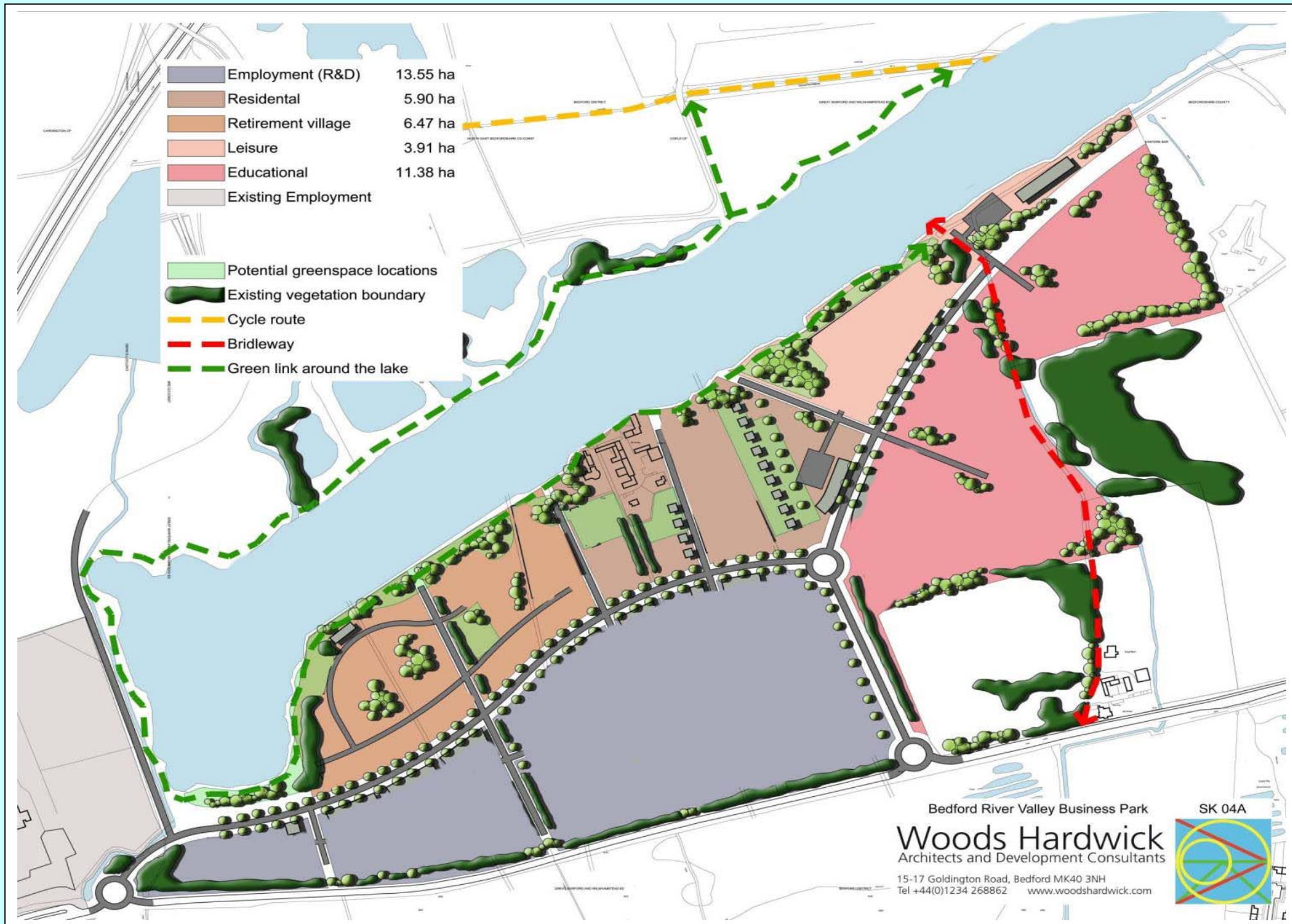


Proposed Enabling Development to Fund Construction of the Bedford Rowing Lake and Bedford River Valley Park.

Comprising some 100 acres outside the flood plain out of a total 2000 acres is earmarked for a retirement village, education campus, science and technology park and residential hamlet.



SCIENCE AND TECHNOLOGY PARK

The present Priory Business Park is reaching capacity and could link into the proposed park via existing access routes. New internal access and parking to the whole site would be provided where the existing road serves the sewage farm, abattoir and football ground. The 2008 East of England plan requires 27000 new jobs in the area by 2021.



EDUCATION CAMPUS

Could comprise 10 acres of playing fields and 10 acres of built environment including, possibly, student accommodation. Discussions are proceeding with University of Bedfordshire whereby sports training facilities could be provided to the former Bedford Physical Education College based at the Polhill Campus. Present nursing trainees could obtain work experience via the retirement village and job placement at the science and technology park would be a possibility for the university



How the campus could look