

OPTION 3

Maximum intervention

This option would involve extensive redevelopment, adding to the sites identified in Options 1 and 2.

Significant intervention is required to successfully create retail and leisure destinations. This option brings the most facilities but some would be delivered in the longer term due to land assembly and funding issues.

Option 3 would create nearly 20,000sq.m of new shopping floorspace, 364 flats, 14 houses and the potential for nearly 1,750 new retail and office jobs.



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- A**
 - 01 New walkway between Priory and Grove House Gardens, with views to the Church
 - 02 2-storey library above shops
 - 03 2-storey shop, which could be a department store, with a cinema above
 - 04 Extend ASDA with an entrance onto the new walkway
 - 05 Relocate the street market
 - 06 Retain Priory Heights, but provide ground floor shops
 - 07 Refurbish and potentially extend some shops in the Quadrant Centre
 - 08 2-storey shop replacing Aldi building
- B**
 - 09 'Flexible' units with 2-storey flats above, replacing existing buildings
 - 10 2 and 3-storey flats built over part of Regent Street car park
 - 11 2-storey flats above ground floor shops replacing ex - Post Office building
- C**
 - 12 Shops over Church Close car park
 - 13 Flexible' units with flats above facing the Church
 - 14 2-storey flats facing Priory Gardens
- D**
 - 15 3-storey NHS medical centre and parking, built over St Mary's Gate car park
 - 16 2 and 3-storey flats replacing Wilkinsons buildings
 - 17 2-storey houses built over Ashton Square car park
 - 18 Shops with 2-storey flats above, replacing current buildings
- E**
 - 19 2 and 3-storey flats replacing Magistrates' Court and Ambulance Station
- F**
 - 20 These sites already have planning permission for new housing
 - 21 New business uses replacing existing buildings



Key transport interventions

Improved pedestrian links and crossings, particularly between Grove House and Priory Gardens

Relocated bus stops on High Street North

Extension of Court Drive to High Street North

New ASDA car park accessed from Kingsway

New multi-storey car parks

Kingsway to become "access only" from Church Street

Signalling and junction improvements at congested junctions

Church Street highway and public transport improvements

- Key**
- Public green space
 - Existing urban fabric
 - Streetscene improvements
 - Bus stop relocation
 - New/improved pedestrian link
 - New/improved cycle/pedestrian crossing
 - New/improved bus link
 - Highway improvements
 - Potential pedestrian crossing improvements
 - Junction layout and signal timing improvements
 - Guided busway stop
 - Guided busway
 - Masterplan study area
 - ASDA car park
 - Quadrant car park
 - St Mary's Gate car park

