

Ward Cllr Issues Log for Maulden PC 22 nd June 2026		
Issue	Progress	Updates/Further Action
Autumn Cottage	Maulden PC have progressed through Highways – Ward Cllrs aware that issue is still not resolved	Cllr Summerfield has contacted Highways and will continue to follow up as needed.
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 by CBC Flood Risk with funding from DEFRA for Maulden and Flit Valley continues.	Cllr Clinch has requested an update.
Land to the Rear of 29-33 Clophill Road	This development was given permission on 24 th September 2025. Cllr Clinch asked planning officer for status last month.	It is still marked as Undecided as S106 Agreement is pending, despite this meant to have been resolved within 6 months.
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 was requested with Head of Traffic Management last month and has been re- requested.
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@centralbedfords-hire.gov.uk
Former Dog and Badger Site	Planning Enforcement will be investigating residential use without Change of Use application. This is not with respect to the flat which has residential land use status not ancillary to the Public House. The appeal against enforcement for car sales use is still pending.	
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.	
Maulden Safe Crossings and Minor Works	Cllr Clinch asked for clarification at Sustainable Communities Overview and Scrutiny Committee on 11 th June on the offer from CBC on minor works requests for Town and Parish councils. Cllr Baker confirmed that the scheme is not yet	Requests can also be placed for action under the Highways Capital Plan through Ward Councillors. The time window for these requests is Oct/Nov 2026 for inclusion in 2027/8 capital

	operational, it involves full costs of works to be met by councils but that requests for work will be reviewed by CBC officers for feasibility following which a cost estimate will be presented. The time window for requests has not yet been set.	budget.
Universal United Kingdom Theme Park	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.	Maulden PC could contact Blake Stephenson MP directly to ensure that MPC are considered as a stakeholder in the community engagement.
Local Plan Consultations	The non-statutory consultation on the submitted sites for each area opens on 1st July up to 29th 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.