



UNIVERSAL DESTINATIONS & EXPERIENCES UK PROJECT

Former Kempston Hardwick
Brickworks and adjoining land, Bedford

Land Use Limitations Table

Report reference: 6.17.0

Revision number: 00

Date: June 2025



LAND USE LIMITATIONS TABLE

- 1.1 The table below sets out land use limitations to control delivery of the Authorised Development.
- 1.2 In the table below:
- 1.2.1 **“Authorised Development”** is the development for which planning permission is to be granted by the SDO as proposed in the **Description of Development (Document Reference 1.9.0)**;
- 1.2.2 **“construction work”** means:
- (a) the erection, installation, provision, extension, maintenance, repair, improvement, alteration, decommissioning, removal or demolition of a building, structure, plant, equipment, machinery, sewer, main, pipe, cable or other apparatus;
 - (b) engineering or other operations, including any: (i) excavation, other than archaeological investigation works; (ii) building, engineering or other operation, including construction, maintenance or repair of a road that facilitates the carrying out of other operations, or access to a building or structure;
- 1.2.3 **“Core Zone”** means the area shown as the Core Zone on the **Zonal Plan (Document Reference 1.8.0)**;
- 1.2.4 **“East Gateway Zone”** means the area shown as the East Gateway Zone on the **Zonal Plan (Document Reference 1.8.0)**;
- 1.2.5 **“Entertainment Resort Complex”** or **“ERC”** means all that part of the Authorised Development of that description;
- 1.2.6 **“ERC Expansion Area A”** means the area shaded blue on the **Parameter Plan – Entertainment Resort Complex Land Use (Document Reference 1.10.0)**;
- 1.2.7 **“ERC Expansion Area B”** means the area shaded orange on the **Parameter Plan – Entertainment Resort Complex Land Use (Document Reference 1.10.0)**;
- 1.2.8 **“ERC Expansion Area C”** means the area shaded green on the **Parameter Plan – Entertainment Resort Complex Land Use (Document Reference 1.10.0)**;
- 1.2.9 **“ERC Expansion Area D”** means the area shaded pink on the **Parameter Plan – Entertainment Resort Complex Land Use (Document Reference 1.10.0)**;
- 1.2.10 **“ERC Expansion Areas”** means together Expansion Area A, Expansion Area B, Expansion Area C and Expansion Area D;
- 1.2.11 **“Group Entities”** means, as regards any undertaking, that undertaking and its group undertakings and its associates at any relevant time, and
- (a) “group undertaking” and “undertaking” shall each have the meaning given in section 1161 of the Companies Act 2006 (as appropriate) and, in interpreting this definition, an undertaking shall also be treated as a member of another undertaking if any shares it owns in that other

undertaking are registered in the name of another person in connection with the taking of security; and

- (b) any reference to being an “associate” of an undertaking shall be interpreted in accordance with section 435 of the Insolvency Act 1986;
- 1.2.12 **“Lake Zone”** means the area shown as the Lake Zone on the **Zonal Plan (Document Reference 1.8.0)**;
- 1.2.13 **“Other Universal Theme Park”** means a Universal-branded theme park, other than the Authorised Development. As of the date of the SDO, the Other Universal-branded theme parks consist of Universal Studios Florida®, Universal Islands of Adventure® and Universal Epic Universe® in Orlando, Florida USA, Universal Studios Hollywood® in Universal City, California USA, Universal Studios Japan® in Osaka, Japan, Universal Studios Singapore® on Sentosa Island, Singapore and Universal Studios Beijing® in Beijing, China;
- 1.2.14 **“SDO”** means the special development order to be made by the Secretary of State for Housing, Communities and Local Government granting planning permission for the Authorised Development;
- 1.2.15 **“SDO land”** means the land subject to the SDO;
- 1.2.16 **“Site”** means the land shown edged red on the **Site Location Plan (Document Reference 1.6.0)**;
- 1.2.17 **“Tree Removal and Protection Plan”** means the plan of the same name in the **Environmental Controls Document (Document Reference 6.16.0)**;
- 1.2.18 **“Universal”** means any undertaking involved with the ownership of the SDO land or the ownership or operation of the Theme Park, so long as that undertaking, together with its Group Entities at any relevant time, in aggregate holds or controls substantially all of the interests in at least one Other Universal Theme Park;
- 1.2.19 **“Utility Compound”** means the utility compound located in area shown on **Parameter Plan – Utility Compound (Document Reference 1.14.0)** forming part of the Authorised Development, which may include some or all of the following:
 - (a) renewable energy generation, including solar panels;
 - (b) a battery energy storage system compound, including:
 - (i) transformers, inverters and associated switchgear; and
 - (ii) plant and building structures;
 - (c) energy centre(s) that serve a defined district heating, cooling, and power network, comprising heat pumps (air, water, or ground geothermal), heat recovery, electric boilers, thermal storage, electric chillers, gas boilers and a system that is ready for connection to off-site generated waste heat sources;
 - (d) water collection system and processing plant for the treatment and re-use of harvested non-potable water and underground storage;

