



Ministry of Housing,
Communities &
Local Government

PLANNING DECISION NOTICE

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Universal Destinations and Experiences for
UDX Development Company Limited
1000 Universal Studios Plaza
Orlando, FL 32819

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

By E-Mail only to: [REDACTED]

CC: [REDACTED]

6 July 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 documents submitted to the Secretary of State for Housing, Communities and Local Government on 2 and 16 June 2026 and 3 July 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 documents, further details are set out below:

Location: Land at and adjoining the former brickworks at Kempston Hardwick, Bedford

Condition to which the request relates: Condition 57 (Flood Risk)

Submission document(s) to which the endorsement relates (Controlling documents):

260602 – IN - FR.1 – UDX - C57 - Flood Resilience Scheme – Rev 01

260602 – IN - FR.1 – UDX - C57 - Flood Resilience Scheme (redacted) – Rev 01

260602 – IN - FR.1 – UDX - C57 – Appendix A – Flood Maps and Plans – Rev 01:

- Condition 57 Flood Risk Scheme Location Plan

- Flood Map 1 – Existing Baseline Fluvial Table 10 of The Order, Drawing number DR-1331-WSPUK-1093-3108-DR-50217
- Flood Map 2 – Existing Baseline Fluvial Design Flood Event 1% Annual Exceedance Probability + 20% Climate Change Drawing number DR-1331-WSPUK-1093-3108-DR-50205
- Flood Map 3 – Existing Baseline Pluvial Table 10 of The Order Drawing number DR-1331-WSPUK-1093-DR-50223
- Flood Map 4 - Existing Baseline Pluvial Design Flood Event 1% Annual Exceedance Probability + 40% Climate Change Drawing number DR-1331-WSPUK-1093-3108-DR-50212
- Flood Map 5 – Future Scenario Fluvial Table 10 of The Order Drawing number DR-1331-WSPUK-1093-3108-DR-50218
- Flood Map 6 - Future Scenario Fluvial Design Flood Event 1% Annual Exceedance Probability + 20% Climate Change Drawing number DR-1331-WSPUK-1093-3108-DR-50207
- Flood Map 7 - Future Scenario Pluvial Table 10 of The Order Drawing number DR-1331-WSPUK-1093-3108-DR-50220
- Flood Map 8 - Future Scenario Pluvial Design Flood Event 1% Annual Exceedance Probability + 40% Climate Change Drawing number DR-1331-WSPUK-1093-3108-DR-50214
- Exceedance Plan 1 Existing Baseline Pluvial Design Flood Event 1% Annual Exceedance Probability +40% Climate Change Drawing number DR-1331-WSPUK-1093-3108-DR-50221
- Exceedance Plan 2 Future Scenario Pluvial Design Flood Event 1% Annual Exceedance Probability +40% Climate Change Drawing number DR-1331-WSPUK-1093-3108-DR-50222
- Condition 57 Flood Risk Scheme Flood Modelling Node Locations Plan
- Condition 57 Flood Risk Proposed Strategic Surface Water Drainage Plan.

260616-IN-FR.1-UDX-C57-Flood_Resilience_Scheme_Addendum_1.pdf

260616-IN-FR.1-UDX-C57-Flood_Resilience_Scheme_Addendum_1.pdf
Appendix 1

- Condition 57 future scenario level levels plan sheet 1 of 6 Drawing number DR-1331-WSPUK-1093-3109-C-502019

- Condition 57 future scenario level levels plan sheet 2 of 6 Drawing number DR-1331-WSPUK-1093-3109-C-502020
- Condition 57 future scenario level levels plan sheet 3 of 6 Drawing number DR-1331-WSPUK-1093-3109-C-502021
- Condition 57 future scenario level levels plan sheet 4 of 6 Drawing number DR-1331-WSPUK-1093-3109-C-502022
- Condition 57 future scenario level levels plan sheet 5 of 6 Drawing number DR-1331-WSPUK-1093-3109-C-502023
- Condition 57 future scenario level levels plan sheet 6 of 6 Drawing number DR-1331-WSPUK-1093-3109-C-502024

260616-IN-FR.1-UDX-C57-Flood_Resilience_Scheme_Addendum_1.pdf Appendix 2
Drainage catchment areas to strategic SUDS plan.

260702-IN-FR.1-UDX-C57-Flood Resilience Scheme Addendum 2.pdf

The reference to paragraph 6.6.3 in paragraph 6.2 of the
Flood_Resilience_Scheme_Addendum_1.pdf is to be read as paragraph 6.64; and

The reference to paragraph 6.3.1 in paragraph 6.3 of the
Flood_Resilience_Scheme_Addendum_1.pdf is to be read as paragraph 6.31.

Effective Date: 6 July 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.

This endorsement is subject to the conditions listed in Annex 1 and any limitations specified therein. Please also note the informatives in Annex 2.

Yours sincerely

[REDACTED]

[REDACTED]

[REDACTED]

ANNEX 1 – CONDITIONS AND LIMITATIONS

Condition 1 Minimum site levels

1. The minimum site levels for authorised works associated with this endorsed Scheme shall be in accordance with 'Condition 57 Flood Risk Scheme Flood Modelling Node Locations Plan' and the associated minimum site levels as set out in column 7 of Table 6.1 of the endorsed Scheme.

Reason: To provide positive drainage, prevent ponding and channel flows away from authorised works that are more vulnerable in the event of fluvial or surface water flooding.

