



UNIVERSAL DESTINATIONS & EXPERIENCES UK PROJECT

Former Kempston Hardwick Brickworks
and adjoining land, Bedford

Other Consents and Licences

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1 OTHER CONSENTS AND LICENCES

1.1 UNIVERSAL DESTINATIONS & EXPERIENCES UK PROJECT: CONSENTS/LICENCES/PERMITS

EXPLANATORY NOTES:

- 1.1.1. This document relates to Consents, Licences and Permits required by public authorities outwith the Special Development Order (SDO) and not to any rights or interests to be acquired from third parties.
- 1.1.2. Approvals required pursuant to the SDO are to be set out in a separate document.
- 1.1.3. Note to Author/Reader, we recommend scheduling a review of this document for October following the House of Commons return in particular to consider:
- 1.1.4. The government's recent announcement regarding reforming the environmental regulatory landscape including appointing a lead regulator for all major projects in which multiple regulators have an interest; and
- 1.1.5. Implementation of the *Terrorism (Protection of Premises) Act 2025* which is due to come into force in the next 24 months.
- 1.1.6. The timeframes considered in this document often rely on professional judgment and discussion between those directly involved in the relevant consent, licence or permit application.

This is an evolving document which will be updated regularly as the development design and construction progresses.

PLANNING AND CONSTRUCTION PHASE

Table 1-1 - Advertisement and Building Control

Consent/ Permission/ Licence	Legislation	Project Relevance/Trigger	Timeframe	Authority/Approving Body
Building Regs	<i>Building Regulations 2010</i> (as amended from time to time)	Buildings and structures required to meet design and construction standards. Includes carbon foot printing.	Various. Relevant to internal and external requirements.	
Section 80 – Demolition Notices	<i>Building Act 1984</i> (as amended from time to time)	Required for the demolition of existing structures	Must be submitted six weeks before proposed demolition	Bedford Borough Council
Signs and Advertisement	<i>Town and Country Planning (Control of Advertisement) Regulations 2007</i> (as amended from time to time)	Consent required for signage,	Eight weeks once submitted	Bedford Borough Council
Material Design Amendment Consents	<i>Town & Country Planning Act 1990</i> (as amended from time to time)	Potentially relevant if design changes required after granting of SDO.	Eight weeks for minor. 12 weeks for major	Local Authority/Secretary of State – Depends on stipulations relating to design amendments in SDO.
Non-Material Design Amendment Consents	<i>Town & Country Planning Act 1990</i> (as amended from time to time)	Potentially relevant if design changes required after granting of SDO.	Eight weeks for minor. 12 weeks for major	Local Authority/Secretary of State – Depends on stipulations relating to design amendments in SDO.

Table 1-2 – Water Conditions / Flood Risk / Drainage

Consent/ Permission/ Licence	Legislation	Project Relevance	Timeframe	Authority/Approving Body
Land Drainage Consent	Section 23 <i>Land Drainage Act 1991</i> (as amended from time to time)	Required prior to construction of works affecting an ordinary watercourse.	Internal Drainage Board (IDB) have a duty to respond within two months after the submission. often respond with a “rejection”, however it just means that additional/revised information is required. Can be reduced by having frequent communication IDB	Bedford Group of Drainage Boards
Abandonment of onsite watercourse	Section 23 <i>Land Drainage Act 1991</i> (as amended from time to time)	A watercourse which does not or has ceased to serve an arterial function within the catchment or on which it would be inappropriate for public money to be spent.	Two to four months. Propose to have individual applications to not hold up the simpler proposals	Bedford Group of Drainage Boards
Clearence of an existing watercourse	Section 23 <i>Land Drainage Act 1991</i> (as amended from time to time)	Required for the clearance of existing watercourse onsite. Engage with IDB to understand requirements.	Two to four months. Propose to have individual applications to not hold up the simpler proposals	Bedford Group of Drainage Boards
Foul Water Sewer Adoption/Connections/Diversions	Section 104, 106 and 185 <i>Water Industry Act 1991</i> (as amended from time to time)	Required for the management of foul drainage	Three months. If legals involved six to nine months.	Anglian Water

