



UNIVERSAL DESTINATIONS & EXPERIENCES UK PROJECT

Former Kempston Hardwick
Brickworks and adjoining land, Bedford

Dependencies Table

Report reference: 6.18.0
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DEPENDENCIES TABLE

- 1.1 The table below identifies the measures that need to be secured and/or delivered (as the case may be) by identified triggers for various elements of the Authorised Development.
- 1.2 References in the table below to –
- 1.3 **“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)**;
 - 1.4 **“A421 Junction”** means a new road junction on the A421, including a new eastbound off slip into the Site, a new westbound off slip into the Site and a new westbound on slip away from the Site;
 - 1.5 **“Archaeological works”** means full archaeological excavation;
 - 1.6 **“Baseline Shuttle Bus Service”** means the shuttle bus service to be provided from Wixams Station to the Theme Park in accordance with Appendix C to the **Travel Plan (Document Reference 4.5.6.0)**;
 - 1.7 **“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 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;
 - (c) **“Core Zone”** means the area shown as the Core Zone on the **Zonal Plan (Document Reference 1.8.0)**;
- (d) **“East Gateway Zone”** means the area shown as the East Gateway Zone on the **Zonal Plan (Document Reference 1.8.0)**;
- (e) **“Entertainment Resort Complex”** or **“ERC”** means all that part of the Authorised Development of that description located in the area shown on **Parameter Plan – Entertainment Resort Complex (Document Reference 1.10.0)**;
 - (f) **“Grand Opening”** means the date on which the Theme Park within the Entertainment Resort Complex officially opens to the general public (excluding its Soft Opening Period, if applicable) with a majority of its attractions operational;
 - (g) **“Lake Zone”** means the area shown as the Lake Zone on the **Zonal Plan (Document Reference 1.8.0)**;
 - (h) **“permitted preliminary works”** means works consisting of environmental surveys and monitoring, ecological habitat creation, geotechnical surveys, surveys of existing infrastructure, and other investigations for the purpose of assessing and monitoring ground conditions and levels, the preparation of facilities for the use of contractors, the provision of temporary means of enclosure and site security for construction, vegetation clearance, the temporary display of site notices or advertisements, and any nominal compounds related to such works;
 - (i) **“PRoW A1”** means that part of Footpath A1 identified on the **Parameter Plan – Active Travel (Document Reference 1.12.0)**;
 - (j) **“PRoW 1”** means that part of Footpath 1 identified on the **Parameter Plan – Active Travel (Document Reference 1.12.0)**;
 - (k) **“PRoW 2”** means that part of Footpath 2 identified on the **Parameter Plan – Active Travel (Document Reference 1.12.0)**;
 - (l) **“PRoW 8”** means that part of Footpath 8 identified on **Parameter Plan – Active Travel (Document Reference 1.12.0)**;
 - (m) **“Public Road A”** means that area identified as the same on the **Parameter Plan – Access and Roadways (Document Reference 1.11.0)** subject to detailed design pursuant to dependency 5 below;
 - (n) **“Public Road B, Segment 1”** means that area identified as the same on the **Parameter Plan – Access and Roadways (Document Reference 1.11.0)** subject to detailed design pursuant to dependency 5 below;
 - (o) **“Public Road B, Segment 2”** means that area identified as the same on the **Parameter Plan – Access and Roadways (Document Reference 1.11.0)** subject to detailed design pursuant to dependency 5 below;
 - (p) **“Site”** means the land shown edged red on the **Site Location Plan (Document Reference 1.6.0)**;
 - (q) **“Soft Opening Period”** means any period prior to the Grand Opening when some or all of the Theme Park on the Site is open for technical rehearsal to allow employees an opportunity to deliver guest services in a real-time operating mode, but in a controlled environment for training purposes (e.g., limited attendance, limited hours, and/or limited attraction availability);
 - (r) **“Theme Park”** means the theme park(s), amusement park(s) and water park(s) to be provided as part of the Entertainment Resort Complex in the Core Zone;
 - (s) **“underground work”** means any excavation, tunnelling or boring below the surface of the ground, piling, or other construction work carried out underground and comprised in the Authorised Development, and includes work undertaken in connection with the installation of any sewer, main, pipe, cable or other utility apparatus, or for the purposes of water management; and
 - (t) **“Utility Compound”** means the utility compound located in the 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:
 - I. renewable energy generation, including solar panels;
 - II. a battery energy storage system compound, including:
 - a. transformers, inverters and associated switchgear; and
 - b. 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.
- (u) “**West Gateway Zone**” means the area shown as the West Gateway Zone on the **Zonal Plan (Document Reference 1.8.0)**.
- (v) “**Wixams Rail Station**” means that portion of the rail-related development, as described in the **Description of Development (Document Reference 1.9.0)**, located in the East Gateway Zone between the eastern boundary of the adopted highway for Ampthill Road and the eastern boundary of the railway undertaker’s operational land on the Midland Main Line.

