

Section from Alison Farmer's Landscape Appraisal relating to Water End.

Water End

5.2.6 This settlement is located in the southern half of the Parish within the valley of the Bourn at around the 80-75m contours. It comprised a handful of loosely arranged historic thatched cottages and associated barns, which are located down within the valley, closely associated with the course of the river. A number of these properties are listed and accessed by narrow single-track, dead-end lanes flanked by high hedges. Properties are associated with large grounds and in some cases the watercourse forms part of the garden. The prevalence of thatched roofs, and place/lane names and trees such as willow reinforce the 'watery' sense of place of this 'end'. The buildings sit down within the folds of the landscape and are not widely visible except from adjoining valley slopes. Overall this end has a rural backwater quality.

5.2.7 Adjacent to the settlement, on more elevated slopes between the 90-95m contours, are a couple of 20th century bungalows which overlook the valley. The location of these properties and their light render means that they are highly visible from the surrounding countryside. Set further back, on land which becomes flatter and part of the plateau landscape, is the former farm complex of Goldstones which now accommodates a number of small-scale commercial businesses along Radwinter Road. Because this latter development is set back from the upper slopes of the valley and associated with vegetation, it is not visible from within the valley.

5.2.8 There may be scope for some limited individual bespoke dwellings on infill sites within this settlement. Care should be taken to avoid:

- Infill development which results in a loss of the settlements loose and organic character and which impacts on the setting of listed buildings
- Adverse effects on rural lanes and erosion of their rural, narrow character
- development on more elevated valley slopes where it is visually prominent in wider views
- development which does not reflect the local vernacular and association with the watercourse
- development which causes urbanisation of the rural lanes through inappropriate planting e.g. non-native hedging/plants or other structures e.g. stone gabions
- changes to land use which causes flooding downstream or onto the rural lanes

[illegible]

11. River Bourn
12. Fishing Lakes