Consent/ Permission/ Licence	Legislation	Project Relevance	Timeframe	Authority/Approving Body
Section 98 Sewer Requisition	<i>Water Industry Act 1991</i> (as amended from time to time)	Foul Water connections above does not include the offsite Foul Water Rising Main which is outside of the site crossing the A421 and is planned to be delivered by Anglian Water under a Section 98 Sewer Requisition (or similar mechanism).	24 months. A date becomes fixed contractually.	Anglian Water
Water Abstraction Licence	<i>Water Resources Act 1991</i> (as amended from time to time) <i>The Water Abstraction and Impounding (Exemptions) Regulations 2017</i> (as amended from time to time)	Licence required before abstraction of any water		Environment Agency
Construction Water Discharge Activity Permits	<i>Environmental Permitting (England and Wales) Regulations 2016</i> (as amended from time to time)	Licence required before discharge of any water	Up to three months. EA dependant.	Environment Agency

Consent/ Permission/ Licence	Legislation	Project Relevance	Timeframe	Authority/Approving Body
Water Impoundment/Transfer Licence	<i>Water Resources Act 1991</i> (as amended from time to time)	May be required subject to design – could be required for the construction and use of in-stream structures. Would be required ahead of construction of specific activity.		Environment Agency
Flood Risk Activity Environmental Permits Part B11 (standard rules) and/or B10 (bespoke rules)	<i>Environmental Permitting (England and Wales) Regulations 2016</i> (as amended from time to time)	Required ahead of construction of any works or flood risk activities which are activities in, under and over a main river. Also includes other activities that could affect flooding from a main river or the sea such as those in a flood plain.		Environment Agency
Authorisation for consent to bridge watercourses	Section 23 <i>Land Drainage Act 1991</i> (as amended from time to time)	Core Zone, the Lake Zone, and the West Gateway Zone. There are no water bodies or watercourses located within the East Gateway Zone.		Local Authority
Trade effluent consent	Section 118 <i>Water Industry Act 1991</i> (as amended from time to time)	Any liquid waste, other than surface water and domestic sewage that is discharged from premises being used for business	Six months	Anglian Water

Table 1-3 – Ecology and Biodiversity

Consent/ Permission/ Licence	Legislation	Project Relevance	Timeframe	Authority/Approving Body
licences from Natural England in relation to affected European Protected Species pursuant to regulation 53 of the Conservation of Habitats and Species Regulations 2010, in relation to bats, dormice and otters	<i>Conservation of Habitats and Species Regulations 2017</i> (as amended from time to time)	Licence required to mitigate impact on bats and prior to any act likely to infringe legislation	Natural England aim to issue decision within 30 days of submission	Natural England
licences from Natural England to affect protected species under section 16 of the Wildlife and Countryside Act 1981, in relation to water voles, tentacled lagoon worm and lagoon sea slug	Section 16 <i>Wildlife and Countryside Act 1981</i> (as amended from time to time)	Licence required to mitigate impact on bats and prior to any act likely to infringe legislation	Natural England aim to issue decision within 30 days of submission	Natural England
Badger licence	Section 10 <i>Protection of Badgers Act 1992</i> (as amended from time to time)	Licence required prior to closure of any active badger setts	Natural England aim to issue decision within 30 days of submission. Can only use license between 1 July and 30 November.	Natural England

Consent/ Permission/ Licence	Legislation	Project Relevance	Timeframe	Authority/Approving Body
Permit to use fishing instruments other than rod and line in England (Fish Rescue Permit)	<i>Salmon and Freshwater Fisheries Act 1975</i> (as amended from time to time)	Permit covers the use of fishing instruments other than rod and line in England (i.e. electric fishing equipment) rather than the fish rescue itself Required in advance of any substantial works to watercourses and water bodies supporting fish populations, to enable capture and removal		Environment Agency
District Level Licence (DLL) for great crested newts	<i>Conservation of Habitats and Species Regulations 2017</i> (as amended from time to time)	License required to mitigate impact on Great Crested Newts and prior to any act likely to infringe legislation		NatureSpace Partnership

Table 1-4 – Utilities and Energy

Consent/ Permission/ Licence	Legislation	Project Relevance	Timeframe	Authority/Approving Body
DNO connection offer (arrangements for works to connect to regional electricity distribution network)		UKPN issued a 37MVA offer to UDX on 29 May 2024 and UDX accepted it on 30 July 2024 (" UKPN Offer ").	UKPN Offer already accepted (as left)	UKPN
Upstream (DNO-Transmission) electricity network interface		UKPN needs more capacity at its upstream connection point to the National Electricity Transmission System. UKPN needs to submit a Modification Application to NESO (to make changes under UKPN's transmission connection arrangements with NESO) to secure this.	The anticipated timescale under the UKPN Offer for submitting the NESO mod app is within 3 months after offer acceptance.	National Energy System Operator
Last-mile connection arrangements		<p>UDX will need to appoint an accredited Independent Connection Provider ("ICP") to deliver the contestable works, under an ICP construction agreement.</p> <p>Developer enter into an early-stage IDNO framework agreement to govern the future adoption and operation of the last-mile connection infrastructure.</p>	<p>Per Milestone M5 under the UKPN Offer, the Contestable Design Works Submission must have been submitted by 07.08.2026</p> <p>Per Milestone M6, an ICP programme of works demonstrating how UDX will achieve the agreed connection date must also be submitted by the same date.</p>	IDNO and ICP (to be appointed)