- (e) utility metering equipment; and
- (f) other utility uses; and

- 1.2.20 **“Vertical Sky Component Assessment”** means an assessment that demonstrates that suitable daylight and sunlight levels will be maintained following construction and completion of the relevant part of the Authorised Development within the relevant dwelling in accordance with the most recent version of the Site Layout and Planning for Daylight and Sunlight: a guide to good practice, published by the Building Research Establishment (BRE), to the extent that suitable levels can be achieved and factoring in the dwelling’s baseline conditions.
- 1.2.21 **“West Gateway Zone”** means the area shown as the West Gateway Zone on the **Zonal Plan (Document Reference 1.8.0)**.

Table: Land Use Limitations Table

	Limitation
1. Entertainment Resort Complex	The Entertainment Resort Complex shall only be provided in the area shaded red on the Parameter Plan – Entertainment Resort Complex Land Use (Document Reference 1.10.0) and upon the ERC Expansion Areas identified on same (subject to the limitations below).
2. ERC Expansion Area A	<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 in respect of any unregistered land not owned by Universal within ERC Expansion Area A, such land is not being occupied for residential use. The Entertainment Resort Complex in ERC Expansion Area A shall not exceed 10m in height. 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.
3. ERC Expansion Area B	<ol style="list-style-type: none"> The Entertainment Resort Complex shall not be provided upon ERC Expansion Area B unless and until: <ol style="list-style-type: none"> 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>(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>
<p>4. ERC Expansion Area C</p>	<p>1. Each residential property (and associated buildings and structures) within ERC Expansion Area C may only be demolished once it is owned by Universal and without requiring (i) all residential properties to be demolished at the same time, and (ii) all residential properties within ERC Expansion Area C to be 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 Expansion Area C are to be retained and/or removed has been submitted to and approved by the Secretary of State.</p>

5. ERC Expansion Area D	<ol style="list-style-type: none"> 1. The Entertainment Resort Complex shall not be provided upon ERC Expansion Area D unless and until <ol style="list-style-type: none"> a. the residential property in ERC Expansion Area D is not being occupied for residential use and has been demolished; or b. planning permission has been granted and implemented for a change to a non-residential use. 2. The Entertainment Resort Complex in ERC Expansion Area D shall not exceed 10m in height. 3. 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.
6. Manor Road Properties	<p>Access to all properties along Manor Road not owned by Universal shall be maintained (unless in case of emergency). If any such property/ies are within the Site and become owned by Universal this access requirement shall no longer apply.</p>
7. Vine Cottages	<p>The properties known as 1 & 2 Vine Cottages, Manor Road, Kempston Hardwick, Bedford, Bedfordshire MK43 9NS shall not be occupied for residential use from the date of commencement of any construction work on Manor Road.</p>
8. Theme park(s), amusement park(s) and water park(s)	<p>The theme park(s), amusement park(s) and/or water park(s) to be provided as part of the Entertainment Resort Complex shall only be provided in the Core Zone.</p>
9. Rail-related development	<p>The rail-related development shall only be provided in the East Gateway Zone and the area shown on the Parameter Plan – Core Zone Transport Hub (Document Reference 1.13.0).</p>
10. Public highways	<p>Any roads that will be adopted by a highway authority shall only be constructed within the limits of deviation shown on the Parameter Plan – Access and Roadways (Document Reference 1.11.0).</p>
11. Camping and caravanning accommodation	<p>Camping and caravanning accommodation shall only be provided in the Lake Zone.</p>

