

DUMFRIES AND GALLOWAY LOCAL DEVELOPMENT PLAN

# **Business and Industry Land Audit 2022**



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## Business & Industry Land Audit 2022

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May 2022

## **1. Introduction**

### **Purpose of Audit**

1.1 The 2022 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 (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.

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 2022 and the take-up of business and industrial land between 1 April 2021 to 31 March 2022.

## **2. Policy Context**

2.1 The Scottish Government's National Planning Framework 3 (2014), Scottish Planning Policy (2014) and Dumfries and Galloway Local Development Plan 2 (adopted October 2019) all provide the context for the provision of business and industrial land within Dumfries and Galloway.

2.2 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).

2.3 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.

2.4 The Scottish Government's planning policy for economic development is set out in **Scottish Planning Policy (SPP)** 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.

2.5 The Planning (Scotland) Act 2019 introduces a number of significant changes to the development planning system in Scotland and the way local development plans are prepared. Draft regulations and guidance have been consulted on for the transition to the new system. A draft of **National Planning Framework 4 (NPF4)** which will incorporate SPP was published for consultation in October 2021. It is anticipated NPF4 will be adopted during 2022. The Act introduces 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 \(dumgal.gov.uk\)](https://www.dumgal.gov.uk/media/1000000/iRSS_document_FINAL_FINAL.pdf)

2.6 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.

2.7 **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.

2.8 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 new allocations are included in the the Business and Industry Land Supply Tables in Appendix 3 and add to the effective land supply.

2.9 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.

2.10 It has developed six programmes: Digital; Borderlands Energy Investment Company; Destination Borderlands; Quality of Place; Knowledge Exchange Network and Business Infrastructure Programme. It comprises amongst others place based projects: the redevelopment of Chapelcross former power station and Stranraer Marina. The Partnership believes that collectively these programmes and projects will deliver benefits across the wider Borderlands geography. 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 Business Infrastructure Programme is currently being developed in conjunction with Scottish Borders Council.

2.11 **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 2022**

#### **Preparation of Audit**

3.1 The Audit was prepared using information gathered through site visits and monitoring planning applications. 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.

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 at 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 reference is provided. If consent has expired, this will also be stated.

### 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 2021 Audit. The allocated employment land supply at 31/03/2022 is **254.75 ha**. 49.7% of the allocated employment land supply is effective (immediately available or could be developed in the next 1-5 years). 48.7% 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>254.75</b>	100
Total business and industry land that is <b>immediately available (IA)</b> and therefore marketable	<b>8.95</b>	2.5
Total business and industry land that is <b>marketable</b>	<b>121.24</b>	47.2
Total business and industry land that is <b>effective</b> (IA + Marketable)	<b>130.19</b>	49.7
Total business and industry land that has <b>constraints</b> , NOT considered marketable or immediately available	<b>124.15</b>	48.7

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 Chaplecross 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**

<b>LDP HMA</b>	<b>Total Available Business and Industry Land (ha)</b>	<b>Immediately Available (ha)</b>	<b>Marketable Area (ha)</b>	<b>Constrained Area (ha)</b>
<b>Annan</b>	134.64	1	19.4	114.24
<b>Dumfries</b>	89.84	7.79	71.73	9.91
<b>Eskdale</b>	0	0	0	0
<b>Mid Galloway</b>	7.22	0.16	7.06	0
<b>Stewartry</b>	2.73	0	2.73	0
<b>Stranraer</b>	20.32	0	20.32	0
<b>TOTAL</b>	<b>254.75</b>	<b>8.95</b>	<b>120.24</b>	<b>124.15</b>