Consent/ Permission/ Licence	Legislation	Project Relevance	Timeframe	Authority/Approving Body
		The IDNO will interface with UKPN at the point of connection, taking over responsibility for the adopted assets and charging for ongoing distribution services within its network.		
IDNO connection agreement (enduring arrangements for energised connection to electricity distribution network)		UDX will need an enduring connection agreement (not to be confused with the “connection offer” referred to above), entitling it to be and remain connected to the licensed grid. Since UDX has elected for an IDNO to adopt and operate the last-mile connection infrastructure, UDX’s connection agreement will be with the IDNO. The IDNO will in turn have its own back-to-back “bilateral connection agreement” with UKPN. Connection agreements typically adhere to a large extent to the industry standard National Terms of Connection.	Typically around the time of energisation of the connection	IDNO (to be appointed)
Generating licence (or applicable exemption) for rooftop solar	<p><i>Electricity Act 1989</i> (as amended from time to time)</p> <p><i>The Electricity (Class Exemptions from the Requirement for a Licence) Order 2001, SI 2001/3270</i></p>	Under the Electricity Act 1989, in order to generate electricity in GB, it is necessary either to hold a licence granted by Ofgem or to benefit from an exemption from the requirement for such a licence. Rooftop solar generators will typically benefit from the “small generators” exemption under Schedule 2, Class A of the	Needed prior to operation of any generating apparatus. It is not possible to obtain any formal certification from Ofgem/ Government regarding the availability of any particular class exemption – UDX will need to satisfy itself based on legal advice.	{Department for Energy Security and Net Zero/ Ofgem}

Consent/ Permission/ Licence	Legislation	Project Relevance	Timeframe	Authority/Approving Body
	(as amended from time to time)	<p><i>Electricity (Class Exemptions from the Requirement for a Licence) Order 2001.</i></p> <p>If electricity is supplied via private wire (e.g. to tenants or other buildings), the need for supply and/or distribution licences — or applicable exemptions — must also be assessed.</p>		
DNO/IDNO consents for generation		<p>Depending on the terms of the IDNO connection agreement and the size of the generating apparatus, UDX may need the consent of the IDNO in order to install and operate the generating apparatus.</p> <p>To the extent there is any possibility that the entirety of the output of the generating apparatus will not be consumed on site, UDX may also need to seek a variation to the IDNO connection arrangements (with back-to-back consequences under the IDNO-DNO BCA and potentially the DNO-NESO transmission arrangements) in order to permit export of such surplus electricity onto the grid.</p>	<p>Needed prior to installation of any generating apparatus</p> <p>Needed prior to any export of electricity generated on-site.</p>	IDNO (to be appointed)

Consent/ Permission/ Licence	Legislation	Project Relevance	Timeframe	Authority/Approving Body
Consents for last-mile electricity distribution network connection infrastructure		<p>We would typically expect:</p> <ul style="list-style-type: none"> ▪ The developer to take responsibility for the grant of any land rights within its own land; ▪ The IDNO to facilitate the installation of any cables in public highway through the use of its statutory land rights powers and permitted development rights; and ▪ The ICP to procure land rights agreements with any relevant third party landowners (e.g. where cable route crosses private land) – noting that the ICP will price this service into the remuneration it expects from the developer. 	Needed by energisation	IDNO (to be appointed)
Connection Agreement for connection to relevant gas distribution network				
Pipeline Safety Notification	<i>The Pipeline Safety Regulations 1996</i> (Regulation 20) (as amended from time to time)	Required for the construction of a gas connection.	HSE must be notified 6 months prior to commencement of construction of a Proposed Gas Connection.	UK Health and Safety Executive

