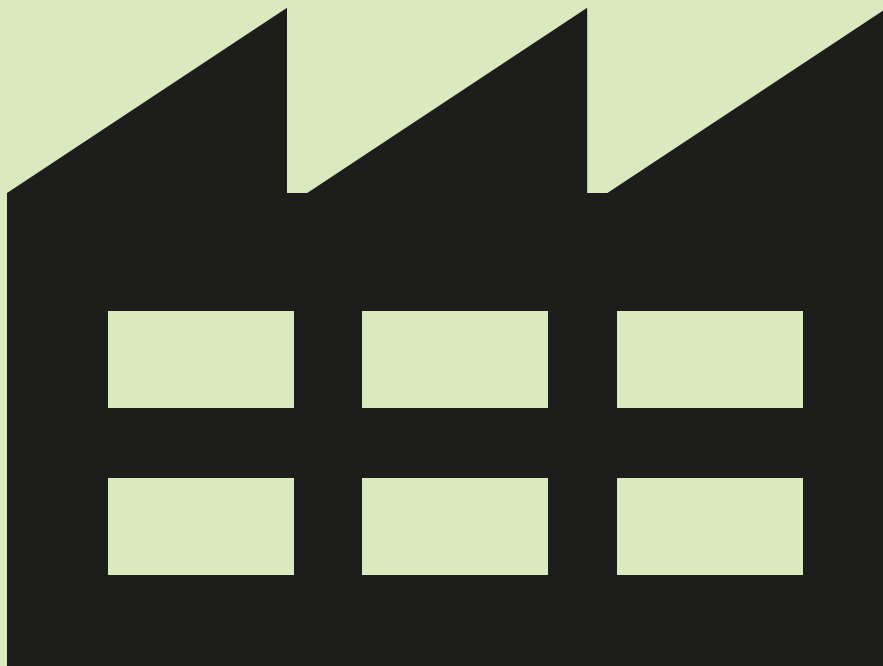


DUMFRIES AND GALLOWAY LOCAL DEVELOPMENT PLAN

Business and Industry Land Audit 2019



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Business & Industry Land Audit 2019

Contents

1. Introduction

1.1 Purpose of Audit

2. Policy Context

2.1 National Planning Framework 3

2.2 Scottish Planning Policy

2.3 Dumfries and Galloway Local Development Plan (LDP)

2.4 Review of LDP1 and the Proposed Plan (LDP2)

2.5 The Employment and Property Land Study (March 2017)

2.6 Borderlands Inclusive Growth Deal

3. Business & Industry Land Audit 2019

3.1 Preparation of Audit

3.2 Business & Industry Land Supply

3.3 Annual Take Up by Year

3.4 Analysis of Take Up

Tables

Table 1: Business and Industry Land Summary

Table 2: Business and Industry Land Supply by Local Development Plan Housing Market Area

Table 3: Annual Take up of Business and Industry Land by Housing Market Area

Appendix 1 Glossary of Terms

Map 1 - Dumfries and Galloway Housing Market Areas

Appendix 2 Categories of Business and Industry Land Supply

Appendix 3 Business and Industry Land Supply Tables

August 2019

1. Introduction

Purpose of Audit

1.1 The 2019 Audit has been prepared to provide up-to-date and accurate information on the supply and availability of business and industrial land in Dumfries and Galloway.

The Audit provides an evidence base for the monitoring and review of policies and proposals relating to allocated business and industrial land in the Local Development Plan (LDP). In addition, the information provided in the Audit may highlight areas where further research and analysis is required. The Audit is also of interest to other departments in the Council as well as companies, developers and other organisations with a requirement for or interest in business and industrial land in Dumfries and Galloway.

The Audit was prepared using Council resources, in consultation with Economic Development. The Audit is an annual document and includes figures for take up and sites under construction.

This year's Audit records the allocated business and industry land supply at 31 March 2019 and the take-up of business and industrial land between 1 April 2018 to 31 March 2019.

2. Policy Context

The Scottish Government's National Planning Framework 3 (2014), Scottish Planning Policy (2014) and Dumfries and Galloway Local Development Plan (2014) all provide the context for the provision of business and industrial land within Dumfries and Galloway.

2.1 The Scottish Government published the **National Planning Framework 3 (NPF3)** in June 2014. The NPF3 aims to provide a framework for the spatial development of Scotland and sets out the Government's development priorities over the next 20-30 years with a focus on supporting sustainable economic growth and the transition to a low carbon economy. It identifies national developments which support the Government Economic Strategy, prioritising further 'investment and innovation, supporting inclusive growth and maintaining focus on increased internationalisation' with the 'aim to achieve a more productive, cohesive and fairer Scotland' (Scottish Economic Strategy 2015).

NPF3 states that Planning Authorities, when preparing statutory development plans, must have regard to the NPF. In order to secure sustainable economic growth and support the transition to a low carbon economy, there is a need for sufficient business and industry land of the right quality and in the right location. The Business and Industry Land Audit is one mechanism to assess whether this is being met within Dumfries and Galloway.

