



HEARING STATEMENT

in respect of
South Staffordshire Local Plan Examination Matter 5
on behalf of
UKLD Ltd

10 April 2025

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1. Introduction

- 1.1. This hearing statement is made by RCA Regeneration Ltd on behalf of UKLD Ltd to the South Staffordshire Local Plan (SSLP) EIP.
- 1.2. This statement relates to Matter 5 – Spatial Strategy.
- 1.3. We have not provided answers to all questions under this heading and have only offered answers where we consider it to be necessary.

2. Matter 5: Spatial Strategy

Issue 1: Whether there is a clear Spatial Strategy which is justified, effective and consistent with national policy.

Question 5 Have the social, economic and environmental impacts of the Spatial Strategy on neighbouring areas been identified and addressed?

- 2.1. No. We do not agree that these impacts have been adequately assessed – particularly as (just for Dudley and Wolverhampton alone) are facing a shortfall of 11,000 homes and nowhere for them to be accommodated. The impacts of a lack of housing (including affordable housing) to these areas could be devastating for local people in the form of overcrowding, homelessness, worsening affordability, increasing private rents as a result of reduced housing choice and pressure on councils to pay more and more for temporary housing costs (in order to fulfil their legal duties).
- 2.2. When there is insufficient, quality affordable housing available people put off making decisions about having children and are often unable to move out of their parental homes. Many may choose to move away to more affordable locations, which can undermine the mix of people living in an area and can make it harder for employers to find employees.
- 2.3. This is explained by Shelter in a 2015 report¹ explaining what happens when we do not build enough homes.
- 2.4. We add more detail to this and explain why assessing the impacts on neighbouring authorities is so important in our statement under Matter 4.

¹

https://assets.ctfassets.net/6sxvmndnnpn0s/1KxYndCJohoRVAeeTwpd7z/9f8a23666da6bec09e3ec5b283b4de23/7350_General_Election_Report_v7_4.pdf

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