

Edlesborough

VILLAGE PLAN

ADOPTED 1972

PREFACE TO THE CONSULTATION PLAN

The County Council in consultation with the District Councils started producing plans for a number of selected villages in 1966. If these plans are to be successful it is vital to secure the co-operation and support of all those persons who, in one way or another, will be involved in the future of the villages and are concerned with their well being.

This document sets out a proposed plan for Edlesborough. It is essential for all to know that the ideas put forward have not been adopted by the County, District or Parish Councils or any other body. The object of this document is to find out whether the ideas are acceptable or to bring forward others for consideration.

It is hoped that all who live, or have an interest, in Edlesborough will express their views; the local press we are sure will be helpful and there will be a public meeting about the policy proposed. It is your opportunity to help shape the Edlesborough of the future. Your comments should be sent to the County Planning Officer, County Offices, Aylesbury by 1st November, 1971.

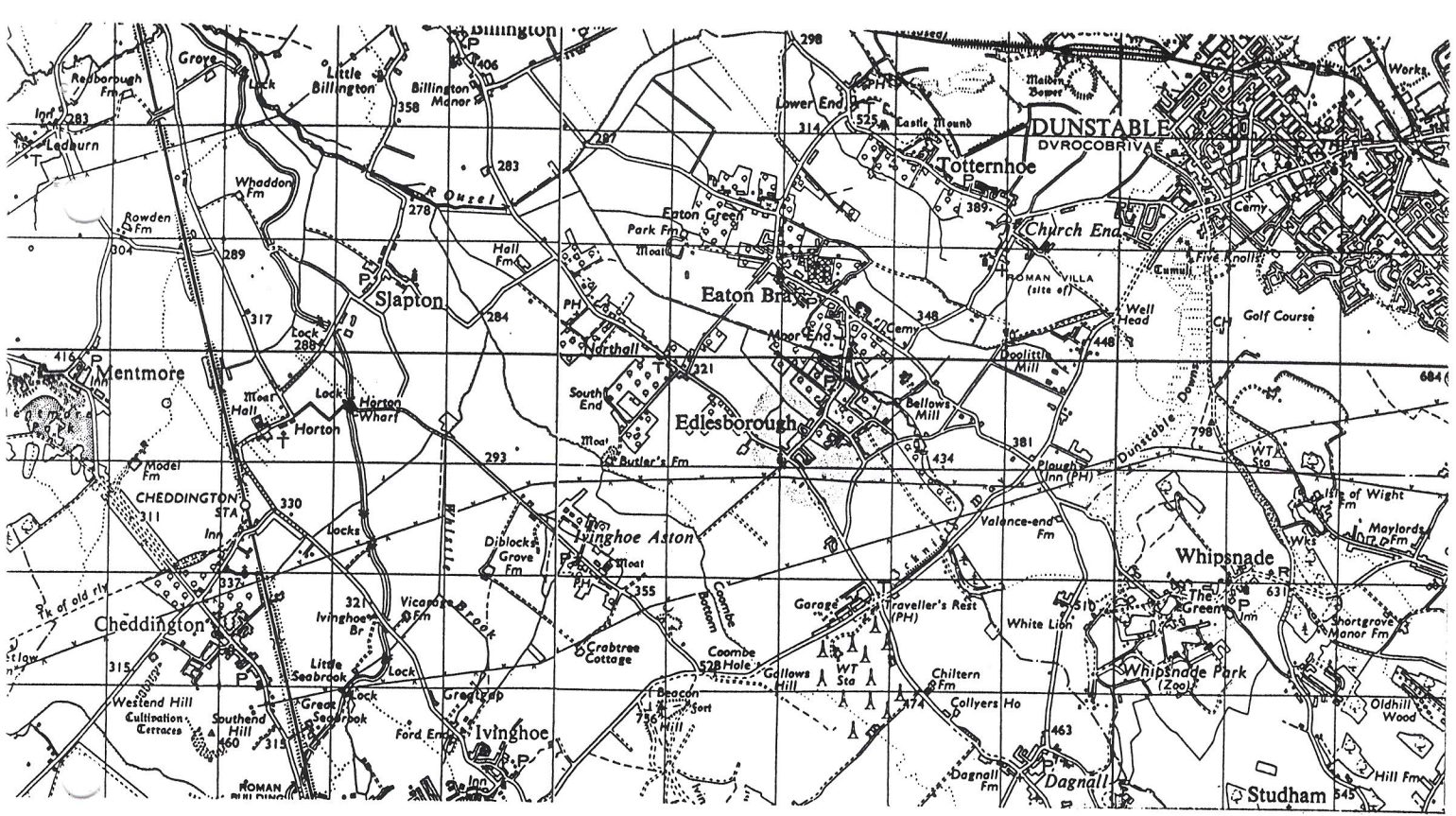
When all the views have been considered and a final policy has been approved, this will act as a guide for intending developers and as a basis for determining future planning applications in the village.

NOTE ON THE ADOPTED PLAN

The consultation plan was circulated in July, 1971. A village meeting was held on 20th October, 1971. The plan, with certain amendments, was adopted by the County Council in March, 1972.

This text, apart from minor corrections and certain amended proposals, remains that of the consultation version.

The status of village plans is that they are informal plans and not statutory documents. They define the County Council's policy for the village in question.



Edlesborough

Buckinghamshire Departments of Architecture and Planning

(Consultation Plan 1971)

Adopted Plan 1972

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1 INTRODUCTION

- 1.1. Edlesborough is situated approximately ten miles north-east of Aylesbury, five miles south-east of Leighton Buzzard and some three miles south-west of Dunstable on the very edge of the county adjoining Eaton Bray in Bedfordshire. It lies just outside the Metropolitan Green Belt.
- 1.2. The parish population has shown a steady increase over the years: from 885 persons in 1931 to 1,117 in 1951, to 1,334 in 1961 and at the end of 1968 it was estimated at 1,450 persons. The population of the village proper at the end of 1968 was estimated at about 600 persons, the remainder being accounted for in the smaller settlements of Dagnall and Northall and other scattered properties throughout this extensive parish. Between the end of 1968 and March 1971 the village population has probably increased by some 50 persons.
- 1.3. Facilities in the village include St. Mary's Church, a Methodist Chapel, a Village Hall, a Scout Hall, a primary school, six shops and a post office/shop, three public houses, a repair garage/filling station, a recreation ground with a children's play area and a local dramatic society has premises in Cow Lane.
- 1.4. The village shops (supplemented by those of Eaton Bray) provide for most day-to-day needs but for more specialised shopping Leighton Buzzard, Dunstable and Luton are the larger centres in the area.
- 1.5. The primary school at present caters for about 100 children up to the age of eleven and those of secondary school age attend school in Wing; an expansion of the existing school is planned. Once a week a mobile library visits the village and a monthly welfare clinic is held in the Memorial Hall.
- 1.6. Edlesborough and Northall have very recently had main sewers laid and these are connected to the new sewage disposal works at Stanbridgeford in Bedfordshire which was completed in early 1970. Slapton and a village in Bedfordshire are due to be connected and the works will then be working to capacity. Extensions are understood to be relatively easy but could have a bearing on the rate of development.
- 1.7. Gas is only supplied to one or two properties on the edge of the village near the county boundary. (If, as a result of demand due to the expansion envisaged in the village plan, it proves economically viable to supply gas to the village proper then it is likely that this service will be extended).
- 1.8. The village is served by bus to Aylesbury, Dunstable and Luton and there is a very limited service to Leighton Buzzard.
- 1.9. In common with many villages the role of Edlesborough has changed from that of a purely agricultural settlement to one of a predominantly dormitory nature; the majority of the villagers now travel outside to work, mainly in Leighton Buzzard, Dunstable and Luton.
- 1.10. Edlesborough is a village where a range of facilities exists; it

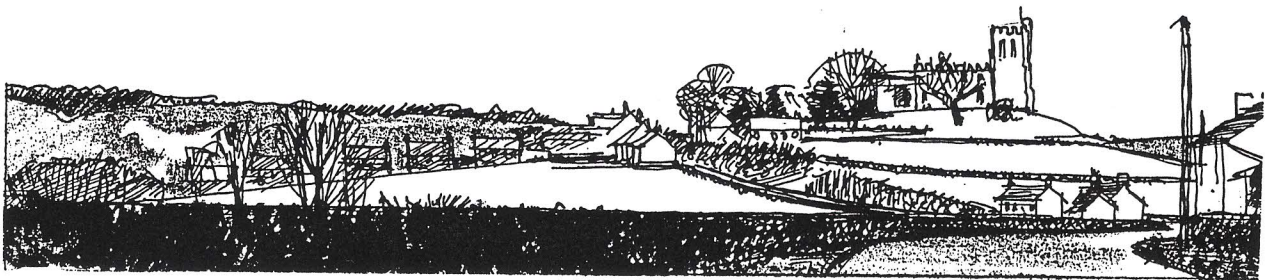
has good accessibility to the centres of growing employment at Leighton/Linslade, Dunstable and Luton (and also to their shops); its siting and structure allow possibilities for expansion without risking the amenity of the village in its landscape setting. It is therefore considered capable of taking limited population growth.