2.2 The Scottish Government's planning policy for economic development is set out in **Scottish Planning Policy** published in June 2014. It recommends Planning Authorities ensure there is a range and choice of marketable sites and locations for businesses allocated in development plans, including opportunities for mixed-use development, to meet anticipated requirements and a variety of size and quality requirements. Marketable land should meet business requirements, be serviced or serviceable within 5 years, be accessible by walking; cycling and public transport, and have a secure planning status (allocated or planning consent). The supply of marketable sites should be under regular review and new sites brought forward if existing allocations do not meet current and expected market expectations.

2.3 **Dumfries and Galloway Local Development Plan (LDP)** was adopted in September 2014 and aims to safeguard established and allocate new sites for business and industry in Dumfries, the District and Local Centres, Chapelcross and along the A74(M) corridor. Most sites are within or on the edge of existing settlements to minimise the need to travel by car, making use of public transport and opportunities to walk or cycle. The sites at Chapelcross and along the A74 (M) corridor have been allocated to promote and maximise the strategic economic development potential of the M74 corridor, which benefits from good road and rail links, and to regenerate and offset the impact of the eventual

closure of the former Chapelcross nuclear power station. The business and industry sites allocated in the LDP are included in the Business and Industry Land Supply Tables in Appendix 3.

2.4 The adopted LDP is currently under review. **Dumfries and Galloway Proposed Local Development Plan (LDP2)** was agreed at the Full Council meeting on 18 January 2018 and issued for public consultation during the period 29 January to 30 April 2018. Following agreement at Full Council on 3 September 2018, the representations received to the proposed plan were submitted to the Scottish Ministers. The Examination started on 23 October 2018 and is anticipated to take from 6 - 9 months. It is anticipated that **LDP2 will be adopted by autumn 2019.**

2.5 The purpose of the **Employment and Property Land Study (March 2017)** http://www.dumgal.gov.uk/media/19630/LDP2-Employment-and-Property-Land-Study/pdf/2017_March_Technical_Paper_Employment_Land_and_Property_Study_Ryden_FINAL_DRAFT.pdf was to consider the strategic economic and property market context for the Dumfries and Galloway region. The study found that the area lacks available serviced employment sites with over half of the available supply constrained due to lack of infrastructure, services and ownership issues.

2.6 Following the submission of a Borderlands Inclusive Growth Deal proposal to the UK and Scottish Governments at the end of September 2018, progress continues to be made with a view to reaching a 'Heads of Terms' agreement, which will be the foundation of a final Borderlands Inclusive Growth Deal. The Borderlands Inclusive Growth Deal proposal is unique in how it has been developed. It has taken a strategy-led approach which reflects the unique characteristics of Borderlands and provides clarity on how we will deliver transformational economic development. To this end it comprises four place based projects: the redevelopment of Chapelcross former power station; Mountain Bike Innovation Centre; Berwick Theatre and Conference Centre and Carlisle Station.

In addition, it has developed six programmes: Digital; Borderlands Energy Investment Company; Destination Borderlands; Quality of Place; Knowledge Exchange Network and Business Infrastructure Programme. The Partnership believes that collectively these will deliver benefits across the wider Borderlands geography. The document submitted to the governments also highlights areas where the Borderlands partners

are seeking to work jointly with the UK and Scottish Governments going forward, linked to strategic transport schemes and land and marine management.

The key strategic project of establishing the feasibility of extending the Borders Railway from Carlisle to Tweedbank is also included in the Borderlands proposal.

3 Business and Industry Audit 2019

3.1 Preparation of Audit

The Audit was prepared using information gathered through site visits, monitoring planning applications and site-specific information provided by key stakeholders (Transport Scotland, SEPA and Scottish Water) in terms of potential constraints of accessibility, flood risk, drainage, and water supply capacity. Landowners were contacted to establish if the site is still available for development and whether there has been any interest from the market in developing the site.

All LDP allocated business and industry sites are recorded in a database along with the site name/location, LDP ref, total area, servicing, availability and site description. The sites are allocated by Housing Market Area (HMA) – see Map 1. There are six HMA's in Dumfries and Galloway: Annan, Eskdale, Dumfries, Mid Galloway, Stewartry and Stranraer. This information was then analysed to determine the business and industry land supply and produce the Audit report. A Glossary, Map of Housing Market Areas and list of abbreviations can be found at Appendix 1. Please refer to the LDP for site boundaries within settlement maps.

The site description indicates whether a site is greenfield or brownfield; under private or public ownership; has planning permission; potential constraints; under construction/developed. If a site has planning consent, the reference is provided. If consent has expired, this will also be stated.

3.2 Business and Industry Land Supply

The Audit identifies several categories of business and industry land supply: available, immediately available, marketable and constrained. Land that is considered 'effective' is the sum of land that is immediately available and marketable, without constraints. A breakdown of each category and the associated meaning is provided in Appendix 2.

