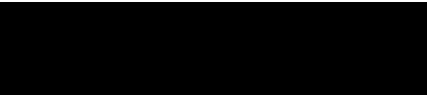




Ministry of Housing,
Communities &
Local Government

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]

21 August 2026

Dear Gidon,

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

I refer to the notification setting out a proposed modification to a controlling document submitted to the Secretary of State for Housing, Communities and Local Government on 13 August 2026 under Article 7 of the Town and Country Planning (Entertainment Resort Complex, Bedford) Special Development (No. 2) Order 2025 (the Order) by the 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 notification. Further details are set out below:

Location:	The land at and adjoining the former brickworks at Kempston Hardwick, Bedford.
The modification to which the endorsement relates, including its effect on any previously endorsed modification of the reference document, controlling document or endorsement condition that it modifies	Modification of endorsed Controlling Document - Mass Grading (WV) Construction Environmental Management Plan (CEMP), endorsed on 23 June 2026 pursuant to condition 12 of the Order. Modifications endorsed: • The enlargement of the construction compound; • The retention and operation of the plant crossing; and • A new location for construction access CA1. This is shown in the following documents: Construction Environmental Management Plan – Mass Grading (August 2026) and associated Appendices:

A – CEMP Land Boundary (20260813-IN- CEMP4.1- UDX - C12- Mass Grading (WV) CEMP Appendix A - CEMP Land Boundary (OS Plan) Rev 02);

B – Description of the works;

B(1) – Lake Zone Compound (20260813-IN- CEMP4.1- UDX - C12- Mass Grading (WV) CEMP Appendix B(1) Lake Zone Compound - Rev 02);

B(2) – Core Zone Compound (20260813-IN- CEMP4.1- UDX - C12- Mass Grading (WV) CEMP Appendix B(2) Core Zone Compound - Rev 02);

B(3) – Water Management Plan Core Zone (20260813-IN- CEMP4.1- UDX - C12- Mass Grading (WV) CEMP Appendix B(3) Water Management Plan Core Zone - Rev 02);

B(4) – Water Management Plan Lake Zone (20260813-IN- CEMP4.1- UDX - C12- Mass Grading (WV) CEMP Appendix B(4) Water Management Plan Lake Zone - Rev 02);

B(5) – Vegetation Retention Plan (20260813-IN- CEMP4.1- UD; - C12- Mass Grading (WV)CEMP Appendix B(5) Vegetation Retention Plan - Rev 02);

B(6) - Logistics Hub and Lorry Holding Area (20260813-IN- CEMP4.1- UDX - C12- Mass Grading (WV) CEMP Appendix B(6) Logistics Hub and Lorry Holding Area - Rev 02);

B(7) – Waste Sorting and Handling Area (20260813-IN- CEMP4.1- UDX - C12 - Mass Grading (WV) CEMP Appendix B(7) Waste Sorting and Handling Area - Rev 02);

C – Properties to be Notified of the CEMP Works (20260813-IN- CEMP4.1- UDX - C12- Mass Grading (WV) CEMP Appendix C- Properties to be Notified of CEMP Works - Rev 02);

F – Revised Construction Noise and Vibration Assessment Revision Number 02;

G – Dust Management Plan Revision Number 02;

I – Soil Management Plan Revision Number 02;

I(1) – Topsoil Phasing Plan (20260813-IN- CEMP4.1- UDX - C12- Mass Grading (WV) CEMP Appendix I(1)- Topsoil Phasing Plan – Rev 01 (Rev 02));

I(2) – Topsoil Stockpile Detail (20260813-IN-CEMP4.1-UDX-C12-Mass Grading (VW) CEMP Appendix I(2) – Topsoil Stockpile detail – Rev 01 (Rev 02));

J – Construction Waste Management Plan Revision Number 02;

M – Flood Emergency Plan Revision Number 02;

N – Earthworks Revision Number 02; and

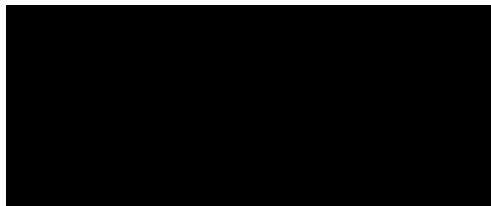
R – Invasive Non-Native Species Plan Revision Number 02.

This modification would not result in a change in respect of any authorised work or authorised development in relation to the mass grading CEMP, or its effects, that is material in the context of authorised works and authorised development as a whole. Neither would it adversely affect the integrity of any European site within the meaning of the Habitats Regulations or have a likely significant effect on the environment, within the meaning of the EIA Regulations, that is adverse, and materially new or different from any such effect identified in the Environmental Statement.

Decision Date: 21 August 2026

Please note that conditions and informatives associated with the endorsement of this notification are listed in Annex 1.

Yours sincerely,

A large black rectangular redaction box covering the signature area.

ANNEX 1

Conditions

1. Within two months of the commencement of the endorsed and modified construction works, monitoring of Elstow Brook shall be carried out and every three months thereafter during the endorsed construction works to make sure no excess sediment build up or pollution from the relevant works has occurred.

Reason – to make sure the Construction Environmental Management Plan is effectively implemented.

2. The use of only one construction access identified as CA1 shown on modified and endorsed document 20260813-IN- CEMP4.1- UDX - C12- Mass Grading (WV) CEMP Appendix A - CEMP Land Boundary (OS Plan) and Figure Q-1 of the endorsed Construction Environmental Management Plan – Temporary Roads and Accesses shall take place at any one time, unless in an emergency situation.

Reason: In the interest of highway safety.

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.

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. No use or preparation of concrete or cement is used in the endorsed Construction Environmental Management Plan's (CEMP) construction works.

Reason: The endorsed CEMP did not include measures under condition 12 (n) (ii) as no such works were proposed. The description of development in respect of lorry holding hardstanding risks an interpretation that concrete and cement could be used. The informative puts this beyond doubt.

3. The Habitat and Creation Plan covering the Manor Road bat corridor will need to comply with condition 8 7 (C) and trees, vegetation and shrubs 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.

Reason: This informative is included to advise the Site Controller that this endorsement does not mean that the shown loss of trees and vegetation in Appendix B (5) is the end state of the development.

4. The re-use of any closed vehicular construction access along the southern side of Manor Road, or any new construction access, other than those already endorsed, requires the endorsement of the Secretary of State.

Reason: This informative is included in the interest of highway safety.

5. Should any part of any construction compound on the northern side of Manor Road be used in association with mass grading, notification is required under condition 14 of the Order.

Reason: In the interest of protecting human health and the environment from land contamination.