Dependencies Table

	TRIGGER	MATTER TO BE DELIVERED/SECURED
1.	Prior to commencement of construction work of the Authorised Development	Notify the Secretary of State in writing of the date when the Authorised Development is to commence.
2.	Prior to commencement of any construction work in the Lake Zone obstructing PRoW A1 and PRoW 8	Temporarily close PRoW A1 and PRoW 8.
3.	Prior to commencement of any construction work in the Core Zone obstructing PRoW 1 and PRoW 2	Temporarily close PRoW 1 and PRoW 2.
4.	Prior to the expiration of the temporary closure period for PRoW 1 and PRoW 2	Permanently stop-up PRoW 1 and PRoW 2.
5.	Prior to commencement of any part of the proposed public highway works (save for any temporary construction accesses and the permitted preliminary works) comprised within the Authorised Development	Submit to and obtain Secretary of State's written approval of details of such part of the public highway works, with the plans being in general accordance with the Parameter Plan – Access and Roadways Parameter Plan (Document Reference 1.11.0) and the Parameter Plan – Active Travel (Document Reference 1.12.0) and, if applicable, having engaged with National Highways and/or Bedford BC as the relevant highway authority prior to submission.
6.	Prior to any new connections to the then existing off-Site sewerage and wastewater infrastructure to serve any part of the Authorised Development (save for connections for near term or temporary services, for which connections may be made to existing sewerage and wastewater infrastructure adjacent to or within the Site to the extent there is capacity in the system)	<ul style="list-style-type: none"> Provide evidence to the Secretary of State of delivery of any necessary works of improvement or reinforcement to the off-Site sewerage and wastewater infrastructure.
7.	Prior to any new connections to the then existing off-Site potable water infrastructure to serve any part of the Authorised Development (save for connections for near term or temporary services, for which connections may be made to existing water infrastructure adjacent to or within the Site to the extent there is capacity in the system)	<ul style="list-style-type: none"> Provide evidence to the Secretary of State of delivery of any necessary works of improvement or reinforcement to the off-Site potable water infrastructure.
8.	Prior to utilising Broadmead Road as construction access for construction work in the West Gateway Zone (save for the permitted preliminary works, archaeological works, any pre-construction species relocation)	Undertake construction work for the provision of, and: <ul style="list-style-type: none"> provide a direct construction access from Broadmead Road via Woburn Road to the West Gateway Zone; and signalise the junction of Broadmead Road and Woburn Road/Bedford Road.
9.	Prior to utilising Broadmead Road as construction access for construction work in the Core Zone (save for the permitted preliminary works, archaeological works, any pre-construction species relocation)	Undertake construction work for the provision of, and: <ul style="list-style-type: none"> provide a direct construction access from Broadmead Road via Woburn Road to the Core Zone; and signalise the junction of Broadmead Road and Woburn Road/Bedford Road.
10.	Prior to commencement of any construction work in the Core Zone (save for the permitted preliminary works, archaeological works, any pre-construction species relocation)	Undertake construction work for the provision of, and provide: <ul style="list-style-type: none"> a direct construction access from Broadmead Road via Woburn Road to the Core Zone; or a direct construction access from Manor Road.
11.	Prior to the Soft Opening Period of the Theme Park	Submit to the Secretary of State a copy of a detailed Security and Emergency Management Plan that is in general accordance with the Security and Emergency Management Plan (Document Reference 6.4.0) .
12.	Prior to the Grand Opening of the Theme Park	Provide the Minimum Development Programme comprising the following: An ERC that is designed to accommodate 8.5M annual visitors and 55,000 visitors per peak day, consisting of: <ul style="list-style-type: none"> a "destination" (meaning “international” as opposed to "regional" or "local") Theme Park of at least 32.37 hectares in size (excluding guest parking) with emphasis on highly

