



Head of Planning Response Unit, MHCLG,
c/o Mott MacDonald, 4th Floor, Mountbatten House,
Grosvenor Square, Southampton, SO15 2JU

By email to MHCLG@mottmac.com

Date : 28th August 2025

Dear Sir,

Proposed Entertainment Resort Complex & Associated Development by Universal Destinations & Experiences at the former Brickworks and other land at Kempston Hardwick, Bedford

We refer to your letter of consultation dated 27th June 2025 with respect to the above development proposal by Universal Destinations and Experiences, made under Section 59 of the Town and Country Planning Act 1990.

We have reviewed the applicant's Environmental Impact Assessment and other documents accompanying the submission. The Council supports the construction and operation of an Entertainment Resort Complex, and associated development at the former Brickworks and adjoining land at Kempston Hardwick, Bedford. The Council welcomes this significant transformational project, which will bring infrastructure improvements, employment opportunities and will have a positive, multi-generational impact on current and future generations in Bedford Borough. On balance, whilst recognising that there will be impacts, these are weighed up against the significant benefits to the local area, and contribution to the local, regional and national economy.

The attached report sets out our detailed response to the consultation.

The correspondence submitted relates solely to the principle of the application before the Secretary of State. If the application is approved, there will be reserved matters submitted that we reserve our rights to provide further representation on, as well as other matters not related to planning, including but not limited to the following:

- Planning,
- Infrastructure, including road, rail and active travel,
- Employment and skills,
- Health,
- Visitor Economy,
- Town Centre regeneration,
- Business Rates retention.

Yours faithfully

Councillor Tom Wootton, Mayor of Bedford,
Laura Church, Chief Executive

Attachment: Bedford Borough Council's Response to MHCLG's consultation