

DUMFRIES AND GALLOWAY LOCAL DEVELOPMENT PLAN 2

# Housing Land Audit at March 2023

**Summary**

**April 2024**

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Dumfries  
& Galloway



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# Introduction

## Purpose of Audit

Dumfries & Galloway Council undertakes an annual Housing Land Audit (HLA) to identify and monitor the established and effective housing land supply and to meet the requirements for monitoring housing land set out in Scottish Planning Policy (2014). This is an audit of Local Development Plan 2 (LDP2). The annual base date for the HLA is the 31 March. The audit has been produced using Scottish Government guidance contained within Planning Advice Note 2/2010 Affordable Housing and Housing Land Audits, which sets out the criteria for the inclusion of sites in the audit and gives guidance on determining the status of these sites.

## Land Supply Definitions

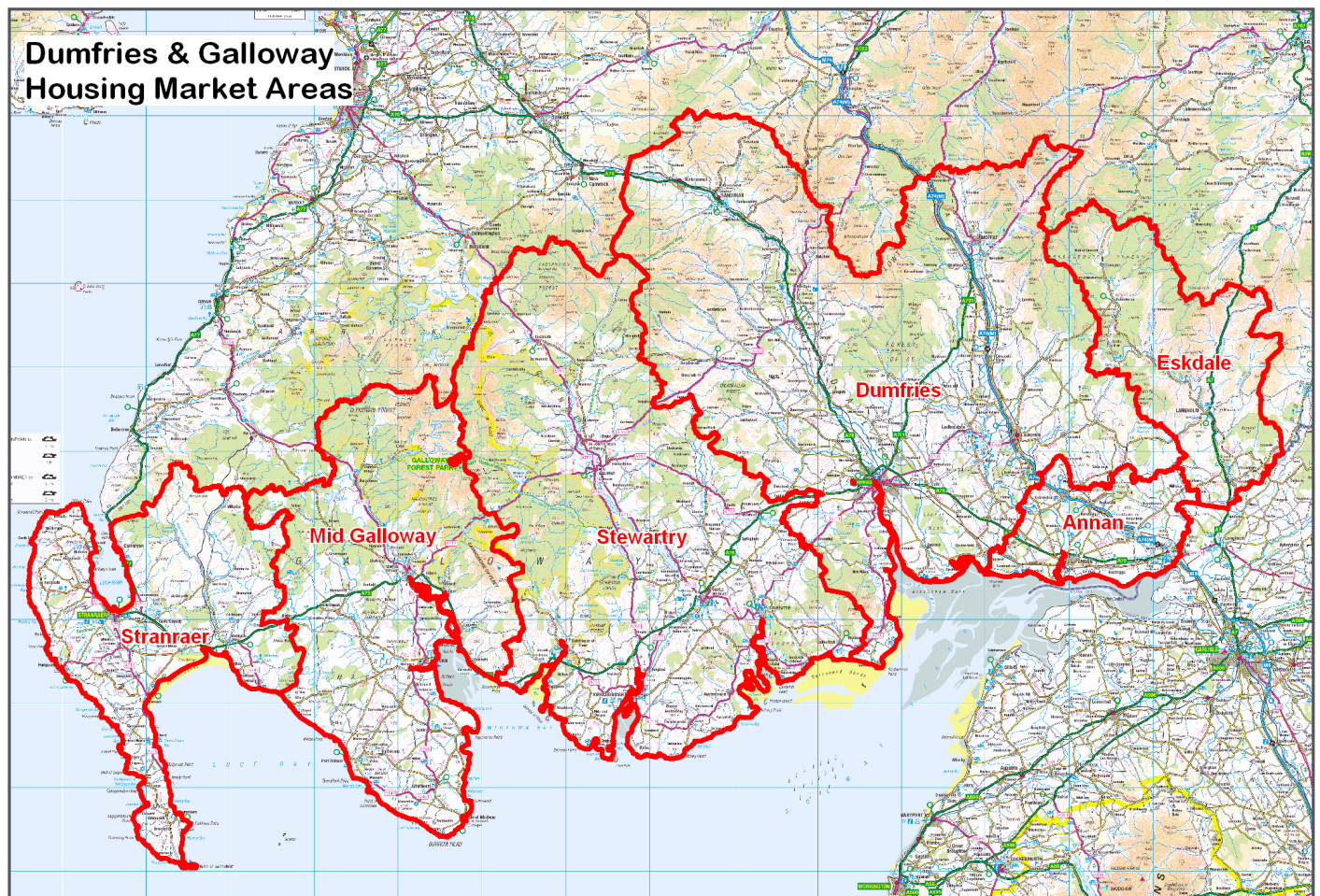
The HLA sets out the established housing land supply, which consists of sites with planning permission and/or allocated in LDP2, which are not yet developed. The effective housing land supply is the part of the established housing land supply that is free to develop within a prescribed period.

