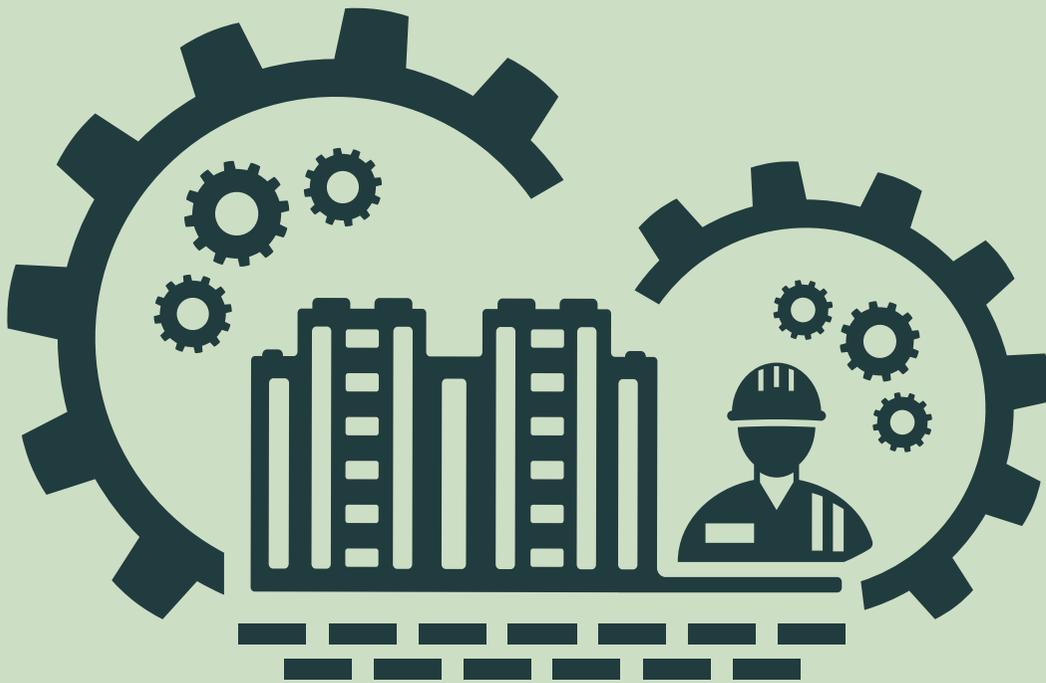


DUMFRIES AND GALLOWAY LOCAL DEVELOPMENT PLAN

# Business and Industry Land Audit 2024



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## Business & Industry Land Audit 2024

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June 2024

## 1. Introduction

### Purpose of Audit

1.1 The 2024 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.

1.2 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 (LDP2). 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.

1.3 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.

1.4 This year's Audit records the allocated business and industry land supply at 31 March 2024 and the take-up of business and industrial land between 1 April 2023 to 31 March 2024.

## 2. Policy Context

2.1 **National Planning Framework 4** (adopted February 2023) is the Scottish Government's national spatial strategy for Scotland. It is a long-term plan that looks to 2045, it guides spatial development, sets out national planning policies, designates national developments and highlights regional spatial priorities. It replaces NPF3 and Scottish Planning Policy.

2.2. NPF4 states that LDPs should allocate sufficient land for business and industry, taking into account business and industry land audits, in particular ensuring there is a suitable range of sites that meet current market demand, location, size and quantity in terms of accessibility and

services. The allocation should take account of local economic strategies and support broader objectives of delivering a low carbon and net zero economic recovery, and a fairer and more inclusive wellbeing economy.

**2.3 Dumfries and Galloway Local Development Plan 2 (LDP2)** [https://www.dumgal.gov.uk/media/21885/Adopted-Local-Development-Plan-2/pdf/Adopted\\_LDP2\\_OCTOBER\\_2019\\_web\\_version.pdf?m=637060550180970000](https://www.dumgal.gov.uk/media/21885/Adopted-Local-Development-Plan-2/pdf/Adopted_LDP2_OCTOBER_2019_web_version.pdf?m=637060550180970000) was adopted in October 2019 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. NPF4 and LDP2 form the statutory development plan for the region.

**2.4** The Planning (Scotland) Act 2019 introduced a new requirement for a Regional Spatial Strategy to set out a long-term spatial strategy. An indicative regional spatial strategy for the South of Scotland has been prepared in conjunction with Scottish Borders Council - [iRSS document FINAL FINAL.pdf \(dumgal.gov.uk\)](#)

**2.5** 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](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) assessed 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. This study provided the background to the preparation of the Dumfries and Galloway Local Development Plan 2.

2.6 In preparing LDP2 it was found that in light of the take up of sites and loss of business and industry land to other land uses, the effective land supply had reduced and additional business and industry land required to be allocated. In order to identify further business and industry sites to accommodate employment opportunities and grow business over the period 2017-2037, LDP2 allocated an additional 10 sites for business and industry of some 44 hectares. The majority of new business and industry sites are in Dumfries, the District Centres adjacent to the A75(T) corridor, within the Gretna-Lockerbie-Annan regeneration corridor and other District Centres to meet local needs. These allocations are included in the Business and Industry Land Supply Tables in Appendix 3 and add to the effective land supply.

2.7 The **Borderlands Inclusive Growth Deal** was signed 18 March 2021. It is strategy-led approach which reflects the unique characteristics of Borderlands and provides clarity on how transformational economic development will be developed and will bring £345 million of investment.

