

General comment to be included with each site comments

Maulden has had more than its fair share of residential development.

2017/18 Maulden had 1268 dwellings; 2026/27 figure is 1521 (data from Council Tax Base) – a 20% increase.

Over the period 2011 to 2021 (data not available outside this range) Central Bedfordshire as a whole had a 15% increase in dwellings.

The adopted Neighbourhood Plan shows no unmet housing need.

Re the Local Plan themes and Policy T2, the only Maulden public transport is the No44 bus, which is uneconomic so requires constant subsidy, and though regular at one bus an hour is not frequent, only operates between 7am and 6pm and not at weekends, and is also very unreliable, which is not conducive to the needs of affordable housing residents and limits independence and socialisation of non-drivers in particular. This forces people to use cars, which is contrary to CBC's new Local Transport Plan specifically aimed at getting people out of their cars.

There is a significant risk that all sites suggested within Maulden would negatively impact on Local Plan Policy EE8 Greensand Ridge Nature Improvement Area.

Site 135294 – Clophill Road towards Green End

Question 1: Do you support or object to this site as a potential allocation?

☐ Support

☒ Object

Backland development.

Outside settlement envelope which conflicts with Neighbourhood Plan Policy 1.

Character and appearance would be harmed contrary to Local Plan policy HQ8.

Loss of green open space.

Impinging on countryside gap and reducing settlement end contrary to LPP SP5.

Access issue on to busy road.

Altering existing linear development.

Neighbourhood Plan Policy 1 – Conflicts as the site goes beyond the settlement envelope

Local Plan theme of respecting and enhancing the unique character of towns and villages, protecting their identity – impinges on an important countryside gap, and Maulden is a linear development, this significantly alters the character of the village.

Site 135356 – Limbersey Lane

Question 1: Do you support or object to this site as a potential allocation?

☐ Support

☒ Object

Site has been rejected before.

Outside settlement envelope which conflicts with Neighbourhood Plan Policy 1.

Access issues, no pavements or scope for installing them, conflicting with Local Plan sustainable transport theme.

Would cause more traffic and hazards on a narrow country lane and through the village contrary to Local Plan Policy T2.

Area at high risk of surface water flooding exacerbating existing flooding issues in George St and beyond contrary to Neighbourhood Plan Policy 5.

Major loss of prime agricultural land impacting food security.

Neighbourhood Plan Policy 1 – Conflicts as site goes beyond the settlement envelope

Local Plan themes – Respecting and enhancing the unique character of towns and villages. Protecting their identity.

Maulden is a linear development, this significantly alters the character of the village.

Neighbourhood Plan Policy 5 – Unsuitable as there are already flooding issues in George Street, This would create additional downstream water flows which would exacerbate those issues.

Neighbourhood Plan Policy 10 – Conflicts as it would impact view 4 and view 6.

Local Plan theme of excellent sustainable transport including walking and cycling – this site would create more vehicular use on an already over-used road. Limbersey Lane is a cut-through subject to increased and dangerous levels of use.

Site 136266 – Behind Baptist Church

Question 1: Do you support or object to this site as a potential allocation?

☐ Support

☒ Object

Poor access on to busy roads, either Snow Hill or Flitwick Road via the private road John Bunyan Close.

Site 136333 – Abbey Lane

Question 1: Do you support or object to this site as a potential allocation?

☐Support

☒Object

Site has been rejected before.

Outside settlement envelope which conflicts with Neighbourhood Plan Policy 1.

Access issues, no pavements or scope for installing them, conflicting with Local Plan sustainable transport theme.

Loss of prime agricultural land impacting food security.

Would cause more traffic and hazards on a narrow country lane and through the village contrary to Local Plan Policy T2.

In designated greenbelt see Local Plan Policy SP4.

Flood risk to A507 from surface water flooding.

Neighbourhood Plan Policy 1 – Conflicts as site goes beyond settlement envelope

Within greenbelt which is important to the character of the village.

Site 136376 – Between Clophill and Silsoe Roads

Question 1: Do you support or object to this site as a potential allocation?

☐Support

☒Object

Outside settlement envelope which conflicts with Neighbourhood Plan Policy 1.

Planning permission and subsequent appeal have been refused previously.

Important countryside gap contrary to Neighbourhood Plan Policy 1, and Local Plan Policy SP5.

On a significant surface water flowpath from Greensand Ridge as shown on mapping by TWI contractors to CBC.

Surface water runs to Russell Crescent sited on an old pond then flows onwards to Springfield, the wet field on the other side of Silsoe Road, see Neighbourhood Plan Policy 5.

