

Ward Cllr Issues Log for Maulden PC 18 th May 2026		
Issue	Progress	Action Needed
Autumn Cottage	Maulden PC have progressed through Highways – Ward Cllrs aware that issue is still not resolved	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 to allow adoption - Cllr Clinch currently following up with CBC Assets as site licence still not resolved	
Flooding	Flood Investigation funding has been obtained by CBC Flood Risk from DEFRA for Maulden and Flit Valley Teams update meeting on 13/03/26 allowed input of useful local knowledge and experience.	
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.	Still showing as “Awaiting Decision” Cllr Clinch has asked planning officer for status.
Limbersey Lane – speed limit reduction	Cllr Clinch has met with resident Jamie Usher and had discussions with MPC chair towards progressing 1. Extension Of 40 mph limit to The Croft to include all the hidden dips. 2. Imposing a width restriction. Cllr Clinch is also following up on the 3 year overdue “Lining and signing “ improvements.	Meeting requested with Head of Traffic Management
Maulden Garden Centre on A507	Ward Cllrs are aware of latest updates to MPC. Planning Enforcement are working with site owners and occupiers to regularise uses on the site. They are obliged to ask the owner to submit a planning application prior to being able to enforce a planning breach.	Please keep informing Ward Cllrs of developments on site or email planning.enforcement@centralbedfordshire.gov.uk
Former Dog and Badger Site	Latest from Planning Enforcement via Blake Stephenson's office (23/04): <i>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.</i> As vehicles are now being stored on site again, Cllr Clinch has asked Planning Enforcement to reopen the investigation.	
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 now being 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	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 – work has started on site. A Community Engagement manager has been appointed by Universal and hopefully this will mean some local liaison on impacts including traffic.	Blake Stephenson MP has suggested that he will be able to set up local discussion forums to allow concerns to be relayed to Universal.
Local Plan Consultations	Scoping Consultation now live – to 3 rd June. This is to reconfirm key priorities for the Local Plan which came from the first round of consultation. This is a new consultation required by Govt. Link here: Creating great places to live - new Local Plan Central Bedfordshire Council There is a non-statutory consultation on the “Called For” sites for each area open on 1 st July up to 29 th July. See Local Plan timetable here: Local Plan timetable Central Bedfordshire Council Details of Called For sites for Maulden can be viewed here: Call for Sites Central Bedfordshire Council See “Ward Schedule” and Interactive Map.	Maulden PC should prepare to respond to the Called For sites as consultation window is short. The process of evaluating sites is ongoing and not all sites currently shown/listed will necessarily appear in the consultation.