

4.4. Cavendish

4.4.1 Cavendish is a medium sized village with a population of 1,008 (2018 mid-year estimate), located approximately 16 kilometres from Haverhill. It has a reasonable range of services and facilities including:

- three pubs
- a primary school
- shops
- a play area

4.4.2 It is an attractive village set within the Stour Valley, with a large number of listed buildings lining the historic high street.

Constraints and opportunities

- Cavendish is located on the A1092 which provides good road links for Sudbury to the east and Haverhill to the west. Cavendish is served by an hourly bus service to Sudbury and Haverhill, with a journey time of less than half an hour.
- The conservation area which covers much of the village must be considered when appraising opportunities for new development, particularly to the north and west in order to protect the setting of the village and views into and from the conservation area to the countryside.
- Flood risk areas cover much of the central and southern parts of the village which will influence the possible locations for growth.
- There are no national or habitat designations in close proximity to the village.
- The scale of growth will be dependent on local environmental and infrastructure capacity and will need to respect the landscape setting and attractive character of Cavendish.
- Additional growth should consolidate and enhance existing community services and facilities.
- Cavendish is situated in the River Stour valley, reflected in the land that rises to the north and south of the village boundary. Any new development will need to be sensitive to the surrounding landscape characteristics.
- Any large scale development has the potential to impact negatively on the character of the settlement. However, small scale peripheral extension may be possible.
- Cavendish lies within the rich archaeological landscape of the Stour Valley as recorded in the county Historic Environment Record (HER), and Prehistoric and Roman sites are recorded within the vicinity of this historic settlement.

Settlement status

4.4.3 The village is designated as a local service centre in the current local plan in recognition of the role it has to play in serving the residents of the village and those who live in the surrounding rural area. It is proposed that its status is retained as a local service centre in the new West Suffolk settlement hierarchy.

4.4.4 The former St Edmundsbury area Rural Vision 2031 (2014) allocated one site in the village for a total of 10 dwellings. The site remains undeveloped.

Site options

4.4.5 The level of development will be influenced by the settlement strategy which will determine the distribution of development across the district as well as the existing environmental and physical constraints and the overall capacity for growth in the settlement.

4.4.6 A number of sites have been submitted to the council by landowners and developers for potential inclusion in the local plan. Included sites in the Strategic

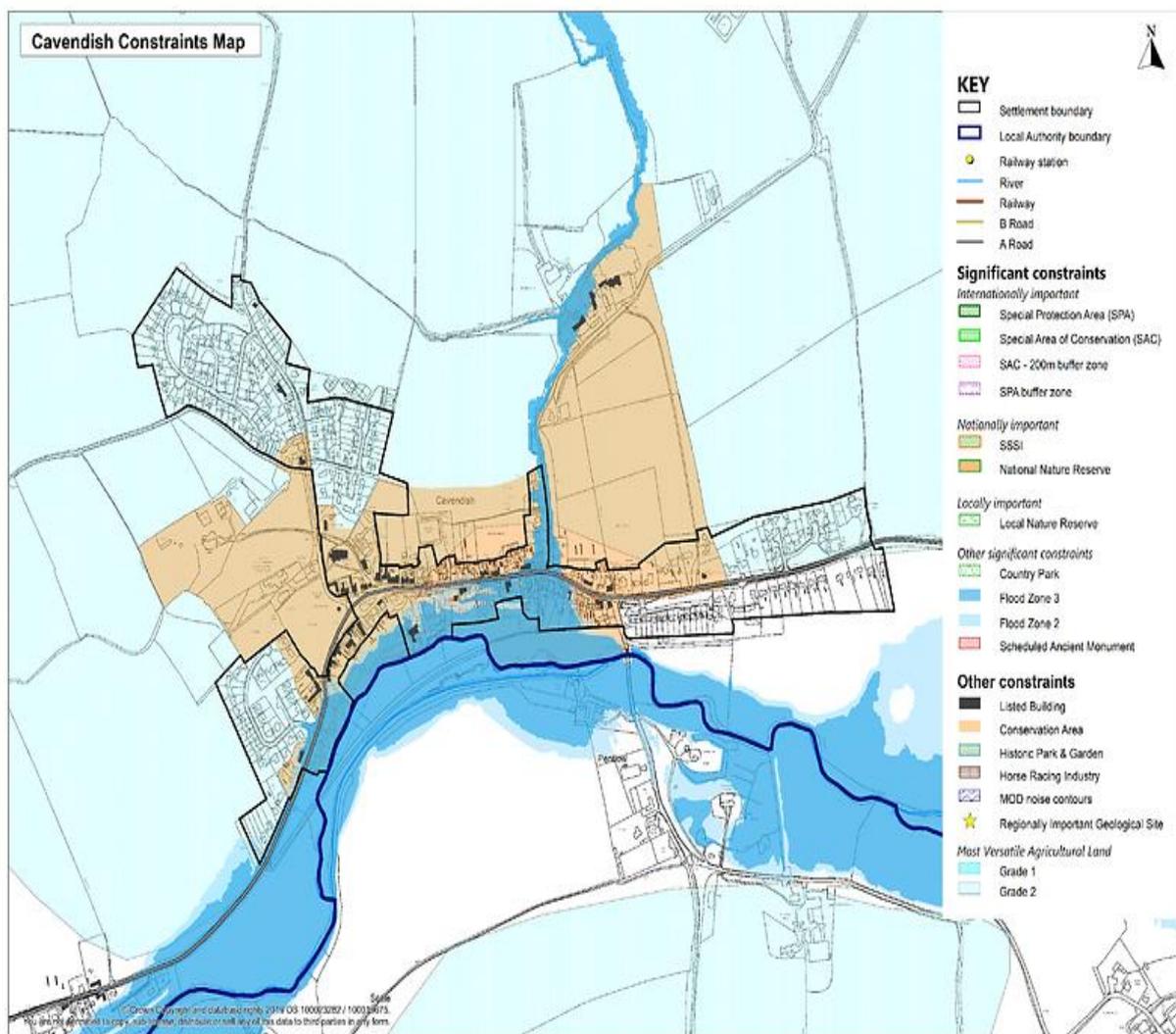
Housing and Economic Land Availability Assessment (SHELAA) that lie within or adjacent to the settlement boundary are shown on the map below, as these have passed the initial tests of being suitable, available and achievable, and so are more likely to be sites that could be suitable for allocation in the local plan.