2.8 One of programmes that has been developed as part of the deal is a Business Infrastructure Programme. The programme aims are to help meet the need for high quality business space in the South of Scotland by investing in servicing land for business use and building industrial property. Three sites have been identified in Dumfries and Galloway and work is progressing with the landowners to bring the sites forward.

2.9 **South of Scotland Enterprise (SOSE)** was launched officially on 1 April 2020 as the new Economic and Community Development Agency for Dumfries and Galloway and the Scottish Borders. SOSE was established by the Scottish Government in recognition of the unique circumstances of the South of Scotland and the need for a fresh approach to drive inclusive growth across the area. A new Regional Economic Strategy [South-of-Scotland-Regional-Economic-Strategy.pdf \(dumgal.gov.uk\)](#) and delivery plan [RES-Delivery-Plan.pdf \(dumgal.gov.uk\)](#) for the south of Scotland have been published.

### **3. Business and Industry Audit 2024**

#### **Preparation of Audit**

3.1 The Audit was prepared using information gathered through site visits and monitoring planning applications and building warrants. Landowners were also contacted by email or letter in February 2024 to establish if the site is still available for development and whether there has been any interest from the market in developing the site. The information obtained has been added to the Business and Industry Land Supply Tables in Appendix 3.

3.2 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 in Appendix 1. Please refer to the LDP for site boundaries within settlement maps.

3.3 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 area covered by the planning permission along with the reference is provided on the maps in Appendix 4. The maps in Appendix 4 also outline the areas that have been developed.

#### **Business and Industry Land Supply**

3.4 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.

3.5 Table 1 below provides a summary of the total available business and industry land in Dumfries and Galloway following the 2024 Audit. The allocated employment land supply at 31/03/2024 is **252.04 ha**. 51.7% of the allocated employment land supply is effective (immediately available or could be developed in the next 1-5 years). 48.3% is constrained and prevents land being developed immediately or within 1-5 years.

**Table 1: Business and Industry Land Summary**

	Area Ha	%
Total <b>available</b> (not taken up) business and industry land	<b>252.04</b>	100
Total business and industry land that is <b>immediately available (IA)</b> and therefore marketable	<b>6.5</b>	2.6
Total business and industry land that is <b>marketable</b>	<b>123.69</b>	47.1
Total business and industry land that is <b>effective</b> (IA + Marketable)	<b>130.19</b>	51.7
Total business and industry land that has <b>constraints</b> , NOT considered marketable or immediately available	<b>121.85</b>	48.3

3.6 Table 2 breaks the figures down further by Housing Market Area. The majority (52.8%) of the total available business and industry land is focussed in Annan HMA followed by Dumfries HMA (35.3%) and Stranraer HMA (8%). 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. The majority of the constrained supply is also located in the Annan HMA and principally relates to the sites identified at Chapelcross and associated with the former nuclear power station. The unlocking of these sites is being addressed through the Borderlands Inclusive Growth Deal.

**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	136.2	1	20.96	114.24
Dumfries	85.57	5.34	72.62	7.61
Eskdale	0	0	0	0
Mid Galloway	7.22	0.16	7.06	0
Stewartry	2.73	0	2.73	0
Stranraer	20.32	0	20.32	0
<b>TOTAL</b>	<b>252.04</b>	<b>6.5</b>	<b>123.69</b>	<b>121.85</b>

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

Business and Industry Land Take Up by HMA (Ha)	1/04/2016-31/3/2017	1/04/2017-31/3/2018	1/04/2018-31/3/2019	1/04/2019-31/3/2020	1/04/2020-31/3/2021	1/4/2021-31/3/2022	1/4/2022 – 31/3/2023	1/4/2023 – 31/3/2024
Annan	4.7	0	0	0	0	0	0	0.47
Dumfries	23.31	0	8.8	1.6	0	0.23	0	2.24
Eskdale	0	0	0	0	0	0	0	0
Mid Galloway	4.1	0	0	0	0	0	0	0
Stewartry	0.82	0	0	0	0	0	0	0
Stranraer	0	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>32.93</b>	<b>0</b>	<b>8.8</b>	<b>1.6</b>	<b>0</b>	<b>0.23</b>	<b>0</b>	<b>2.71</b>

## Analysis of Take Up

3.7 The annual take up of business and industry land by housing market area is summarised in Table 3 and some notable trends and issues are summarised below. Take-up of employment land has focussed largely to the east of the region, within the Annan and Dumfries HMAs.

3.8 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 site at Stapleton Road since the site was bought and serviced by Scottish Enterprise. This demonstrates there is demand for serviced sites and industrial/business uses at this location. Local businesses expanding and relocating here have included Carrs Billington Agriculture Ltd - an agriculture and rural supplies company, Ponsee UK Ltd - an agriculture and forestry servicing and supplies company and Eco-Genics Ltd - a specialist manufacturer of dry ice. There is ongoing interest in plots at this site from local companies seeking to expand and relocate. A small amount of the allocated site (ANN.B&I1) is still available for development. As a result of this, a new site for business and industry has been allocated in LDP2 – ANN.B&I201 South of the A75(T) and East of the B6357. It is a greenfield site and would require to be serviced.

3.9 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. The two sites at Heathhall in Dumfries – DFS.B&I1 Heathhall – North of Aviation Museum and DFS:B&I5 – Land South of Enterprise Park have both shown steady take up.

3.10 There has been no loss of allocated business and industry allocations to other uses since LDP2 was adopted in November 2019. Details of sites with planning permission and where development has taken place is set out in Appendix 4.

## 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, is applicable. Please note that the comments provided for each site provide a summary of the site guidance and development requirements. Please refer to the adopted Dumfries and Galloway Local Development Plan 2 (October 2019) for full details of the site guidance.