Consent/ Permission/ Licence	Legislation	Project Relevance	Timeframe	Authority/Approving Body
Petroleum storage certificate	<i>Provision of the Petroleum Regulations 2014</i> (as amended from time to time)	<p>Must have a licence to store and supply petrol to vehicles with internal combustion engines.</p> <p>Must also have a petroleum licence if you want to store more than 275 litres of petrol domestically.</p>	To be obtained before the storage of petroleum on site.	Local Fire and Rescue Service or local council
Arrangements for connection to regional water network		Similar to the UKPN Offer referred to above, UDX will need arrangements for connection to the regional water network.		Anglian Water
NAV and SLP arrangements		Similar to the IDNO and ICP arrangements referred to above, UDX is intending to appoint independent providers to construct the last-mile water connection works (a Self-Lay Provider, “ SLP ”) and thereafter adopt and operate them (a New Appointee, “ NAV ”).		NAV and SLP (to be appointed)

Table 1-5 – Noise and Air Quality

Consent/ Permission/ Licence	Legislation	Project Relevance	Timeframe	Authority/Approving Body
Prior consent(s) pursuant to Section 61 of the Control of Pollution Act 1974	Section 61 of the <i>Control of Pollution Act 1974</i> (as amended from time to time)	Required prior to works which are likely to have noise and vibration impacts.	Apply 28 days before work commences.	Local Authority
Greenhouse gas emissions permit	<i>UK Greenhouse Gas Emissions Trading Scheme Order 2020</i> , SI 2020/1265 (as amended from time to time)	Required prior to use of any combustion plant used during construction, commissioning and operation which exceeds certain thresholds. i.e. emergency diesels during operation and potentially a CHP plant during construction.		Environment Agency
Medium Combustion Plant Environmental Permit	<i>The Environmental Permitting (England and Wales) Regulations 2016</i> (as amended from time to time)	Required to operate combustion plant with between 1 and 50 MW thermal input (includes backup diesel generators and natural gas boilers)	Typically, six months for determination from the date of application	Environment Agency
Part B Environmental Permit	<i>The Environmental Permitting (England and Wales) Regulations 2016</i> (as amended from time to time))	Required to operate a petrol station. Required for mobile crushing and screening plant.	Typically, four months for determination from the date of application	Local Authority

Table 1-6 – Waste and Chemicals

Consent/ Permission/ Licence	Legislation	Project Relevance	Timeframe	Authority/Approving Body
Mobile plant permit	SR2008 No 27: mobile plant for treatment of soils and contaminated material, substances or products.	Standard rules to operate a mobile plant for the treatment of soils and contaminated material, substances or products.	Must apply at least two weeks before using. Permit lasts for 12 months.	Environment Agency
Licences or permits for off-site disposal of on-site materials.	Section 34 of <i>The Environmental Protection Act 1990</i> (as amended from time to time)	Required if taking waste off site.		Environment Agency
Waste exemptions	<i>Environmental Permitting (England and Wales) Regulations 2016</i> (as amended from time to time)	Required prior to treatment storage or use of waste for a variety of waste treatments, uses and disposals.		Environment Agency
Waste permit (mobile and static crushing operations)	<i>Environmental Permitting (England and Wales) Regulations 2016</i> (as amended from time to time)	Required prior to use of waste treatment plant including crushers.		Environment Agency
Waste Permit (part B)	<i>Environmental Permitting (England and Wales) Regulations 2016</i> (as amended from time to time)	Required prior to use of waste treatment plant which may cause emissions to air.		

Consent/ Permission/ Licence	Legislation	Project Relevance	Timeframe	Authority/Approving Body
Licensed asbestos works	<i>The Control of Asbestos Regulations 2005</i> (as amended from time to time)	<p>If during any demolition activity licensable work s undertaken, it must be undertaken by a licensed individual. Licensable works are as follows:</p> <ul style="list-style-type: none"> ▪ Where the exposure of workers to asbestos is not sporadic and of low intensity; ▪ The risk assessment cannot clearly demonstrate that the control limit will not be exceeded; ▪ Work on asbestos coating; and ▪ Work on asbestos insulating board or asbestos insulation for which the risk assessment demonstrates it is not short duration work, for example: <ul style="list-style-type: none"> ○ It will take no more than 2 hours in any 7-day period, and no person works for more than 1 hour in that 2-hour period. 	A license must be in place prior to undertaking any works Licensable works must also be notified to the enforcing authority at least 14 days prior to undertaking the works.	Local Authority or HSE