## Improvements to the audit

The audit methodology is constantly being updated and improved to ensure the programming is as accurate as possible which has become an increasingly difficult task due to the impact of the Covid-19 pandemic and the current economic climate. Volume house builders and landowners with an interest in sites included in the audit have been contacted to obtain their input into the programming process. Where this information has been received it has been incorporated into the audit report.

## Presentation of the Audit

The audit is intended to provide a comprehensive description of all current sites for housing for each of the six HMAs covering Dumfries & Galloway at 31st March 2023. Map 1 below identifies Housing Market Areas in Dumfries & Galloway.



Map 1: Dumfries and Galloway Housing Market Areas

## Established Housing Land Supply

### Trends in the Established Housing Land Supply

Over the past ten years the established housing land supply in Dumfries & Galloway has peaked at 11,820 units in 2020. The 2023 audit total established housing land supply was 10,524 units, which is a decrease of 899 units since the previous audit. The trend in established housing land supply for 2014 – 2023 is shown in Table 1 by Housing Market Area (HMA).

HMA	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Annan HMA	1,620	1,541	1,536	1,505	1,472	1,479	1,875	1,857	1,716	1,332
Dumfries HMA	4,222	4,086	3,997	3,967	3,899	3,773	5,897	5,854	5,853	5,466
Eskdale HMA	386	377	375	369	368	369	382	382	215	211
Mid Galloway HMA	1,025	995	917	893	879	861	1,022	1,016	1,009	999
Stewartry HMA	1,274	1,184	1,142	1,092	1,083	1,092	1,782	1,769	1,784	1,717
Stranraer HMA	1,368	1,313	1,279	1,186	1,165	1,181	862	690	846	799
Dumfries and Galloway	9,895	9,496	9,246	9,012	8,866	8,755	11,820	11,568	11,423	10,524

## Effective Housing Land Supply

### Trends in the Effective Housing Land Supply

The effective housing land supply is land which is free from constraints in the period under consideration and is therefore immediately available for development. Programming of the effective housing land supply helps to identify if there is sufficient land in Dumfries & Galloway for the next five years. Table 2 shows the total effective housing land supply for the previous ten years covering 2014 – 2023 for each Housing Market Area. The effective housing land supply has decreased by 276 units since the previous audit.

HMA	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Annan HMA	855	647	695	593	634	703	545	749	601	381
Dumfries HMA	1,833	1,713	1,335	1,298	1,288	1,271	1,780	1,792	1,819	1,536
Eskdale HMA	159	170	165	79	162	158	94	110	94	78
Mid Galloway HMA	557	327	318	258	274	338	313	317	317	338
Stewartry HMA	586	541	426	354	432	300	538	556	548	479
Stranraer HMA	509	492	360	332	311	298	333	330	347	637
Dumfries and Galloway	4,499	3,890	3,299	2,914	3,101	3,068	3,603	3,854	3,724	3,448

### Completions by Housing Market Area

Table 3 shows the level of completions by Housing Market Area for the past ten years. The highest level of completions is within the Dumfries HMA. Very low levels of completions are recorded in the Eskdale and Mid Galloway HMAs. This is due to the rural nature of the HMA's with only one main settlement which attracts a low level of development. The total number of completions in the past ten years peaked at 400 completions in Apr 2014/Mar 2015, in the Apr 22/Mar 23 audit a total of 381 completions were recorded. This is an increase of 24 completions from the previous audit. The past two years has shown an increase in completion numbers across Dumfries & Galloway which suggests the region is slowly beginning to recover after the effects of the Covid-19 pandemic and a period of economic downturn.

