

## 9. Borders Housing Land Supply is 170% of MATHLR & LHLR

- 9.1. These luxury apartments proposed for infill land do nothing to redress the housing emergency and are not included in SBC's 19 Dec 2024 Delivery Programme [[HLA3](#)].
- 9.2. As SBC's CEO explained to the Convenor of the Local Government Housing and Planning Committee 24 Jul 2024 [[HLA2](#)], the housing emergency SBC recently declared is one of homelessness, social housing stock, construction costs and affordability for lower waged earners – i.e. issues of equality, not housing supply. This proposal for luxury housing will not alleviate the housing emergency the Scottish Borders is experiencing, its location on a site not allocated in the LDP is surplus to housing land supply requirements, and the proposal is not supported by an agreed timescale for build-out – i.e. the proposal is contrary to NPF4 policy 16 e and f. This proposal should, therefore, be rejected.
- 9.3. SBC's latest Housing Land Audit published April 2025 [[HLA1](#)] shows “there is sufficient land for a 10 year period. MATHLR within NPF4: 480 units per annum (4,800 units over 10 year period). Established housing land supply (22/23): 8,225 units.” That is, the established housing land supply in the Scottish Borders is 170% of the “the Minimum All-Tenure Housing Land Requirement (MATHLR) for the Scottish Borders, at 4,800 units over a 10 year period” [[HLA1](#), page 15]. SBC Adopted the NPF4 MATHLR target of 4800 as the Local Housing Land Requirement (LHLR) at 3.1 and 6.1 in LDP2 [[LDP2](#)].
- 9.4. More recent numbers from the 19 Dec 2024 Delivery Programme show exactly the same picture, with a deliverable supply from allocated sites (not including infill) of 7,943 units – well over (165% of) the MATHLR.