12. Ecological Enhancement Area	The ecological enhancement areas to be provided as part of the Authorised Development shall be a combined minimum of 49.3ha and be consistent with the Habitat Creation and Enhancement Controls set out in the Environmental Controls Document (Document Reference 6.16.0) .
13. Conference and/or convention use	Any conference and/or convention use that is not within a visitor accommodation facility shall only be provided in the Lake Zone.
14. Sports venue with outdoor playing fields	Any sports venue with outdoor playing fields shall only be provided in the Lake Zone.
15. Public fuelling station	Any public fuelling station (and ancillary services) open to the public to be provided as part of the Entertainment Resort Complex shall only be provided in the West Gateway Zone.
16. Utility compound	The Utility Compound to be provided as part of the Entertainment Resort Complex shall only be provided in the area shown on the Parameter Plan – Utility Compound (Document Reference 1.14.0) .
17. Battery Energy Storage System	Any 10 MVA battery energy storage system to be provided as part of the Entertainment Resort Complex shall only be provided in the Lake Zone.
18. Energy generation¹	The energy generation provided as part of the Entertainment Resort Complex (including the energy centre and solar panels but excluding the back-up diesel generators provided in support of the Entertainment Resort Complex) shall not have a capacity of more than 49.9 MW AC.
19. Roads²	<p>The following shall not exceed 12.49 hectares:</p> <ul style="list-style-type: none"> (a) the area of land that involves the construction of a highway where the Secretary of State for Transport or the strategic highways company will be the highway authority for the highway where the speed limit for any class of vehicle on such highways is expected to be 50 miles per hour or greater; and (b) any adjoining land that is expected to be used in connection with the construction of such highway. <p>The following shall not exceed 12.49 hectares:</p>

¹ This should be subject to any increase in capacity in the relevant NSIP threshold, provided this is unlikely to give rise to any materially new or materially different environmental effects than those identified in the environmental statement carried out for the Authorised Development

² See footnote 1

	<p>(a) the area of land that involves the alteration of a highway where the Secretary of State for Transport or the strategic highways company will be the highway authority for the highway where the speed limit for any class of vehicle on such highways is expected to be 50 miles per hour or greater; and</p> <p>(b) any adjoining land that is expected to be used in connection with the alteration of such highway.</p>
20. Railways³	<p>(a) Any construction of railway that:</p> <ul style="list-style-type: none"> ○ is not permitted development⁴; ○ includes laying a stretch of track where such railway is part of a network operated by an approved operator; and ○ is on land that was not operational land⁵ of a railway undertaker immediately before the construction work began or is on land that was acquired at an earlier date for the purpose of constructing the railway, <p>shall not exceed 1.99km of continuous length.</p> <p>(b) Any track that forms part of an alteration of railway that:</p> <ul style="list-style-type: none"> ○ is not permitted development⁶; ○ includes laying a stretch of track where such railway is part of a network operated by an approved operator; and ○ is on land that was not operational land⁷ of a railway undertaker immediately before the construction work began or is on land that was acquired at an earlier date for the purpose of constructing the railway, <p>shall not exceed 1.99km of continuous length.</p>