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

<b>Business and Industry Land Take Up by HMA (Ha)</b>	<b>1/07/2012-30/06/2013</b>	<b>1/07/2013-31/03/2014</b>	<b>1/04/2014-31/03/2015</b>	<b>1/04/2015-31/03/2016</b>	<b>1/04/2016-31/03/2017</b>	<b>1/04/2017-31/03/2018</b>	<b>1/04/2018-31/03/2019</b>	<b>1/04/2019-31/03/2020</b>	<b>1/04/2020-31/03/2021</b>	<b>1/4/2021-31/03/2022</b>
<b>Annan</b>	0	5.5	0	0	4.7	0	0	0	0	0
<b>Dumfries</b>	0	3.32	2	0	23.31 (a)	0(b)	8.8(d)	1.6 (e)	0	0.23 (f)
<b>Eskdale</b>	0	0	0	0	0	0	0	0	0	0
<b>Mid Galloway</b>	0	0	0	0	4.1	0	0	0	0	0
<b>Stewartry</b>	0	0	0	0	0.82	0	0	0	0	0
<b>Stranraer</b>	0	0	0	0	0	0	0	0	0	0
<b>TOTAL</b>	0	8.82	2	0	32.93 (c)	0	8.8	1.6	0	0.23

- (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
- (e) 2019/20 Sites at DFS.B&I1 Heathhall – north of Aviation Museum and Brasswell Office Park, Dumfries (07/P/3/0241) with the completion of 2 commercial office buildings and associated car parking.
- (f) 2021/22 Sites at DFS.B&I1 Heathhall – north of Aviation Museum completion of 6 light commercial units (17/1742/FUL)

## 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. A small site in Dumfries was completed during the reporting year with a larger site under construction. 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.

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 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 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. 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. 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). Further business and industry sites have been allocated in LDP2 to meet this demand in Dumfries and Lockerbie.

3.10 Table 4 summarises additions to the land supply through planning consents and losses to the business and industry allocations to other uses for the past 2 years.

**Table 4: Summary of Additions and Losses to the Business and Industry Land Supply**

<b>Additions to the Land Supply Through Planning Consents</b>	<b>Losses to the Business and Industry Allocations to Other Uses</b>
2021-22 – no additions	2021-22 – no losses
<p>2020-2021 –</p> <p>Dumfries B&amp;I1 Heathhall – North of Aviation Museum. 1.96ha site, erection of industrial building, formation of car parking area and landscaping and associated works – 20/1203/FUL. At March 2022 work was largely complete.</p> <p>Dumfries B&amp;I1 Heathhall – North of Aviation Museum. 0.49ha site, erection of building comprising 3 business units (class 4). 20/0490/FUL At March 2022 no work had started on site.</p> <p>Dumfries DFS.MU203 Former Interfloor Factory. 1.12ha Erection of motor retail workshop building and formation of access. 19/0406/FUL At March 2022 no work had started on site.</p>	2020-21 – no losses

