

# What is the housing target for Sherston?

The minimum housing target for Sherston is determined by the Wiltshire Core Strategy. The Core Strategy has determined that, over the plan period (2006 to 2026), at least **1,200** new homes will be provided in the Malmesbury Community Area (MCA) of which **510** will be provided in the villages.

This equates to a **12.45%** increase in the number of houses in the MCA. There are currently 596 dwellings in Sherston so the increase required was calculated as 74 dwellings:

$$596 \times 0.1245 = 74$$

However, oversupply elsewhere in the MCA means that this requirement has been reduced to **9.8%**. Therefore, the target for Sherston is:

$$596 \times 0.98 = 59 \text{ units}$$

Furthermore:

- **30** dwellings have been built in the village since 2006
- **13** dwellings have Planning Permission in the village

Therefore the housing requirement in the village is further reduced:

$$59 - (30+13) = 16 \text{ units}$$

The Neighbourhood Plan cannot promote an amount of development smaller than that identified in the Core Strategy.

Therefore, **16 units** is considered the minimum number of units that must be built in Sherston between now and 2026.

To put this in context—between 1999 and 2014 about 80 dwellings were built in Sherston.

# How many homes should be built in Sherston?

Although the Core Strategy has determined that Sherston must find room for at least 16 new homes by 2026, this is a minimum target rather than a maximum.

Should the Community deem it desirable, the Neighbourhood Plan could plan for a greater number of homes. There are of course advantages and disadvantages of doing so, some of which are addressed below:

## Advantages

- Sherston has an ageing population meaning people stay in their homes longer. Building new homes may enable local young people to stay in the area who otherwise may not be able to find a house here.
- If the village does not grow the percentage of the population in work will decrease as the number in retirement rises. The local economy could suffer and the village stagnate.
- Encouraging new development will ensure that local facilities & services are well used and less likely to be closed.
- New housing development could deliver new facilities such as sport and recreational facilities.

## Disadvantages

- New development will bring with it associated problems such as increased usage of roads and the problems associated such as congestion and wear and tear.
- Sherston has limited brownfield or previously developed land to build on so greenfield sites will likely have to be developed.
- The whole of Sherston is in an Area of Outstanding Natural Beauty so any new development will impact upon the AONB.
- The relationship between the village and the countryside could be altered where new housing is built.