



Ministry of Housing,  
Communities &  
Local Government

**Rt Hon Steve Reed OBE MP**

Secretary of State for Housing, Communities & Local  
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Richard Fuller MP  
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16 December 2025

Dear Richard,

I am writing to inform you that the Town and Country Planning (Entertainment Resort Complex, Bedford) Special Development (No. 2) Order 2025 (2025 No. 1322) has been laid before Parliament and will come into force on 12 January 2026.

The Order was laid following a request from Universal Destinations & Experiences (UDX) that I grant planning permission for the development of an Entertainment Resort Complex at Kempston Hardwick, Bedford and do so by making an SDO.

The Order grants planning permission (subject to conditions) for an Entertainment Resort Complex (ERC) and associated development at the former brickworks and neighbouring land at Kempston Hardwick, Bedford ('the site'). The site is around 268 hectares, and the project would include theme park(s), visitor accommodation, retail, dining, sports and conference facilities and associated landscaping and utility infrastructure. It would also provide improvements to the travel network including new entrances and exits from the A421, a bigger train station on the Thameslink / Midland Main Line at Wixams, and upgrades to Manor Road and other local roads.

The development is intended to support significant inward investment and contribute to the UK's visitor economy and creative industries. It is expected to attract between 8.5 and 12 million visitors annually and create substantial employment opportunities.

I have made this decision without pre-determination and on the basis of the evidence and advice presented to me. My officials will be happy to respond to any queries you may have about the legislation.

Best wishes,

**RT HON STEVE REED OBE MP**

Secretary of State for Housing, Communities and Local Government.