

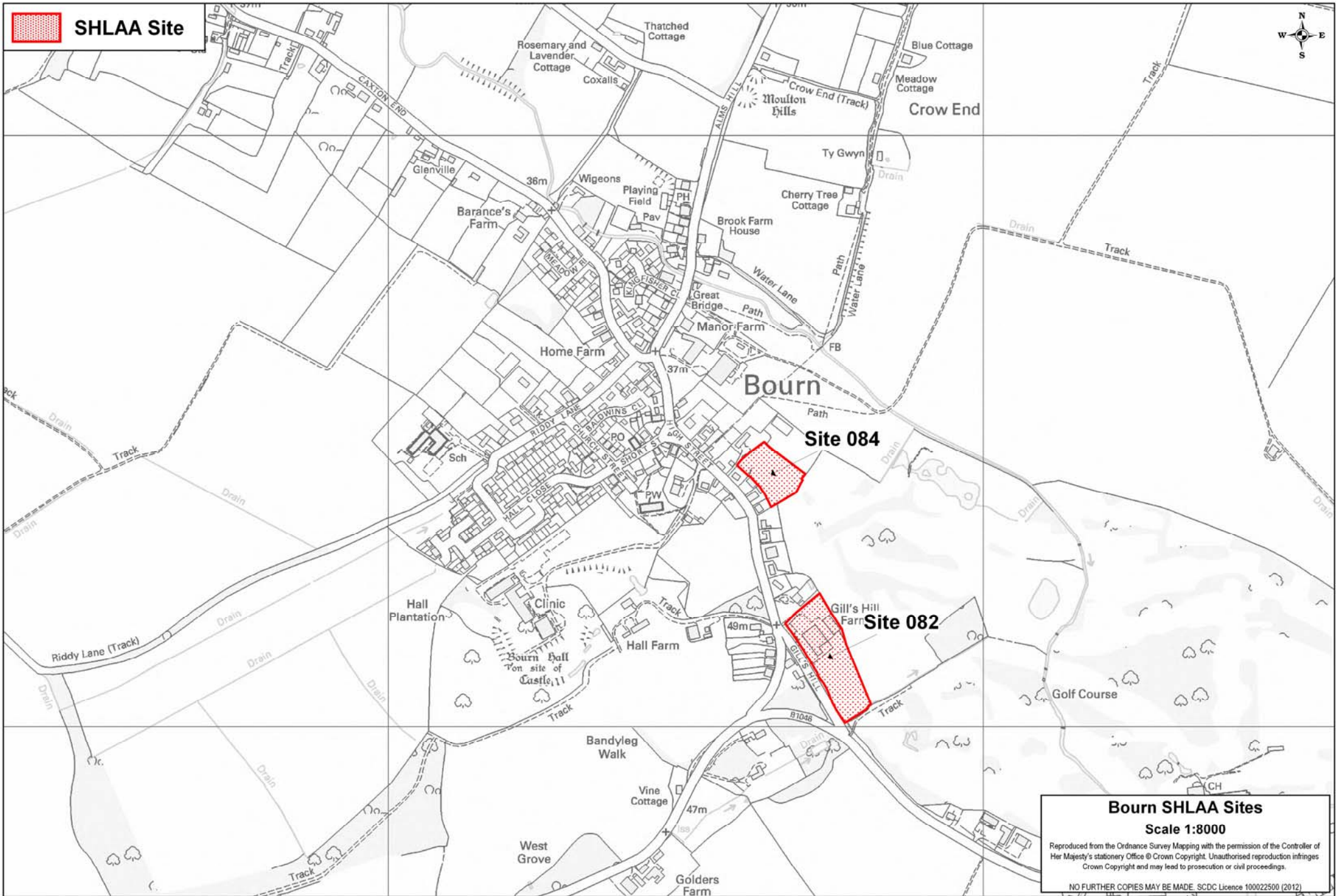
BOURN
Summary of SHLAA and SA Assessments

Settlement Category: Group Village

SHLAA Site Reference	Site 082	Site 084
Address (summary)	Gills Hill Farmyard	45 High Street
Site Size (gross ha)	1.33	0.64
Notional dwelling capacity	27	17
SHLAA strategic considerations	0	0
Green belt	0	0
SHLAA significant local considerations	---	---
Landscape and Townscape impact	---	---
SHLAA site specific factors	---	---
Accessibility to key local services and facilities (SA criteria 37)	-	-
Distance to key local services and facilities (SA criteria 38)	+	+++
Accessibility to a range of employment opportunities (SA criteria 48)	+	+
Accessibility by sustainable transport modes such as walking, cycling and public transport (SA criteria 51)	0	0
Sustainable Development Potential		

Site 082	Partly commercial site east of Gills Hill, on the south eastern edge of Bourn. Loss of B2 and B8 uses. Significant historic environment, townscape and landscape impacts - adjacent Grade II Listed Building, rural character.
Site 084	Site to east of High Street on eastern side of Bourn. Significant historic environment, townscape and landscape impacts - paddock provides soft edge and setting of several Listed Buildings, including Grade I church, and Conservation Area. No access - can only be achieved by removal of property on High Street.

 **SHLAA Site**



Bourn SHLAA Sites

Scale 1:8000

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