Table 1 below provides a summary of the total available business and industry land in Dumfries and Galloway following the 2019 Audit. The allocated employment land supply at 31/03/2019 is **218.71 ha**. 42% of the allocated employment land supply is effective (immediately available or could be developed in the next 1-5 years). 58% is constrained and prevents land being developed immediately or within 1-5 years.

Table 2 breaks the figures down further by Housing Market Area. The majority (60%) of the total available business and industry land is focussed in Annan HMA followed by Dumfries HMA (27%) and Stranraer HMA (9%). The emphasis on supply is to the east of Dumfries and Galloway particularly towards the A74 (M), at Chapelcross and the Gretna Lockerbie Annan (GLA) corridor, which reflects the economic strategy set out the LDP with more limited supply in the remainder of the settlements. However, policies in the LDP allow for suitable sites not allocated in the plan to be developed and for businesses to develop in the rural area.

Table 1: Business and Industry Land Summary

| | Area Ha | % |
|---|---------------|-----|
| Total available (not taken up) business and industry land | 218.71 | 100 |
| Total business and industry land that is immediately available (IA) and therefore marketable | 20.93 | 10 |
| Total business and industry land that is marketable | 69.32 | 32 |
| Total business and industry land that is effective (IA + Marketable) | 90.25 | 42 |
| Total business and industry land that has constraints , NOT considered marketable or immediately available | 128.46 | 58 |

Table 2: Business and Industry Land Supply by Local Development Plan Housing Market Area

| LDP HMA | Total Available Business and Industry Land (ha) | Immediately Available (ha) | Marketable Area (ha) | Constrained Area (ha) |
|---------------------|---|----------------------------|----------------------|-----------------------|
| Annan | 132.73 | 6.5 | 12.87 | 113.36 |
| Dumfries | 59.39 | 12.44 | 34.65 | 12.3 |
| Eskdale | 0 | 0 | 0 | 0 |
| Mid Galloway | 4.46 | 0.16 | 1.5 | 2.8 |
| Stewartry | 1.83 | 1.83 | 0 | 0 |
| Stranraer | 20.3 | 0 | 20.3 | 0 |
| TOTAL | 218.71 | 20.93 | 69.32 | 128.46 |

3.3 Business and Industry Land Annual Take Up by Year

Table 3: Annual Take up of Business and Industry Land by Housing Market Area

| Business and Industry Land Take Up by HMA (Ha) | 1/07/2012-30/06/2013 | 1/07/2013-31/03/2014 | 1/04/2014-31/03/2015 | 1/04/2015-31/03/2016 | 1/04/2016-31/03/2017 | 1/04/2017-31/03/2018 | 1/04/2018-31/03/2019 |
|--|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| Annan | 0 | 5.5 | 0 | 0 | 4.7 | 0 | 0 |
| Dumfries | 0 | 3.32 | 2 | 0 | 23.31 (a) | 0(b) | 8.8(d) |
| Eskdale | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Mid Galloway | 0 | 0 | 0 | 0 | 4.1 | 0 | 0 |
| Stewartry | 0 | 0 | 0 | 0 | 0.82 | 0 | 0 |
| Stranraer | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 0 | 8.82 | 2 | 0 | 32.93 (c) | 0 | 8.8 |

(a) 2016/17 Figure includes 18.97 hectares taken up for other uses other than Employment Land - Dumfries and Galloway Royal Infirmary

(b) MOF.MU1: Moffat Academy – Allocated as mixed use site to include flexible business units in adopted Local Development Plan. Planning approval 7 February 2018 subject to conditions for flatted accommodation. (16/1514/FUL) (16/1513/LBC)

(c) 2016/17 total take up of land for business and industry use = 13.96 ha

(d) 2018/19 Completion of James Jones Sawmill and Kilns, including new roundabout on All Purpose Road at site A74(M).B&I1 Hangingshaws, Johnstonebridge

3.4 Analysis of Take Up

Take-up of employment land has focussed largely to the east of the region, within the Annan and Dumfries HMAs. However, there has been some take-up in Stewartry and Mid-Galloway markets, namely in the larger settlements of Dalbeattie and Newton Stewart, respectively.

Annan HMA has a generous supply of employment land, which is largely located at Chapelcross and is constrained. In Annan, there has been steady development of the ANN.B&I1 Stapleton Road site, since the site was bought and serviced by Scottish Enterprise (2013/2014 employment land take up). This demonstrates there is demand for serviced sites and industrial/business uses at this location. Local businesses expanding and relocating here include Carrs Billington Agriculture Ltd- an agriculture and rural supplies company, and Ponsee UK Ltd- an agriculture and forestry servicing and supplies company. There is ongoing interest in plots at this site from local companies seeking to expand and relocate.