Consent/ Permission/ Licence	Legislation	Project Relevance	Timeframe	Authority/Approving Body
Hazardous substance consent	<i>The Planning (Hazardous Substances) Regulations 2015</i> (as amended from time to time)	A consent is required to store or use specified hazardous substances at or above specified controlled quantities	<p>A consent must be in place prior to the storage or use of the substances. Determination can take 8 weeks or longer if agreed in writing with the authority. If denied an appeal may be brought.</p> <p>It is suggested therefore that an application is made six to 12 months prior to needing the consent.</p>	Local Authority or HSA

Table 1-7 – Health and Safety

Consent/ Permission/ Licence	Legislation	Project Relevance	Timeframe	Authority/Approving Body
Control of Major Accident Hazards notification	<i>Control of Major Accident Hazards Regulations 2015</i> (as amended from time to time)	Required prior to start of construction of a site, which upon operation would be a COMAH site.	Three to four months prior to commencement of construction	Health and Safety Executive/ Environment Agency
Notification of Construction Project (F10)	<i>Construction (Design and Management) Regulations 2015</i> (as amended from time to time)	<p>The Construction project will be a notifiable project in that:</p> <ul style="list-style-type: none"> It will last longer than 30 working days and have more than 20 workers working at the same time at any point on the project; or It will exceed 500 person days. 	An F10 notification is required to be submitted as early as possible by the company or an appointed party to notify the HSE that a construction project has started.	Health and Safety Executive
Generic Design Assessment	<i>Health and Safety at Work etc. Act (HSWA) 1974</i> (as amended from time to time) <i>Energy Act 2013</i> (as amended from time to time)	Allows the regulators to assess the safety, security and environmental implications of designs.		Environment Agency
Petroleum Storage Licence	<i>Petroleum (Consolidation) Regulations 2014</i> (as amended from time to time) <i>Dangerous Substances and Explosives Atmosphere</i>	If storage and use of petrol is required as part of work activities, but dispensing is not, then 2014 Regs do not apply however, workplace activities are covered by 2020 Regs and the requirement to assess and minimise		Petroleum Enforcing Authority (PEA) and Local Authority Trading Standards

Consent/ Permission/ Licence	Legislation	Project Relevance	Timeframe	Authority/Approving Body
	<i>Regulations 2020</i> (as amended from time to time)	the risk from dangerous substances will be engaged.		
Fire Notice	<i>The Regulatory Reform (Fire Safety) Order 2005</i> , SI 2005/1541 (as amended from time to time)	Required prior to construction in respect of work on construction sites.		Local fire and rescue authority
Dog kennel boarding licence	<i>Animal Welfare (Licensing of Activities Involving Animals) (England) Regulations 2018</i> (as amended from time to time)	Required before operation of the boarding kennel.	Applications will be determined within 10 weeks of applying (albeit this can be extended)	Local Authority

Table 1-8 – Transport and Highways

Consent/ Permission/ Licence	Legislation	Project Relevance	Timeframe	Authority/Approving Body
Control of Major Accident Hazards notification	<i>Control of Major Accident Hazards Regulations 2015</i> (as amended from time to time)	Required prior to start of construction of a site, which upon operation would be a COMAH site.	Three to four months prior to commencement of construction	Health and Safety Executive/ Environment Agency
Notification of Construction Project (F10)	<i>Construction (Design and Management) Regulations 2015</i> (as amended from time to time)	<p>The Construction project will be a notifiable project in that:</p> <ul style="list-style-type: none"> It will last longer than 30 working days and have more than 20 workers working at the same time at any point on the project; or It will exceed 500 person days. 	An F10 notification is required to be submitted as early as possible by the company or an appointed party to notify the HSE that a construction project has started.	Health and Safety Executive
Generic Design Assessment	<i>Health and Safety at Work etc. Act (HSWA) 1974</i> (as amended from time to time) <i>Energy Act 2013</i> (as amended from time to time)	Allows the regulators to assess the safety, security and environmental implications of designs.		Environment Agency
Petroleum Storage Licence	<i>Petroleum (Consolidation) Regulations 2014</i> (as amended from time to time) <i>Dangerous Substances and Explosives Atmosphere</i>	If storage and use of petrol is required as part of work activities, but dispensing is not, then 2014 Regs do not apply however, workplace activities are covered by 2020 Regs and the requirement to assess and minimise		Petroleum Enforcing Authority (PEA) and Local Authority Trading Standards