Neighbourhood Plan – Policy 1 – Conflicts as the site goes beyond the settlement envelope

Neighbourhood Plan Policy 5 – Unsuitable as this would create increased run off into Russell Crescent is an old pond and to the wet Springfield field.

Neighbourhood Plan – Policy 10 – Conflicts as it would impact view 3.

Local Plan theme of respecting and enhancing the unique character of towns and villages, protecting their identity – impinges on an important countryside gap, and Maulden is a linear development, this significantly alters the character of the village.

Site 136455 –North and behind Silsoe Road

Question 1: Do you support or object to this site as a potential allocation?

☐Support

☒Object

Backland development.

Outside settlement envelope which conflicts with Neighbourhood Plan Policy 1.

Character and appearance would be harmed contrary to Local Plan policy HQ8.

Loss of green open space.

Access issue on to busy road.

Altering existing linear development. Important gap between different distinct areas.

Increased flood risk to FZ3b opposite.

Neighbourhood Plan Policy 1 – Conflicts as site goes beyond settlement envelope.

Local Plan theme of respecting and enhancing the unique character of towns and villages, protecting their identity – Maulden is a linear development, this significantly alters the character of the village.

Silsoe Road is a relatively narrow road unsuitable to such a development. Access to Silsoe Road is via a crossroads where the local lower school is located, with significant parking and congestion issues twice daily.

Site 136494 – North of Silsoe Road – Green Space

Question 1: Do you support or object to this site as a potential allocation?

☒Support

☐Object

Visually valuable green space – all new green space is welcome so long as it's not an attempted pay-off with trying to develop outside the settlement envelope as part of this land and next door, see site 136496.

Site 136496 – North side of Silsoe Road

Question 1: Do you support or object to this site as a potential allocation?

☐Support

☒Object

Outside settlement envelope which conflicts with Neighbourhood Plan Policy 1.

Access issues, no pavements or scope for installing them, conflicting with Local Plan sustainable transport theme.

Opposite a heavy goods entrance.

Would cause more traffic and hazards on a narrow road that's already a rat run to A507, and through the village contrary to Local Plan Policy T2.

The site includes the visually-valuable green space that's been submitted as site 136494 as standalone green space so the two proposals are incompatible.

Neighbourhood Plan Policy 1 – Conflicts as site goes beyond settlement envelope.

Silsoe Road is a relatively narrow road unsuitable to such a development. Access to Silsoe Road is via a crossroads where the local lower school is located, with significant parking and congestion issues twice daily.

Site 136497 – Bottom of Moor Lane

Question 1: Do you support or object to this site as a potential allocation?

☐ Support

☒ Object

Site has been rejected before.

Outside settlement envelope which conflicts with Neighbourhood Plan Policy 1.

Access issues out on to the very busy Ampthill Road on a bend, and also to the very narrow and congested Moor Lane where there are no pavements or scope for installing them, conflicting with Local Plan sustainable transport theme.

Would cause more traffic and hazards through the village contrary to Local Plan Policy T2,

Loss of prime agricultural land impacting food security.

Character and appearance would be harmed contrary to Local Plan policy HQ8.

As well as being considered as an individual site, site 136497 needs to be considered alongside 136821, 136843, 136891 and 136908 because as a whole that level of development would be excessive and disproportionate to the size of Maulden.

Neighbourhood Plan Policy 1 – Conflicts as the site goes beyond settlement envelope.

Moor Lane is a narrow road that's already congested. The proximity to top-flight Maulden Bowls Club would exacerbate this.

Neighbourhood Plan Policy 5 – Unsuitable as there are already flooding issues in Moor Lane, this would exacerbate those issues.

Neighbourhood Plan Policy 10 – Conflicts as it would impact view 1.

Site 136504 – South of Clophill Road

Question 1: Do you support or object to this site as a potential allocation?

☐ Support

☒ Object

Backland development.

Outside settlement envelope which conflicts with Neighbourhood Plan Policy 1.

Character and appearance would be harmed contrary to Local Plan policy HQ8.

Loss of green open space.

Narrow access issue on to busy road.

Altering existing linear development.

Surface water flooding issues exacerbated.

Neighbourhood Plan Policy 1 – Conflicts as site goes beyond settlement envelope

Local Plan theme of respecting and enhancing the unique character of towns and villages, protecting their identity – Maulden is a linear development, this significantly alters the character of the village.

Site 136511 – Green Space New Road

Question 1: Do you support or object to this site as a potential allocation?