Within Dumfries HMA and along the Gretna-Lockerbie-Annan regeneration (GLA) corridor, the A74(M):B&I1 Hangingshaw, Johnstonebridge site has shown steady take-up. Some 4.7 ha was taken up by Lockerbie Lorry Park and in 2018/19 some 8.8 ha has been taken up by James Jones and Sons Ltd for the erection of a sawmill, timber processing plant and kilns together with the creation of a new roundabout and access on the All Purpose Road. Lockerbie has been the subject of business and industrial development due to its connectivity to the A74(M), and includes take up of business and industry land at LRB.B&I1 Dryfe Road (PPM Ltd- a used and refurbished process equipment supplier) and at LRB.B&I2 Broomhouses (Robinsons Scotland Ltd- a steel frame building manufacturer).

Additions to the supply during the period 2018-19 include the following sites:

Brasswell Office Park, Dumfries - 1.5ha site and erection of 8 commercial office buildings, formation of new access and road, provision of 177 car parking spaces and associated landscaping. At 31 March 2019, site servicing and 2 office blocks under construction. Relates to planning consent granted in relation to application 07/P/3/0241 which was extant due to ground works and site preparation commenced.

Duncan Park Industrial Estate, Wigtown – 0.16ha site extension to established business and industry site. Erection of industrial building granted 18/06/18

Peelhouses Farm Technology Park, Lockerbie 16/1217/PIP – Erection of an internet data centre, Class 4 business units within a technology park and business centre, horticultural research and commercial centre, visitor information centre and associated infrastructure, landscaping and open space. Granted 14 May 2018 subject to legal agreement. 110ha site - area not included in tables as considered to be a speculative development.

Trends indicate a loss of business and industry land to other uses:

2014/15 - 2ha in Lockerbie at LRB.B&I3 Former Primary School due to its development as a Multi-Use Games Arena (MUGA),

2016/17 - 18.97ha in Dumfries due to the construction of the new Dumfries & Galloway Royal Infirmary at the site DFS.B&I3 Garroch Loaning;

2017/18 – Planning and listed building consent was approved (February 2018) for redevelopment of MOF.MU1 Moffat Academy for flatted accommodation (16/1514/FUL) (16/1513/LBC). It was allocated as mixed-use site to include flexible business units in the adopted Local Development Plan.

In light of the recent take up of sites and loss of business and industry land to other land uses, the effective land supply has reduced and requires additional land to be allocated. This is addressed in the Proposed Local Development Plan LDP2 (January 2018). In order to identify further business and industry sites to accommodate employment opportunities and grow business over the period 2017-2037, the Proposed LDP2 proposes to allocate an additional 44 hectares of land for business and industry. The majority of new business and industry sites are in Dumfries, the District Centres adjacent to the A75 corridor, within the Gretna-Lockerbie-Annan regeneration corridor and other District Centres to meet local needs. New allocations will be included in the 2020 Audit when LDP2 is adopted.

Appendix 1: Glossary of terms

Area: Site Area (gross) in hectares. Site areas, in all cases are approximate, and are only intended as a guide.

Available Land: Undeveloped land included in the Business and Industry Land Audit.

Brownfield Sites: Land/sites which have previously been developed, or used for some purpose that has ceased. They may encompass vacant or derelict land; infill sites; land occupied by redundant or unused buildings; and developed land within the settlement boundary, where further intensification of use is considered acceptable. Private and public gardens, sports and recreation grounds, woodlands and amenity open space are excluded.

Constrained Land: Constraints include:

Ownership: Land subject to ownership difficulties e.g. owner seeking alternative use to allocation, unwilling seller, multiple owners.

Contamination: Previous use on the site that would warrant the site to be remediated prior to any future development.

Infrastructure: No access, water, gas, foul drainage disposal, surface water disposal, or telecommunications.

Marketability: Sites which are not considered to be marketable in the current economic climate.

Physical: Sites with physical constraints such as topography, ground conditions, flooding and landlocked sites.

Effective Land Supply: The part of the business and industry land supply that is expected to be free of development constraints in the period under consideration. It will therefore be available for construction/development.

Business and Industry (B&I) Land: This includes land allocated for general industrial and business/office use, storage and distribution, business parks and specialist technology parks, including research and development uses. This mainly comprises Classes 4, 5 and 6 of the 1997 Town and Country Planning (Use Classes) (Scotland) Order, but is not exclusive to these uses.

Business and Industry Audit: Also known as Employment Land Audit this is an annual mechanism for monitoring the employment or business and industry land supply and identifying sites within the established land supply that are expected to be effective within the period under consideration.

Greenfield Sites: Sites which have never been previously developed or used for an urban use, or are on land that has been brought into active or beneficial use for agriculture or forestry i.e. fully restored derelict land, but excluding open space that has been temporarily created on housing demolition sites in anticipation of development.

Immediately Available Land: Marketable land that currently has planning permission, is serviced and has no other major constraints to immediate development.

LDP Ref: The reference used in the Local Development Plan, if applicable.

