

DUMFRIES AND GALLOWAY LOCAL DEVELOPMENT PLAN 2

Housing Land Audit at March 2021

Summary

September 2022

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Introduction

Purpose of Audit

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

Land Supply Definitions

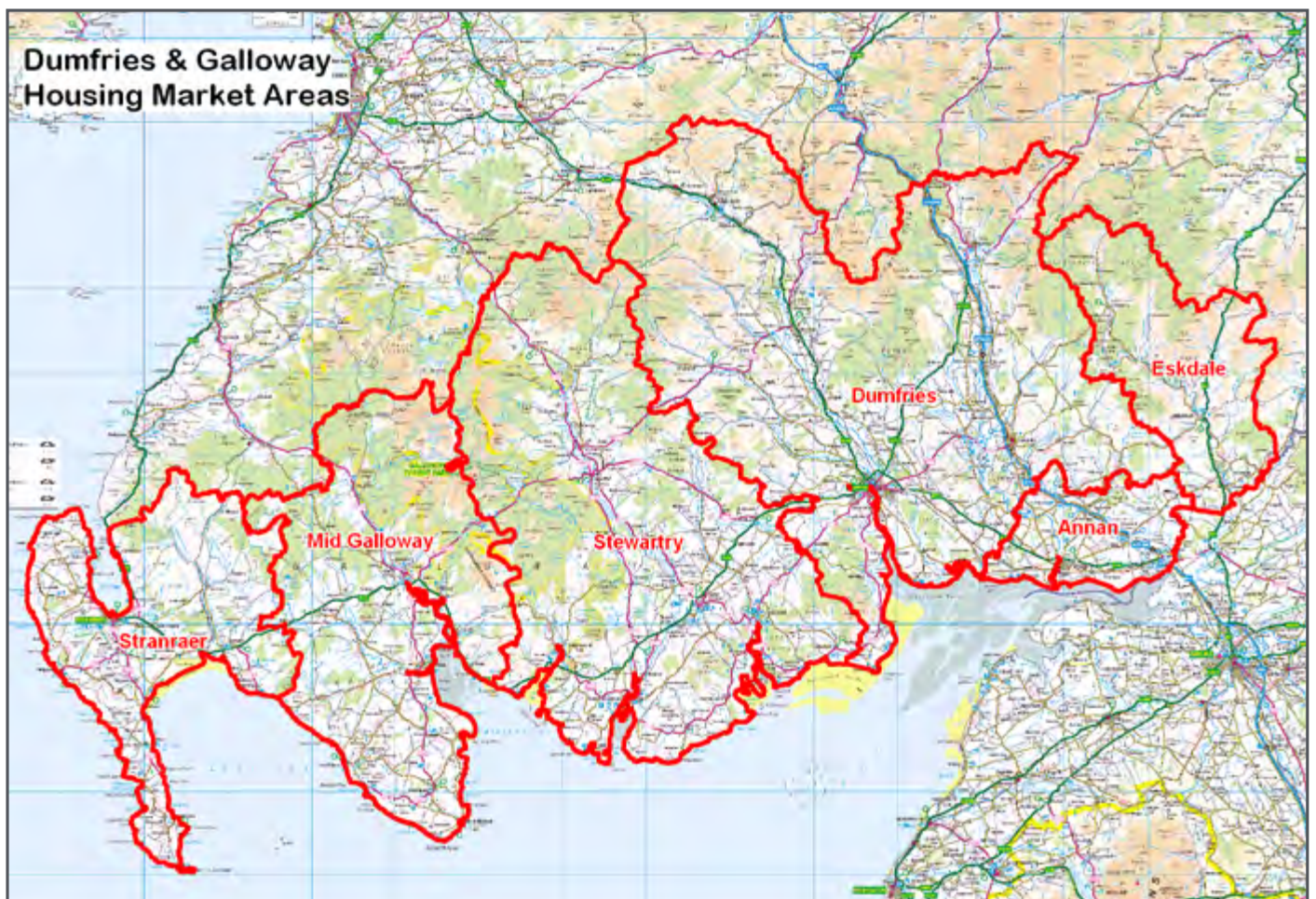
The HLA sets out the established housing land supply, which consists of sites with planning permission and/or allocated in LDP2, which are not yet developed. The effective housing land supply is the part of the established housing land supply that is free to develop within a prescribed period.

Improvements to the audit

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

Presentation of the Audit

The audit is intended to provide a comprehensive description of all current sites for housing for each of the six HMAs covering Dumfries & Galloway at 31st March 2021. Map 1 below identifies Housing Market Areas in Dumfries & Galloway.



Map 1: Dumfries and Galloway Housing Market Areas

Established Housing Land Supply

Trends in the Established Housing Land Supply

Over the past ten years the established housing land supply in Dumfries & Galloway has peaked at 11,855 units in 2012. The 2021 audit total established housing land supply was 11,568 units, which is a decrease

of 252 units since the previous audit. The trend in established housing land supply for 2012 – 2021 is shown in Table 1 by Housing Market Area (HMA).