**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.

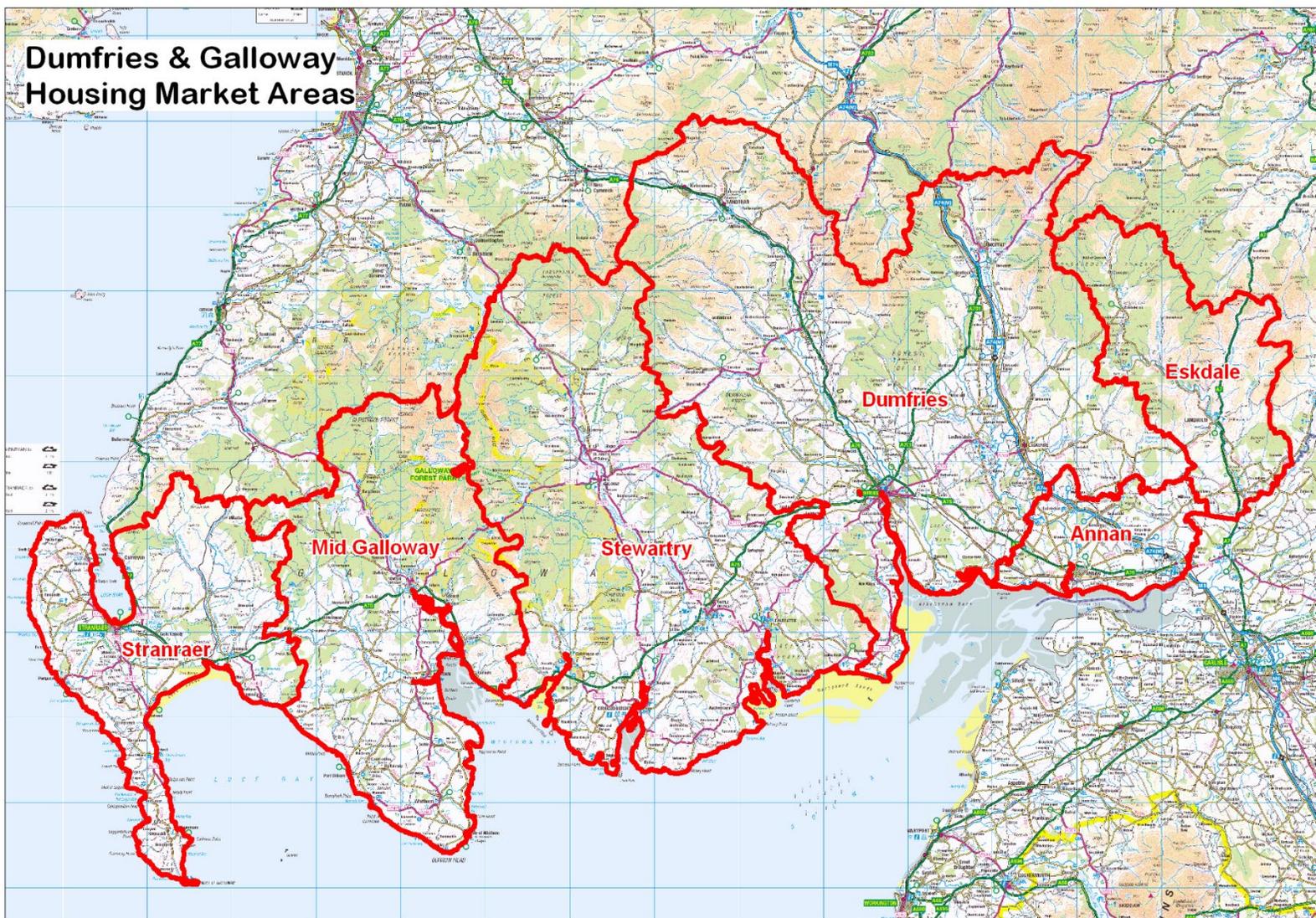
**Total Area:** This is the total employment land supply area that has been allocated for business/industrial/general employment use in the Local Development Plan.