**Table 3: Completions by Housing Market Area (April 2013 - March 2023)**

HMA	Apr 13/ Mar 14	Apr 14/ Mar 15	Apr 15/ Mar 16	Apr 16/ Mar 17	Apr 17 / Mar 18	Apr 18 / Mar 19	Apr 19 / Mar 20	Apr 20 / Mar 21	Apr 21 / Mar 21	Apr 22 / Mar 23	Apr 13 / Mar 23
Annan HMA	26	21	24	48	46	33	108	84	116	174	680
Dumfries HMA	215	220	194	142	137	183	128	101	178	151	1,649
Eskdale HMA	0	3	1	7	5	2	3	3	7	2	33
Mid Galloway HMA	18	29	57	23	6	8	5	5	11	2	164
Stewartry HMA	56	87	49	47	25	35	51	33	35	29	447
Stranraer HMA	77	40	13	65	38	4	7	12	10	23	289
Dumfries and Galloway	392	400	338	332	257	265	303	238	357	381	3,262

### Affordable Housing Completions by Housing Market Area

Table 4 shows the level of affordable housing completions by Housing Market Area for the past ten years. The total number of affordable housing completions in the past ten years has peaked at 218 completions recorded in the Apr 2022/Mar 2023 audit. This is an increase of 42 units from the previous audit. Affordable housing completions now amount to over half of the overall completions in Dumfries & Galloway which represents the forefront of this type of development in the region.

**Table 4: Affordable housing completions by Housing Market Area (April 2013 - March 2023)**

HMA	Apr 13/ Mar 14	Apr 14/ Mar 15	Apr 15/ Mar 16	Apr 16/ Mar 17	Apr 17/ Mar 18	Apr 18/ Mar 19	Apr 19/ Mar 20	Apr 20/ Mar 21	Apr 21/ Mar 22	Apr 22/ Mar 23
Annan HMA	0	2	0	20	1	1	88	55	82	168
Dumfries HMA	62	76	58	50	42	35	53	29	89	31
Eskdale HMA	0	0	1	0	0	0	0	0	0	0
Mid Galloway HMA	14	17	37	0	0	0	0	0	5	0
Stewartry HMA	28	65	12	23	0	8	0	0	0	0
Stranraer HMA	62	23	0	18	26	0	0	0	0	19
Dumfries and Galloway	166	183	108	111	69	44	141	84	176	218

### Five Year Effective Housing Land Supply

The Housing Supply Target in LDP2 identified a housing supply target of 5,282 units for the period 2017 – 2029. Completions from Apr 2017 to Mar 2023 have been deducted from this target resulting in a housing supply target of 3,720 for the period Apr 2022 – Mar 2029. A five-year housing supply target was then calculated for each HMA. The five-year effective housing land supply (year's supply) was calculated using the following formula:

$$= \left( \frac{\text{5 year effective housing land supply (units)}}{\text{5 year housing supply target (units)}} \right) * 5$$

**Table 5: Five year effective housing land supply (years supply to 1 decimal place)**

HMA	Housing Supply Target 2017 - 2029	Completions (April 2017 - March 2023)	Housing Supply Target April 2021 - March 2029	5 Year Housing Supply Target	5 Year Effective Housing Supply Programming	5 Year Effective Housing Land Supply (years supply)
Annan HMA	554	477	77	215	381	8.8
Dumfries HMA	2,798	777	2,021	1,075	1,536	7.1
Eskdale HMA	77	19	58	30	78	13.0
Mid Galloway HMA	551	32	519	210	338	8.0
Stewartry HMA	793	175	618	305	479	7.9
Stranraer HMA	509	82	427	195	637	16.3
Dumfries & Galloway	5,282	1,562	3,720	2,030	3,448	8.5

## Potentially Effective Housing Land Supply

The potentially effective housing land supply includes sites or parts of sites that are free from constraints but are not programmed to be developed within the five years. Sites with units programmed in year 6 and 7 are mainly due to marketability issues and phasing. The potentially effective housing land supply and post year 7 housing supply is summarised below in Table 6.