Consent/ Permission/ Licence	Legislation	Project Relevance	Timeframe	Authority/Approving Body
	<i>Regulations 2020</i> (as amended from time to time)	the risk from dangerous substances will be engaged.		
Fire Notice	<i>The Regulatory Reform (Fire Safety) Order 2005</i> , SI 2005/1541 (as amended from time to time)	Required prior to construction in respect of work on construction sites.		Local fire and rescue authority
Dog kennel boarding licence	<i>Animal Welfare (Licensing of Activities Involving Animals) (England) Regulations 2018</i> (as amended from time to time)	Required before operation of the boarding kennel.	Applications will be determined within 10 weeks of applying (albeit this can be extended)	Local Authority

Table 1-9 - Heritage

Consent/ Permission/ Licence	Legislation	Project Relevance	Timeframe	Authority/ Approving Body
Listed Building Consent	<i>Planning Act (Listed Buildings and Conservation Areas) 1990</i> (as amended from time to time)	Will be required if scheme effects listed assets or settings of conservation area	Eight Weeks	Local Authority

Table 1-10 - Miscellaneous

Consent/ Permission/ Licence	Legislation	Project Relevance	Timeframe	Authority/ Approving Body
Marriage and Civil Partnership Venue Licence	<i>The Marriages and Civil Partnership Regulations 2005</i> (as amended from time to time)	Required if weddings are to be held at the venue	Eight weeks	Local Authority
Premises licence for Alcohol and provision of regulated entertainment	<i>Licensing Act 2003</i> (as amended from time to time)	Required to sell alcohol and, subject to certain exceptions, to provide regulated entertainment (e.g. live and recorded music, performances of plays, dance or the exhibition of films)	Eight weeks (could be over a year or longer if subject to appeal)	Local Authority
Special Treatments Licence	<i>Local Government (Miscellaneous Provisions) Act 1982</i> (as amended from time to time)	Required if undertaking certain activities including: <ul style="list-style-type: none"> ▪ Massage; ▪ Manicure; 	Eight weeks	Local Authority

Consent/ Permission/ Licence	Legislation	Project Relevance	Timeframe	Authority/ Approving Body
		<ul style="list-style-type: none"> Chiropractic; Light treatments, eg sunbeds; Electric treatments, eg electrolysis; and Other treatments involving heat, light or vapour, eg sauna or other bath treatments. 		
Child Performance Licence/ employment/ Chaperones	<i>Children and Young Persons Act 1963</i> (as amended from time to time) Section 37		Eight weeks	Local Authority
Walkie talkie licence from OfCom pursuant to article 5 of the <i>Wireless Telegraphy (Licensing Procedure) Regulations 2013</i> (as amended from time to time)	<i>Wireless Telegraphy Act 2006</i> (as amended from time to time)	Installation and then use of radio equipment.		OfCom
Crane Notification	<i>Civil Aviation Act 1982</i> and <i>Air Navigation Order 2016</i>	Only if cranes are required on Site	At least eight weeks (40 working days) before the erection of the crane	Civil Aviation Authority/Cranfield Airport

OPERATIONAL PHASE

Table 1-11 - Planning Consents and Building Regs

Consent/ Permission/ Licence	Legislation	Project Relevance/Trigger	Timeframe	Authority/ Approving Body
Signs and Advertisement	<i>Town and Country Planning (Control of Advertisement) Regulations 2007</i> (as amended from time to time)	Consent required for signage, especially if illuminated.	Eight weeks once submitted.	Local Authority

Table 1-12 – Water Conditions / Flood Risk / Drainage

Consent/ Permission/ Licence	Legislation	Project Relevance	Timeframe	Authority/ Approving Body
Land Drainage Consent	Section 23 <i>Land Drainage Act 1991</i> (as amended from time to time)	Required prior to construction of works affecting an ordinary watercourse.	IDB have a duty to respond within two months after the submission. often respond with a “ <i>rejection</i> ”, however it just means that additional/revised information is required. Can be reduced by having frequent communication IDB	Internal Drainage Board
Abandonment of onsite watercourse	Section 23 <i>Land Drainage Act 1991</i> (as amended from time to time)	A watercourse which does not or has ceased to serve an arterial function within the catchment or on which it would be inappropriate for public money to be spent.	Two to four months. Propose to have individual applications to not hold up the simpler proposals	Internal Drainage Board
Clearence of an existing watercourse		Required for the clearance of existing watercourse onsite. Engage with IDB to understand requirements.	Two to four months. Propose to have individual applications to not hold up the simpler proposals	Internal Drainage Board
Foul Water Sewer Adoption/ Connections/ Diversions	Section 104/106/185 <i>Water Industry Act 1991</i> (as amended from time to time)	Required for the management of foul drainage	Three months. If legals involved six to nine months.	Anglian Water
Section 98 Sewer Requisition	<i>Water Industry Act</i> (as amended from time to time)	Foul Water connections above does not include the offsite Foul Water Rising Main which is outside of the site crossing the A421 and is planned to be delivered by Anglian Water under a	24 months. A date becomes fixed contractually.	Anglian Water