**DIA** – Drainage Impact Assessment

**FRA** - Flood Risk Assessment.

**WIA** – Water impact 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&I2	Hayfield/Newhope, Kirkpatrick Fleming	26.24			26.24			Greenfield site under joint private ownership. Site is not currently being marketed. No reply received from either owner to email and letter sent February 2024. Located off A74(M) detached from any settlement or industrial site. Masterplan required to address a range of issues together with road improvements Archaeology investigation required. FRA, DIA and WIA required.
A74(M)	A74(M).B&I3	Redhouse, Kirkpatrick Fleming	28.19			28.19			Greenfield site under private ownership. Owner advised site currently being safeguarded for HS2. Owner would like site kept in the plan. Located off A74(M) detached from any settlement or industrial site. Masterplan required to address a range of issues. Archaeology and Contaminated Land Assessment required. FRA, DIA and WIA 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	
Chapelcross	CPC.B&I1	Chapelcross North	19.44			19.44			<p>Brownfield site owned by Nuclear Decommissioning Authority (NDA). The Chapelcross former power station site is identified as a project in the Borderlands Inclusive Growth Deal as a strategic inward investment opportunity for employment and energy uses. Work is ongoing to develop the project. Chapelcross is also identified as a national development in NPF4. Owner requested site retained in plan.</p> <p>A development framework has been prepared and adopted as non-statutory planning guidance to LDP2. Contaminated Land Assessment, FRA, road access investigation, archaeological investigation, habitats regulation appraisal, and species management plans required.</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	
Chapelcross	CPC.B&I2	Chapelcross South	7.03			7.03			<p>Brownfield site owned by Nuclear Decommissioning Authority (NDA). The Chapelcross former power station site is identified as a project in the Borderlands Inclusive Growth Deal as a strategic inward investment opportunity for employment and energy uses. Work is ongoing to develop the project. Chapelcross is also identified as a national development in NPF4. Owner requested site retained in plan.</p> <p>A development framework has been prepared and adopted as non-statutory planning guidance to LDP2. Contaminated Land Assessment, FRA, road access investigation, archaeological investigation, habitats regulation appraisal, and species management plans required.</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	
Chapelcross	CPC.B&I3	Chapelcross West	33.34			33.34			<p>Brownfield site owned by Nuclear Decommissioning Authority (NDA). The Chapelcross former power station site is identified as a project in the Borderlands Inclusive Growth Deal as a strategic inward investment opportunity for employment and energy uses. Work is ongoing to develop the project. Chapelcross is also identified as a national development in NPF4. Owner requested site retained in plan.</p> <p>A development framework has been prepared and adopted as non-statutory planning guidance to LDP2. Contaminated Land Assessment, FRA, road access investigation, archaeological investigation, habitats regulation appraisal, and species management plans required.</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	
Annan	ANN.B&I1	Stapleton Road	2.03		1.56		0.47		Greenfield site owned by South of Scotland Enterprise. Site is being marketed by DM Hall. Owner requested site retained in plan. Planning permission granted for erection of 2 buildings which were complete by March 2024, 0.47ha developed. 4 plots remain.
Annan	ANN.B&I201	South of the A75(T) and East of the B6357	7.53		7.53				Greenfield site currently in private ownership. Agent for owner advised site has not been openly marketed. There has been interest in the site but not an acceptable financial level. Masterplan and Transport Assessment required. WIA and DIA required.
Eastriggs	ERL.MU1	Stanfield Farm	0.87		0.87				Greenfield site owned by Cunninghame HA. Site guidance requires part of the site to include provision for class 4 business units. Planning permission granted for 74 dwellinghouses (22/1511/FUL). The application is accompanied by a masterplan which

Settlement	LDP Ref	Site Name	Site Area (ha)	Availability					Comments
				Immediately Available	Marketable (1-5 years)	Constrained (beyond 5 years)	Taken Up	Under construction	
									shows an area of land that fronts on to the B721 to be used to provide light industrial units. Site located on edge of settlement and not serviced.
Ecclefechan	ECC.B&I1	Land adjoining B7076, Jct 19 A74(M),	11		11				Greenfield site in private ownership. Land owner advised there is live developer interest in the site. Located on edge of settlement and unserviced. Requires Masterplan to set out access arrangements and road improvements, linkages to Ecclefechan, phasing and landscaping amongst other matters. FRA required.
Gretna	GTN.MU1	former Golf Course	1		1				Greenfield site owned by Alba Group. Planning permission in principle granted 27 April 2018 (15/P/4/0277) for housing and business units, with 1.0ha identified for Class 4 business units. Masterplan, Transport Assessment and DIA 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	
A74(M)	A74(M).B&I1	Hangingshaw, Johnstonebridge	20		6.5		13.5		6.5 ha remains at the north end of the site in the ownership of James Jones and Sons Ltd. No reply received from either owner to email and letter sent February 2024 Contaminated land assessment and FRA required.
Beattock	BTK.B&I201	North West, Main Street	3.75		3.75				Brownfield site in private ownership. Site not being marketed but there have been off market discussions with a number of parties which, to date have not led to any transactions. On edge of settlement adjacent to existing business uses. Contaminated land assessment required. Access to the site should be taken from Main Street and/or The Crooked Road U312a north of the site.
Dumfries	DFS.B&I1	Heathhall – (North of Aviation Museum) Gilnockie Business Park	10.89		6.33		4.56	0	Site servicing complete for part of site and plots being actively marketed as Gilnockie Business Park. Potential interest in range of plots.

Settlement	LDP Ref	Site Name	Site Area (ha)	Availability					Comments
				Immediately Available	Marketable (1-5 years)	Constrained (beyond 5 years)	Taken Up	Under construction	
									4.56 hectares have been developed.
Dumfries	DFS.B&I2	Cargenbridge	12.31	10.57		1.74			Site in ownership of South of Scotland Enterprise with first phase serviced. Currently being marketed with interest in various plots subject to concluding missives. FRA, DIA and Noise Assessment required.
Dumfries	DFS.B&I4	Heathhall Airfield	7.1		7.1				Brownfield site currently owned by South of Scotland Enterprise, under offer to private landowner. FRA and DIA required. Contamination and archaeological investigation required together with Noise Assessment. Adoptable road should be provided through the site to link Tinwald Downs Road to Catherinefield Road
Dumfries	DFS.B&I5	Land South of Dumfries Enterprise Park	8.34		6.65		1.69		Site is partially serviced, and several plots have been developed.

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. Site was under option to a major supermarket group. As this has recently expired the site is to marketed. Located on outskirts of Dumfries adjacent to other B&I uses and unserviced. FRA, DIA and Noise Assessment required.
Dumfries	DFS.B&I6	Brasswell Office Park	1.5	1.2			0.3		Site partly serviced with 2 office blocks and associated car parking complete. Planning permission granted for development of rest of site.
Dumfries	DFS.B&I253	Land at Starryheugh	9.12		9.12				Greenfield site in private ownership. Site not being actively marketed. Masterplan required to take account of road connections, phasing and other matters. FRA and Noise Assessment required.
Dumfries	DFS.B&I266	Land west of former Interfloor Factory	0.54		0.54				Brownfield site in private ownership. Views of Transport Scotland required. Contaminated land and Noise Assessment required together with FRA and DIA.