³ See footnote 1

⁴ As defined in Section 25 of the Planning Act 2008

⁵ As defined in Section 25 of the Planning Act 2008

⁶ See footnote 4

⁷ See footnote 5

21. Daylight Sunlight Limitation – Core Zone (Broadmead Road)	<p>A Vertical Sky Component Assessment shall be undertaken and submitted as part of the Compliance Statement for the Core Zone during the post-consent design approval process for, and prior to commencement of construction works of, the relevant part of the Authorised Development where:</p> <ul style="list-style-type: none"> (a) a building or structure, as applicable, comes forth within the column B distance from the northern facade dwelling on Broadmead Road as identified in the table below; (b) the dwelling on Broadmead Road is still being occupied or otherwise still available for residential use; and (c) the building or structure in the Core Zone will exceed the corresponding height in column A of the table below. <table border="1" data-bbox="528 766 1359 1238"> <thead> <tr> <th data-bbox="528 766 778 936"> Column A Height (m AOD) </th><th data-bbox="778 766 1359 936"> Column B Distance from the Northern Façade of the Broadmead Road Dwelling (m) </th></tr> </thead> <tbody> <tr> <td data-bbox="528 936 778 1010">86.87</td><td data-bbox="778 936 1359 1010">107.6</td></tr> <tr> <td data-bbox="528 1010 778 1084">106.3</td><td data-bbox="778 1010 1359 1084">152.6</td></tr> <tr> <td data-bbox="528 1084 778 1158">117</td><td data-bbox="778 1084 1359 1158">172.2</td></tr> <tr> <td data-bbox="528 1158 778 1238">157</td><td data-bbox="778 1158 1359 1238">258</td></tr> </tbody> </table>	Column A Height (m AOD)	Column B Distance from the Northern Façade of the Broadmead Road Dwelling (m)	86.87	107.6	106.3	152.6	117	172.2	157	258
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22. Daylight Sunlight Limitation – Core Zone (Manor Road)	<p>A Vertical Sky Component Assessment shall be undertaken and submitted as part of the Compliance Statement for the Core Zone during the post-consent design approval process for, and prior to commencement of construction works of, the relevant part of the Authorised Development where:</p> <ul style="list-style-type: none"> (a) a building or structure, as applicable, comes forth within the column B distance from the existing adopted northern boundary of any dwelling on Manor Road within ERC Expansion Area A, B or C as identified in the table below, (b) the relevant dwelling is not owned by Universal, and is still being occupied or otherwise still available for residential use, and (c) the building or structure in the Core Zone will exceed the corresponding height in column A of the table below. 										

	<table><tr><th>Column A Height (m AOD)</th><th>Column B Distance from the Existing Adopted Northern Boundary of Manor Road (m)</th></tr><tr><td>78.45</td><td>92.7</td></tr><tr><td>99.48</td><td>137.7</td></tr><tr><td>117</td><td>175.3</td></tr><tr><td>157</td><td>261</td></tr></table>	Column A Height (m AOD)	Column B Distance from the Existing Adopted Northern Boundary of Manor Road (m)	78.45	92.7	99.48	137.7	117	175.3	157	261
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23. Daylight Sunlight Limitation – Lake Zone (Manor Road)	<p>A Vertical Sky Component Assessment shall be undertaken and submitted as part of the Compliance Statement for the Lake Zone during the post-consent design approval process for, and prior to commencement of construction works of, the relevant part of the Authorised Development where:</p> <p>(a) a building or structure, as applicable, comes forth within the column B distance from the existing adopted northern boundary of any dwelling on Manor Road within ERC Expansion Area A, B or C as identified in the table below;</p> <p>(b) the relevant dwelling is not owned by Universal, and is still being occupied or otherwise still available for residential use; and</p> <p>(c) the building or structure in the Lake Zone will exceed the corresponding height in column A of the table below.</p> <table><tr><th>Column A Height (m AOD)</th><th>Column B Distance from the Existing Adopted Northern Boundary of Manor Road (m)</th></tr><tr><td>53.71</td><td>53.7</td></tr><tr><td>55.5</td><td>57.5</td></tr></table>	Column A Height (m AOD)	Column B Distance from the Existing Adopted Northern Boundary of Manor Road (m)	53.71	53.7	55.5	57.5				
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