Condition 2 Future Scenario Site Levels

1. Authorised works associated with this endorsed Scheme shall not exceed the levels shown on 'Future Scenario Site Level Plans' in Appendix 1 of the endorsed Scheme, unless:
 - a) Site levels will not be below the minimum site level as set out in condition 1;
 - b) The surface water flow paths through the authorised works are in accordance with 'Exceedance Plan 2 Future Scenario Pluvial Design Flood Event 1% Annual Exceedance Probability +40% Climate Change' of the endorsed Scheme; and
 - c) there is no increase in fluvial or pluvial flood risk-within or beyond the Order land.

Reason: To provide positive drainage, prevent ponding and channel flows away from authorised works that are more vulnerable in the event of fluvial or surface water flooding.

Condition 3: Inner Core Zone

1. Prior to the Soft Opening Period;
 - a) a compliance statement in accordance with sub-paragraph (2) must be submitted to the Secretary of State; and
 - b) have been endorsed by the Secretary of State.
2. The compliance statement must include:
 - a) Confirmation that the statement has been prepared or verified by a suitably qualified and experienced professional;
 - b) Verification that the authorised works have been designed, constructed, and are capable of operating:
 - i. in accordance with this endorsed Scheme; and
 - ii. substantially in accordance with applicable national standards published under paragraph 5 of Schedule 3 to the Flood and Water Management Act 2010;
 - c) Verification that, where pumps are relied upon as part of the management and mitigation of flood risk, pump-failure modelling has been carried out; and

- d) Verification that where telemetry controls are relied upon as part of the management and mitigation of flood risk, the control logic has been tested, including demonstration of resilience under failure scenarios.

3. Where the authorised works differ from this endorsed Scheme the Compliance Statement must verify that:

- a) the matters set out in sub-paragraph 2(b)(ii), (c) and (d) have been complied with;
- b) the controlling limits in section 8, Table 3, row 3 of the Scheme and those in section 3 of Flood Resilience Scheme Addendum 2 have been complied with; and
- c) there is no increase in fluvial or pluvial flood risk within or beyond the Order land.

Reason: To confirm, and demonstrate, that the flood risk management and mitigation measures have been designed and constructed in accordance with the endorsed Scheme and are functioning as intended.

Condition 4: Compliance with a Scheme endorsed under Condition 57

1. The Site Controller must provide a compliance statement to the Secretary of State:

- a) When submitting a masterplan in accordance with Condition 27 of the Order; or
- b) When submitting detailed design for class 3 or class 6 authorised works in accordance with Condition 28, of the Order or detailed design for authorised works that are not in class 3 or class 6 in accordance with Condition 29 of the Order;
- c) When submitted a habitat creation and enhancement plan under Condition 8 of the Order where that plan includes all or part of this endorsed Scheme's strategic surface water drainage system; or
- d) When requesting the endorsement of a modification under article 7 of the Order, of an endorsed masterplan, detailed design, or relevant habitat creation and enhancement plan.

2. A compliance statement must:

- a) have been prepared or verified by a suitably qualified and experienced professional
- b) demonstrate, unless sub-paragraph 3 applies, that:
 - i. Flood risk is to be managed and mitigated in accordance with this endorsed Scheme for that part of the Order land to which the masterplan, or detailed design, or habitat creation and enhancement plan relates;
 - ii. There is no reliance on any surface water drainage infrastructure, connection or outfall to be provided on land outside the Order land to which the masterplan, detailed design, or habitat creation and enhancement plan relates unless and until such infrastructure is in place and operational;
 - iii. Where pumps are relied upon as part of the management and mitigation of flood risk, pump-failure modelling has been carried out;

- iv. Where telemetry controls are relied upon as part of the management and mitigation of flood risk, the control logic has been tested, including demonstration of resilience under failure scenarios.
3. Where the masterplan, detailed design, or habitat creation and enhancement plan differs from this endorsed Scheme the Compliance Statement must demonstrate that:
- a) the matters set out in sub-paragraph 2(b) (ii) (iii) and (iv) have been complied with;
 - b) the controlling limits in section 8, Table 3, row 3 of this endorsed Scheme and those in section 3 of Flood Resilience Scheme Addendum 2 have been complied with; and
 - c) there is no increase in fluvial or pluvial flood risk within or beyond the Order land.
 - d)

Reason: To make sure there is alignment between the parameters of the endorsed Scheme and later design stages that the Scheme is intended to control.

Condition 5: Emergency Evacuation and Flood Plan

1. The Soft Opening Period as defined in the Order may not begin unless:
 - a. the Site Controller has submitted to the Secretary of State for approval a plan addressing the risk of a reservoir breach or inundation in accordance with sub-paragraph (2); and
 - b. the Secretary of State has endorsed that plan.
2. The plan shall include details of warning systems, safe access and egress routes, and evacuation procedures for workers and visitors.

Reason: To make sure the development is safe where there is a residual risk of reservoir flooding.

ANNEX 2 – INFORMATIVES

1. The conditions specified in Schedule 3 to the Town and Country Planning (Entertainment Resort Complex, Bedford) Special Development Order (No 2.) Order 2025 apply save that for the purposes of this specific endorsement.
2. Where sustainable drainage systems (SuDS) features form part of submissions under Conditions 27, 28 or 29 landscape and amenity functions are integrated into the detailed design.
3. The detailed design of SuDS should explain how interception storage is addressed.
4. The detailed design of any infiltration-based SuDS should address the risk of groundwater flood risk.
5. Future submission for endorsement under Condition 65 (Sustainable drainage systems: management and maintenance) of the Order should demonstrate resilience under failure scenarios.