☒ Support

☐ Object

Visually valuable green space – all new green space is welcome so long as it's not an attempted pay-off with trying to develop outside the settlement envelope.

Site 136535 - Church Road

Question 1: Do you support or object to this site as a potential allocation?

☐ Support

☒ Object

Outside settlement envelope which conflicts with Neighbourhood Plan Policy 1.

This site is a designated biodiversity gain area for 30 years, to 2050s, as a condition of the outline planning permission granted for CB/24/01599/FULL Land to the rear of 29-33 Clophill Road, Maulden.

Designated countryside gap so contrary to Neighbourhood Plan Policy 1 and Local Plan Policy SP5.

Wide impacts on conservation areas and listed buildings.

Site on a known surface water flowpath from Greensand Ridge which regularly floods Church Rd/Clophill Rd junction and down through to Silsoe Road.

Access would be along a narrow private road exiting on to narrow Church Road which is very busy with residents' parked cars, school traffic and Church traffic as well as SSSI and PROW access.

Character and appearance would be harmed contrary to Local Plan policy HQ8.

Loss of green open space.

Neighbourhood Plan Policy 1 – Conflicts as site goes beyond settlement envelope

Neighbourhood Plan Policy 5 – Unsuitable as there are already flooding issues in both Church Road and Clophill Road arising from new developments further up the hill to the east. This would exacerbate those issues.

Local Plan theme respecting and enhancing the unique character of towns and villages, protecting their identity – Maulden is a linear development, this significantly alters the character of the village.

Local Plan theme of access to outstanding new or improved green space and nature – Conflicts as residents in Church Road and Clophill Road would have access reduced.

Neighbourhood Plan Policy 10 – Conflicts as it would impact view V3.

Site 136633 – Clophill Road to Maulden Woods

Question 1: Do you support or object to this site as a potential allocation?

☐ Support

☒ Object

Outside settlement envelope which conflicts with Neighbourhood Plan Policy 1.

Character and appearance would be harmed contrary to Local Plan policy HQ8.

Loss of green open space.

Narrow access issue on to busy road.

Altering existing linear development.

Surface water flooding issues exacerbated to Hedley Way.

Neighbourhood Plan Policy 1 – Conflicts as site goes beyond settlement envelope

Local Plan theme of respecting and enhancing the unique character of towns and villages, protecting their identity – Maulden is a linear development, this significantly alters the character of the village.

Site 136651 – Hall End by A6/A507 roundabout

Question 1: Do you support or object to this site as a potential allocation?

☐ Support

☒ Object

Outside settlement envelope which conflicts with Neighbourhood Plan Policy 1.

Over development of area.

Character and appearance would be harmed contrary to Local Plan policy HQ8.

Narrow access issues on to busy Clophill Road and then out on to A6 and A507.

Altering existing linear development.

Surface water flooding issues exacerbated to A507/A6.

Neighbourhood Plan Policy 1 – Conflicts as site goes beyond settlement envelope and would also diminish the separation of Maulden and Clophill.

Local Plan theme of respecting and enhancing the unique character of towns and villages, protecting their identity – Maulden is a linear development, this significantly alters the character of the village.

Site 136708 – north of A507 opposite pig field

Question 1: Do you support or object to this site as a potential allocation?

☐ Support

☒ Object

Previously refused site.

Outside settlement envelope which conflicts with Neighbourhood Plan Policy 1.

Designated countryside gap between Hall End and Water End, so contrary to Neighbourhood Plan Policy 1 and Local Plan Policy SP5 as it would coalesce the two village ends.

Loss of green space and ecological value, mature trees on site of principle importance, high risk of surface water flooding, also affecting A507.

Site is within flood zone 2/3.

Neighbourhood Plan Policy 1 – Conflicts as site goes beyond settlement envelope. Impinges on important countryside gap.

Local Plan theme of respecting and enhancing the unique character of towns and villages, protecting their identity – Maulden is a linear development, this significantly alters the character of the village.

Site 136719 - North of Snow Hill

Question 1: Do you support or object to this site as a potential allocation?

☐Support

☒Object

Failed in previous call for sites.

Outside settlement envelope which conflicts with Neighbourhood Plan Policy 1.

Moving towards coalescing settlements of Maulden and Ampthill which have completely different identities and histories.

Major loss of prime agricultural land impacting food security.

Designated greenbelt see Local Plan Policy SP4.

On a significant surface water flowpath from Greensand Ridge as shown on mapping by TWI contractors to CBC, see Neighbourhood Plan Policy 5.