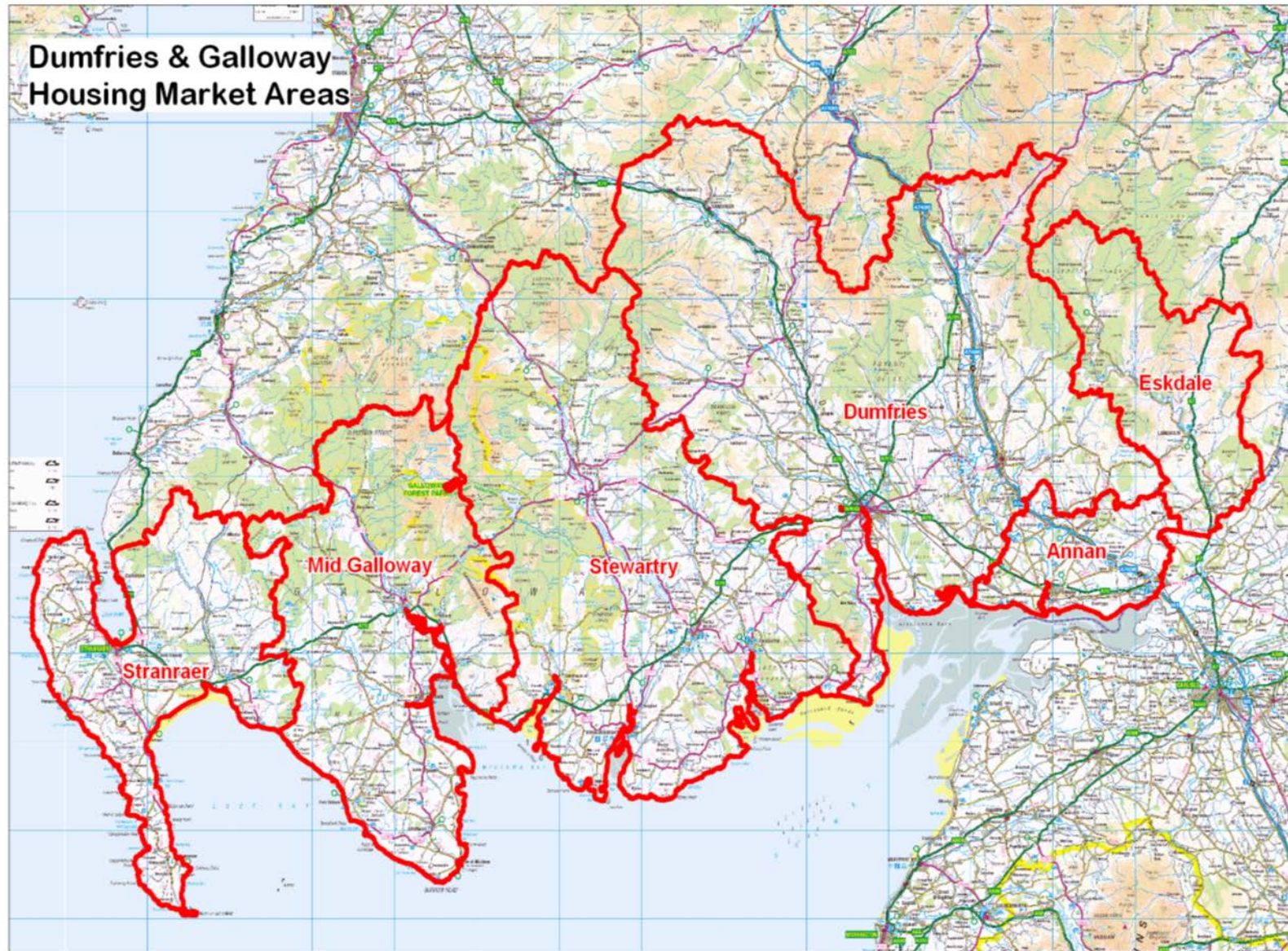
Marketable Land: Is Minor Constrained Land Area + Immediately Available Land Area.

Serviced: The provision of roads and public utilities, including water, gas, electricity and sewage.

Total Area: This is the total employment land supply area that has been allocated for business/industrial/general employment use in the Local Development Plan.

FRA: Flood Risk Assessment.

EPS Survey: European Protected Species Survey.



Appendix 2: Categories of Business and Industry Land Supply

Categories of business and industry land

Total Available Business and Industry Land: This includes all land that has been allocated for business and industry use in the LDP.

Immediately Available: Sites that are serviced (fully or partially) and have no constraints that would prevent the site being developed immediately. Until physical construction commences, even if planning permission has been granted, land is considered available.

Marketable Land: Sites that can be fully/partially or not serviced but have minor constraints which prevent immediate development OR the site has no constraints but is not serviced. It is estimated these sites are likely to be developed within 1-5 years.

Constrained Land: Land that has no extant planning permission, is partially or not serviced, has a major constraint and is unlikely to be developed within 5 years.

