

Ward Cllr Issues Log for Maulden PC 2 nd March 2026		
Issue	Progress	Action Needed
Autumn Cottage	Maulden PC have progressed through Highways	Cllr Summerfield will support if requested
Silsoe Road CB/21/05393/OUT	Revised EA Floodplain classification has resulted in negation of the permission due to changed material considerations. Any new/alterd scheme will need to be consulted on and assessed as if a new application. However even if recommended for refusal, the application will need to go to DMC.	
Trilley Fields Adoption	Still awaiting site licence from CBC for Persimmon to carry out remediation on drainage outflow will hopefully commence in April 2026 allowing progression to adoption.	
Flooding	Flood Investigation funding has been obtained by CBC Flood Risk from DEFRA for Maulden and Flit Valley	Teams update meeting scheduled for 13/03.26
Land to the Rear of 29-33 Clophill Road	This development was given permission on 24 th September. Full details of permission, conditions and S106 will be published within 6 months. The outline permission for self build properties alongside FP3 now includes a condition for a buffer zone behind the houses.	
Limbersey Lane – speed limit reduction	Limbersey Lane safety improvements are in a “minor works” funding stream. This is the latest update(27/01): The Transport and Active Travel Team have advised that they are still aiming to progress this work before the end of the financial year. Some additional design work is being undertaken to account for the location of utilities, to ensure there are no conflicts prior to construction starting. Works done in February are not these works.	Ward Cllrs/MPC/Residents to arrange meeting in March
Maulden Garden Centre on A507	A site visit from Planning Enforcement on 15 th January saw evidence of positive site clean up and got assurances re fuel tanks. Evidence is requested re car sales on site, which are not permitted land use. Recent FB post has been submitted to Planning Enforcement evidencing residential use, which is also not permitted.	Please keep informing Ward Cllrs of developments on site or email planning.enforcement@centralbedfordshire.gov.uk
Former Dog and Badger Site	Site clear of cars, subject to repossession, flat is now occupied, which is permissible as not a change of use. Latest from Planning Enforcement via Blake Stephenson's office (17/02): An enforcement notice was served on The Dog and Badger on 21st May 2025 and was subsequently appeal but we have not received a date from the Planning Inspectorate for this yet. However, it has recently come to our attention that the site may have already been cleared so I have contacted the Planning Inspectorate to request that they contact the appellants of the appeal to decide whether they still wish to continue with the appeal and I am awaiting a response.	
Biodiversity Net Gain Land	CBC have designated land from Limbersey Lane across to Postern Piece Farm in Ampthill as potential land for nature restoration, BNG buy in and flood protection. Kings Farm (buildings only) is to be marketed. The surrounding land continues to be farmed under CBC tenancy.	
Ward Cllr Surgery	Ward Cllrs to work towards setting up a Ward Cllr surgery at the village Hall on a Post Office day – possibly once a month?	
Maulden Safe Crossings	Officer advice: If the Parish (or indeed any ward members) wished to follow up further, they are welcome to email strategic.transport@centralbedfordshire.gov.uk with the proposed locations, and the team can then add these locations to the scheme wish list. Those that do qualify for funding will then be delivered over the lifetime of Local Transport Plan 4, until 2040. Schemes for Maulden are scheduled to be delivered in 2030-2031. No schemes in 2026/7 Highways Capital Plan	Following resident representation, Ward Cllrs are interested to work with residents towards securing an improved or controlled crossing between Snow Hill- Sandy Acres and Village Hall
Universal Destinations Theme Park	Permission granted – more detail on plans being released, including infrastructure partners: Press-Release-I-ESP-Utilities-Group-embarks-on-ambitious-regional-infrastructure-upgrades-following-appointment-by-Universal-Destinations-Experiences.pdf This statement makes no reference to CBC. Some preliminary works have started. Regarding MPC concerns on traffic impacts – note statement here: “Local road and strategic road network (SRN), rail and active travel effects were reviewed considering transport, air quality and other ES assessments, as well as consultee feedback from Network Rail and National Highways. Neither the latter nor the Department for Transport raised objections to the highways modelling provided by the Promoter. No severe impacts were considered to arise on the local network during operation of the development.” From Entertainment resort complex, Bedford: statement of reasons for the grant of planning permission - GOV.UK	