2 APPRAISAL

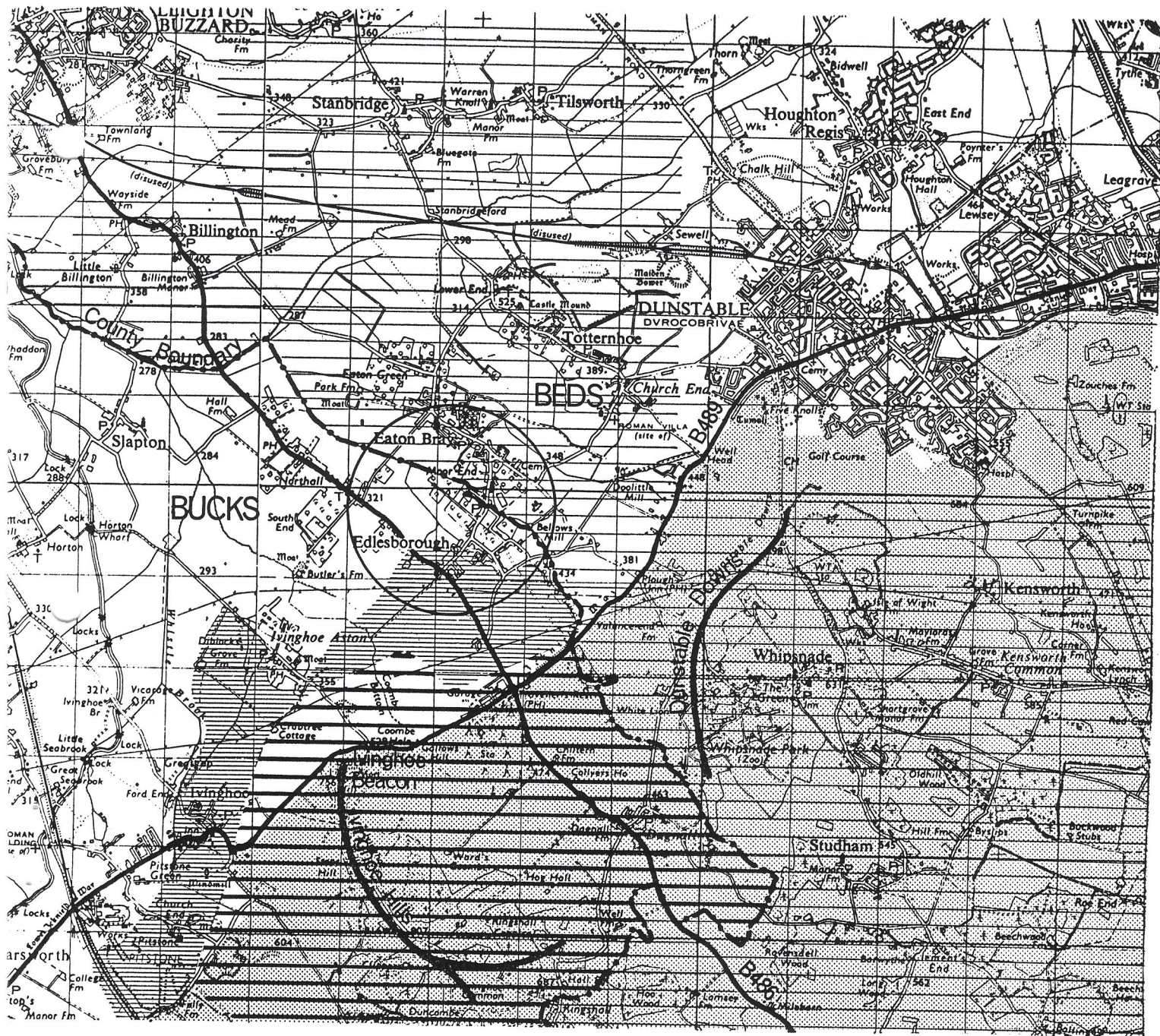
The main features that emerge from the appraisal of the existing village are illustrated on the Appraisal Plan on page 18.






SITUATION AND COMMUNICATIONS

- 2.1. Edlesborough lies on the plain approximately two miles west of the Dunstable Downs which rise to some 800 feet (243 m.) above sea level. This range of hills, together with those at Ivinghoe to the south, form the backcloth to views out from the village to the north, east and round to the south-west. To the west is contrasting flat agricultural land.
- 2.2. The landscape to the south of the village is treble protected; (1) by an Area of Great Landscape Value which comes close up to the village limits and includes Church End on its hill; (2) by the Metropolitan Green Belt which lies one mile to the south, and (3) by the Chilterns Area of Outstanding Natural Beauty which extends on eastwards into Bedfordshire. Across the county boundary the rural area of Bedfordshire lying north and east of Edlesborough (including Eaton Bray) is in a proposed Green Belt (see plan on page 3).
- 2.3. The land on which the village is sited falls northwards: Church End at the south-western end of the village, is on the highest ground rising from 360' (109.7 m.) at the southern end of the R.D.C. housing estate to 395' (119 m.) at the church. High Street slopes down from here to a level of 315' (96 m.) by the group of shops on the Eaton Bray boundary.
- 2.4. The dominant feature is the Parish Church of St. Mary's which stands elevated on a small hillock (perhaps an ancient barrow or Roman summer camp) on the highest land. There are splendid views of this church from various points within the village, along the western approach road and also from some distance outside the village.



Sketch 1 View of church and Church End from the north-western approach along the B.486.



-  AREA OF OUTSTANDING NATURAL BEAUTY
-  AREA OF GREAT LANDSCAPE VALUE
-  METROPOLITAN GREEN BELT (BUCKS)
-  PROPOSED GREEN BELT (BEDS)
-  RIDGE LINES

Protected Landscape Areas



0 1m
0 1km

2.5. The area drains northwards into the River Ouzel and comes under the Ouzel Internal Drainage Board. The northern, low lying part is poorly drained and before any development takes place work will need to be done to the streams and ditches draining this area.

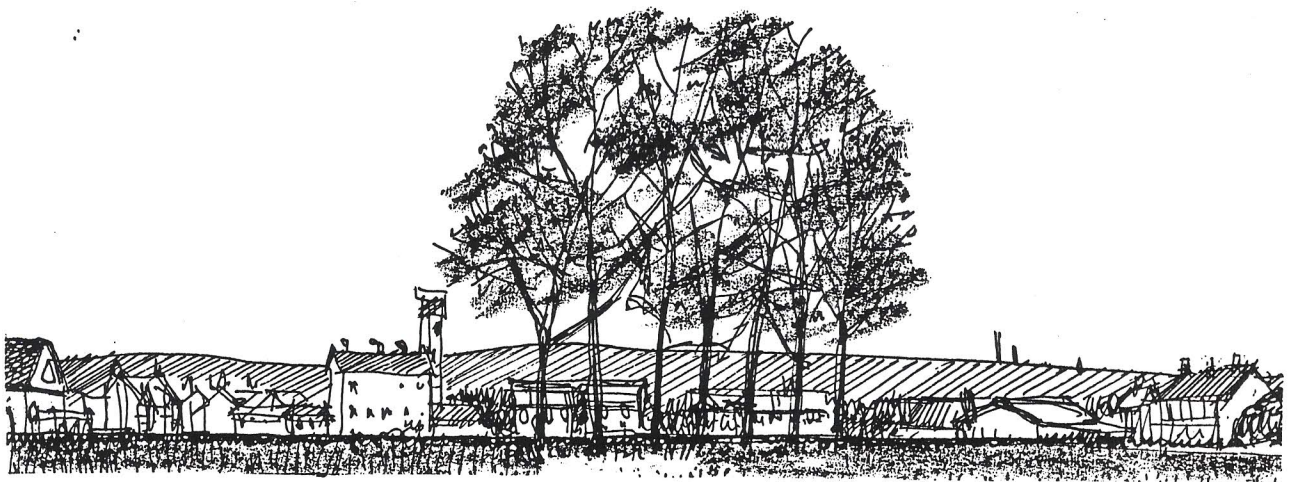
2.6. The main access to the settlement is from the Leighton Buzzard - Hemel Hempstead road (at present numbered B. 486 but to be re-designated A.4146); this passes between the church and the southern end of the village and joins the B. 489 Dunstable - Aylesbury (Icknield Way) one mile to the east. The village High Street is an unclassified road which runs north-eastwards from the B. 486 opposite the church into Eaton Bray in Bedfordshire where it joins a complex pattern of minor roads.

THE STRUCTURE AND CHARACTER OF THE EXISTING VILLAGE

2.7. The present church was commenced in the C.13, much of it is in the Perpendicular style with some fine C.15 woodwork. It is probable that there was an earlier church here as the list of clergy starts from the C.12 and there is evidence that the village (mentioned in the Domesday Book as Edinberge) was established in Saxon Times. It has even been suggested that it is 'AEgelos-birg' of the Anglo-Saxon chronicle: one of the four towns taken from the Britons by the Saxons as they advanced from Bedford in 571 A.D.

