

DUMFRIES AND GALLOWAY LOCAL DEVELOPMENT PLAN

Housing Land Audit at March 2017

Summary

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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). 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 the Local Development Plan, 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 current difficult 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 information in the audit is presented for the six Housing Market Areas in Dumfries & Galloway. Map 1 below identifies Housing Market Areas in Dumfries & Galloway. 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 2017.



Map 1: Dumfries and Galloway Housing Market Areas

Established Housing Land Supply

Trends in the Established Housing Land Supply

Over the past 6 years the established housing land supply in Dumfries & Galloway has peaked at 11,855 units in 2012, in the 2017 audit the total established housing land supply was 9,012

units, a decrease of 234 units since the previous audit. The trend in established housing land supply for 2012 - 2017 is shown in Table 1 by Housing Market Area (HMA).

Table 1: Trends in the Established Housing Land Supply 2012 - 2017

HMA	2012	2013	2014	2015	2016	2017
Annan HMA	1,547	1,465	1,620	1,541	1,536	1,505
Dumfries HMA	5,683	5,197	4,222	4,086	3,997	3,967
Eskdale HMA	391	395	386	377	375	369
Mid Galloway HMA	1,180	1,116	1,025	995	917	893
Stewartry HMA	1,440	1,389	1,274	1,184	1,142	1,092
Stranraer HMA	1,614	1,527	1,368	1,313	1,279	1,186
Dumfries and Galloway	11,855	11,089	9,895	9,496	9,246	9,012

Established Housing Land Supply 2017

Table 2 shows how dispersed the established housing land supply is throughout Dumfries & Galloway. Of the total established housing land supply figure (9,012 units), 22.2% is located within Dumfries Regional Capital, 47.5% is

located within District Centres, 21.6% is located within Local Centres, 2.9% is located within Villages and 5.9% is located within Small Building Groups and Landward areas.

Table 2: Established Housing Land Supply 2017

Established Housing Land Supply	Annan HMA	Dumfries HMA	Eskdale HMA	Mid Galloway HMA	Stewartry HMA	Stranraer HMA	Dumfries and Galloway
Regional Capital	-	1,999	-	-	-	-	1,999
District Centres	932	1,303	260	520	625	639	4,279
Local Centres	509	331	93	295	249	469	1,946
Villages	22	116	7	12	93	7	257
Housing in the Countryside (SBGs and Landward)	42	218	9	66	125	71	531
Total	1,505	3,967	369	893	1,092	1,186	9,012

Greenfield / Brownfield

83.1% of the established housing land supply on large sites is on greenfield land, 10.4% is on brownfield land and 6.5% 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 3 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.

Table 3: Greenfield/Brownfield Land by HMA 2017 (excl. small sites i.e. sites less than 5 units)

HMA	Established Land Supply (excl small sites)	Greenfield		Brownfield		Part Greenfield/ Part Brownfield	
		Units	%	Units	%	Units	%
Annan HMA	1,395	1,151	82.5	66	4.7	178	12.8
Dumfries HMA	3,563	3,101	87.0	393	11.0	69	1.9
Eskdale HMA	334	93	27.8	31	9.3	210	62.9
Mid Galloway HMA	754	730	96.8	24	3.2	0	0.0
Stewartry HMA	879	806	91.7	73	8.3	0	0.0
Stranraer HMA	1,075	768	71.4	241	22.4	66	6.1
Dumfries and Galloway	8,000	6,649	83.1	828	10.4	523	6.5

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 4 shows the total effective housing land supply for the previous six years covering 2012 - 2017 for each Housing Market Area. The effective housing land supply has decreased by 385 units since the previous audit. Programming of the audit has continued to be an increasingly difficult process due to market conditions being experienced and the difficulty for developers and potential buyers to obtain finance.