Types of Constraints

Constraints can include:

- Inability to obtain planning permission
- Ownership issues (e.g. multiple owners or unwilling sellers)
- Physical constraints including poor infrastructure provision or difficult topography
- Accessibility issues
- Poor service availability to site including water, gas, electricity & drainage
- Ground condition constraints such as flood risk
- Contamination

Appendix 3: Business and Industry Land Supply Summary Table

| Settlement | LDP Ref | Site Name | Site Area (ha) | Availability | | | | | Comments |
|------------|-------------|---------------------------------------|----------------|-----------------------|------------------------|------------------------------|----------|--------------------|---|
| | | | | Immediately Available | Marketable (1-5 years) | Constrained (beyond 5 years) | Taken Up | Under construction | |
| A74(M) | A74(M).B&I1 | Hangingshaw, Johnstonebridge | 20 | | 6.5 | | 13.5 | | 2018/19 8.8 ha developed by James Jones and Sons Ltd for sawmill and timber processing plant. 6.5 ha remains at the north end of the site in the ownership of James Jones and Sons Ltd. |
| A74(M) | A74(M).B&I2 | Hayfield/Newhope, Kirkpatrick Fleming | 26.24 | | | 26.24 | | | Greenfield site under joint private ownership. Site is not currently being marketed. Located off A74(M) detached from any settlement or industrial site. Requires road access investigation. Archaeological investigation and landscape mitigation with future planning applications. |
| A74(M) | A74(M).B&I3 | Redhouse, Gretna | 28.19 | | | 28.19 | | | Greenfield site under private ownership. Site is not currently being marketed. Located off A74(M) detached from any settlement or industrial site. Requires road access investigation and FRA. |

| Settlement | LDP Ref | Site Name | Site Area (ha) | Availability | | | | | Comments |
|-------------|----------|-------------------|----------------|-----------------------|------------------------|------------------------------|----------|--------------------|---|
| | | | | Immediately Available | Marketable (1-5 years) | Constrained (beyond 5 years) | Taken Up | Under construction | |
| Chapelcross | CPC.B&I1 | Chapelcross North | 19.43 | | | 19.43 | | | Brownfield site owned by Nuclear Decommissioning Authority (NDA). Currently being marketed and the redevelopment of Chapelcross former power station identified as one of the four place-based projects in the Borderlands Inclusive Growth Deal. A development framework has been prepared and adopted as non-statutory planning guidance to the LDP. Contamination and archaeological investigation, habitats regulation appraisal, road access investigation, FRA and landscape mitigation required. |
| Chapelcross | CPC.B&I2 | Chapelcross South | 7.13 | | | 7.13 | | | Brownfield site owned by Nuclear Decommissioning Authority (NDA). Currently being marketed and the redevelopment of Chapelcross former power station identified as one of the four place-based projects in the Borderlands Inclusive Growth Deal. A development framework has been prepared and |

| Settlement | LDP Ref | Site Name | Site Area (ha) | Availability | | | | | Comments |
|-------------|----------|------------------|----------------|-----------------------|------------------------|------------------------------|----------|--------------------|--|
| | | | | Immediately Available | Marketable (1-5 years) | Constrained (beyond 5 years) | Taken Up | Under construction | |
| | | | | | | | | | adopted as non-statutory planning guidance to the LDP. Contamination and archaeological investigation, habitats regulation appraisal, road access investigation, FRA and landscape mitigation required. |
| Chapelcross | CPC.B&I3 | Chapelcross West | 32.37 | | | 32.37 | | | Brownfield site owned by Nuclear Decommissioning Authority (NDA). Currently being marketed and the redevelopment of Chapelcross former power station identified as one of the four place-based projects in the Borderlands Inclusive Growth Deal. A development framework has been prepared and adopted as non-statutory planning guidance to the LDP. Contamination and archaeological investigation, habitats regulation appraisal, road access investigation, FRA and landscape mitigation required. |

| Settlement | LDP Ref | Site Name | Site Area (ha) | Availability | | | | | Comments |
|-------------|----------|--------------------------------------|----------------|-----------------------|------------------------|------------------------------|----------|--------------------|---|
| | | | | Immediately Available | Marketable (1-5 years) | Constrained (beyond 5 years) | Taken Up | Under construction | |
| Eastriggs | ERL.MU1 | Stanfield Farm | 0.87 | | 0.87 | | | | Greenfield site under private ownership. Owner advises developer interest. Located on edge of settlement and unserviced. Requires transport assessment. |
| Ecclefechan | ECC.B&I1 | Land adjoining B7076, Jct 19 A74(M), | 11 | | 11 | | | | Greenfield site under private ownership. Located on edge of settlement and unserviced. Requires masterplan- should set out access arrangements and road improvements, linkages to Ecclefechan, phasing and landscaping. |
| Gretna | GTN.MU1 | former Golf Course | 1 | | 1 | | | | Planning permission in principle granted 27 April 2018 (15/P/4/0277) for housing and business units, with 1 ha available for Class 4 business units. Masterplan and Transport Assessment required together with a Drainage Impact Assessment. |
| Dumfries | DFS.B&I1 | Heathhall - North of Aviation Museum | 9.3 | 0.39 | 8.05 | | | 0.86 | 31 March 2019 – 18/1732/FUL Formation of access roads and installation |

