



Ministry of Housing,
Communities &
Local Government

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Government**

2 Marsham Street
London
SW1P 4DF

Our reference: TO2026/03785

Paul Jenkins

10 February 2026

Dear Mr Jenkins,

Thank you for your letter dated 1 February 2026, on behalf of CPRE Bedfordshire, about the Entertainment Resort Complex (ERC) proposed in Bedford and granted planning permission under the Town and Country Planning (Entertainment Resort Complex, Bedford) Special Development (No. 2) Order 2025.

In taking the decision on whether to grant planning permission for the ERC, the Secretary of State considered the evidence presented, including that on water supply and wastewater matters, and all relevant representations received. He understood that the development would be a significant user of water in an area classed by the Environment Agency as seriously water stressed.

The Secretary of State's published Statement of Reasons (22 December 2025) explains that the ultimate arrangements for potable water supply and foul water treatment are inchoate at this stage and are regulated by conditions in Schedule 3 to the Special Development Order. The conditions prevent any connection to potable / foul water supplies unless the Secretary of State has reviewed and approved the approach (having regard to effects on designated habitats, waterbody status, and wider supply considerations) and confirmed that sufficient capacity is available before any connection is made.

Thank you again for setting out your concerns. The Department is committed to ensuring that the necessary controls are in place to enable the development to proceed while also ensuring that water infrastructure capacity is demonstrated and secured.

Yours sincerely,

Jonathan
Correspondence Unit