No pavements or scope for installing them, conflicting with Local Plan sustainable transport theme.

Contravenes net zero strategies.

Access issues on to very busy Snow Hill.

Neighbourhood Plan Policy 1 – Conflicts as site goes beyond settlement envelope. Also would go some way towards a coalescence with Ampthill especially when taken with other suggested sites.

Within greenbelt which is important to the character of the village.

Site size is excessive and disproportionate to the village character

Site 136758 – Abbey Lane

Question 1: Do you support or object to this site as a potential allocation?

☐Support

☒Object

Outside settlement envelope which conflicts with Neighbourhood Plan Policy 1.

Access issues, no pavements or scope for installing them, it would cause more traffic and hazards on a narrow country lane and through the village contrary to Local Plan Policy T2.

Designated greenbelt see Local Plan Policy SP4.

Loss of sports amenity.

Designated Open Green Space in Neighbourhood Plan.

Flood risk to A507 from surface water flooding.

Neighbourhood Plan Policy 1 – Conflicts as site goes beyond settlement envelope.

Within greenbelt which is important to the character of the village

Site 136795 – N of Limbersey Lane by Montague Wood

Question 1: Do you support or object to this site as a potential allocation?

☐Support

☒Object

Site has been rejected before.

Outside settlement envelope which conflicts with Neighbourhood Plan Policy 1

Access issues, no pavements or scope for installing them, it would cause more traffic and hazards on a narrow country lane and through the village and Haynes West End contrary to Local Plan Policy T2.

Neighbourhood Plan Policy 1 – Conflicts as site goes beyond settlement envelope.

Local Plan theme of excellent sustainable transport including walking and cycling – This site would create more vehicular use on an already over-used road. Limbersey Lane is a cut through subject to increased and dangerous levels of use.

Site 136805 – East of Limbersey Lane

Question 1: Do you support or object to this site as a potential allocation?

☐Support

☒Object

Site has been rejected before.

Outside settlement envelope which conflicts with Neighbourhood Plan Policy 1.

access issues, no pavements or scope for installing them, it would cause more traffic and hazards on a narrow country lane and through the village contrary to Local Plan Policy T2.

The area is at high risk of surface water flooding exacerbating existing flooding issues in George St and beyond contrary to Neighbourhood Plan Policy 5.

Conflicts with Neighbourhood Plan Policy 10 as the site would impact view 4 and 6.

Loss of prime agricultural land impacting food security.

Currently includes a haulage yard so there would be a loss of employment in the area – the existing size haulage yard is preferred over residential development.

Neighbourhood Plan Policy 1 – Conflicts as the site goes beyond the settlement envelope

Neighbourhood Plan Policy 5 – Unsuitable as there are already flooding issues in George Street, This would create additional downstream water flows which would exacerbate those issues.

Neighbourhood Plan Policy 10 – Conflicts as it would impact view 4 and view 6.

Local Plan theme of excellent sustainable transport including walking and cycling – This area would create more use on an already over-used road. Limbersey Lane is a cut through subject to increased and dangerous levels of use.

Site 136821 – Flitwick Road

Question 1: Do you support or object to this site as a potential allocation?

☐Support

☒Object

Site has been rejected before.

Outside settlement envelope which conflicts with Neighbourhood Plan Policy 1,

Access issues out on to the very fast Flitwick Road, would cause more traffic and hazards through the village contrary to Local Plan Policy T2.

Loss of prime agricultural land impacting food security.

Character and appearance would be harmed contrary to Local Plan policy HQ8.

As well as being considered as an individual site, site 136821 needs to be considered alongside 136497, 136843, 136891 and 136908 because as a whole that level of development would be excessive and disproportionate to the size of Maulden.

Neighbourhood Plan Policy 1 – Conflicts as site goes beyond settlement envelope.

Site 136823 – Abbey Lane to A507 – employment

Question 1: Do you support or object to this site as a potential allocation?

☐Support

☒Object

Loss of prime agricultural land impacting food security.

Not good site for use as employment – need further information.

Outside settlement envelope which conflicts with Neighbourhood Plan Policy 1.

Access issues, no pavements or scope for installing them, it would cause more traffic and hazards on a narrow country lane and through the village contrary to Local Plan Policy T2.

Designated greenbelt see Local Plan Policy SP4.

Flood risk to A507 from surface water flooding.

Neighbourhood Plan Policy 1 – Conflicts as site goes beyond settlement envelope

It is within greenbelt which is important to the character of the village

Site 136829 – Abbey Lane to Snow Hill, behind Ailesbury Road

Question 1: Do you support or object to this site as a potential allocation?