Consent/ Permission/ Licence	Legislation	Project Relevance	Timeframe	Authority/ Approving Body
		Section 98 Sewer Requisition (or similar mechanism).		
Water Abstraction Licence	<i>Water Resources Act 1991</i> (as amended from time to time) <i>The Water Abstraction and Impounding (Exemptions) Regulations 2017</i> (as amended from time to time)	Licence required before abstraction of any water		Environment Agency
Water Impoundment/ Transfer Licence	<i>Water Resources Act 1991</i> (as amended from time to time)	May be required subject to design – could be required for the construction and use of in-stream structures. Would be required ahead of construction of specific activity.		Environment Agency
Flood Risk Activity Environmental Permits Part B11 (standard rules) and/ or B10 (bespoke rules)	<i>Environmental Permitting (England and Wales) Regulations 2016</i> (as amended from time to time)	Required ahead of construction of any works or flood risk activities which are activities in, under and over a main river. Also includes other activities that could affect flooding from a main river or the sea such as those in a flood plain.		Environment Agency
Authorisation for consent to bridge watercourses	<i>Land Drainage Act 1991</i> (as amended from time to time)	Core Zone, the Lake Zone, and the West Gateway Zone. There are no water bodies or watercourses located within the East Gateway Zone.		Local Authority

Consent/ Permission/ Licence	Legislation	Project Relevance	Timeframe	Authority/ Approving Body
Trade effluent consent	<i>Water Industry Act 1991</i> (as amended from time to time)	Any liquid waste, other than surface water and domestic sewage that is discharged from premises being used for business	Six months	Anglian Water

Table 1-13 – Ecology and Biodiversity

Consent/ Permission/ Licence	Legislation	Project Relevance	Timeframe	Authority/ Approving Body
Protected species license	<i>Conservation of Habitats and Species Regulations 2017</i> (as amended from time to time) <i>Wildlife and Countryside Act 1981</i> (as amended from time to time)	License required to mitigate impact on Great Crested Newts and prior to any act likely to infringe legislation	May require reviewing during operation	NatureSpace Partnership

Table 1-14 – Utilities and Energy

Consent/ Permission/ Licence	Legislation	Project Relevance	Timeframe	Authority/ Approving Body
Petroleum Storage Certificate	<i>Petroleum (Consolidation) Regulations 2014</i> (as amended from time to time)	If storage and use of petrol is required as part of work activities, but dispensing is not, then 2014 Regs do not apply however, workplace activities are covered by 2020 Regs and the requirement to assess and minimise the risk from dangerous substances will be engaged.	At least 28 days before its required and no longer than six months.	Petroleum Enforcing Authority (PEA) (which may be the Local Fire and Rescue service or Local Council)

Table 1-15 – Noise and Air Quality

Consent/ Permission/ Licence	Legislation	Project Relevance	Timeframe	Authority/ Approving Body
Prior consent(s) pursuant to Section 61 of the Control of Pollution Act 1974	Section 61 of the <i>Control of Pollution Act 1974</i> (as amended from time to time)	Required prior to works which are likely to have noise and vibration impacts.	Apply 28 days before work commences.	Local Authority
Greenhouse gas emissions permit	<i>UK Greenhouse Gas Emissions Trading Scheme Order 2020</i> , SI 2020/1265 (as amended from time to time)	Required prior to use of any combustion plant used during construction, commissioning and operation which exceeds certain thresholds. i.e. emergency diesels during operation and potentially a CHP plant during construction.		Environment Agency
Medium Combustion Plant Environmental Permit	<i>The Environmental Permitting (England and Wales) Regulations 2016</i> (as amended from time to time)	Required to operate combustion plant with between 1 and 50 MW thermal input (includes backup diesel generators and natural gas boilers)	Typically, six months for determination from the date of application	Environment Agency
Part B Environmental Permit	<i>The Environmental Permitting (England and Wales) Regulations 2016</i> (as amended from time to time)	Required to operate a petrol station	Typically, four months for determination from the date of application	Local Authority