HMA	2012	2013	2014	2015	2016	2017
Annan HMA	978	849	855	647	695	593
Dumfries HMA	2,313	2,074	1,833	1,713	1,335	1,298
Eskdale HMA	163	158	159	170	165	79
Mid Galloway HMA	530	577	557	327	318	258
Stewartry HMA	551	618	586	541	426	354
Stranraer HMA	514	603	509	492	360	332
Dumfries and Galloway	5,049	4,879	4,499	3,890	3,299	2,914

Effective Housing Land Supply 2017

Table 5 shows how dispersed the effective housing land supply is throughout Dumfries & Galloway. Of the total effective housing land supply figure (2,914 units), 21.6% is located within Dumfries Regional Capital, 47.9% is

located within District Centres, 17.2% is located within Local Centres, 5.1% is located within Villages and 8.2% is located within Small Building Groups and Landward areas.

Effective Housing Land Supply	Annan HMA	Dumfries HMA	Eskdale HMA	Mid Galloway HMA	Stewartry HMA	Stranraer HMA	Dumfries and Galloway
Regional Capital	-	629	-	-	-	-	629
District Centres	442	406	23	170	173	182	1,396
Local Centres	111	80	46	67	67	131	502
Villages	15	78	4	4	46	1	148
Housing in the Countryside (SBGs and Landward)	25	105	6	17	68	18	239
Total	593	1,298	79	258	354	332	2,914

Completions by Housing Market Area

Table 6 shows the level of completions by Housing Market Area for the past eight years. The highest level of completions is within the Dumfries HMA. A very low level of completions are recorded in the Eskdale HMA this is due to the rural nature of the HMA with only one main settlement which attracts a low level of development. The total number of completions in the past eight years has peaked

at 563 completions in Apr 2010/Mar 2011, in the Apr 2016/Mar 17 audit a total of 332 completions were recorded. This is a decrease of 6 completions from the previous audit. The low level of completions across Dumfries & Galloway is a result of the economic downturn; many of the sites under construction in Dumfries & Galloway have slowed down or stalled due to lack of developer and mortgage finance.

Table 6: Completions by Housing Market Area (April 2009 - March 2017)

HMA	Apr 09/ Mar 10	Apr 10/ Mar 11	Apr 11/ Mar 12	Apr 12/ Mar 13	Apr 13/ Mar 14	Apr 14/ Mar 15	Apr 15/ Mar 16	Apr 16/ Mar 17
Annan HMA	53	35	26	20	26	21	24	48
Dumfries HMA	172	359	281	211	215	220	194	142
Eskdale HMA	4	9	4	4	0	3	1	7
Mid Galloway HMA	66	26	79	18	18	29	57	23
Stewartry HMA	85	38	57	38	56	87	49	47
Stranraer HMA	90	96	59	37	77	40	13	65
Dumfries and Galloway	470	563	506	328	392	400	338	332

Affordable Housing Completions by Housing Market Area

Table 7 shows the level of affordable housing completions by Housing Market Area for the past eight years. The total number of affordable housing completions in the past eight years has peaked at 250 completions in Apr 2010/Mar

2011, in the Apr 2016/Mar 2017 audit a total of 111 affordable housing completions were recorded. This is an increase of 3 completions from the previous audit.

Table 7: Affordable housing completions by Housing Market Area (April 2009 - March 2017)

HMA	Apr 09/ Mar 10	Apr 10/ Mar 11	Apr 11/ Mar 12	Apr 12/ Mar 13	Apr 13/ Mar 14	Apr 14/ Mar 15	Apr 15/ Mar 16	Apr 16/ Mar 17
Annan HMA	0	0	0	0	0	2	0	20
Dumfries HMA	10	186	74	70	62	76	58	50
Eskdale HMA	0	0	0	0	0	0	1	0
Mid Galloway HMA	16	0	10	0	14	17	37	0
Stewartry HMA	13	0	0	0	28	65	12	23
Stranraer HMA	26	64	29	18	62	23	0	18
Dumfries and Galloway	65	250	113	88	166	183	108	111

Five Year Effective Housing Land Supply

The Local Housing Strategy identified a housing supply target of 7,328 units for the period 2009 - 2024. Completions from Apr 2009 to Mar 2017 have been deducted from this target resulting in a housing supply target of 3,999 for the period Apr 2017 - Mar 2024. A five year housing supply target was then calculated for each HMA. The five year effective housing land supply (years

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 8 shows that there is sufficient land in the Dumfries HMA, Stewartry HMA and Stranraer HMA to meet the five year effective housing land supply requirement.