☐Support

☒Object

Outside settlement area, which conflicts with Neighbourhood Plan Policy 1.

Moving towards coalescing settlements of Maulden and Ampthill which have completely different identities and histories.

Major loss of prime agricultural land impacting food security.

Designated greenbelt see Local Plan Policy SP4.

Failed in previous call for sites..

Contravenes net zero strategies.

Access issues on to very busy Snow Hill, and narrow Abbey Lane with no pavements or space to install them. Would cause more traffic and hazards on a narrow country lane and through the village contrary to Local Plan Policy T2.

Sits on major surface water flow route with balancing ponds taking surface flow water from Ampthill through to A507.

Neighbourhood Plan Policy 1 – Conflicts as site goes beyond settlement envelope. Also would go some way towards coalescence with Ampthill especially when taken with other offered sites.

It is within greenbelt which is important to the character of the village

The site size is excessive and disproportionate to the village character

Local Plan themes excellent sustainable transport including walking and cycling – The Ampthill Green Wheel is intended to have a spoke leading to Maulden, this would significantly push back the riding in the countryside element.

Site 136843 – Flitwick Road to Moor Lane

Question 1: Do you support or object to this site as a potential allocation?

☐Support

☒Object

Site has been rejected before.

Outside settlement envelope which conflicts with Neighbourhood Plan Policy 1.
Access issues out on to the very fast Flitwick Road or extremely narrow Duck End Lane and Moor Lane with no pavements or space to install them. Would cause more traffic and hazards through the village contrary to Local Plan Policy T2.
Loss of prime agricultural land impacting food security.
Character and appearance would be harmed contrary to Local Plan policy HQ8.
Would negatively impact Duck End Nature Reserve and SSSI.
Would remove overflow parking area for top-flight Maulden Bowls Club.
Moor Lane already has surface water issues.
As well as being considered as an individual site, site 136843 needs to be considered alongside 136497, 136821, 136891 and 136908 because as whole that level of development would be excessive and disproportionate to the size of Maulden.
Neighbourhood Plan Policy 1 – Conflicts as site goes beyond settlement envelope.
Local Plan theme respecting and enhancing the unique character of towns and villages, protecting their identity – Maulden is a linear development, this significantly alters the character of the village.
Local Plan theme of access to outstanding new or improved green space and nature – Conflicts as residents in Flitwick Road and Duck End would have access reduced.
Neighbourhood Plan Policy 10 – Conflicts as it would impact view 1 and 7.

Site 136845 – Cobbitts Road

Question 1: Do you support or object to this site as a potential allocation?

☐ Support

☒ Object

Previous planning applications and appeals refused.
Backland development.
Outside settlement envelope which conflicts with Neighbourhood Plan Policy 1.
Character and appearance would be harmed contrary to Local Plan policy HQ8.
Designated Local Green Space.
Access issue on to narrow, congested, residential cul-de-sac.
Neighbourhood Plan Policy 1 – Conflicts as site goes beyond settlement envelope
Neighbourhood Plan Policy 8 – Designated Local Green Space.

Site 136891 – Land adjacent to allotments

Question 1: Do you support or object to this site as a potential allocation?

☐ Support

☒ Object

Backland development
Outside settlement envelope which conflicts with Neighbourhood Plan Policy 1.
Character and appearance would be harmed contrary to Local Plan policy HQ8.
Loss of green open space.
Access issue with no obvious access to any roads unless site 136497 was allowed first making a major backland development.
Altering existing linear development.
As well as being considered as an individual site, site 136891 needs to be considered alongside 136497, 136843, 136821 and 136908 because as a whole that level of development would be excessive and disproportionate to the size of Maulden.
Neighbourhood Plan Policy 1 – Conflicts as site goes beyond settlement envelope.

Site 136908 – Behind Ampthill Road

Question 1: Do you support or object to this site as a potential allocation?

☐ Support

☒ Object

Backland development.
Partly outside settlement envelope contrary to Local Plan policy HQ8.
Loss of green open space.
Access issue on to busy Ampthill Road on a bend contrary to Local Plan Policy T2.
Altering existing linear development.
Character and appearance would be harmed contrary to Local Plan policy SP5.
PROW through site.
As well as being considered as an individual site, site 136908 needs to be considered alongside 136497, 136843, 136891 and 136821 because as a whole that level of development would be excessive and disproportionate to the size of Maulden.
Neighbourhood Plan Policy 1 – Conflicts as site goes beyond settlement envelope.