HMA	Years 6 & 7 (Apr 26/ Mar 27 - Apr 27/Mar 28)	Post Year 7 (Post Apr 28)
Annan HMA	279	684
Dumfries HMA	525	3,088
Eskdale HMA	16	100
Mid Galloway HMA	181	390
Stewartry HMA	175	913
Stranraer HMA	171	245
<b>Dumfries &amp; Galloway</b>	<b>1,347</b>	<b>5,420</b>

## Greenfield / Brownfield

As defined in LDP2, greenfield sites are considered to be land which has not been previously developed, whereas brownfield sites are land which has previously been developed and premises, including the curtilage of buildings, which may still be partially occupied or used. For the period of Apr 2022 – Mar 2023 88.3% of the established housing land supply on large sites (sites with 5 units or more) is on greenfield land, 8.9% is on brownfield land and 2.8% is on part greenfield/ part brownfield land. This can be explained by the rural character of the authority area and the relatively tight boundaries of the settlements. Table 7 shows the split of development on brownfield and greenfield land by Housing Market Area. It should be noted the classification of greenfield/brownfield is only recorded for large sites.

Greenfield/Brownfield Land by HMA (exc small sites less than 5 units)		Greenfield		Brownfield		Part Greenfield/ Part Brownfield	
Established Land Supply (excl small sites)		Units	%	Units	%	Units	%
HMA	Total	Units	%	Units	%	Units	%
Annan	1,217	1,039	85.4	23	1.9	154	12.7
Dumfries	5,104	4,625	90.6	479	9.4	0	0
Eskdale	177	91	51.4	41	23.2	45	25.4
Mid Galloway	876	761	86.9	115	13.1	0	0
Stewartry	1,491	1,347	90.3	144	9.7	0	0
Stranraer	692	579	83.7	47	6.8	66	9.5
<b>D&amp;G</b>	<b>9,557</b>	<b>8,442</b>	<b>88.3</b>	<b>849</b>	<b>8.9</b>	<b>265</b>	<b>2.8</b>

**Windfall Sites within Dumfries Regional Capital, District Centres, Local Centres by HMA (excl small sites i.e. sites less than 5 units)**

Windfall sites are defined as sites that are not allocated in the Local Development Plan that receive planning consent for residential units. The windfall sites are unexpected but still contribute to the established and effective housing land supply. Windfall sites deliver flexibility over and above the housing supply targets identified in the Local Housing Strategy. A total of 1 new windfall sites have been added to the audit this year, the total site capacity of this is 10 units. Table 8 shows the windfall units included within this year’s audit by HMA.

<b>Table 8: Windfall Sites within Dumfries Regional Capital, District Centres and Local Centres by Housing Market Area (excl small sites i.e. sites less than 5 units)</b>									
HMA	Apr 14 / Mar 15	Apr 15 / Mar 16	Apr 16 / Mar 17	Apr 17 / Mar 18	Apr 18 / Mar 19	Apr 19 / Mar 20	Apr 20 / Mar 21	Apr 21 / Mar 22	Apr 22 / Mar 23
Annan HMA	0	7	0	9	27	0	18	0	0
Dumfries HMA	47	8	73	41	26	31	33	21	0
Eskdale HMA	0	0	0	0	0	0	0	0	0
Mid Galloway HMA	0	0	0	0	0	0	7	0	0
Stewartry HMA	10	23	0	0	0	15	0	0	0
Stranraer HMA	0	0	0	5	5	0	0	0	10
Dumfries and Galloway	57	38	73	55	58	46	58	21	10