2.8. The spine of the village is High Street which runs from the Church to the northern village limit and along which most of the village facilities are spaced out. Features of the street are that little of its eastern side is developed and along its loosely developed western side a brick and flint wall runs over half its length creating a strong visual link between old and new development. On the hill at its south-west end is the area called "Church End"; this comprises the Parish Church of St. Mary, "The Bell" P.H. with a cluster of brick, terraced cottages, an early post-war R.D.C. housing estate, a more recent housing estate and finally Church Farm with its moat and fine mid C.16 framed tithe barn. On the eastern side of the street opposite Church Farm is a wide green break commanding fine, unobstructed views over undulating farmland to the Dunstable Downs. Continuing northwards into the main part of the village on the flat-land, are: on the west the well treed group of Primary School and Old Vicarage site and facing this on the eastern side of the street are the Scout and Memorial Halls; further on are the 1858 Methodist Chapel and 1888 "Axe and Compass" P.H. facing the Green. At the northern extremity is the much denser group of six shops and post office/store; this group, with the mill, continues on over the county boundary into Eaton Bray.

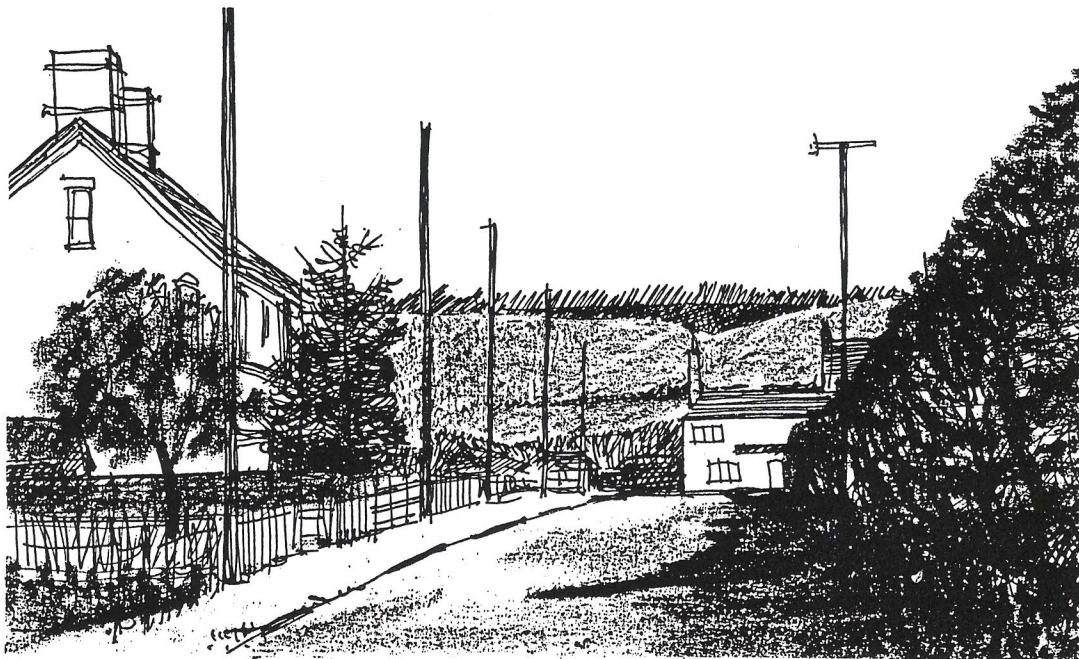
2.9. A feature of the village is the large area of open land adjoining the High Street on its eastern side; it is enclosed by four roads: The Green, Brook Street, Brownlow Avenue and Pebblemoor. This area of approx. 21 acres (8.5 hectares) contains: at the northern end the allotments and the recreation ground known as The Green, then continuing this along the High Street frontage to Pebblemoor an area of grazing land recently bought by the Parish Council to extend the recreation ground, and behind this at the southern end an area of old orchard enclosed by high, dense hedges.



Sketch 2 The view north from Pebblemoor across the recreation ground; silver birch group in the foreground, Dunstable Downs in the background.

2.10. Slicketts Lane and Pebblemoor leave this central area in an easterly direction eventually linking indirectly with the Icknield Way. Along these roads is recent single storey housing development to the edge of the village.

2.11. The character of the village is quietly attractive. Almost throughout the settlement the roads are developed on one side only and this gives it its rural character. Around The Green, the central area of grazing land and the hedged orchard, the houses are mostly low and spaced out in gardens, often amongst fruit trees. Many of the new houses are single storey. Views out are extensive; either



Sketch 3 The view south-eastwards along The Green to the "Rule and Square"; the hedged orchard on the right; the Downs as backcloth.

across low roofs to the almost encircling hills, to the splendidly sited church amongst trees at the south-western entrance, or across open farmland at the southern end of High Street. Near the Bedfordshire boundary the character changes slightly with the denser group of victorian shops and the tall mill building; this more urban character continues on into Eaton Bray. Church End has denser development which sits well on its hilltop when viewed from the north but the Council housing stands baldly exposing its rear elevations to view south-eastward along High Street (1).*

- 2.12. Architecturally the village lacks a definable, personal character but many of the buildings are individually very good and they are often on important sites punctuating the low density pattern. The Church, of course, dominates; at the other end of High Street the tall brick mill building on the County boundary acts as a landmark and as a climax to the denser development. The vast, red-brown tile roof of the C.16 tithe barn is important on descending the High Street (2). The Memorial Hall (pebble-dash, black timbers and large tile roof) is a good strong building at the road junction (3). The victorian, primary school is an attractive, carefully designed building set back quietly in grass and trees. The 1858 Methodist Chapel is a splendid focal point closing the view all along the Green from the "Rule and Square" P.H. (4). Some 1860's houses (dark brick like the chapel) form a fine southern entrance group to Pebblemoor (5). Charity Farm and the "Rule and Square" form an important cluster of roofs on another corner. Climbing up the hill to the church is the tight little cluster of brick terraced cottages and "The Bell" P.H. There are also some well maintained frame cottages (tiled or thatched) along the Green and Brownlow Avenue.
- 2.13. Building materials are fairly unified throughout the village. Generally bricks and tiles are darkish, red-brown, with slate roofs on most of the victorian buildings. The recent estates fit in with this character on the whole.
- 2.14. The village contains two buildings on the statutory list of Buildings of Special Architectural or Historic Interest: St. Mary's Church and the tithe barn at Church Farm. There are also three on the supplementary list: "The Bell" P.H., a nearby house on the other side of the road and Church Farm dovecote. The tithe barn and dovecote are also scheduled Ancient Monuments. These buildings are indicated on the Village Appraisal Plan.

FACTORS LIMITING DEVELOPMENT

- 2.15. Abutting the whole of the southern and eastern limits of the village is good open agricultural land which is also an Area of Great Landscape Value. Across it are panoramic views of the Dunstable Downs and Ivinghoe Hills, from which the village is visible. Further encroachment into this agricultural land should not be permitted.
- 2.16. To the north the village is bounded by a stream which also marks the county boundary. The land use on both sides of the county boundary is similar: orchards, backland paddocks and agriculture. All this area of Bedfordshire lies in a proposed Green Belt.

*numbers in brackets relate to views shown on the Village Appraisal Plan on page 18.

2.17. The land on the western side of the village is flat; it is exposed to view both on approaching the village along the B.486 from Northall and also from the Ivinghoe Hills. The orchards to the north behind this flat land screen from view the north-western part of Edlesborough and Eaton Bray. The agricultural land sweeping up to Church End is a fine landscape feature and is protected by an Area of Great Landscape Value.

3 PROPOSALS

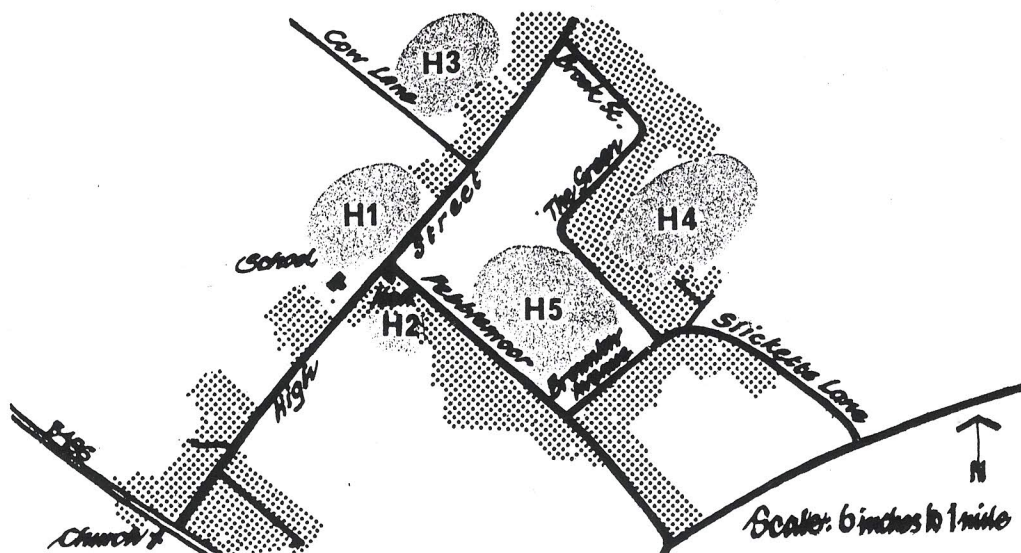
- 3.1. Edlesborough possesses the necessary facilities for limited development but great care must be taken of its setting in the landscape (particularly in relation to the surrounding hills) and of its present low density character.
- 3.2. It is considered that for the present development should be restricted to the five areas indicated on the Village Plan on page 19. This plan also shows the limits of the village outside which development will not normally be permitted.
- 3.3. It is envisaged that expansion in the Parish be within Edlesborough village and not in the small hamlets.

