

DUMFRIES AND GALLOWAY LOCAL DEVELOPMENT PLAN 2

# Housing Land Audit at March 2020

## Summary

August 2021

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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

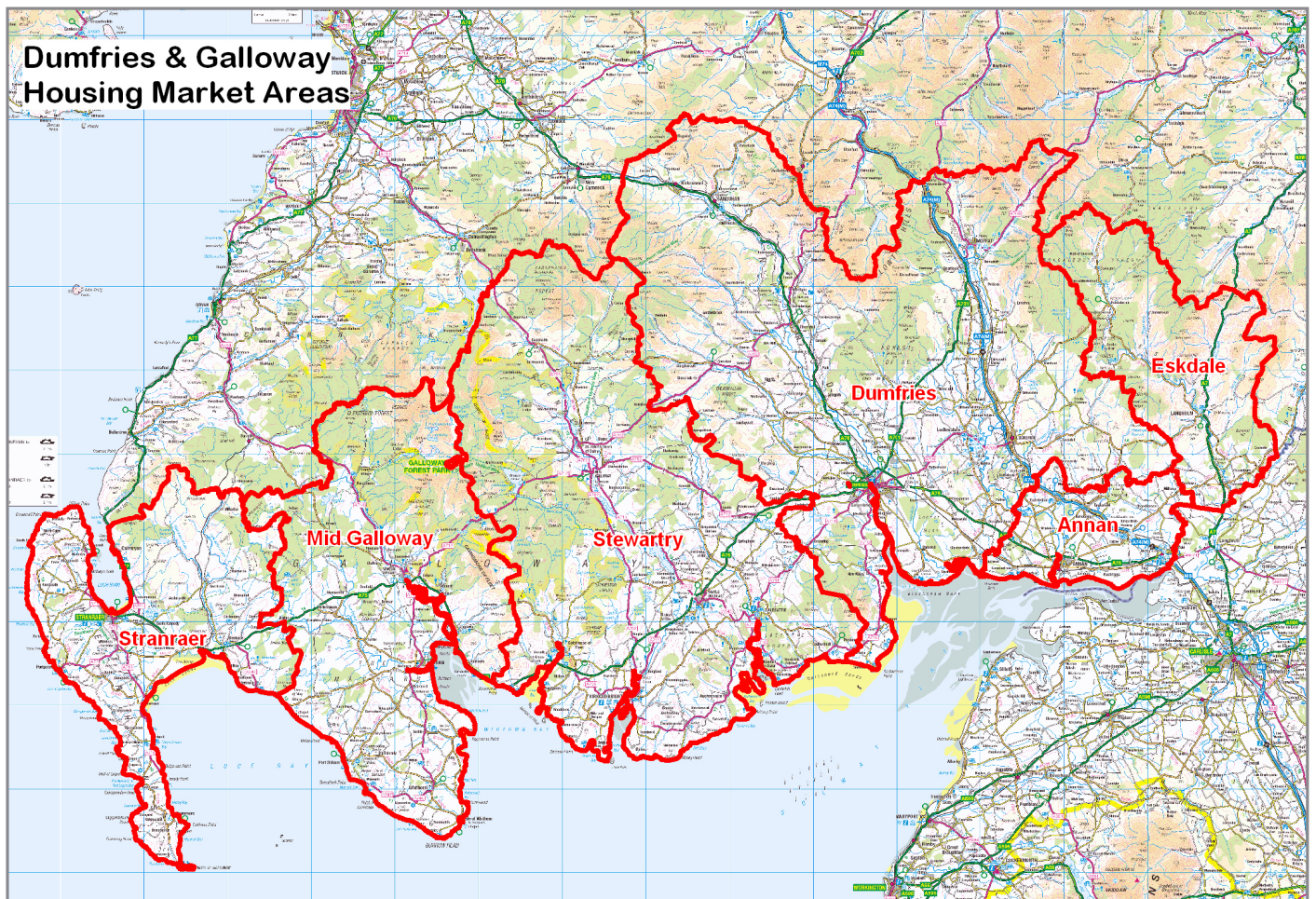
The HLA sets out the established housing land supply, which consists of sites with planning permission and/or allocated in LDP2, which are not yet developed. The effective housing land supply is the part of the established housing land supply that is free to develop within a prescribed period.

## 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 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 2020. 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 nine years the established housing land supply in Dumfries & Galloway has peaked at 11,855 units in 2012. The 2020 audit total established housing land supply was 11,820 units, which is an increase of

3,065 units since the previous audit. This change can be attributed to the change from LDP1 sites to those of LDP2. The trend in established housing land supply for 2012 – 2020 is shown in Table 1 by Housing Market Area (HMA).