## 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.

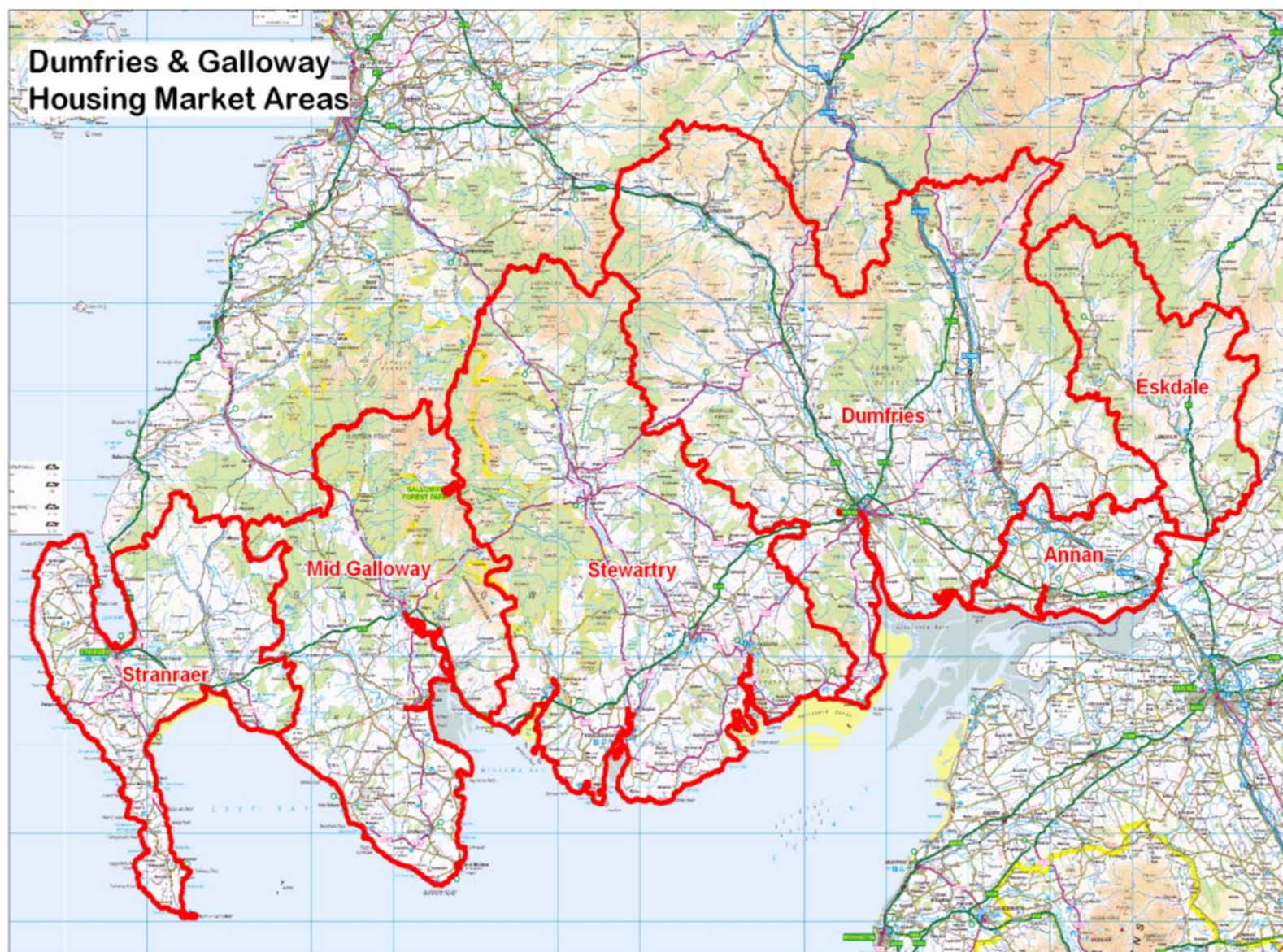
**DIA** – Drainage Impact Assessment

**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	Types of Constraints
<p><b>Total Available Business and Industry Land:</b> This includes all land that has been allocated for business and industry use in the LDP.</p> <p><b>Immediately Available:</b> 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.</p> <p><b>Marketable Land:</b> 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.</p> <p><b>Constrained Land:</b> 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.</p>	<p>Constraints can include:</p> <ul style="list-style-type: none"> <li>• Inability to obtain planning permission</li> <li>• Ownership issues (e.g. multiple owners or unwilling sellers)</li> <li>• Physical constraints including poor infrastructure provision or difficult topography</li> <li>• Accessibility issues</li> <li>• Poor service availability to site including water, gas, electricity &amp; drainage</li> <li>• Ground condition constraints such as flood risk</li> <li>• Contamination</li> </ul>

### 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. 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. Site is not currently being marketed. 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			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. At March 2020 outline business case being prepared. 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.
Chapelcross	CPC.B&I2	Chapelcross South	7.03			7.03			Brownfield site owned by Nuclear Decommissioning Authority (NDA). The Chapelcross former power station site identified as a project in the Borderlands Inclusive Growth Deal as a strategic inward investment opportunity for employment