| Settlement | LDP Ref | Site Name | Site Area (ha) | Availability | | | | | Comments |
|------------|----------|--------------|----------------|-----------------------|------------------------|------------------------------|----------|--------------------|---|
| | | | | Immediately Available | Marketable (1-5 years) | Constrained (beyond 5 years) | Taken Up | Under construction | |
| | | | | | | | | | <p>of drainage including SUDS – Servicing of site underway.</p> <p>0.86 ha under construction - 18/1864/FUL Erection of building for sale of agricultural equipment. Grant conditionally 28/02/2019 – UC</p> <p>18/0194/FUL Erection of Temporary site accommodation, marketing suite, training facilities, offices and parking. Grant conditionally 12/03/19 for a period of 3 years from date of permission. – (0.44ha)</p> |
| Dumfries | DFS.B&I2 | Cargenbridge | 12.3 | 1.72 | 5.08 | 5.5 | | | Site in ownership of Scottish Enterprise with first phase serviced. Currently being marketed with potential interest in various plots subject to concluding missives. |

| Settlement | LDP Ref | Site Name | Site Area (ha) | Availability | | | | | Comments |
|------------|----------|--|----------------|-----------------------|------------------------|------------------------------|----------|--------------------|--|
| | | | | Immediately Available | Marketable (1-5 years) | Constrained (beyond 5 years) | Taken Up | Under construction | |
| Dumfries | DFS.B&I4 | Heathhall Airfield | 7.1 | | 7.1 | | | | Brownfield site under public ownership with interest from developer. Site forms natural extension to existing B&I site. Contamination and archaeological investigation required. EPS survey. Noise assessment and road access. |
| Dumfries | DFS.B&I5 | Land South of Dumfries Enterprise Park | 5.1 | 0.64 | 4.01 | | 0.45 | | <p>Sites are partially serviced. 31 March 2019 no progress on site</p> <p>17/1742/FUL Erection of 5 commercial units (0.23ha) Consent granted December 17. 31 March 2019 No works commenced.</p> <p>18/1827/FUL- Change of use of former runway to from truck yard and erection of industrial building (0.41ha) granted February 2019. 31 March 2019 No works commenced.</p> |

| Settlement | LDP Ref | Site Name | Site Area (ha) | Availability | | | | | Comments |
|------------|----------|-----------------------|----------------|-----------------------|------------------------|------------------------------|----------|--------------------|---|
| | | | | Immediately Available | Marketable (1-5 years) | Constrained (beyond 5 years) | Taken Up | Under construction | |
| Dumfries | DFS.B&I6 | Brasswell | 8.42 | | 8.42 | | | | Greenfield site under private ownership. No developer interest. Located on outskirts of Dumfries adjacent to other B&I uses and unserviced. |
| Dumfries | DFS.B&I7 | Clumpton Hill | 4.5 | | | 4.5 | | | Greenfield site under private ownership. Located on outskirts of Dumfries adjacent to housing development. Recent upgrade to water supply on site. Requires Drainage Impact assessment. Site not allocated in Proposed LDP2 and subject to Examination process. |
| Dumfries | DFS.B&I | Brasswell Office Park | 1.5 | | | | | 1.5 | 07/P/3/0241 Erection of 8 commercial office buildings, formation of new access and road, provision of 177 car parking spaces and associated landscaping. Ground works commenced. 31 March 2019 - Site servicing and 2 office blocks under construction together with car parking. |
| Dumfries | DFS.TC1 | Brooms Road | 1.6 | | | 1.6 | | | Site allocated for town centre uses in adopted LDP Site not allocated in Proposed LDP2. |

| Settlement | LDP Ref | Site Name | Site Area (ha) | Availability | | | | | Comments |
|------------|----------|-----------------------|----------------|-----------------------|------------------------|------------------------------|----------|--------------------|---|
| | | | | Immediately Available | Marketable (1-5 years) | Constrained (beyond 5 years) | Taken Up | Under construction | |
| Kirkconnel | KCN.B&I1 | Greystone Avenue | 0.7 | 0.7 | | | | | <p>18/0670/FUL Planning permission granted 22 Sept 2018 for extension to existing food factory.</p> <p>18/0679/FUL - Planning permission for the formation of an access road between Greystone Avenue and extension to Glenwhargen granted 6 July 2018.(0.56ha)</p> <p>17/2171/FUL - Planning permission for the erection of an extension to existing factory building granted 9 March 2018.</p> <p>31 March 2019 – site investigation works re ground conditions ongoing</p> |
| Lockerbie | LRB.MU1 | Land west of ice rink | 0.6 | | 0.6 | | | | Greenfield site under private ownership. Adjacent to existing B&I uses. Requires FRA, roads assessment and masterplan. |

