

DUMFRIES AND GALLOWAY LOCAL DEVELOPMENT PLAN

# Vacant and Derelict Land Report 2020



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## Dumfries and Galloway Council Vacant and Derelict Land Report 2020

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#### 1. Background to the Survey

The Scottish Vacant and Derelict Land Survey (SVDLS) is an annual survey undertaken by all Scottish Local Authorities to establish the extent and state of vacant and derelict land in Scotland as requested by Scottish Government. It is the only national data source for urban vacant and derelict land. The survey is sent out to councils with accompanying guidance notes setting out how the survey should be carried out.

The SVDLS for 2019 can be found at [Scottish Vacant and Derelict Land Survey 2019 - gov.scot \(www.gov.scot\)](https://www.gov.scot/resources/publications/2019/07/190707_svdls_2019.pdf). The statistics are used by the Scottish Government to allocate and monitor the impact of the Vacant and Derelict Land Fund. The fund has a budget of £7.605m for the period 20-21 and is allocated to Glasgow, North Lanarkshire, South Lanarkshire, Highland and Fife Councils reflecting the extent of vacant and derelict land in these areas and levels of deprivation. In addition from 2021 the Vacant and Derelict Land Investment Programme will provide funding over five years for local authorities to support place-based approaches to tackling persistent vacant and derelict land, delivering regeneration and sustainable inclusive growth as part of the green recovery.

This report presents a summary of the findings from the Dumfries and Galloway Vacant and Derelict Land Survey 2020. The survey was undertaken in August and September 2020.

The reuse of vacant and derelict land is supported at both the national and local level with both Scottish Planning Policy (2014) and the Dumfries and Galloway Local Development Plan 2014 providing guidance to bring such sites back into use.

Paragraph 40 of SPP (2014) states that “spatial strategies within development plans should promote a sustainable pattern of development”. One of the principles it advocates to achieve this is by “*considering the reuse or redevelopment of brownfield land before new development takes place on greenfield sites.*”

This principle has been echoed in D&G’s LDP spatial strategy (13.3.6) stating ‘*where possible, priority has been given to the re-use of previously developed land (i.e. brownfield land) by identifying it for future development, although it must be acknowledged that, compared to other more urban regions, there are limited opportunities for brownfield development in Dumfries and Galloway*’.

## 2. Purpose of the Survey

The purpose of the survey is to maintain a record of and regularly monitor the extent and state of vacant and derelict land, the remediation of vacant and derelict land and the progress of bringing it into reuse in Dumfries and Galloway. This information feeds into the Local Development Plan making process, and the amount of vacant or derelict land is an indicator of the state of the Council’s built and natural environment.

### What is vacant and derelict land?

Full guidance for the survey can be found at [Scottish Vacant and Derelict Land Survey: guidance notes - gov.scot \(www.gov.scot\)](http://www.gov.scot/resources/documents/2014/06/Scottish_Vacant_and_Derelict_Land_Survey_guidance_notes_-_gov.scot.pdf)

A summary of the Scottish Government definitions of vacant and derelict land is detailed below:

#### Vacant Land

In general terms vacant land is previously developed land, without physical constraint, which the Planning Authority has indicated is currently available for redevelopment. For the purposes of this survey, a site is categorised as **Vacant Land** if it satisfies **all** the conditions below:

- It must be at least 0.1 hectares in size
- It must be located within a settlement (as defined in the Development Plan)
- It must have previously been developed (this includes sites that have only had basic ground preparatory works to create a development platform)

- It must not be in use (except as temporary open space) or include a useable building **and** it must have a new use intended for it in the Plan (or via Planning Permission)
- It must be ready for new development (i.e. there are no physical impediments caused by a previous development which would prevent new development)
- It must have a new use intended for it in the Plan (or via Planning Permission)

### Derelict Sites

In general a site can be classed as derelict if it is on previously developed land, which has a physical constraint caused by its previous use, which hampers its redevelopment or naturalisation.

(This category combines what was previously separately defined as derelict land, derelict buildings, derelict land and buildings and operational land defined as derelict into one overarching **Derelict Site** category).

For the purposes of this survey, a **Derelict Site** can be located anywhere in Scotland (both within and outwith settlements) but must satisfy **all** of the conditions below:

- It must be at least 0.1 hectares in size
- It must have previously been developed (this includes sites that have only had basic ground preparatory works to create a development platform)
- It must **not be** ready for new development without rehabilitation (i.e. there must be an impediment, caused by a previous development, which would prevent new development)
- It must **not be** in use (except as a temporary open space)
- It must **not be** a Scheduled Ancient Monument or Cemetery
- It must **not have** useable building(s) on it

### 3. Summary of Dumfries and Galloway's Vacant and Derelict Land

During the period 2019- 2020 there has been an increase in the area of land classified as derelict. This is mainly due to the inclusion of the MOD Eastriggs site which makes up over half of the total area of derelict land. There are currently 58 sites identified in the survey. The majority are below two hectares, with only four sites over 10 hectares. In addition, there is notably more derelict land (97%) by hectares to vacant land (3%). The previous use of the most significant derelict land sites is inherited from Ministry of Defence activity (88%) including former munitions and airfield sites, located outside of settlements.