Settlement	LDP Ref	Site Name	Site Area (ha)	Availability					Comments
				Immediately Available	Marketable (1-5 years)	Constrained (beyond 5 years)	Taken Up	Under construction	
									and energy uses. At March 2020 outline business case being prepared. 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.
Chapelcross	CPC.B&I3	Chapelcross West	33.34			33.34			Brownfield site owned by Nuclear Decommissioning Authority (NDA). The Chapelcross former power station site identified as a project in the Borderlands Inclusive Growth Deal as a strategic inward investment opportunity for employment and energy uses. At March 2020 outline business case being prepared. A development framework has been prepared and adopted as non-statutory planning guidance to LDP2. Contaminated Land Assessment, FRA, road

Settlement	LDP Ref	Site Name	Site Area (ha)	Availability					Comments
				Immediately Available	Marketable (1-5 years)	Constrained (beyond 5 years)	Taken Up	Under construction	
									access investigation, archaeological investigation, habitats regulation appraisal, and species management plans required.
Annan	ANN.B&I201	South of the A75(T) and East of the B6357	7.53		7.53				Greenfield site currently in private ownership. Masterplan and Transport Assessment required. WIA and DIA required.
Eastriggs	ERL.MU1	Stanfield Farm	0.87		0.87				Greenfield site now acquired by Cunninghame HA. Masterplan being developed for site. Located on edge of settlement and unserviced. Requires Transport Assessment, FRA and DIA.
Ecclefechan	ECC.B&I1	Land adjoining B7076, Jct 19 A74(M),	11		11				Greenfield site acquired by Grange Quarries for development. 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.

Settlement	LDP Ref	Site Name	Site Area (ha)	Availability					Comments
				Immediately Available	Marketable (1-5 years)	Constrained (beyond 5 years)	Taken Up	Under construction	
Gretna	GTN.MU1	former Golf Course	1		1				Greenfield site acquired by Alba Group. Planning permission in principle granted 27 April 2018 (15/P/4/0277) for housing and business units, with 1.0ha available for Class 4 business units. Masterplan, Transport Assessment and DIA required.
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. Contaminated land assessment and FRA required.
Beattock	BTK.B&I201	North West, Main Street	3.75		3.75				Brownfield site in single ownership. 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 at the north of the 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	
Dumfries	DFS.B&I1	Heathhall – (North of Aviation Museum) Gilnockie Business Park	10.89	2.45	7.14		1.3	0	<p>Site area enlarged and changed as part of LDP2.</p> <p>31 March 2021 - 20/0490/FUL Erection of 3 buildings comprising 3 business units (class 4) 0.49ha No work started on site March 2022</p> <p>20/1203/FUL Erection of industrial building 1.96ha Building under construction March 2022</p> <p>31 March 2020 – 18/1732/FUL Formation of access roads and installation of drainage including SUDS – Site servicing complete for part of site and plots being actively marketed as Gilnockie Business Park. Potential interest in range of plots. 1.3 ha taken up at 31 March 2020.</p> <p>18/1864/FUL Erection of building for sale of agricultural equipment -</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	
									<p>0.86ha. Grant conditionally 28/02/2019. Complete at 31 March 2020</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. Complete at 31 March 2020</p>
Dumfries	DFS.B&I2	Cargenbridge	12.31	1.72	5.09	5.5			Site in ownership of South of Scotland Enterprise with first phase serviced. Currently being marketed with potential 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 in ownership of South of Scotland Enterprise with interest from developers. Site forms natural extension to existing B&I site. FRA and DIA required. Contamination and archaeological investigation required together with Noise Assessment. Adoptable road