Table 1-16 – Waste and Chemicals

Consent/ Permission/ Licence	Legislation	Project Relevance	Timeframe	Authority/ Approving Body
Mobile plant permit	SR2008 No 27: mobile plant for treatment of soils and contaminated material, substances or products.	Standard rules to operate a mobile plant for the treatment of soils and contaminated material, substances or products.		Environment Agency
Licences or permits for off-site disposal of on-site materials.	Section 34 of <i>The Environmental Protection Act 1990</i> (as amended from time to time)	Required if taking waste off site.		Environment Agency
Waste exemptions	<i>Environmental Permitting (England and Wales) Regulations 2016</i> (as amended from time to time)	Required prior to treatment storage or use of waste for a variety of waste treatments, uses and disposals.		Environment Agency
Waste permit (mobile and static crushing operations)	<i>Environmental Permitting (England and Wales) Regulations 2016</i> (as amended from time to time)	Required prior to use of waste treatment plant including crushers.		Environment Agency
Waste Permit (part B)	<i>Environmental Permitting (England and Wales) Regulations 2016</i> (as amended from time to time)	Required prior to use of waste treatment plant which may cause emissions to air.		

Consent/ Permission/ Licence	Legislation	Project Relevance	Timeframe	Authority/ Approving Body
Hazardous substance consent	<i>The planning (Hazardous Substances) Regulations 2015</i> (as amended from time to time)	A consent is required to store or use specified hazardous substances at or above specified controlled quantities.	<p>A consent must be in place prior to the storage or use of the substances. Determination can take eight weeks or longer if agreed in writing with the authority. If denied an appeal may be brought.</p> <p>It is suggested therefore that an application is made six to 12 months prior to needing the consent</p>	Local Authority or HSA

Table 1-17 – Health and Safety

Consent/ Permission/ Licence	Legislation	Project Relevance	Timeframe	Authority/ Approving Body
Control of Major Accident Hazards notification	<i>Control of Major Accident Hazards Regulations 2015</i> (as amended from time to time)	Notification is required in relation to the storage of dangerous substances. Ongoing submission if the safety report to the authority is required to continue to operate the site.	Three to four months prior to operation	Health and Safety Executive/ Environment Agency
Notification of Construction Project (F10)	<i>Construction (Design and Management) Regulations 2015</i> (as amended from time to time)	An F10 notification is required to be submitted should any further constructions work take place once the site is in operation. .	As soon as possible.	Health and Safety Executive
Generic Design Assessment	<i>Health and Safety at Work etc. Act 1974</i> (as amended from time to time)	Allows the regulators to assess the safety, security and environmental implications of designs.		Environment Agency
Fire Notice	<i>The Regulatory Reform (Fire Safety) Order 2005, SI 2005/1541</i> (as amended from time to time)	Required prior to construction in respect of work on construction sites.		Local fire and rescue authority
Dog kennel boarding licence	<i>Animal Welfare (Licensing of Activities Involving Animals) (England) Regulations 2018</i> (as amended from time to time)	Required before operation of the boarding kennel.	Applications will be determined within 10 weeks of applying (albeit this can be extended)	Local Authority

Table 1-18 – Transport and Highways

Consent/ Permission/ Licence	Legislation	Project Relevance	Timeframe	Authority/ Approving Body
Temporary Development Access Licences	Section 184 <i>Highways Act 1980</i> (as amended from time to time)	Required for any works that require a temporary access from the highway not requiring physical works/separate consent (e.g. accesses to construction compounds/haul roads directly from public highway)		Highway Authority
Street works licence	Section 50 of the <i>New Roads and Street Works Act 1991</i> (as amended from time to time)	Required prior to construction/relocation of utilities in public highway.		Highway Authority
Agreement for carrying out of works to the public highway	Section 278 <i>Highways Act 1980</i> (as amended from time to time)	Required for any new or additional accesses such as the M1 junction, outside of the already consented main access.		Highway Authority
Temporary Signals on the highway/ construction traffic management	<i>Highways Act 1980</i> (as amended from time to time) Section 65 <i>Road Traffic Regulation Act 1984</i> (as amended from time to time)	Required prior to construction of any new or alteration works to existing highways.		Highway Authority
Temporary Traffic Regulation Order	Section 14 <i>Road Traffic Regulation Act 1984</i> (as	Only required if changes to existing traffic management controls are		Highway Authority

Consent/ Permission/ Licence	Legislation	Project Relevance	Timeframe	Authority/ Approving Body
	amended from time to time)	required for highway works – not currently foreseen.		
Asset Protection Agreement		Required for works associated with rail connections.		Network Rail



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