Settlement	LDP Ref	Site Name	Site Area (ha)	Availability					Comments
				Immediately Available	Marketable (1-5 years)	Constrained (beyond 5 years)	Taken Up	Under construction	
									Archaeological evaluation and/or mitigation required. Planning application 22/0583/PIP currently being considered.
Dumfries	DFS.MU203	Former Interfloor Factory	1.5	1.12	0.38				Brownfield site in private ownership. Views of Transport Scotland required. Contaminated land and Noise Assessment required together with FRA and DIA. Archaeological recording required. Development Brief prepared for site (November 2019) as Planning Guidance. Applications 19/0406/FUL for the erection of a garage and workshop and 19/0978/LBC for the demolition of a 2-storey building approved April 2020.
Dumfries	DFS.MU204	Land west of Edinburgh Road	1.0		1.0				Brownfield site in private ownership. Views of Transport Scotland required. Contaminated land and Noise Assessment required together with DIA.
Kirkcubbin	KCN.B&I1	Greystone Avenue	1.3	0			1.3		Site has been developed.

Settlement	LDP Ref	Site Name	Site Area (ha)	Availability					Comments
				Immediately Available	Marketable (1-5 years)	Constrained (beyond 5 years)	Taken Up	Under construction	
Lockerbie	LRB.B&I204	Land north of Dryfe Road Industrial Estate	6.76		6.76				Greenfield site in private ownership. Site has not been marketed. There has been no interest in the site. Masterplan, Transport assessment and FRA required.
Lockerbie	LRB.B&I205	(formerly LRB.MU1) Land West of Ice Rink	4.44		4.44				Greenfield site in private ownership. Offer received for part of the site which not acceptable to the owners. Have requested the site is rezoned for housing in LDP3. Requires Masterplan, Transport Assessment and FRA.
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.

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.MU2	Former Woollen Mill	2.43		2.43				Brownfield site in private ownership. Former hotel now demolished. Owner advised they are taking steps to progress development of the site. Site is partially serviced. Requires Masterplan, contaminated land investigation, FRA and archaeological evaluation.
Sanquhar	SNQ.B&I1	Glasgow Road	3.62		1.81	1.81			Greenfield site in private ownership. No reply received from owner. It is likely that the total site area is not developable due to the fact the site lies within the indicative flood outline, some 1.81ha identified as constrained. FRA required to identify developable area.
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. FRA and DIA required. Developer interest.
Newton Stewart	NST.B&I201	Land South of Barnkirk Farm.	2.76		2.76				Greenfield site in private ownership. Active interest in developing the site. Adjacent

Settlement	LDP Ref	Site Name	Site Area (ha)	Availability					Comments
				Immediately Available	Marketable (1-5 years)	Constrained (beyond 5 years)	Taken Up	Under construction	
									to existing B&I uses. DIA and FRA required.
Newton Stewart	NST.MU1	Masonfield	1.5		1.5				Greenfield site in private ownership. No reply received from owner to email sent February 2024. Previous Masterplan will need reviewed and updated. Transport Assessment, FRA and Archaeological Assessment required.
Whithorn	WTH.B&I1	Stirnie Birnie Bridge	2.8		2.8				Brownfield site in multiple private ownership. Site has not been marketed. FRA and contamination land investigation required.
Castle Douglas	CSD.B&I1	land at Oakwell Road	1.4		1.4				Site under private ownership. Active interest in developing the site. Adjacent to existing B&I use. FRA required.
Dalbeattie	DBT.B&I1 and DBT.B&I202	Land at Edingham Industrial Estate	2.15		1.33		0.82		Brownfield sites in private ownership. No response received from owner. Site is partially serviced. FRA and DIA required. Archaeological and contaminated land investigation required. 0.82 ha previously developed.

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.MU1	Stranraer Waterfront	flexible						Brownfield site in multiple ownership. Subject to Regeneration Strategy and identified as a major project in the Borderlands Inclusive Growth Deal.
Stranraer	STR.B&I1	Blackparks Industrial Estate	6.7		6.7				Greenfield site in private ownership. Site has not been marketed by there is interest in developing part of the site (2 ha). FRA and archaeological evaluation required.
Stranraer	STR.B&I2	Clashmahew	9.8		9.8				Brownfield site in joint private ownership. Site has not been marketed. Transport Assessment, FRA and contaminated land investigation required.
Stranraer	STR.B&I3	Railway Yard	3.38		3.38				Brownfield site owned by Network Rail. Site has not been marketed. Network Rail would look to protect the site for future strategic rail purposes. FRA, contamination and archaeological investigation required.

