



Ministry of Housing,
Communities &
Local Government

PLANNING DECISION NOTICE

[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]

24 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 8 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 – Temporary Roads and Accesses
	Construction Environmental Management Plan – Temporary Roads and Accesses Dated June 2026 Rev. 01
	Appendix A – CEMP Boundary Plan
Submission documents to which the endorsement relates (Controlling documents):	Appendix B – Description of the CEMP Works and Arrangements for Site Welfare and Fencing
	Appendix B (1) – Broadmead Road Compound
	Appendix B (2) – Manor Road Compound
	Appendix B (3) – Manor Road Laydown Area

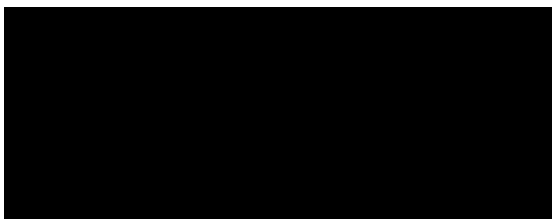
Appendix C – Figure Identifying Properties to be Notified of CEMP Works

Effective Date: 24 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This endorsement applies from the effective date specified above and remains in effect until replaced or superseded by a later modification endorsed under Article 7.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,

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ANNEX 1

Conditions

1. Noise shall be monitored in relation to residential properties along Manor Road within the Order land in accordance with trigger and action levels set out in Tables D-1 and D2 of the CEMP.

Monitoring of these levels shall be undertaken at locations shown in Appendix F, Figure 3.1 – Noise and Vibration Sensitive Receptors of the Construction Environmental Management Plan – Mass Grading (endorsed on 23 June 2026). The means by which a response is made to an exceedance of the trigger levels shall be in substantial accordance with those set out at D.ii.8 and D.ii.9 of this already endorsed document.

Reason: In the interest of the living conditions of the occupants of noise sensitive receptors at the Order land pursuant to Condition 12 (3) (d) of the SDO.

2. Storage and segregation of waste shall take place within the Manor Road compound and the Broadmead Road compound, as depicted on drawings 'Temporary Road and Accesses CEMP Appendix B(1) Broadmead Road Compound' and 'Temporary Road and Accesses CEMP Appendix B(2) Manor Road Compound' at Appendix B(1) and B(2) respectively of this endorsed construction environmental management plan.

Reason: To ensure that development meets the requirements of Condition 12 (3) (i) of the SDO.

Informatives

1. No construction work that could give rise to a relevant contamination risk can take place until the requirements of condition 14 of the SDO are satisfied.

2. In accordance with condition 12 (2) of the SDO, construction must be in substantial accordance with reference document 9 (outline construction environmental management plan).