



Ministry of Housing,
Communities &
Local Government

PLANNING DECISION NOTICE

[REDACTED]
[REDACTED]
UDX Development Company Limited
1000 Universal Studios Plaza
Orlando, FL 32819

**Ministry of Housing, Communities &
Local Government**
2 Marsham Street
London
SW1P 4DF

By E-Mail only to: [REDACTED]

CC: [REDACTED]

23 June 2026

Dear [REDACTED]

THE TOWN AND COUNTRY PLANNING (ENTERTAINMENT RESORT COMPLEX, BEDFORD) SPECIAL DEVELOPMENT (NO. 2) ORDER 2025 (the Order)

I refer to the request for endorsement of the document submitted to the Secretary of State for Housing, Communities and Local Government on 15 June 2026 under Article 6 of the Town and Country Planning (Entertainment Resort Complex, Bedford) Special Development (No. 2) Order 2025 (the Order) by the former site controller.

We have reviewed your request and confirm that the decision, made by officials authorised to make the decision on behalf of the Secretary of State, is to **ENDORSE** the document, further details are set out below:

Location:	The land at and adjoining the former brickworks at Kempston Hardwick, Bedford.
Condition(s) to which the request relates:	Condition 12 - Construction Management Plan – Mass Grading and associated works.
Submission documents to which the endorsement relates (Controlling documents):	20260615-IN- CEMP4.1- UDX - C12- Mass Grading (WV) CEMP - Rev 01 (not to be published)
	0260615-IN- CEMP4.1- UDX - C12- Mass Grading (WV) CEMP - Rev 01_ Redacted
	20260615-IN- CEMP4.1- UDX - C12- Mass Grading (WV) CEMP Appendix A - CEMP Land Boundary (OS Plan) - Rev 01
	20260615-IN- CEMP4.1- UDX - C12- Mass Grading (WV) CEMP Appendix B Description of the works - Rev 01
	• 20260615-IN- CEMP4.1- UDX - C12- Mass Grading (WV) CEMP Appendix B (1) Lake Zone Compound - Rev 01 • 20260615-IN- CEMP4.1- UDX - C12- Mass Grading (WV) CEMP Appendix B (2) Core Zone Compound - Rev 01 • 20260615-IN- CEMP4.1- UDX - C12- Mass Grading (WV) CEMP Appendix B (3) Water Management Plan Core Zone - Rev 01

- 20260615-IN- CEMP4.1- UDX - C12- Mass Grading (WV) CEMP Appendix B (4) Water Management Plan Lake Zone - Rev 01
- 20260615-IN- CEMP4.1- UDX - C12- Mass Grading (WV) CEMP Appendix B (5) Vegetation Retention Plan - Rev 01
- 20260615-IN- CEMP4.1- UDX - C12- Mass Grading (WV) CEMP Appendix B (6) Logistics Hub and Lorry Holding Area - Rev 01
- 20260615-IN- CEMP4.1- UDX - C12- Mass Grading (WV) CEMP Appendix B (7) Waste Sorting and Handling Area - Rev 01

20260615-IN- CEMP4.1- UDX - C12- Mass Grading (WV) CEMP **Appendix C** - Properties to be Notified of CEMP Works - Rev 01

20260615-IN- CEMP4.1- UDX - C12- Mass Grading (WV) CEMP **Appendix F** - Revised Construction Noise and Vibration Assessment - Rev 01

20260615-IN- CEMP4.1- UDX - C12- Mass Grading CEMP **Appendix G** - Dust Management Plan - Rev 01

20260615-IN- CEMP4.1- UDX - C12- Mass Grading (WV) CEMP **Appendix I** - Soil Management Plan - Rev 01

20260615-IN- CEMP4.1- UDX - C12- Mass Grading (WV) CEMP **Appendix I (1)**- Topsoil Phasing Plan - Rev 01

20260615-IN- CEMP4.1- UDX - C12- Mass Grading (WV) CEMP **Appendix I (2)**- Topsoil Stockpile Detail - Rev 01

20260615-IN- CEMP4.1- UDX - C12- Mass Grading (WV) CEMP **Appendix J** – Construction Waste Management Plan - Rev 01

20260615IN- CEMP4.1- UDX - C12- Mass Grading (WV) CEMP **Appendix M** - Flood Emergency Plan - Rev 01

20260615-IN- CEMP4.1- UDX - C12- Mass Grading (WV) CEMP **Appendix N** - Earthworks - Rev 01

20260615-IN- CEMP4.1 - UDX- C12 - Mass Grading (WV) CEMP **Appendix P** - Reptile Method Statement - Rev 01

20260615-IN- CEMP4.1- UDX - C12- Mass Grading (WV) CEMP **Appendix R** - Invasive NonNative Species Plan - Rev 0

Effective Date: 23 June 2026

This endorsement applies from the effective date specified above and remains in effect until replaced or superseded by a later modification endorsed under Article 7.

Please note the conditions and informatives listed in Annex 1.

Yours sincerely,

[REDACTED]

ANNEX 1

Conditions

1. Within two months of the commencement of the endorsed construction works monitoring of Elstow Brook shall be carried to and every three months thereafter during the endorsed construction works to make sure there is no excess sediment or pollution from these relevant works has occurred.
2. Within two months of the construction of the new access CA 5 shown on Figure Q-1 all existing vehicle accesses to the south of Manor Road to the Core Zone shall be stopped up.

Informatives

1. No authorised development or authorised work should be carried out or operated, except in accordance with the Schedule 3 conditions, endorsement conditions and controlling documents that relate to it.
2. No use or preparation of concrete or cement is to be used in the endorsed Construction Environmental Management Plan's (CEMP) construction works.
3. The Habitat and Creation Plan covering the Manor Road bat corridor will need to comply with condition 8 7 (C) and tree, vegetation and shrub in that corridor are not to be removed other than in the area shown in the endorsed Appendix B (5) Vegetation Retention Plan. Further any Habitat Creation and enhancement plan and or master plan in the Lake Zone will need to demonstrate how it addresses the loss of trees and vegetation.