ROAD PROPOSALS

- 3.4. Having regard to the inadequate alignment of the existing principal road in the vicinity of the church the County Council as highway authority are investigating the possibility of a local diversion of the future A. 4146 to the south-west of the church. Such a scheme will avoid interference with the existing development along the main road.

NEW HOUSING AREAS

The five areas proposed for residential development are:-

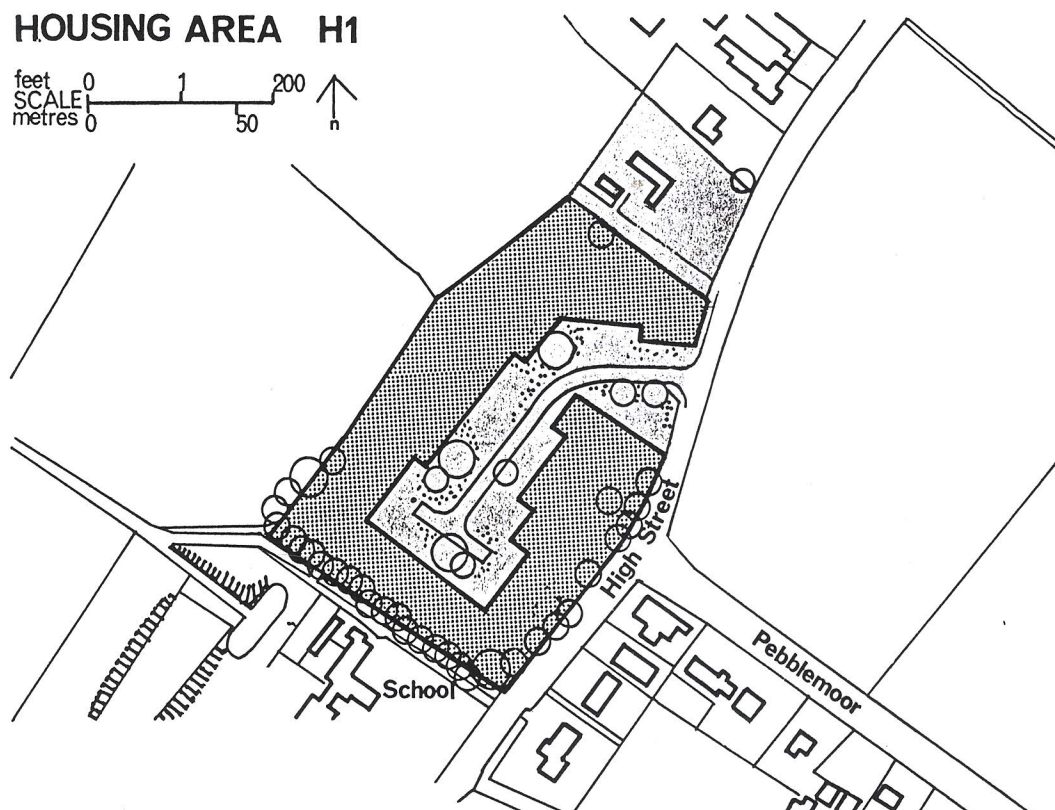


3.5. **H1** (3.7 acres or 1.5 ha.). The site of the old Vicarage forms the major part of this area and this is being developed with 21 two-storey houses which are likely to be completed during 1971. The layout allows for the retention of the belt of trees along the boundary with the school site and many of those fronting on the High Street, others are to be planted. The brick wall to the High Street is to be rebuilt on a new alignment.

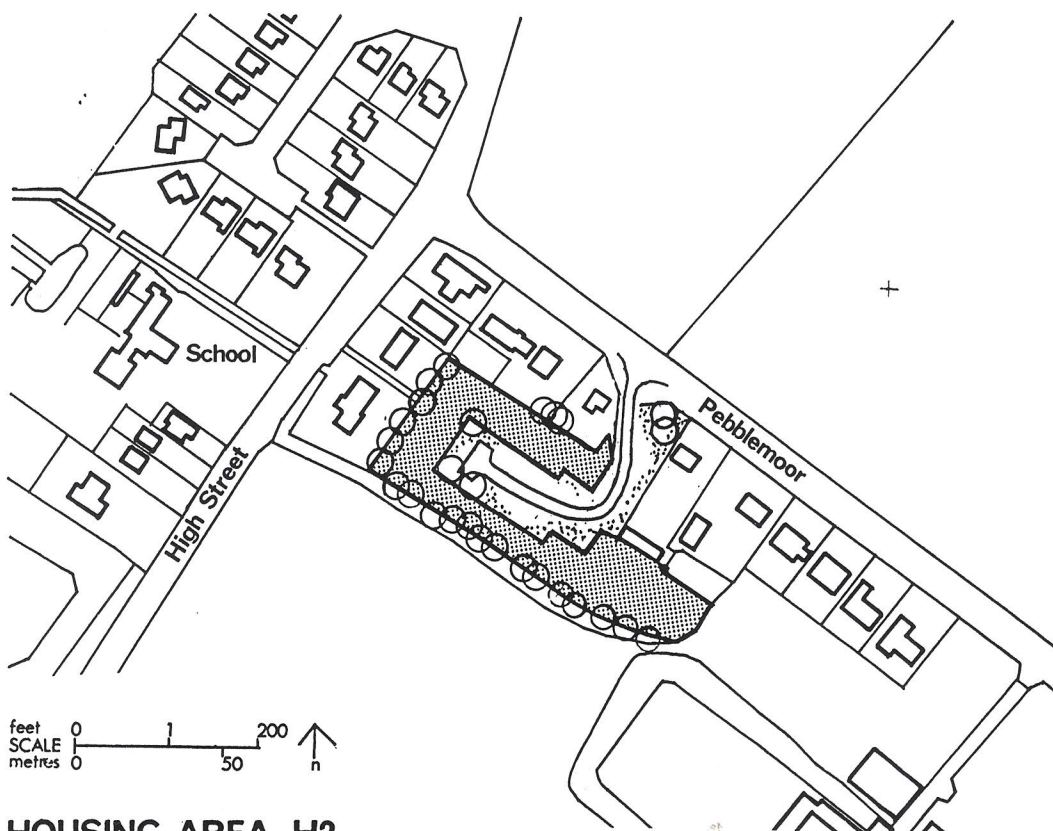
3.6. The adjacent small area to the north-east has planning permission for 5 R.D.C. houses. However, in March 1972 a Building Preservation Notice was served on the owners and occupiers of the old house on the site. This awaits confirmation and the extent of area H.1. is therefore not decided.