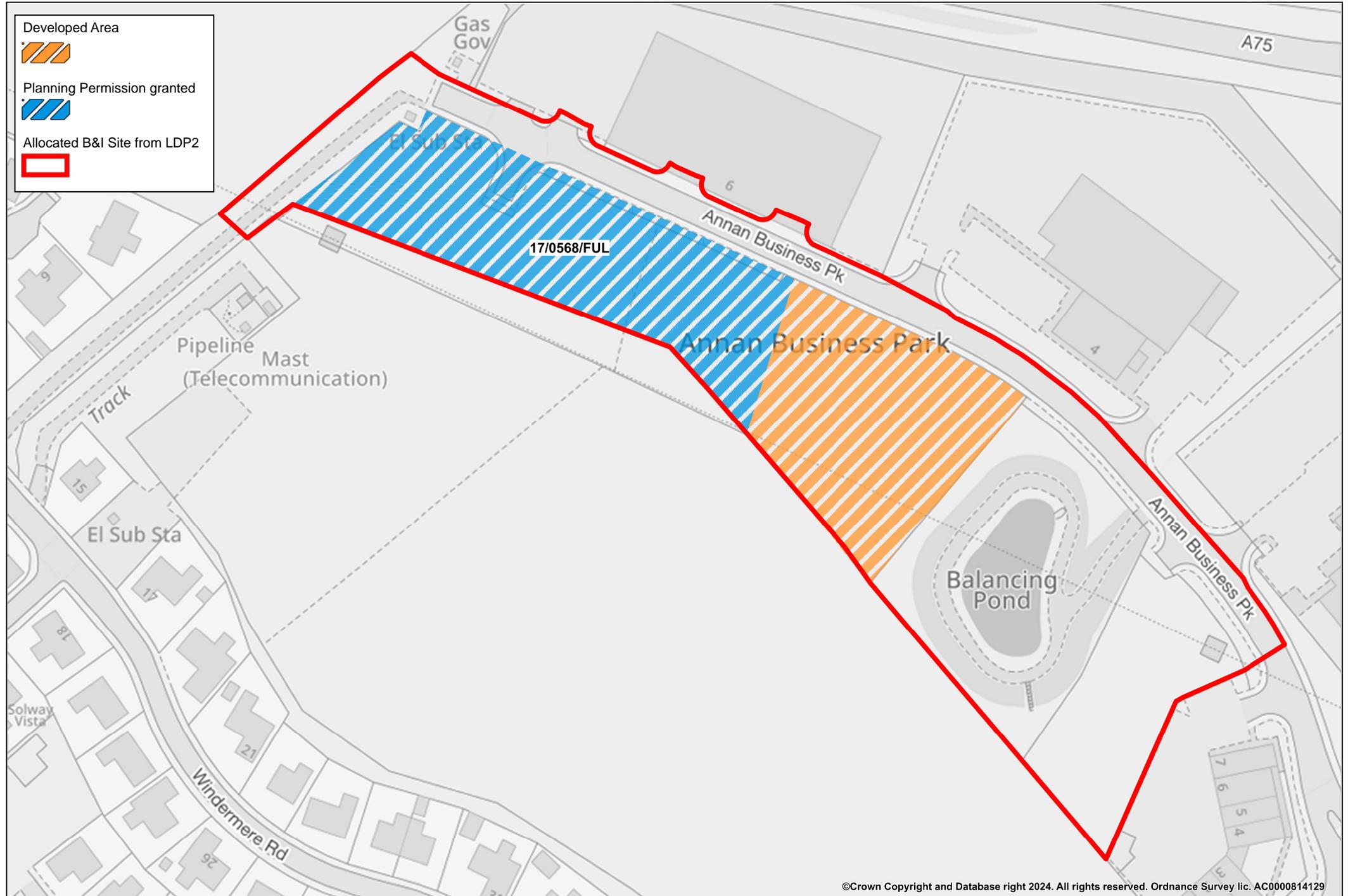
Settlement	LDP Ref	Site Name	Site Area (ha)	Availability					Comments
				Immediately Available	Marketable (1-5 years)	Constrained (beyond 5 years)	Taken Up	Under construction	
Stranraer	STR.B&I204	Mirrey's Petrol Station	0.44		0.44				Brownfield site in private ownership. Site has not been marketed. Adjacent to existing housing and consideration should be given to Class 4 business use. FRA and DIA required.
<b>Total Supply at 1/04/23- 31/03/24</b>			<b>250.58</b>	<b>13.89</b>	<b>116.3</b>	<b>120.39</b>	<b>22.17</b>	<b>0</b>	
<b>Land Remaining at 31 March 2024</b>			<b>250.58</b>						
<b>Effective Supply (Immediately Available+Marketable)</b>			<b>130.19</b>						
<b>Constrained Supply</b>			<b>120.39</b>						

#### Appendix 4: Sites with planning permission and where development has taken place

If a site has a valid unimplemented or partially implemented planning permission, the details of the planning permission are set out in the table below. The area covered by the planning permission along with the reference number is shown on the maps in the Appendix. The maps in this Appendix also outline the areas that have been developed.

Site Ref	Info
ANN.B&I1	17/0568/FUL – planning permission granted for the erection of building containing 2 storage units (class 6) including ancillary trade counter and show area, formation of parking area, landscaping and associated works. Plots 5 To 12 Annan Business Park Stapleton Road Annan (B6357). 2 units complete March 2024 0.47ha.
GTN.MU1	15/P/4/0277 - Planning permission in principle granted for housing and business units, with 1.0ha available for Class 4 business units.
DFS.B&I1	20/0490/FUL Erection of 3 buildings comprising 3 business units (class 4) 0.49ha. No work started on site March 2024.