Settlement	LDP Ref	Site Name	Site Area (ha)	Availability					Comments
				Immediately Available	Marketable (1-5 years)	Constrained (beyond 5 years)	Taken Up	Under construction	
									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		7.25		0.88	0.41	<p>Site area enlarged and changed as part of LDP2. Sites are partially serviced, and some plots under construction. 0.65ha completed 2017.</p> <p>17/1742/FUL Erection of 5 commercial units (0.23ha) Consent granted December 17. Complete March 2022.</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. Under construction March 2020.</p> <p>19/1332/FUL Change of use of former runway to form 2 storage plots (0.5ha). Consent granted 6/11/2019. Construction commenced at 03/2020.</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 unserved. FRA, DIA and Noise Assessment required.
Dumfries	DFS.B&I 07/P/3/0241	Brasswell Office Park	1.5	1.2			0.3		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. Part site serviced and car parking and 2 office blocks completed, with one partially occupied.
Dumfries	DFS.B&I253	Land at Starryheugh	9.12			9.12			Greenfield site in private ownership. 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 on the market at 31 March 2020. Understood to be sold. Views of Transport Scotland required. Contaminated land and Noise Assessment required together with FRA and DIA. Archaeological



Settlement	LDP Ref	Site Name	Site Area (ha)	Availability					Comments
				Immediately Available	Marketable (1-5 years)	Constrained (beyond 5 years)	Taken Up	Under construction	
									evaluation and/or mitigation required.
Dumfries	DFS.MU203	Former Interfloor Factory	1.5	1.12	0.38				Brownfield site currently on market. 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 currently 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	1.3					18/0670/FUL Planning permission granted 22 Sept 2018 for extension to existing food factory.

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>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 2020 – site investigation works re ground conditions undertaken and various consents granted.</p>
Lockerbie	LRB.B&I204	Land north of Dryfe Road Industrial Estate	6.76		6.76				Greenfield site in private ownership and owner willing to release land. 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. Adjacent to existing B&I uses. 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. &

Settlement	LDP Ref	Site Name	Site Area (ha)	Availability					Comments
				Immediately Available	Marketable (1-5 years)	Constrained (beyond 5 years)	Taken Up	Under construction	
									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, contaminated land investigation, FRA and archaeological evaluation.
Sanquhar	SNQ.B&I1	Glasgow Road	3.62		1.81	1.81			Greenfield site in private ownership. Adjacent to existing B&I uses. 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.

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. 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. Adjacent to existing B&I uses. DIA and FRA required.
Newton Stewart	NST.MU1	Masonfield	1.5		1.5				Greenfield site in private ownership. Adjacent to existing B&I uses. 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 under multiple private ownership. FRA and contamination land investigation required.
Wigtown	18/0147/FUL	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.

Settlement	LDP Ref	Site Name	Site Area (ha)	Availability					Comments
				Immediately Available	Marketable (1-5 years)	Constrained (beyond 5 years)	Taken Up	Under construction	
									Extension to Established B&I site.
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	2.15		1.33		0.82		Brownfield sites under joint private ownership. Adjacent to existing B&I use. Site is partially serviced. FRA and DIA required. Archaeological and contaminated land investigation required. 0.82 ha previously taken up
Stranraer	STR.MU1	Stranraer Waterfront	flexible						Brownfield site under 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 under private ownership. Adjacent to existing B&I uses. FRA and archaeological evaluation 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	9.8		9.8				Brownfield site under joint private ownership. Adjacent to existing B&I uses. No planning applications as yet. Transport Assessment, FRA and contaminated land investigation required.
Stranraer	STR.B&I3	Railway Yard	3.38		3.38				Brownfield site under joint private ownership. Adjacent to existing B&I uses. No planning applications as yet. FRA, contamination and archaeological investigation required.
Stranraer	STR.B&I204	Mirrey's Petrol Station	0.44		0.44				Brownfield site in private ownership. Adjacent to existing housing and consideration should be given to Class 4 business use. FRA and DIA required.
<b>Total Supply at 1/04/21- 31/03/22</b>			<b>271.35</b>	<b>8.95</b>	<b>121.24</b>	<b>124.15</b>	<b>16.60</b>	<b>0.64</b>	
<b>Land Remaining at 31 March 2022</b>			<b>254.75</b>						
<b>Effective Supply (Immediately Available+Marketable)</b>			<b>130.19</b>						
<b>Constrained Supply</b>			<b>124.15</b>						