HOUSING AREA H1

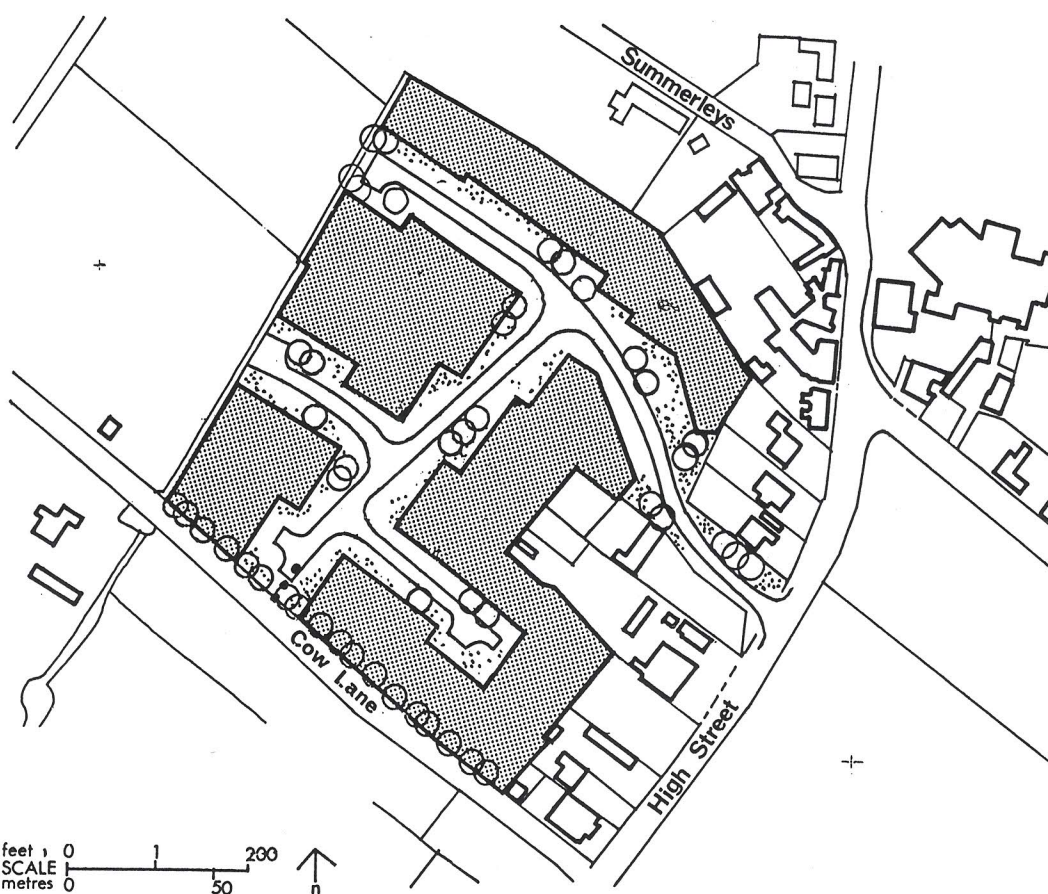
feet 0 1 200
SCALE
metres 0 50



3.7. **H2** (1.5 acres or .61 ha.). This small site on the south side of Pebblemoor is also in course of development with 3 single storey and 7 two storey houses. The layout retains some of the original trees and provides for some further planting.



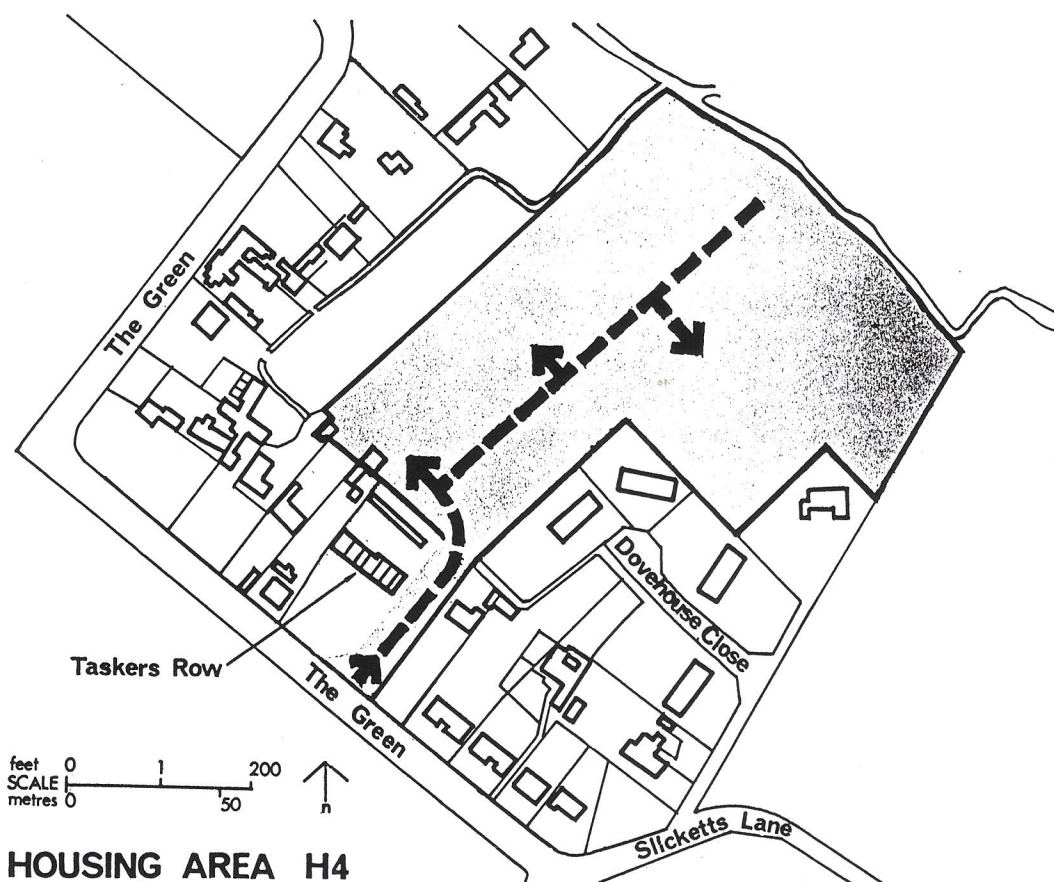
HOUSING AREA H2



HOUSING AREA H3

3.8. H3

(6.0 acres or 2.4 ha.) This area lies to the west of High Street close to the shopping area. Access is proposed off the High Street through an existing gap next to the victorian terrace which is set back from the road. There is already a detailed planning permission for 17 dwellings off a curving cul-de-sac on the northern half of the site; the southern half could accommodate a slightly larger number on an offshoot cul-de-sac running towards Cow Lane. Two storey houses would be visually acceptable in this part of the village; the area should be landscaped.



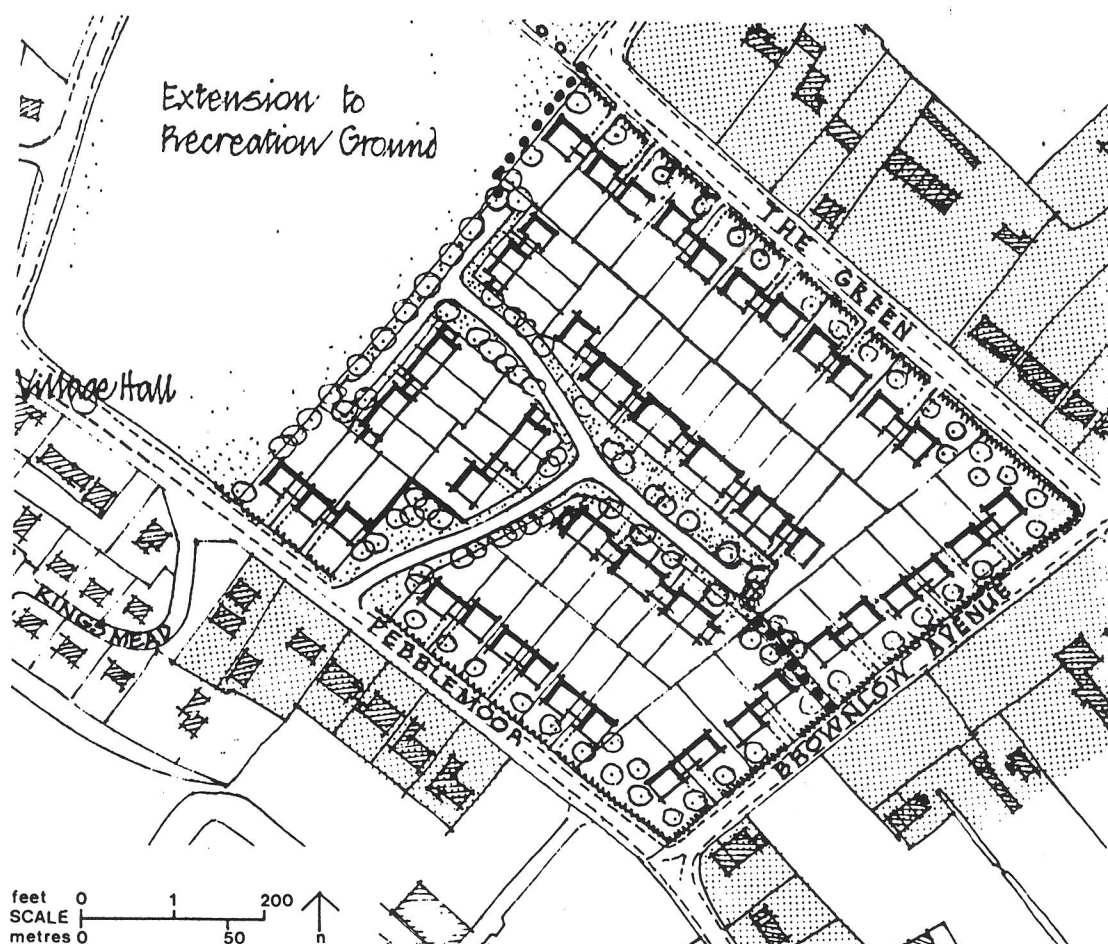
HOUSING AREA H4

3.9. H4

(4.5 acres or 1.9 ha.). Over almost the whole of this area lying east of The Green there are outstanding planning permissions. Access will be from The Green. On the major part of the area there exists a detailed planning permission to Wing R.D.C. for 32 bungalows and 6 houses and on most of the remainder there is an outline planning permission for housing and a density of 8 houses/acre would be appropriate. Single storey houses would be the most suitable for this low density eastern fringe of the village. The layout as planned shows redevelopment of the site of the victorian terraced cottages, called Taskers Row, which are set well back from The Green. These cottages are a pleasant group visually and if it were possible to retain and improve them they would form a good entrance group to the new development behind.