HMA	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Annan HMA	1,547	1,465	1,620	1,541	1,536	1,505	1,472	1,479	1,875	1,857
Dumfries HMA	5,683	5,197	4,222	4,086	3,997	3,967	3,899	3,773	5,897	5,854
Eskdale HMA	391	395	386	377	375	369	368	369	382	382
Mid Galloway HMA	1,180	1,116	1,025	995	917	893	879	861	1,022	1,016
Stewartry HMA	1,440	1,389	1,274	1,184	1,142	1,092	1,083	1,092	1,782	1,769
Stranraer HMA	1,614	1,527	1,368	1,313	1,279	1,186	1,165	1,181	862	690
Dumfries and Galloway	11,855	11,089	9,895	9,496	9,246	9,012	8,866	8,755	11,820	11,568

Effective Housing Land Supply

Trends in the Effective Housing Land Supply

The effective housing land supply is land which is free from constraints in the period under consideration and is therefore immediately available for development. Programming of the effective housing land supply helps to identify if there is sufficient land in Dumfries & Galloway for the next five years. Table

2 shows the total effective housing land supply for the previous ten years covering 2012 – 2021 for each Housing Market Area. The effective housing land supply has increased by 251 units since the previous audit.

HMA	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Annan HMA	978	849	855	647	695	593	634	703	545	749
Dumfries HMA	2,313	2,074	1,833	1,713	1,335	1,298	1,288	1,271	1,780	1,792
Eskdale HMA	163	158	159	170	165	79	162	158	94	110
Mid Galloway HMA	530	577	557	327	318	258	274	338	313	317
Stewartry HMA	551	618	586	541	426	354	432	300	538	556
Stranraer HMA	514	603	509	492	360	332	311	298	333	330
Dumfries and Galloway	5,049	4,879	4,499	3,890	3,299	2,914	3,101	3,068	3,603	3,854

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 506

completions in Apr 2011/Mar 2012, in the Apr 20/Mar 21 audit a total of 238 completions were recorded. This is a decrease of 65 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 2021)

HMA	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 20 / Mar 21	Apr 10 / Mar 21
Annan HMA	26	20	26	21	24	48	46	33	108	84	471
Dumfries HMA	281	211	215	220	194	142	137	183	128	101	2,171
Eskdale HMA	4	4	0	3	1	7	5	2	3	3	41
Mid Galloway HMA	79	18	18	29	57	23	6	8	5	5	274
Stewartry HMA	57	38	56	87	49	47	25	35	51	33	516
Stranraer HMA	59	37	77	40	13	65	38	4	7	12	448
Dumfries and Galloway	506	328	392	400	338	332	257	265	303	238	3,922

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

183 completions in Apr 2014/Mar 2015, in the Apr 2020/Mar 21 audit a total of 84 affordable housing completions were recorded. This is a decrease of 57 units from the previous audit.

Table 4: Affordable housing completions by Housing Market Area (April 2011 - March 2021)

HMA	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 20/ Mar 21
Annan HMA	0	0	0	2	0	20	1	1	88	55
Dumfries HMA	74	70	62	76	58	50	42	35	53	29
Eskdale HMA	0	0	0	0	1	0	0	0	0	0
Mid Galloway HMA	10	0	14	17	37	0	0	0	0	0
Stewartry HMA	0	0	28	65	12	23	0	8	0	0
Stranraer HMA	29	18	62	23	0	18	26	0	0	0
Dumfries and Galloway	113	88	166	183	108	111	69	44	141	84

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 2021 have been deducted from this target resulting in a housing supply target of 4,220 for the period Apr 2020 – 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 2021)	Housing Supply Target April 2020 - March 2029	5 Year Housing Supply Target	5 Year Effective Housing Supply Programming	5 Year Effective Housing Land Supply (years supply)
Annan HMA	554	271	283	157	749	23.8
Dumfries HMA	2,798	549	2,249	1,249	1,792	7.2
Eskdale HMA	77	13	65	36	110	15.4
Mid Galloway HMA	551	24	527	293	317	5.4
Stewartry HMA	793	144	649	361	556	7.7
Stranraer HMA	509	61	448	249	330	6.6
Dumfries & Galloway	5,282	1,062	4,220	2,344	3,853	8.2

NB: 5 year Housing Supply Target = Housing Supply Target Apr 20-Mar 24 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	414	747
Dumfries HMA	642	3,041
Eskdale HMA	54	199
Mid Galloway HMA	167	380
Stewartry HMA	161	895
Stranraer HMA	184	201
Dumfries & Galloway	1,622	5,463

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	2021
Annan HMA	1,857
Dumfries HMA	5,846
Eskdale HMA	382
Mid Galloway HMA	997
Stewartry HMA	1,769
Stranraer HMA	690
Dumfries & Galloway	11,541

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 4 new windfall sites have been added to the audit this year, the total site capacity of these is 58 units. Table 8 shows the windfall units included within this year's audit by HMA.

Table 8: Windfall Sites within Dumfries Regional Capital, District Centres and Local Centres by Housing Market Area (excl small sites i.e. sites less than 5 units)

HMA	Apr 14 / Mar 15	Apr 15 / Mar 16	Apr 16 / Mar 17	Apr 17 / Mar 18	Apr 18 / Mar 19	Apr 19 / Mar 20	Apr 20 / Mar 21
Annan HMA	0	7	0	9	27	0	18
Dumfries HMA	47	8	73	41	26	31	33
Eskdale HMA	0	0	0	0	0	0	0
Mid Galloway HMA	0	0	0	0	0	0	7
Stewartry HMA	10	23	0	0	0	15	0
Stranraer HMA	0	0	0	5	5	0	0
Dumfries and Galloway	57	38	73	55	58	46	58