HMA	2012	2013	2014	2015	2016	2017	2018	2019	2020
Annan HMA	1,547	1,465	1,620	1,541	1,536	1,505	1,472	1,479	1,875
Dumfries HMA	5,683	5,197	4,222	4,086	3,997	3,967	3,899	3,773	5,897
Eskdale HMA	391	395	386	377	375	369	368	369	382
Mid Galloway HMA	1,180	1,116	1,025	995	917	893	879	861	1,022
Stewartry HMA	1,440	1,389	1,274	1,184	1,142	1,092	1,083	1,092	1,782
Stranraer HMA	1,614	1,527	1,368	1,313	1,279	1,186	1,165	1,181	862
Dumfries and Galloway	11,855	11,089	9,895	9,496	9,246	9,012	8,866	8,755	11,820

## 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 nine years covering 2012 – 2020 for each Housing Market Area. The effective housing land supply has increased by 565 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	2018	2019	2020
Annan HMA	978	849	855	647	695	593	634	703	545
Dumfries HMA	2,313	2,074	1,833	1,713	1,335	1,298	1,288	1,271	1,780
Eskdale HMA	163	158	159	170	165	79	162	158	94
Mid Galloway HMA	530	577	557	327	318	258	274	338	313
Stewartry HMA	551	618	586	541	426	354	432	300	538
Stranraer HMA	514	603	509	492	360	332	311	298	333
Dumfries and Galloway	5,049	4,879	4,499	3,890	3,299	2,914	3,101	3,068	3,603

### 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 563 completions in Apr 2010/Mar 2011, in the Apr 2019/Mar 20 audit a total of 303 completions were recorded. This is an increase of 38 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 3: Completions by Housing Market Area (April 2009 - March 2020)**

HMA	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	Apr 17/ Mar 18	Apr 18/ Mar 19	Apr 19/ Mar 20	Apr 10/ Mar 20
Annan HMA	35	26	20	26	21	24	48	46	33	108	440
Dumfries HMA	359	281	211	215	220	194	142	137	183	128	2,242
Eskdale HMA	9	4	4	0	3	1	7	5	2	3	42
Mid Galloway HMA	26	79	18	18	29	57	23	6	8	5	335
Stewartry HMA	38	57	38	56	87	49	47	25	35	51	568
Stranraer HMA	96	59	37	77	40	13	65	38	4	7	526
Dumfries and Galloway	563	506	328	392	400	338	332	257	265	303	4,153

### 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

250 completions in Apr 2010/Mar 2011, in the Apr 2019/Mar 20 audit a total of 141 affordable housing completions were recorded. This is an increase of 97 units from the previous audit.

**Table 4: Affordable housing completions by Housing Market Area (April 2010 - March 2020)**

HMA	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	Apr 17/ Mar 18	Apr 18/ Mar 19	Apr 19/ Mar 20
Annan HMA	0	0	0	0	2	0	20	1	1	88
Dumfries HMA	186	74	70	62	76	58	50	42	35	53
Eskdale HMA	0	0	0	0	0	1	0	0	0	0
Mid Galloway HMA	0	10	0	14	17	37	0	0	0	0
Stewartry HMA	0	0	0	28	65	12	23	0	8	0
Stranraer HMA	64	29	18	62	23	0	18	26	0	0
Dumfries and Galloway	250	113	88	166	183	108	111	69	44	141

### 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 2020 have been deducted from this target resulting in a housing supply target of 4,457 for the period Apr 2019 – 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 2020)	Housing Supply Target April 2019 - March 2029	5 Year Housing Supply Target	5 Year Effective Housing Land Supply Programming	5 Year Effective Housing Land Supply (years supply)
Annan HMA	554	187	367	204	545	13.4
Dumfries HMA	2,798	448	2,350	1,306	1,780	6.8
Eskdale HMA	77	10	67	37	94	12.6
Mid Galloway HMA	551	19	532	296	313	5.3
Stewartry HMA	793	111	682	379	538	7.1
Stranraer HMA	509	49	460	256	333	6.5
Dumfries & Galloway	5,282	825	4,457	2,476	3,603	7.3

NB: 5 year Housing Supply Target = Housing Supply Target Apr 17-Mar 29 figure divided by 6 and multiplied by 5. [i.e. 5 years remaining in the Plan Period]

NB: 5 Year Effective Housing Land Supply (years supply) = 5 Year Effective Housing Land Supply Programming/5 Year Housing Supply Target

### 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.

Table 6: Potentially effective housing land and post year 7 supply (excl small sites i.e. sites less than 5 units)		
HMA	Years 6 & 7 (Apr 25/ Mar 26 - Apr 26/Mar 27)	Post Year 7 (Post Apr 27)
Annan HMA	216	1,026
Dumfries HMA	591	3,071
Eskdale HMA	46	223
Mid Galloway HMA	167	404
Stewartry HMA	154	906
Stranraer HMA	145	278
Dumfries & Galloway	1,319	5,908

### Five Year Effective Housing Land Supply : Total capacity

Table 7 shows the total remaining capacity of the part of the established housing land supply which is free or expected to be free of development constraints and will therefore be available for the construction of housing in the next 5 years. For example, if a site of 110 units is delivering 20 units per annum, the 5-year effective land supply is 100 units, and the 5-year effective land supply total capacity is 110 units.

Table 7 Five year effective housing land supply: Total Capacity	
HMA	2020
Annan HMA	2,132
Dumfries HMA	6,386
Eskdale HMA	382
Mid Galloway HMA	1,012
Stewartry HMA	1,799
Stranraer HMA	1,039
Dumfries & Galloway	12,750

**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 3 new windfall sites have been added to the audit this year, the total site capacity of these is 46 units. Table 8 shows the windfall sites included within this year's audit by HMA.

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
Annan HMA	0	7	0	9	27	0
Dumfries HMA	47	8	73	41	26	31
Eskdale HMA	0	0	0	0	0	0
Mid Galloway HMA	0	0	0	0	0	0
Stewartry HMA	10	23	0	0	0	15
Stranraer HMA	0	0	0	5	5	0
<b>Dumfries and Galloway</b>	<b>57</b>	<b>38</b>	<b>73</b>	<b>55</b>	<b>58</b>	<b>46</b>