# ANN.B&I1

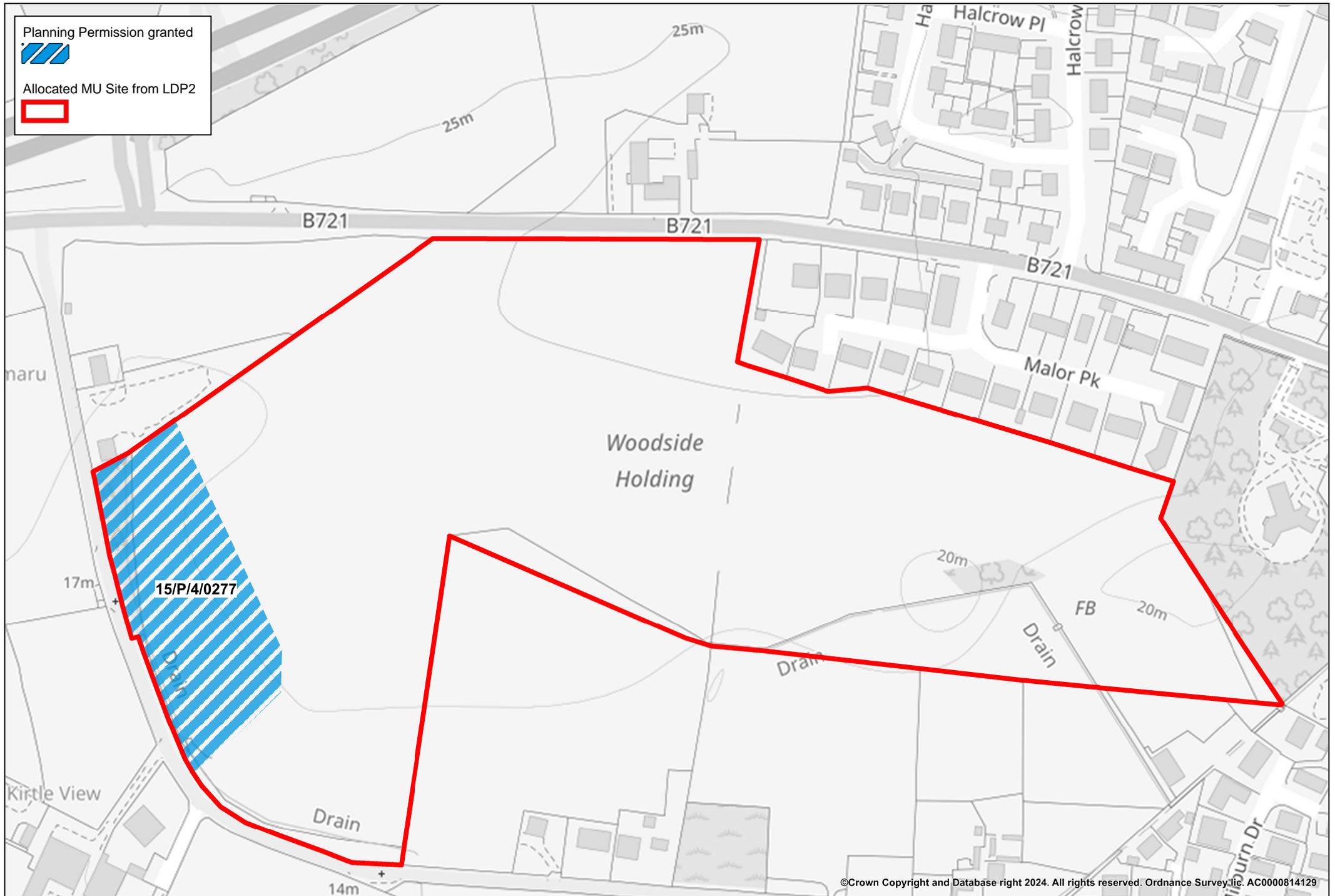


GTN.MU1

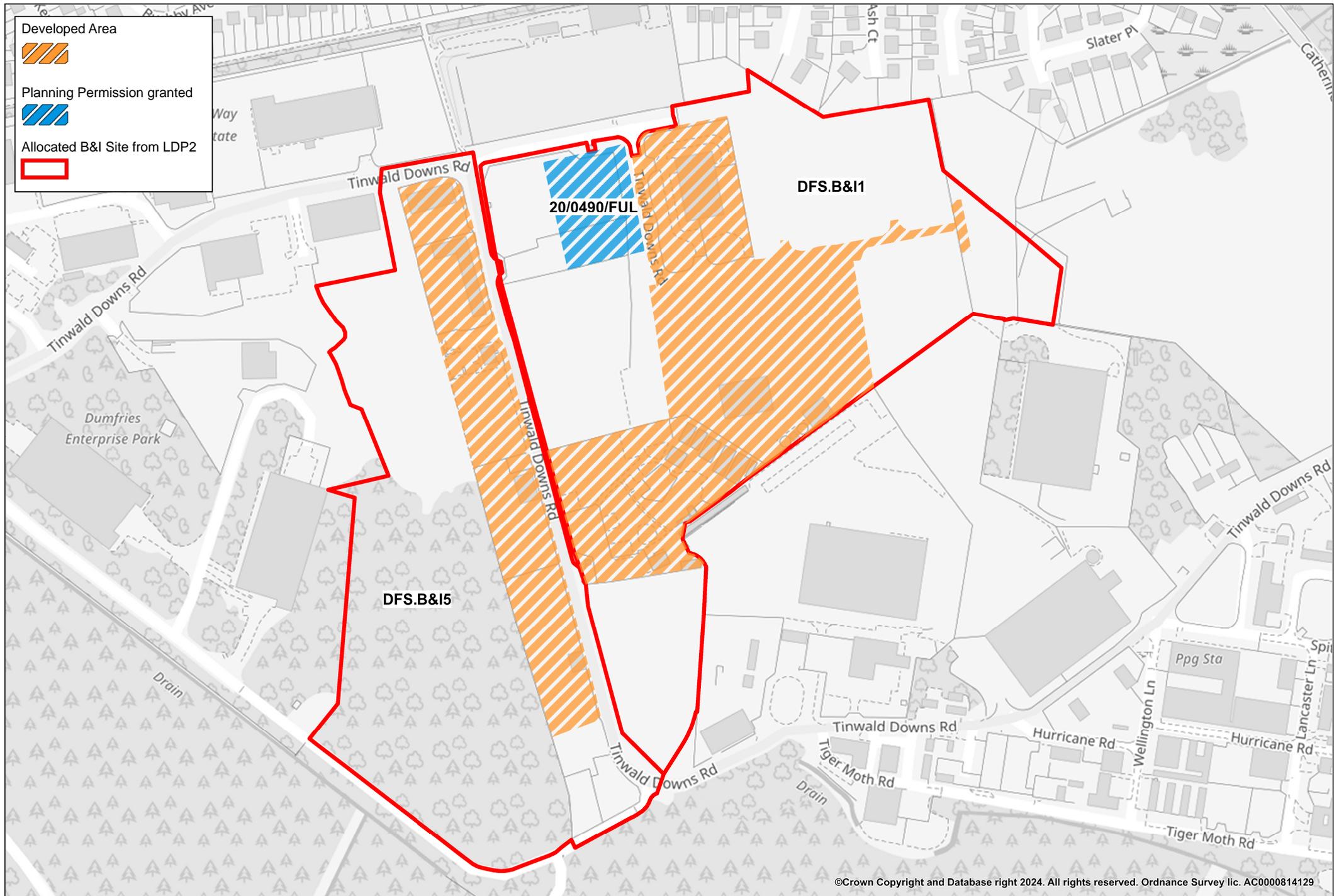
Planning Permission granted



Allocated MU Site from LDP2



