



Ministry of Housing,
Communities &
Local Government

PLANNING DECISION NOTICE

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

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

By E-Mail only to: [REDACTED]

CC: [REDACTED]

26 June 2026

Dear [REDACTED]

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

Thank you for your request for endorsement of the document submitted to the Secretary of State for Housing, Communities and Local Government on 9 June 2026 under Article 6 of the Town and Country Planning (Entertainment Resort Complex, Bedford) Special Development (No. 2) Order 2025 (the Order).

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 – Vine Cottages Demolition and Associated Works.
Submission documents to which the endorsement relates (Controlling documents):	- Vine Cottage Demolition CEMP - Revision Number 01, dated June 2026. - Vine Cottage Demolition CEMP - Appendix A - CEMP Land Boundary (OS Plan) – Revision Number 01 dated June 2026.

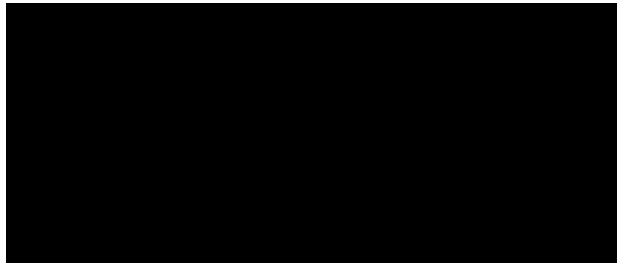
- Vine Cottage Demolition CEMP - Appendix B - Description of the CEMP Works and Arrangements for the Site Welfare and Fencing, including Appendix B(1) Vine Cottage Compound Layout Plan; Appendix B(2) – Manor Road Compound; and Appendix B(3) – Manor Road Laydown Area – Revision Number 01 dated June 2026.
- Vine Cottage Demolition CEMP - Appendix C – Figure Identifying Properties to be Notified of CEMP Works – Revision Number 01, dated June 2026.

Effective Date: 26 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This endorsement applies from the effective date specified above and remains in effect until replaced or superseded by a later modification endorsed under Article 7.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 informatives listed in Annex 1.

Yours sincerely,

A large black rectangular redaction box covering the signature area.

ANNEX 1 – INFORMATIVE

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.

Reason: This informative is included to advise the Site Controller that the endorsement will not cause any authorised development or activity to be non-compliant with Article 5 of the Order.

2. The Site Controllers attention is drawn to Condition 14 of the 2026 Special Development Order (Land Remediation) that in summary states that no construction work, other than preliminary work, may be carried out until the Site Controller has provided to the Secretary of State the notice required under this condition.

Reason: This informative has been included to ensure these CEMP works are consistent with the requirements of SDO Condition 14 in relation to land remediation and contamination risk.