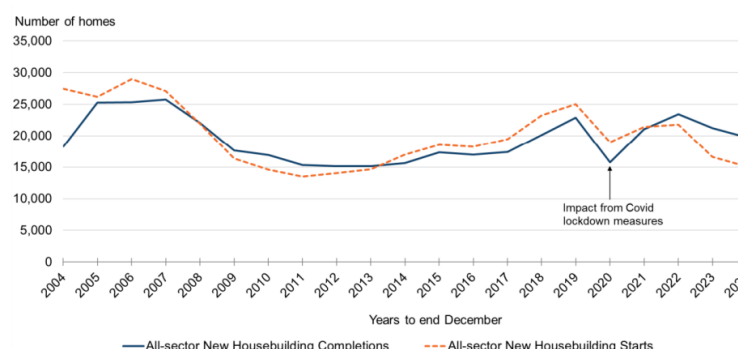


THE CONTEXT

- **Shortfall of +100,000 new homes accumulated since 2008**
- **[693k \(28%\) households](#) in Scotland identified as being in some form of housing need**
- **National housing emergency declared in May 2024 but:**
 - homelessness levels have continued to rise
 - [housing starts and completions](#) continue to fall
 - [latest planning decision times](#) for both major and local housing applications are well in excess of statutory timeframes

All-sector new housebuilding

Chart 1: All Sector new housebuilding starts and completions, 2004 to 2024 (year to end December)



Ensuring a sufficient effective land supply is fundamental to delivering the homes of all tenures that are required to meet the housing needs of this and future generations. It is the base component of any solution to Scotland's national housing emergency and a central function of the country's planning system. Scotland's land supply, is, however, shrinking.

Based on recent Development Plan Schemes, emerging Local Development Plans are up to five years away whilst 18 of the Local Development Plans across 34 planning authorities are out of date. The result of this is that the number of sites that are actually deliverable is reducing annually. Unless sufficient deliverable land is allocated for housing, the housing emergency will only be prolonged. This is the crux of the housing emergency.

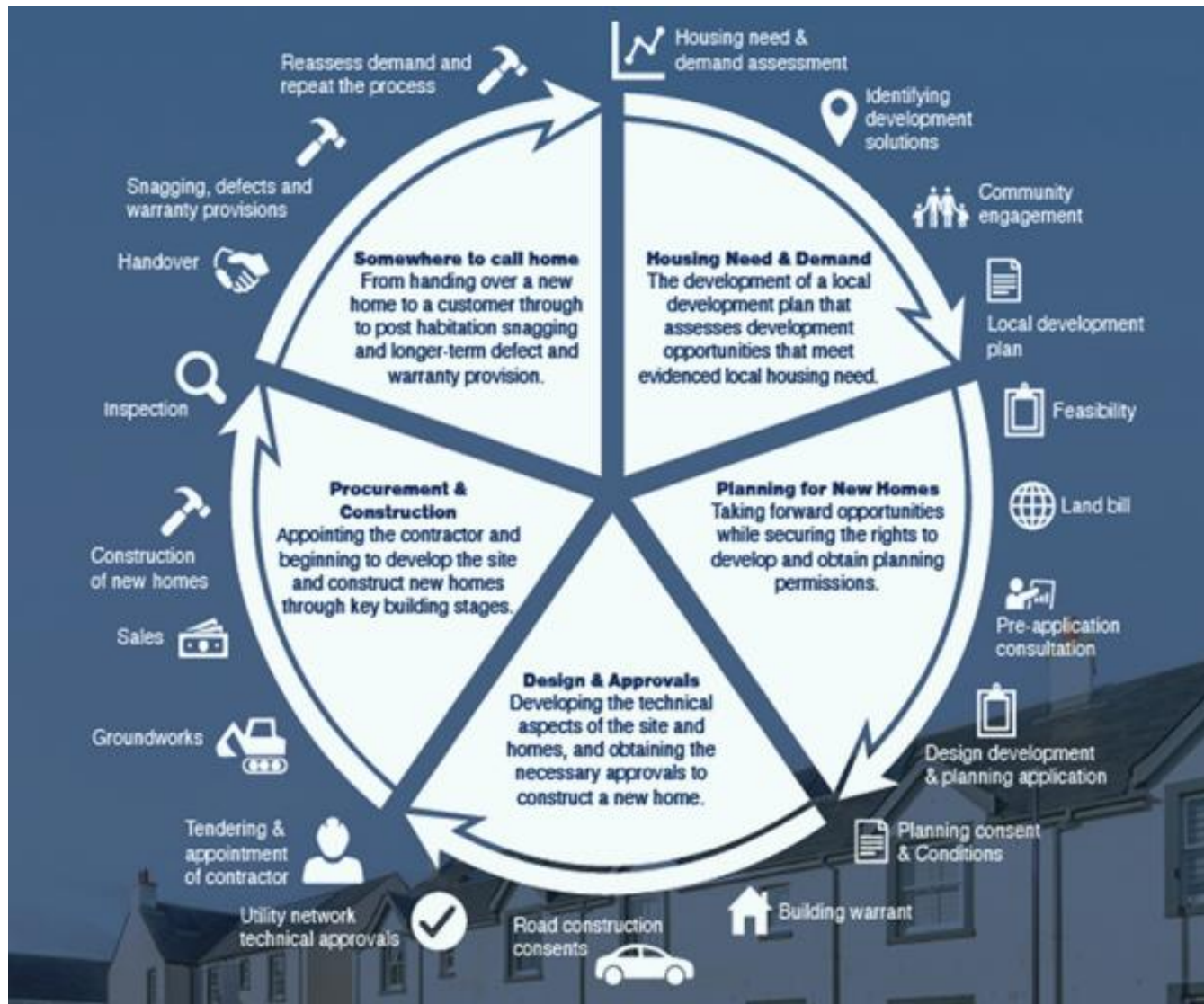
Our view is that National Planning Framework 4 in its current form is a serious impediment to the delivery of much-needed new homes across all tenures. Whilst we welcome actions such as the Chief Planner letter highlighting some policies will be in conflict with each other but that the decision-maker has to come to a balanced view, this type of intervention is, in effect, akin to tinkering around the edges of the issue.

We are calling for the reintroduction of the presumption in favour of sustainable development (even temporarily for the duration of the housing emergency) and / or the issuing of unequivocal transitional guidance, otherwise the current shortfall in the number of new homes being delivered, whether private or affordable, will only be compounded with future generations bearing the brunt of inaction.

If you would like to find out more about the work of Homes for Scotland or get in touch, please contact [Director of Planning Kevin Murphy](#).

The below diagram represents a simplified development cycle, effectively setting out the process from “no land” to “home” which must be gone through from start to finish.

Whilst there is clearly much more to housing delivery than the planning system, this is where the whole process begins. Until issues here are addressed, there can be no home building.



The increasingly supportive planning regime being promoted in England is now directly leading to a reduction in housing investment in Scotland, with this being diverted south of the border instead.

This is a situation of the utmost concern and can only be halted with unequivocal positive messaging and associated policy support positioning Scotland as a place where home building is welcomed and encouraged.

Homes for Scotland (www.homesforscotland.com) represents organisations together delivering the majority of all homes built to rent or own across the country. Our membership includes home builders of all sizes and tenures, including both Registered Social Landlords and private home builders. We look to change, challenge and collaborate with all stakeholders on behalf of the home building sector to ensure the housing needs and aspirations of all those living in Scotland are met. A planning system that encourages and facilitates the development of new homes is essential to achieving this and never more so in the context of a national housing emergency.