3.10. As a result of a public inquiry in January 1972 the site of Taskers Row cottages will not form part of H.4. Access will be obtained, approximately where shown in the sketch, to the south-east of Taskers Row. In total H.4. could accommodate some 38-40 dwellings, i.e. taking into account the old people's accommodation, some 100-115 persons.

3.11. **H5** (8.5 acres or 3.5 ha.). This is the central, hedged, orchard bordered by The Green, Brownlow Avenue and Pebblemoor. An outline planning permission for housing was granted on this land in 1970, on appeal, by the Minister. The area was provisionally registered as common land but this registration has since been withdrawn.



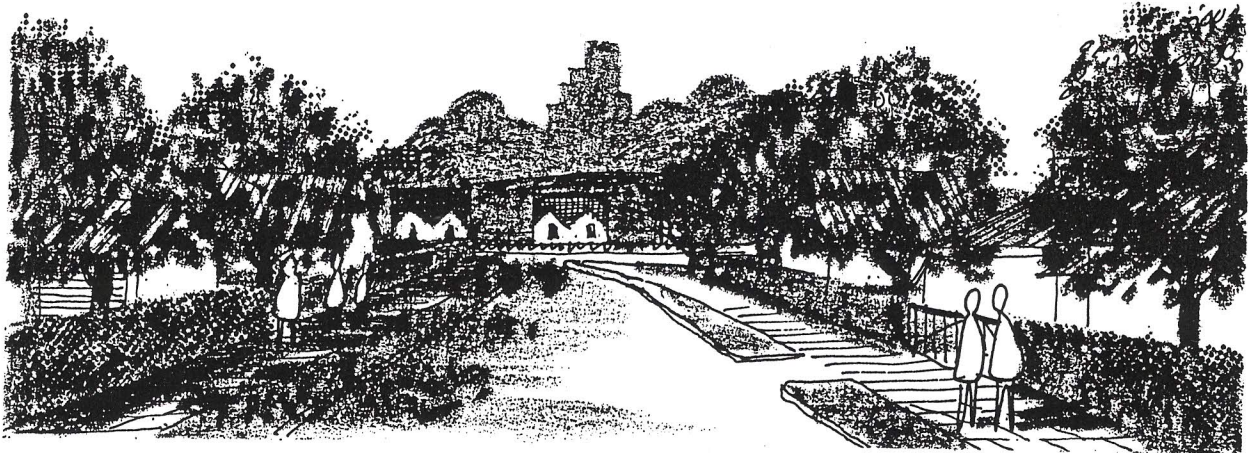
HOUSING AREA H5

3.12. This site is most important to the village scene; on it depends the rural character of Edlesborough today. It is considered that great care must be taken to retain the existing character of the surrounding areas and to extend it into area H.5. The hedge which at present (1971) surrounds the site on three sides should, where possible, be retained; the dwellings should be mainly

single storey both to blend in with the present low level building around and to preserve the views across to the surrounding hills from the High Street and public open spaces. An average density of 6-7 houses per acre for the site area would be appropriate, and a variety of house types and plot sizes would be more suitable to a village than repetitive, identical units. There is at present a New Street Order in force on the three surrounding roads which would mean widening on the H.5 site; this Order is at present being reviewed.

- 3.13. The plan shows one possible layout with houses facing outwards to the surrounding roads on larger plots than the internal ones. This would relate more nearly to the surroundings of the site and allow the possible retention of many of the existing fruit trees. Some houses face on to the public open space. The greater part of the development should be of low pitched single storey houses but those to Brownlow Avenue could be two storey whilst still preserving the views of the hills from High Street.

- 3.14. The layout should take account of such features as the church and the extended public open space with its fine group of silver birches and its planned tree planting scheme. These should all influence the design of H.5. so that the area, if developed, has an intrinsic Edlesborough character rather than a nondescript or suburban one.



Sketch 4 View out to the church from H. 5.

- 3.15. Agreement should be reached on the future maintenance of any small areas of public open space in the housing areas. Responsibility for these will devolve on either the Parish or District Council or a residents association.

- 3.16. Agreements should be made with the owners of affected watercourses, ditches and culverts prior to development to ensure that surface water run off will not result in flooding downstream. These works should be to the approval of the Great Ouse River Authority.

POPULATION

- 3.17. Development of the remainder of area H.1. (beyond March 1971) and of area H.2. and part of H.3., on all of which there are detailed planning permissions, will result in 32-37 new dwellings or a population growth of some 96-111 persons (calculated at an average of 3 persons per house).
- 3.18. Development of area H.4., partly with old persons bungalows, would result in some 38-40 dwellings or some 100-115 persons.
- 3.19. Development of area H.5. at 6 houses per acre would result in 51 houses, or at 7 houses per acre in 59 houses. This would mean some 153-177 persons.
- 3.20. Limited infilling elsewhere and the completion of H.3. could result in a further addition of some 45-50 dwellings or 135-150 persons.
- 3.21. In total this would result in an increase of some 166-186 dwellings and an increase in the village population from approximately 650 in March 1971 to about 1150-1200 at the completion of the plan. (see also para. 3.32).

VILLAGE FACILITIES

School

- 3.22. The existing Primary School caters for children in the 5-11 age group (112 children in September 1971). With the reorganisation of schooling in 1973 (and taking account of the proposals in this plan), it is planned that this school should be extended to become a Combined School taking ultimately 240 children in the 5-12 age group. Of this number about 30 will transfer from Dagnall First School at the age of 8.
- 3.23. The County Education Authority are negotiating for approximately $\frac{1}{2}$ acre for extensions to the school site and for another $1\frac{1}{2}$ acres (.61 ha.) for school playing fields. The proposed sites are indicated on the Village Plan.

Recreation Ground

- 3.24. The present public open space, The Green, is an area of approx. 4 acres (1.6 ha.). The Parish Council propose to extend this south-westwards and the open area of about 5.8 acres (2.35 ha.) down to Pebblemoor has been acquired for this purpose. This will then accommodate the football pitches and the Green will be used for cricket and as a village green.
- 3.25. An attractive feature of this extension area is the central group of six silver birches. These have reached maturity and will eventually need to be replaced; they are well worth retaining in the short term as they form a feature of the open space itself, the views along the High Street and could also be a feature of the possible housing area H.5.

Shops

- 3.26. At present there is in the village a group of 6 "local" shops (including such specialists as electrical goods and shoes) and also an antique shop just across the boundary in Eaton Bray. At a distance of about $\frac{3}{4}$ mile away in Eaton Bray are a further 10 local shops which include a butcher, a baker and a fish shop. Edlesborough lacks these latter types of shop but a mobile butcher visits the village.
- 3.27. It is expected that the demand for any additional shops as a result of the proposed village expansion is likely to be very limited and this demand could best be met by the provision of a general store at the northern or western end of H.5; either on Brook Street or on Pebblemoor near the school and garage.

Parking

- 3.28. There is very limited space for car parking by the kerbside near the existing shops. With the growth of population there may be some increase in the need for parking space. Two possible areas would appear to be either just north of H.3. (in Eaton Bray) adjacent to the last shop, or on the corner of the allotments.
- 3.29. To provide car parking for the two halls and recreation ground it has already been suggested that an area of the recreation ground extension on the corner of High Street and Pebblemoor should be used for this purpose and suitably landscaped.

Other Facilities

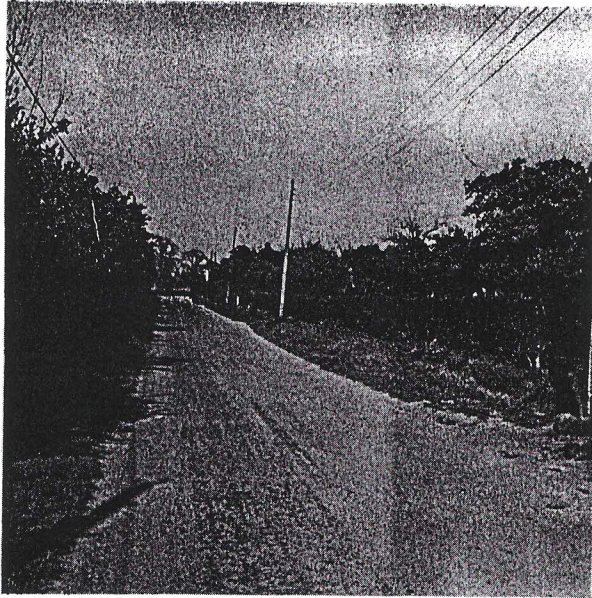
- 3.30. A further facility for the village could possibly be a part-time library; these can be provided for a population above 1,000 persons but under the 4,000 population necessary to support a full-time library. Youth clubs are provided in the county for the larger centres and are now on the current works programme for some of the smaller towns/-larger villages; also health centres are now programmed for the larger centres but in both these cases it is not likely that they will be provided in villages of this size in the foreseeable future.

