2 – Anglian Water Asset Records | | For Information | 1 | 00 |
| | Annex 3 – Correspondence | | For Information | 1 | 00 |
| | Annex 4 – Existing Surface Water Network Plan | | For Information | 1 | 00 |
| | Annex 5 – Relevant Maps and Data | | For Information | 1 | 00 |
| | Annex 6 – Land Drainage Records | | For Information | 1 | 00 |
| | Annex 7 – Groundsure Reports | | For Information | 1 | 00 |
| | Annex 8 – Stewartby Lake Report | | For Information | 1 | 00 |
| 4.12.2.0 | Appendix 12.2 Water Strategy | 12.2 - 4.12.2.0 Appendix 12.2 Water Strategy | For Information | 1 | 00 |
| 4.12.3.0 | Appendix 12.3 Drainage Strategy | 12.3 - 4.12.3.0 Appendix 12.3 Drainage Strategy | For Information | 1 | 00 |
| | Annex 1 – Modelling Results | | For Information | 1 | 00 |
| | Annex 2 – WSP Drainage Strategy Drawing | | For Information | 1 | 00 |
| | Annex 3 – WSP SuDS Maintenance Schedule | | For Information | 1 | 00 |

| | | | | | |
|---|---|--|-----------------|---|----|
| 4.13.1.0 | Appendix 13.1 – Temporary workforce accommodation strategy | 13.1 - 4.13.1.0 Appendix 13.1 - Temporary workforce accommodation strategy | For Information | 1 | 00 |
| 4.14.1.0 | Appendix 14.1 Carbon Management Plan | 14.1 - 4.14.1.0 Appendix 14.1 Carbon Management Plan | For Information | 1 | 00 |
| 4.16.1.0 | Appendix 16.1 Major Accidents and Disasters Long List | 16.1 - 4.16.1.0 Appendix 16.1 Major Accidents and Disasters Long List | For Information | 1 | 00 |
| 4.16.2.0 | Appendix 16.2 Major Accidents and Disasters Risk Record | 16.2 - 4.16.2.0 Appendix 16.2 Major Accidents and Disasters Risk Record | For Information | 1 | 00 |
| 4.18.1.0 | Appendix 18.1 Long List of Committed Developments | 18.1 - 4.18.1.0 Appendix 18.1 Long List of Committed Developments | For Information | 1 | 00 |
| Part 5 – Environmental Statement Non-Technical Summary | | | | | |
| 5.1.0 | Non-Technical Summary | 01 - 5.1.0 Non-Technical Summary | For Information | 1 | 00 |
| Part 6 – Other Documents | | | | | |
| 6.1.0 | Planning Statement | 01 - 6.1.0 Planning Statement | For Information | 1 | 00 |
| | Appendix 1 – Planning Policy Compliance Tables | | For Information | 1 | 00 |
| | Appendix 2 – Retail and Leisure Impact and Compliance with the Sequential Test | | For Information | 1 | 00 |
| | Appendix 3 – Consideration of Proposed Development against Planning Act 2008 Thresholds | | For Information | 1 | 00 |
| | Appendix 4 – Summaries of agreed positions with statutory consultees | | For Information | 1 | 00 |

| | | | | | |
|-------|---|---|-----------------|---|----|
| | Appendix 5 – Agricultural Land Classification Report prepared for Planning Application CB/18/04425/OAC | | For Information | 1 | 00 |
| | Appendix 6 – Socio-Economic Benefits of the Proposed Development | | For Information | 1 | 00 |
| | Appendix 7 – UDX Representation to EWR non-statutory consultation | | For Information | 1 | 00 |
| | Appendix 8 – Employment and Skills Contributions Infographic | | For Information | 1 | 00 |
| | Appendix 9 – Case Study: The Economic Impact of the Universal Entertainment Resort Complexes in Metro Orlando | | For Information | 1 | 00 |
| | Appendix 10 – Letter from DCMS on Carbon Budgets | | For Information | 1 | 00 |
| 6.2.0 | Design and Access Statement | 02 - 6.2.0 Design and Access Statement | For Information | 1 | 00 |
| | Appendix 1 – Green Infrastructure Statement | | | | |
| | Green Infrastructure Statement Annex 1 | | | | |
| 6.3.0 | Design Standards | 03 - 6.3.0 Design Standards | Controlling | 1 | 00 |
| 6.4.0 | Security and Emergency Management Plan | 04 - 6.4.0 Security and Emergency Management Plan | Controlling | 1 | 00 |
| 6.5.0 | Public Engagement Report | 05 – 6.5.0 Public Engagement Report | For Information | 1 | 00 |

| | | | | | |
|--------|---|---|-----------------|---|----|
| | Public Engagement Report – Appendix P | | For Information | 1 | 00 |
| 6.6.0 | Equalities Information Report | 06 - 6.6.0 Equalities Information Report | For Information | 1 | 00 |
| 6.8.0 | Sustainability Statement | 07 - 6.8.0 Sustainability Statement | For Information | 1 | 00 |
| 6.9.0 | Energy Statement | 08 - 6.9.0 Energy Statement | For Information | 1 | 00 |
| 6.10.0 | Utilities Statement | 09 - 6.10.0 Utilities Statement | For Information | 1 | 00 |
| | Utilities Statement Appendix A | | For Information | | |
| 6.11.0 | Arboricultural Impact Assessment Report | 10 - 6.11.0 Arboricultural Impact Assessment Report | For Information | 1 | 00 |
| | Appendix A – Arboricultural Survey Method | | For Information | 1 | 00 |
| | Appendix B – Arboricultural Survey Schedule | | For Information | 1 | 00 |
| | Appendix C – Tree Removal and Protection Plan | | For Information | 1 | 00 |
| | Appendix D – Outline Arboricultural Method Statement | | For Information | 1 | 00 |
| | Appendix E – TPO Record | | For Information | 1 | 00 |
| 6.12.0 | Employment & Skills Plan | 11 - 6.12.0 Employment & Skills Plan | For Information | 1 | 00 |
| 6.13.0 | Report To Inform HRA Screening | 12 - 6.13.0 Report To Inform HRA Screening | For Information | 1 | 00 |
| | Appendix A – Technical Note Air Quality Impacts Upper Nene Gravel Pits SPA RAMSAR | | For Information | 1 | 00 |
| 6.14.0 | Mitigation Route Map | 13 - 6.14.0 Mitigation Route Map | For Information | 1 | 00 |
| 6.15.0 | Water Framework Directive Assessment | 14 - 6.15.0 Water Framework Directive Assessment | For Information | 1 | 00 |

| | | | | | |
|--------|---|---|-----------------|---|----|
| 6.16.0 | Environmental Controls Document | 15 - 6.16.0 Environmental Controls | Controlling | 1 | 00 |
| | Appendix A - Archaeological Mitigation Areas | | Controlling | 1 | 00 |
| | Appendix B - Areas of Potential Contamination | | Controlling | 1 | 00 |
| | Appendix C - Flood Compensation Area | | Controlling | 1 | 00 |
| | Appendix D - Tree Removal and Protection Plan | | Controlling | 1 | 00 |
| 6.17.0 | Land Use Limitations Table | 16 - 6.17.0 Land Use Limitations Table | Controlling | 1 | 00 |
| 6.18.0 | Dependencies Table | 17 - 6.18.0 Dependencies Table | Controlling | 1 | 00 |
| 6.19.0 | Other Consents and Licences | 18 - 6.19.0 Other Consents and Licences | For Information | 1 | 00 |