| Settlement | LDP Ref | Site Name | Site Area (ha) | Availability | | | | | Comments |
|------------|----------|---------------------|----------------|-----------------------|------------------------|------------------------------|----------|--------------------|--|
| | | | | Immediately Available | Marketable (1-5 years) | Constrained (beyond 5 years) | Taken Up | Under construction | |
| Moffat | MOF.MU1 | Former Academy | flexible | flexible | | | | | Planning and listed building consent granted 7 February 2018 (16/1514/FUL. & 16/1513/LBC). for conversion of the former academy to flats and the erection of 3 residential blocks to the rear. The academy has been converted to flats and buildings to the rear demolished leaving a brownfield site. |
| Moffat | MOF.MU2 | Former Woollen Mill | 2.43 | | 2.43 | | | | Brownfield site in private ownership with developer interest. Site is partially serviced. Requires Masterplan, FRA and contamination investigation. |
| Sanquhar | SNQ.B&I1 | Glasgow Road | 3.62 | | 3.62 | | | | Greenfield site under private ownership. Adjacent to existing B&I uses. No development planning applications. FRA required and tree protection |

| Settlement | LDP Ref | Site Name | Site Area (ha) | Availability | | | | | Comments |
|----------------|----------|--|----------------|-----------------------|------------------------|------------------------------|----------|--------------------|--|
| | | | | Immediately Available | Marketable (1-5 years) | Constrained (beyond 5 years) | Taken Up | Under construction | |
| Thornhill | THN.MU1 | Gallows Knowe | 2.6 | | | 2.6 | | | Greenfield site under private ownership on outskirts of settlement, unserviced but subject to a masterplan as part of all the proposed sites surrounding it. Developer interest. |
| Newton Stewart | NST.MU1 | Masonfield | 1.5 | | 1.5 | | | | Greenfield site under private ownership. Adjacent to existing B&I uses. Masterplan exists, but may need review and update. |
| Whithorn | WTH.B&I1 | Stirnie Birnie Bridge | 2.8 | | 2.8 | | | | Brownfield site under multiple private ownership. No planning applications. FRA, contamination investigation and EPS may be required. |
| Wigtown | | Extension to Duncan Park Industrial Estate | 0.16 | 0.16 | | | | | 18/0147/FUL Duncan Park Industrial Estate, Wigtown Erection of industrial building granted 18/06/18 0.16ha. Extension to Established B&I site. |

| Settlement | LDP Ref | Site Name | Site Area (ha) | Availability | | | | | Comments |
|----------------|----------|------------------------------------|----------------|-----------------------|------------------------|------------------------------|----------|--------------------|---|
| | | | | Immediately Available | Marketable (1-5 years) | Constrained (beyond 5 years) | Taken Up | Under construction | |
| Castle Douglas | CSD.B&I1 | land at Oakwell Road | 1.4 | 1.4 | | | | | Site under private ownership. Adjacent to existing B&I use. FRA required. |
| Dalbeattie | DBT.B&I1 | land at Edingham Industrial Estate | 1.25 | | 0.43 | | 0.82 | | Brownfield site under joint private ownership. Adjacent to existing B&I use. site is partially serviced. Archaeological and contamination investigation required. 0.82 ha previously taken up |
| Stranraer | STR.MU1 | Stranraer Waterfront | flexible | | | | | | Brownfield site under multiple ownership. Subject to Regeneration Strategy. |
| Stranraer | STR.B&I1 | Blackparks Industrial Estate | 6.7 | | 6.7 | | | | Greenfield site under private ownership. Adjacent to existing B&I. FRA, contamination and archaeological investigation required. |

| Settlement | LDP Ref | Site Name | Site Area (ha) | Availability | | | | | Comments |
|--|----------|--------------|----------------|-----------------------|------------------------|------------------------------|----------|--------------------|---|
| | | | | Immediately Available | Marketable (1-5 years) | Constrained (beyond 5 years) | Taken Up | Under construction | |
| Stranraer | STR.B&I2 | Clashmahew | 9.6 | | 9.6 | | | | Brownfield site under joint private ownership. Adjacent to existing B&I. No planning applications as yet. FRA, contamination and archaeological investigation required. |
| Stranraer | STR.B&I3 | Railway Yard | 4 | | 4 | | | | Brownfield site under joint private ownership. Adjacent to existing B&I. No planning applications as yet. FRA, contamination and archaeological investigation required. |
| Total 1/04/18- 31/03/19 | | | 218.71 | | | | 8.8 | 1.5 | 2018/19 - 8.8ha built out A74(M).B&I1 Hangingshaw Brasswell Office Park – 1.5ha Under Construction Extension to Duncan Park Industrial Estate, Wigtown 0.16ha |
| Total Effective (IA+Marketable) | | | 90.25 | | | | | | |
| Total Remaining 31/03/2019 | | | 218.71 | | | | | | |