PROGRAMMING

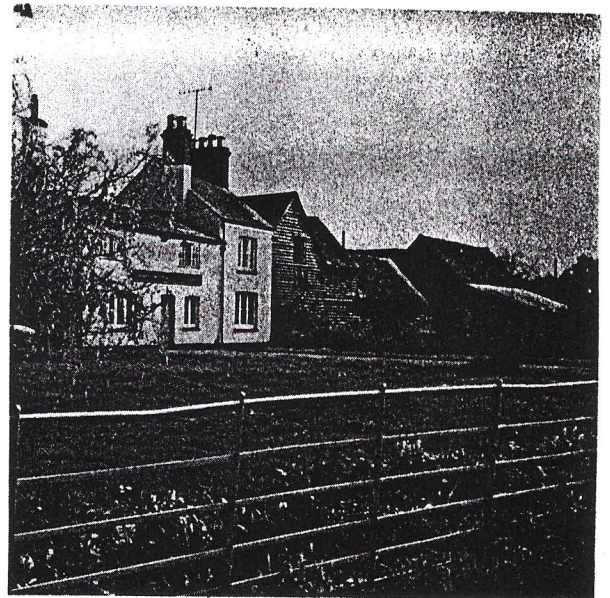
- 3.31. In the section entitled "New Housing Areas" attention has been drawn to the fact that during the course of preparation of this plan most of the land proposed for housing development has already become committed for this purpose. It is considered desirable, however, that development on this scale in a village (part of which will be governed by the need to carry out prior land drainage works) should be spread over a number of years both to contribute to the housing needs of the local population and to avoid a too rapid influx of newcomers.
- 3.32. If, and when, there is a local need in the long term, and when other land allocated for housing has been used up, then that area of approximately 4.8 acres of backland paddock and orchard off Cow Lane shown on the Village Plan could be developed. This would be on condition that land could be acquired to improve the access and to provide suitable vision splays to the Cow Lane junction with High Street.

CONCLUSION

- 3.33. It is considered that the scale of growth proposed in this plan should be the limit for the village if it is to retain its present rural character and if the landscape and local amenities are to be preserved. Any further development should be considered only in the light of any future increased demand for the release of residential land in the Outer Metropolitan Area and within the context of an overall policy for this area of Buckinghamshire and Bedfordshire.



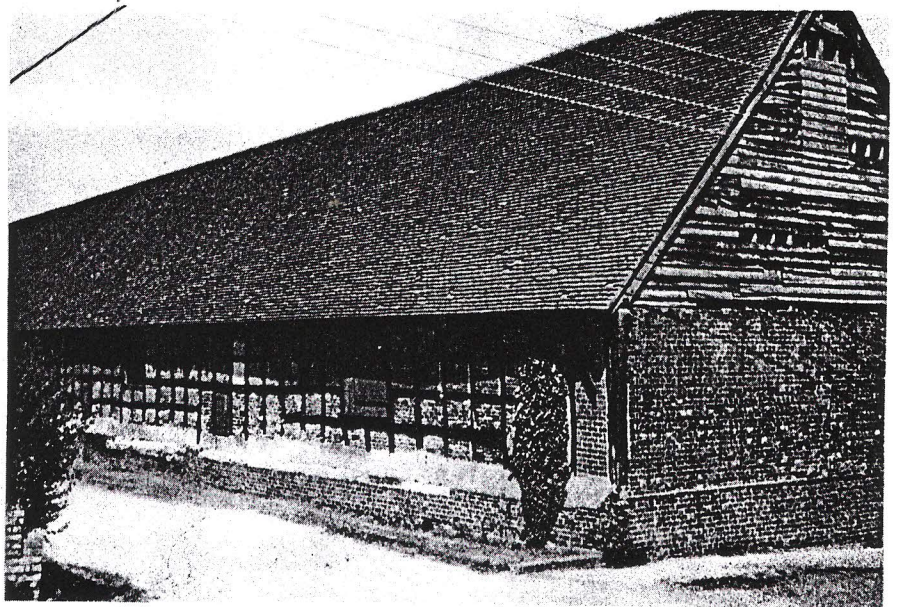
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"The character of the village is quietly attractive. Almost throughout the settlement the roads are developed on one side only and this gives it its rural character" (para. 2.11).

6 - Brownlow Avenue: with the hedged orchard to the left.



8

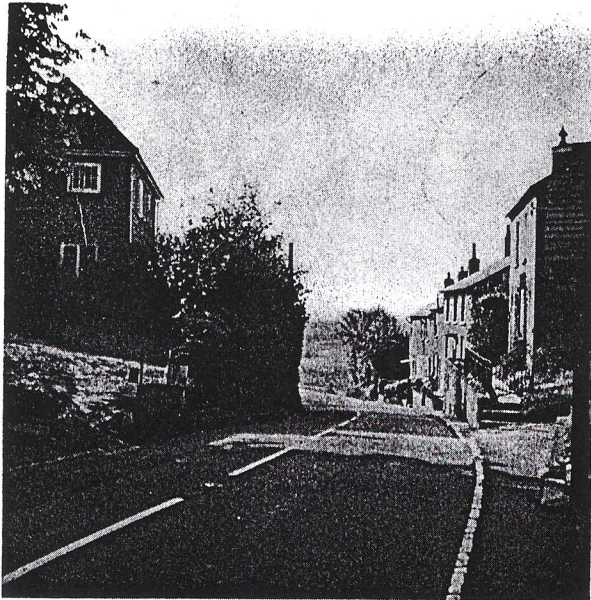
7 - Brownlow Avenue: "Charity Farm and the "Rule and Square" form an important cluster of roofs at another corner". (para. 2.12).

8 "The vast red-brown tile roof of the C.16 tithe barn is important on descending the High Street". (para. 2.12)

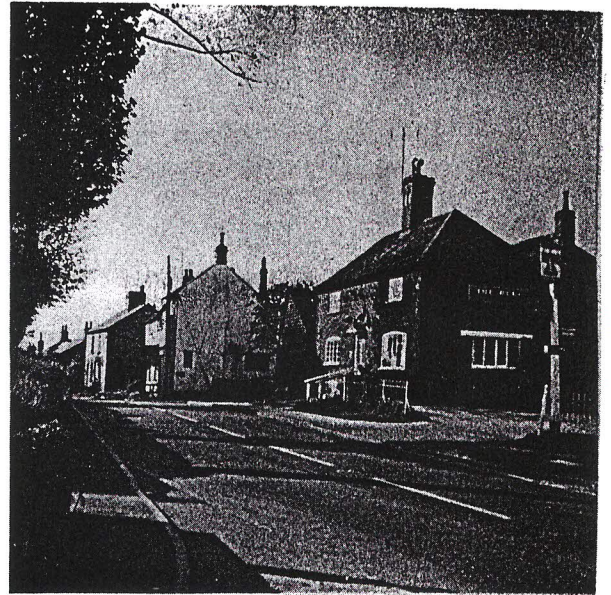
9 "Many of the buildings are individually very good....." (para. 2.12)



9



1

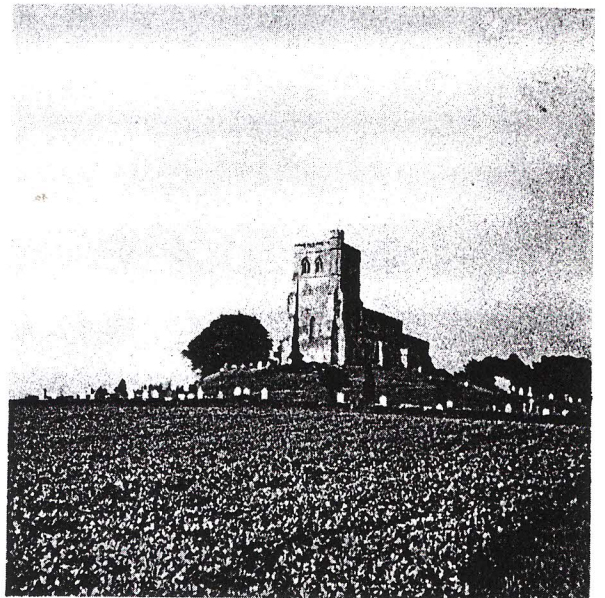


2

1 & 2 "Climbing up the hill to the church is a tight little cluster of brick terraced cottages and "The Bell" P.H." (para. 2.12)

3 "The dominant feature is the Parish Church of St. Mary's which stands elevated on a small hillock (perhaps an ancient barrow or Roman summer camp) on the highest land." (para. 2.4)

4 & 5 "Around the Green, the central area of grazing land and the hedged orchard, the houses are mostly low and spaced out in gardens often amongst fruit trees." (para. 2.11)



