



Ministry of Housing,
Communities &
Local Government

PLANNING DECISION NOTICE

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]

16 September 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 26 August 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 (West Gateway Zone)
Submission document(s) to which the endorsement relates (Controlling documents):	<ul style="list-style-type: none"> • [Non-Redacted, Submission Version] 260826-IN-CEMP5.1- UDX - C12- Mass Grading (Phase 2) CEMP - Main Body- Rev 01 (not to be published) • [Redacted, Submission Version] 260826-IN- CEMP5.1- UDX - C12- Mass Grading (Phase 2) CEMP - Main Body- Rev 01 • 260826-IN - CEMP5.1- UDX - C12- Mass Grading (Phase 2) CEMP Appendix A - CEMP Land Boundary (OS Plan) Rev 01 • 260826-IN- CEMP5.1- UDX - C12- Mass Grading (Phase 2) CEMP Appendix B - Description of Works - Rev 01

- 260826-IN- CEMP5.1- UDX - C12- Mass Grading (Phase 2) CEMP Appendix B(1) Stage 1 Broadmead Compound - Rev 01
- 260826-IN- CEMP5.1- UDX - C12- Mass Grading (Phase 2) CEMP Appendix B(2) Stage 2 Broadmead Compound - Rev 01
- 260826-IN- CEMP5.1- UDX - C12- Mass Grading (Phase 2) CEMP Appendix B(3) Vegetation Removal and Retention Plan - Rev 01
- 260826-IN- CEMP5.1- UDX - C12- Mass Grading (Phase 2) CEMP Appendix B(4) Water Management Plan - Rev 01
- 260826-IN- CEMP5.1- UDX - C12- Mass Grading (Phase 2) CEMP Appendix B(5) Ground Improvement CMC Extent Plan - Rev 01
- 260826-IN- CEMP5.1- UDX - C12- Mass Grading (Phase 2) CEMP Appendix B(6) Overlapping CEMP Land Plan - Rev 01
- 260826-IN- CEMP5.1- UDX - C12- Mass Grading (Phase 2) CEMP **Appendix C** - Properties to be Notified of CEMP Works - Rev 01
- 260826-IN- CEMP5.1- UDX - C12- Mass Grading (Phase 2) CEMP **Appendix F**- Revised Construction Noise and Vibration Assessment - Rev 01
- 260826-IN- CEMP5.1- UDX - C12- Mass Grading (Phase 2) CEMP **Appendix G** - Dust Management Plan - Rev 01
- 260826-IN- CEMP5.1- UDX - C12- Mass Grading (Phase 2) CEMP **Appendix I** - Soil Management Plan - Rev 01
 - 260826-IN- CEMP5.1- UDX - C12- Mass Grading (Phase 2) CEMP Appendix I(1) Topsoil Management Plan - Rev 01
- 260826-IN- CEMP5.1- UDX - C12- Mass Grading (Phase 2) CEMP **Appendix J** - Construction Waste Management Plan - Rev 01
- 260826-IN- CEMP5.1- UDX - C12- Mass Grading (Phase 2) CEMP **Appendix M** - Flood Emergency Plan - Rev 01
- 260826-IN- CEMP5.1- UDX - C12- Mass Grading (Phase 2) CEMP **Appendix N** - Earthworks - Rev 01
- 260826-IN- CEMP5.1- UDX - C12- Mass Grading (Phase 2) CEMP **Appendix P** - Reptile Method Statement - Rev 01
- 260826-IN- CEMP5.1- UDX - C12- Mass Grading (Phase 2) CEMP **Appendix R** - Invasive Non-Native Species Plan - Rev 01

- 260826-IN- CEMP5.1- UDX - C12- Mass Grading (Phase 2) CEMP Appendix R(1) - Invasive Non-Native Species Plan - Rev 01

Effective Date: 16 September 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 limitations, conditions and informatives listed in Annex 1.

Yours sincerely,

[Redacted Signature]

ANNEX 1

Limitations

1. Culverts

This endorsement does not authorise the construction, installation, connection or use of any culvert. Any culvert works remain subject to separate approval under Condition 60 of the Order.

Reason: To ensure this endorsement does not pre-empt or override the separate approval required for culvert works under Condition 60.

Conditions

1. Landfill Drainage Pipe

The Site Controller must provide the Secretary of State with a report prepared by a suitably qualified and experienced person, confirming the measures set out in CEMP (Section M.i.8 – M.i.11) have been carried out in relation to the Landfill Drainage Pipe.

Reason: To ensure that appropriate measures have been implemented to prevent disturbance of a landfill drainage pipe.

2. Water quality monitoring scheme

The Site Controller must implement a Water Quality Monitoring Scheme for Elstow Brook before the commencement of any relevant CEMP Works that could affect the watercourse. The Scheme must operate alongside the water-quality protection and monitoring measures set out in the endorsed Construction Environmental Management Plan, including Section L.i.4 and Appendix B(4).

The scheme must include:

1. baseline monitoring, to be undertaken before the commencement of the relevant CEMP Works, sufficient to establish existing upstream and downstream water-quality conditions;
2. upstream and downstream water-quality monitoring locations, including a plan showing the monitoring points relative to Elstow Brook and the CEMP Works;
3. routine monitoring at intervals specified by the Scheme, being no less frequent than once every three months during the relevant CEMP Works, unless a shorter interval is identified as necessary by the suitably qualified and experienced person;
4. monitoring parameters, set by a suitably qualified and experienced person, required to meet the requirements of the Water Framework Directive;
5. a definition of “heavy rainfall event”, prepared by the suitably qualified and experienced person; and
6. additional upstream and downstream testing following any heavy rainfall event or failure of suspected or actual pollution controls that could impact the relevant watercourse.

The Scheme must be implemented for the duration of those relevant works. Monitoring results must be recorded, retained and made available to the Secretary of State on request.

Reason: To check that the water-management and pollution-prevention measures are working during construction; to record baseline water quality before works start; and to protect Elstow Brook, ecology and Water Framework Directive objectives.

Informatives

1. Authorised Development

The Site Controller's attention is drawn to Article 5 of the Special Development Order. No authorised work or authorised development should be carried out or operated except in accordance with the relevant Schedule 3 conditions, endorsement conditions, limitations and Controlling Documents.

In particular:

- Habitat Location Plan (Controlling Document)
- Habitat Creation and Enhancement Plan (Condition 8)
- Outfalls (Condition 61)
- Flood Resilience Scheme (Controlling Document), in particular:
 - Flood Resilience Scheme, 6.0 FLOOD RISK MITIGATION MEASURES
 - Flood Resilience Scheme, Addendum 1, APPENDIX 1 – FUTURE SCENARIO SITE LEVELS PLANS, Drawing: DR-1331-WSPUK-1093-3109-C-502022 (Sheet 4 of 6)
 - Flood Resilience Scheme, Addendum 1, 8.0 FIXED CONTROLLING LIMITS TABLE
 - Flood Resilience Scheme, Addendum 2, Table 3-1

Reason: This informative is included to draw the Site Controller's attention to the continuing requirement to ensure that the endorsed CEMP is implemented consistently with Article 5 of the Order.

2. Temporary bridge over Elstow Brook

The Site Controller's attention is drawn to Condition 62 (Road crossing over Elstow Brook) of the Order, which sets out specific requirements for a road crossing over Elstow Brook.

Reason: This informative has been included to ensure these CEMP works are consistent with the requirements of Condition 62 of the Order.