# DFS.B&I5 and DFS.B&I1

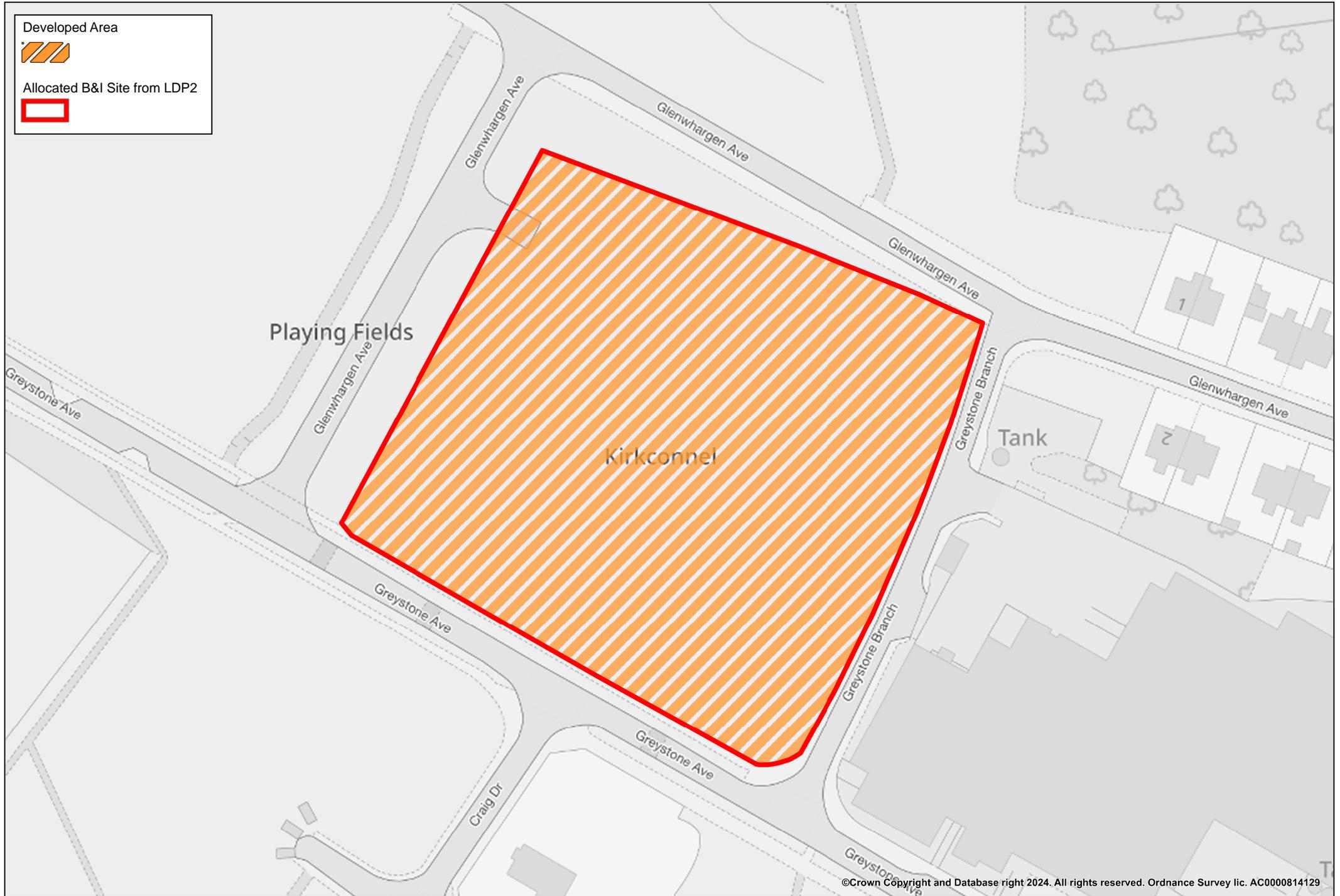


# KCN.B&I1

Developed Area



Allocated B&I Site from LDP2



# DBT.B&I1 and DBT.B&I202

Developed Area  


Allocated B&I Site from LDP2  