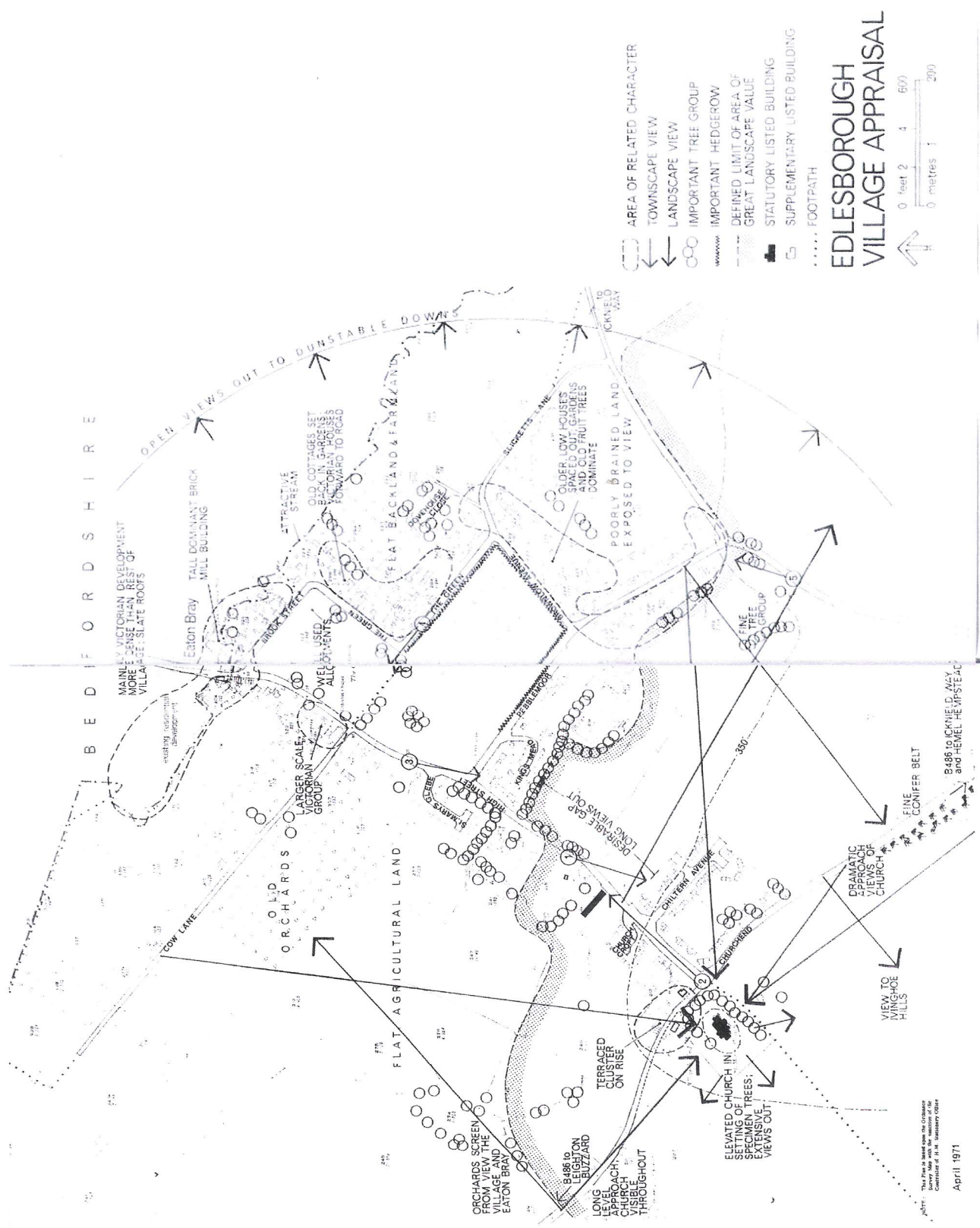
3



4



5



EDLESBOROUGH VILLAGE APPRAISAL

0 feet 2 4 600
0 metres 1 200

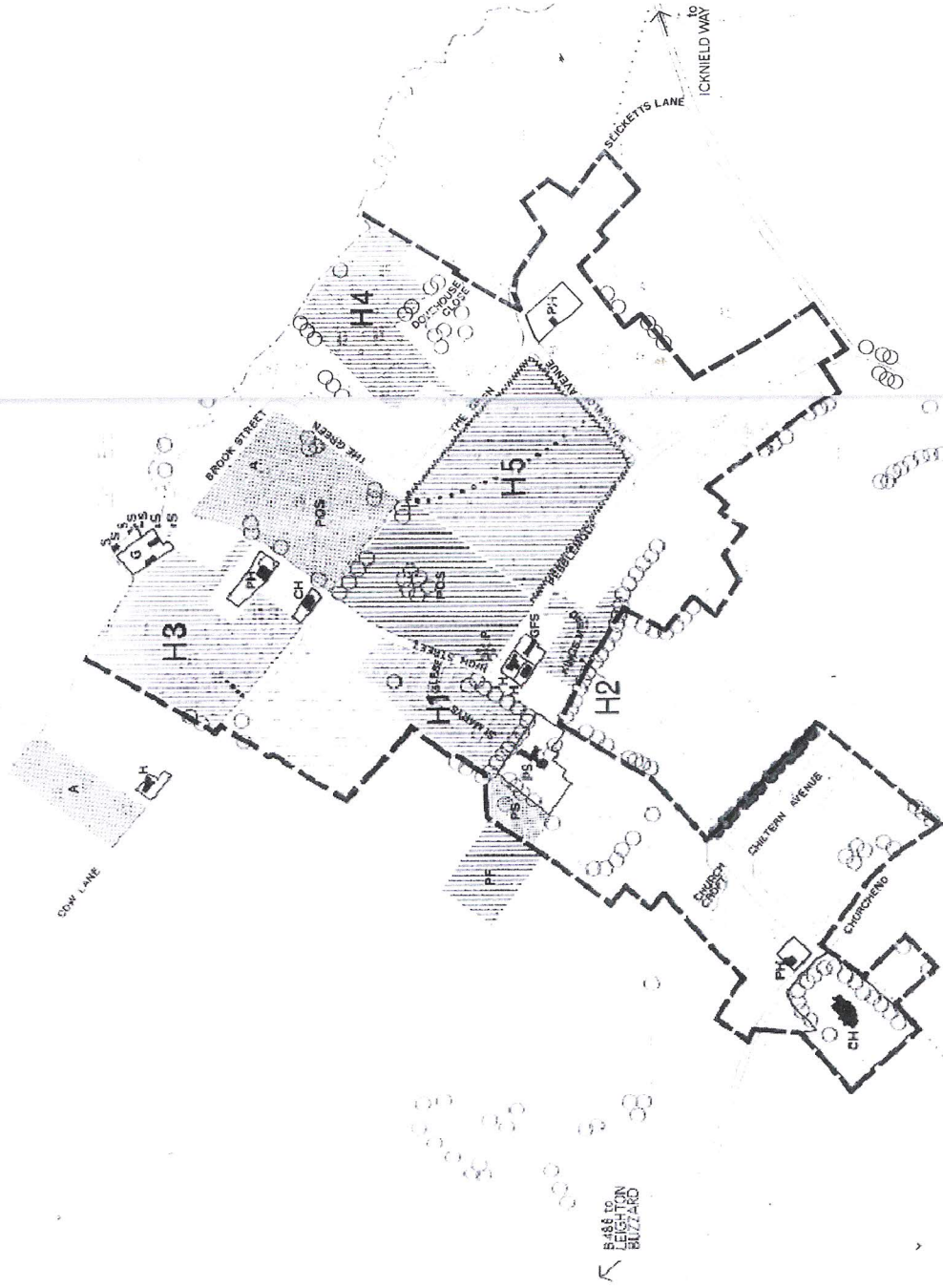
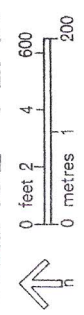
- AREA OF RELATED CHARACTER
- TOWNSCAPE VIEW
- LANDSCAPE VIEW
- IMPORTANT TREE GROUP
- IMPORTANT HEDGEROW
- DEFINED LIMIT OF AREA OF GREAT LANDSCAPE VALUE
- STATUTORY LISTED BUILDING
- SUPPLEMENTARY LISTED BUILDING
- FOOTPATH

The map is based on the Ordnance Survey Map with the addition of the County of H.A. boundary lines.

April 1971

- PROPOSED**
- HOUSING AREA — LONG TERM
 - PUBLIC FACILITY
 - PS PRIMARY SCHOOL EXTENSION
 - P CAR PARK
 - TREE SCREEN
 - OPEN SPACE
 - PF SCHOOL PLAYING FIELD
 - POS PUBLIC OPEN SPACE
 - VILLAGE LIMITS
 - FOOTPATH
- EXISTING**
- PUBLIC FACILITY
 - PS PRIMARY SCHOOL
 - G GARAGE
 - GFS GARAGE/FILLING STATION
 - H HALL
 - PH PUBLIC HOUSE
 - S SHOP
 - CH CHURCH/CHAPEL
 - IMPORTANT HEDGEROW
 - IMPORTANT TREE GROUP
 - OPEN SPACE
 - POS PUBLIC OPEN SPACE
 - A ALLOTMENT
- FOOTPATH**

EDLESBOROUGH VILLAGE PLAN



B446 TO
LESTON
BUZZARD

April 1971