	TRIGGER	MATTER TO BE DELIVERED/SECURED
		<p>immersive storytelling and theming with an international draw, focused on providing a first-class guest experience;</p> <ul style="list-style-type: none"> dining and entertainment venues available to ticketed and non-ticketed visitors to the ERC; visitor accommodation with a minimum of 500 hotel rooms; associated services and uses for any operational or administrative functions, such as office buildings and warehouse/storage facilities; vehicles and cycle parking, including a minimum of 7,106 car parking spaces, 100 coach parking spaces, and 250 cycle spaces; green infrastructure including an environmental enhancement area(s) to be provided at a combined minimum of 49.3 hectares; active travel routes throughout the site, which will facilitate connections from the ERC to the surrounding active travel network; <p>Associated infrastructure necessary to support full buildout of the ERC (subject to this Dependencies Table and the Travel Plan (Document Reference 4.5.6.0)), comprising:</p> <ul style="list-style-type: none"> a new A421 Junction and dual carriageway access road into the Core Zone; realigned and upgraded Manor Road to a dual carriageway access road between Ampthill Road and the Marston Vale Railway Line; an expanded Wixams Rail Station; and once the expanded Wixams Rail Station is provided, shuttle bus service between the expanded Wixams Rail Station and the Theme Park.
13.	Prior to the Grand Opening of the Theme Park	New relocated junction of Broadmead Road and Woburn Road/Bedford Road to be signalised permanently.
14.	Prior to the Grand Opening of the Theme Park	<ul style="list-style-type: none"> All public highway works (and associated active travel) within the Core Zone, East Gateway Zone and West Gateway Zone to be completed and opened for public use in accordance with details approved pursuant to dependency 5 above; or Submit to and obtain Secretary of State's written approval for details of alternative temporary access route(s) (that are unlikely to give rise to any materially new or materially different environmental effects than those identified in the environmental statement) and deliver such approved alternative temporary route(s) unless and until such time as the public highway works (and associated active travel) within the Core Zone, East Gateway Zone and West Gateway Zone are completed and opened for public use.
15.	Prior to the Grand Opening of the Theme Park	<ul style="list-style-type: none"> Wixams Rail Station to be completed and opened for public use; or Submit to and obtain Secretary of State's written approval for details of an alternative temporary bus scheme to deliver visitors from other railway stations to the Theme Park (that are unlikely to give rise to any materially new or materially different environmental effects than those identified in the environmental statement) and provide such alternative temporary bus scheme unless and until such time the as (i) the Wixams Rail Station is completed and opened for public use; and (ii) a Baseline Shuttle Bus Service is provided.
16.	Prior to occupation of any building in the Lake Zone along Public Road B, Segment 2	<ul style="list-style-type: none"> Public Road B, Segment 1; Public Road B, Segment 2; the site access junction of Ampthill Road and Public Road B; and any associated active travel adjacent to the delivered roadways to be completed and opened for public use in accordance with details approved pursuant to dependency 5 above, which may be delivered in phases; or Submit to and obtain Secretary of State's written approval for details of alternative temporary access route(s) (that are unlikely to give rise to any materially new or materially different environmental effects than those identified in the environmental statement) and deliver such approved alternative temporary vehicle route(s) unless and until such time as Public Road B, Segment 1, Public Road B, Segment 2; the site access junction of Ampthill Road and Public Road B; and any associated active travel adjacent to the delivered roadways are completed and opened for public use.

	TRIGGER	MATTER TO BE DELIVERED/SECURED
17.	Prior to completion and opening of Public Road B, Segment 2 for public use	A shared footway and cycleway along Ampthill Road to Interchange Retail Park to be completed and opened for public use.
18.	Upon provision of wider active travel connections to the south of the Site in Stewartby, such time to be agreed with Bedford Borough Council	Active travel connection onto Broadmead Road to be completed and opened for public use.