HMA	Housing Supply Target 2009 - 2024	Completions (April 2009 - March 2017)	Housing Supply Target April 2017 - March 2024	5 Year Housing Supply Target	5 Year Effective Housing Land Supply	5 Year Effective Housing Land Supply (years supply)
Annan HMA	1,306	253	1,053	752	593	3.9
Dumfries HMA	3,433	1,794	1,639	1,171	1,298	5.5
Eskdale HMA	256	32	224	160	79	2.5
Mid Galloway HMA	794	316	478	341	258	3.8
Stewartry HMA	741	457	284	203	354	8.7
Stranraer HMA	798	477	321	229	332	7.2
Dumfries and Galloway	7,328	3,329	3,999	2,856	2,914	5.1

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 9.

Table 9: Potentially effective housing land and post year 7 supply (excl small sites i.e. sites less than 5 units)

HMA	Years 6 and 7 (Apr 22/Mar 23 - Apr 23/Mar 24)	Post Year 7 (Post Apr 24)
Annan HMA	223	564
Dumfries HMA	459	1,671
Eskdale HMA	90	184
Mid Galloway HMA	126	279
Stewartry HMA	142	319
Stranraer HMA	146	442
Dumfries and Galloway	1,186	3,459

Effective Housing Land Supply on Small Sites

In Dumfries & Galloway, like other rural authorities, small sites play a key role in terms of the effective housing land supply and completions. Information on small sites is collated as part of the audit process. In this year's

audit of the total 2,914 units within the effective housing land supply, 471 (16.2%) of these units are on small sites. Table 10 shows the effective housing land supply on small sites by Housing Market Area.

Table 10: Effective Housing Land Supply on Small Sites (i.e. sites of less than 5 units)

HMA	2010	2011	2012	2013	2014	2015	2016	2017
Annan HMA	76	77	78	61	56	55	60	60
Dumfries HMA	326	332	283	232	219	220	232	211
Eskdale HMA	26	23	22	21	22	19	20	19
Mid Galloway HMA	64	67	53	44	41	40	39	38
Stewartry HMA	188	195	167	151	131	128	122	116
Stranraer HMA	77	81	58	47	42	38	35	27
Dumfries and Galloway	757	775	661	556	511	500	508	471
As a % of total effective housing land supply	13.9	15.4	13.1	11.4	11.4	12.9	15.4	16.2

Completions on Small Sites by Housing Market Area

Table 11 shows the level of completions on small sites by Housing Market Area for the past eight years. The total number of completions on small sites in the past eight years has peaked at 210 completions in Apr 2009/Mar 2010,

in the Apr 2016/Mar 17 audit a total of 101 completions were recorded. This is an increase of 23 completions from the previous audit. In this year's audit of the total 332 units completed, 30.4% of these units are on small sites.

Table 11: Completions on Small Sites by Housing Market Area

HMA	Apr 09/ Mar 10	Apr 10/ Mar 11	Apr 11/ Mar 12	Apr 12/ Mar 13	Apr 13/ Mar 14	Apr 14/ Mar 15	Apr 15/ Mar 16	Apr 16/ Mar 17
Annan HMA	22	21	14	18	11	5	6	9
Dumfries HMA	67	51	41	51	45	40	28	41
Eskdale HMA	0	8	4	4	0	1	1	3
Mid Galloway HMA	35	20	25	10	4	12	11	15
Stewartry HMA	44	28	48	21	25	14	23	18
Stranraer HMA	42	29	21	17	12	8	9	15
Dumfries and Galloway	210	157	153	121	97	80	78	101
As a % of total completions	44.7	27.9	30.2	36.9	24.7	20.0	23.1	30.4

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 5 new windfall sites have been added to the audit this year, the total site capacity of these is 73 units. Table 12 shows the windfall sites included within this year’s audit by HMA.

Table 12: 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)

HMA	Apr 14/Mar 15	Apr 15/Mar 16	Apr 16/Mar 17
Annan HMA	0	7	0
Dumfries HMA	47	8	73
Eskdale HMA	0	0	0
Mid Galloway HMA	0	0	0
Stewartry HMA	10	23	0
Stranraer HMA	0	0	0
Dumfries and Galloway	57	38	73