4.4.7 It is important to note that at this stage these sites have not been selected as preferred sites for development, but we are seeking views on them to assist with the preparation of the next draft of the plan, where decisions will be made on which, if any, sites would be suitable for allocation.

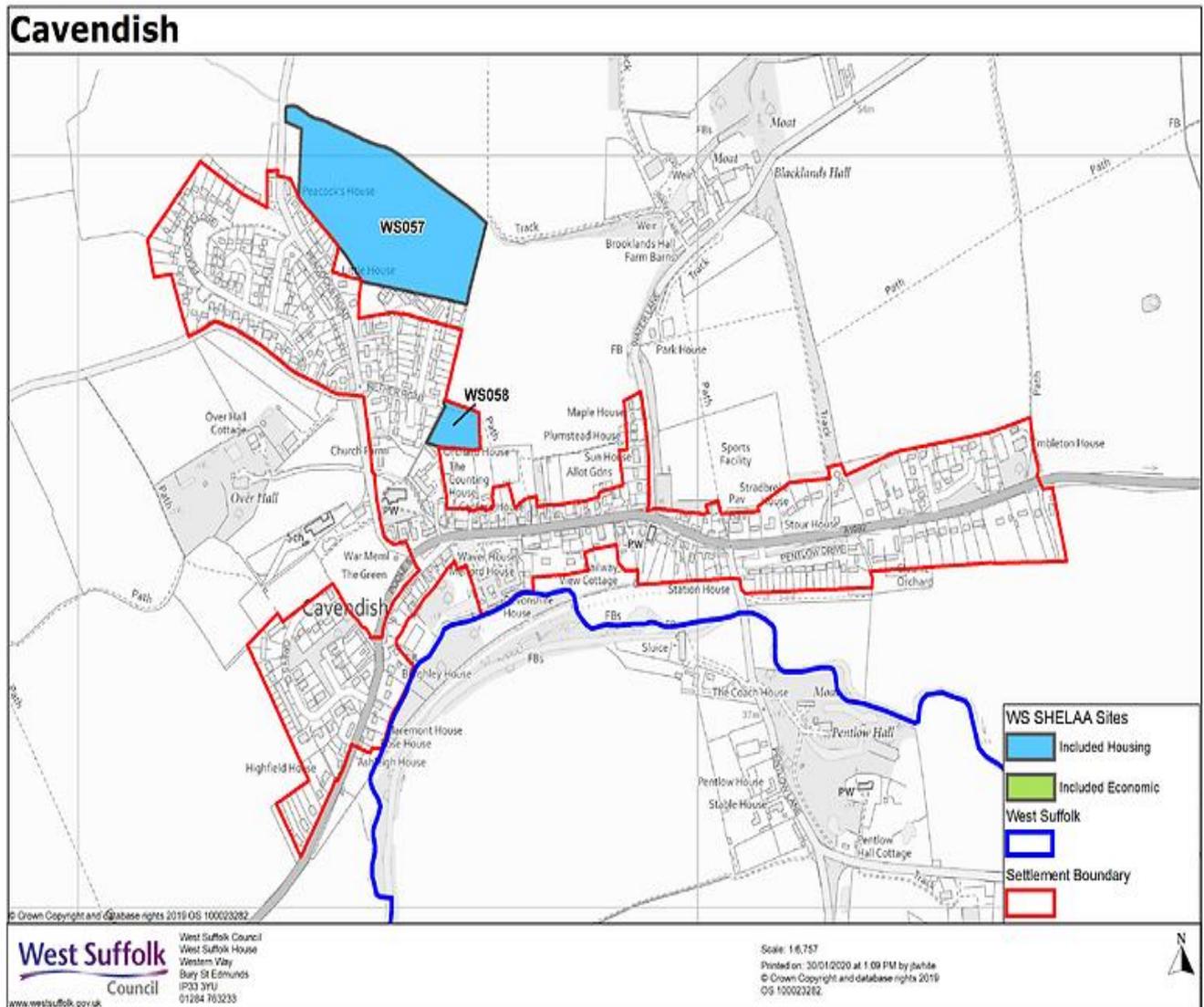
4.4.8 The table below provides information on these sites, setting out information on the proposed use and planning status. Also below is a map of the main settlement constraints to assist you in making a response.

4.4.9 Your comments on these sites will help in drawing up the next draft of the West Suffolk Local Plan for consultation in 2021. This will set out the council's preferred options for the distribution of housing and other land uses across the district. The council will also consult on the preferred sites across the district to achieve this distribution.

Cavendish settlement constraints map



Cavendish settlement map showing SHELAA included sites



Cavendish - included SHELAA sites

2020 reference	Site name	Area (hectares)	Proposed use	Current use planning status	Indicative capacity* ^[1]
WS057	Blacklands field, part of Scotts Farm	4.57	Residential	Agricultural none	82
WS058	Land at the end of Nether Road	0.40	Residential	Agricultural allocated RV16a	10

1. *an indicative capacity of 30 dwellings per hectare is applied unless the site is already allocated or has planning permission. For sites over 100 dwellings, 40 per cent of land set aside for infrastructure.