Sites with significant derelict land:

Type	Site Name	Settlement	Hectares	Previous Use
Derelict	Baldoon Airfield	Braehead	183.44	Former WWII Airfield
Derelict	Black Powder Works	Carsegowan	22.9	Former Munitions Site
Derelict	MOD site	Eastriggs	430.4	Former Munitions Site

Site changes:

Sixteen sites were removed or partially removed from the survey from the previous year, comprising a total of 22.5 hectares, as a result of either development, naturalisation or the site no longer meeting the Scottish Government's criteria.

Sites brought back into use

Type	Site Name	Settlement	Hectares	New Use
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Derelict	Queensberry Square	Sanquhar	0.33	Residential
Derelict	Former Academy	Lockerbie	1.52	Residential
Derelict	Former railway Station	Lochmaben	1.06	Residential
Derelict	Former College	Heathhall		Residential
Derelict	Lincluden Depot	Dumfries	0.15	Residential
Derelict	Land South of Enterprise Park	Heathhall	2.01	Business and Industry
Derelict	Land North of Aviation Museum	Heathhall	3.68	Business and Industry
Derelict	Former Interfloor Factory	Heathhall	2.78	Retail
Vacant	Cargenbridge	Dumfries	2.03	Storage
Derelict	Creca Camp	Creca	0.26	Residential
Derelict	Old gasworks	Kingholm Dumfries	0.62	Business and Industry

Some of these sites remain on the register as only part of the land has been developed.

Sites Removed

Type	Site Name	Settlement	Hectares	New Use
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Derelict	Parkhead Hospital	Dumfries	1.95	Reallocated as Open Space
Vacant	1-7 Port Street	Annan	0.14	Definitional – remaining site less than 0.1 ha

Following inspection, adjustments have been made to site boundaries at the following sites: Former Depot Terregles Road; Newbridge Caravan Site Dumfries; Disused Coalmine Rowanburn.

#### New Sites

Type	Site Name	Settlement	Hectares	Previous Use
Derelict	Former Garage	Borgue	0.15	Garage
Vacant	Former Maxwelltown Schools	Dumfries	7.51	Schools
Derelict	Former Auction Mart	Thornhill	3.13	Auction Mart
Derelict	West Glencrieff Mine	Wanlockhead	3.24	Lead mining
Derelict	Queensberry Tailings Ponds	Wanlockhead	1.98	Lead mining
Derelict	North Gateside Bing	Sanquhar	11	Coal mining
Derelict	South Gateside Bing	Sanquhar	3.16	Coal mining

Derelict	Former gasworks	Castle Douglas	0.2	Gasworks
Derelict	Port Street tannery	Annan	0.21	Tannery
Derelict	Ford Mills	Langholm	0.84	Textile Mills
Derelict	MOD site	Eastriggs	430.4	Munitions
Derelict	MOD site	Browhouses	3.16	Munitions

#### 4. Vacant and Derelict Land Sites

Type	Site Name	Settlement	Hectares	Previous Use
Derelict	Land and Building South of Harbour Front	Drummore	0.26	Mill
Derelict	Land at Cairn Point	Cairnryan	4.38	Military and Shipbreaking
Derelict	Land behind The Coachman's Belmont Road	Stranraer	0.66	Public House
Derelict	Railway Yard	Stranraer	3.38	Railway
Derelict	Cow Park Quarry	Dalbeattie	1.19	Quarry
Derelict	Site off Cotton Street	Castle Douglas	0.26	Abattoir



Derelict	Land off Terregles Road	Dumfries	0.49	Unknown
Vacant	Former Caravan Park Kintail Park	Lockerbie	1.42	Caravan Park
Derelict	Park Place	Lockerbie	0.62	Creamery
Derelict	Kirkcudbright Creamery	Kirkcudbright	1.1	Creamery
Vacant	Glasgow Road	Sanquhar	0.67	Unknown
Derelict	Former Garage High Street	Gatehouse of Fleet	0.39	Garage
Derelict	Former Interfloor Factory Edinburgh Road	Dumfries	2.69	Factory
Derelict	Land at Brooms Road	Dumfries	0.36	Depot
Derelict	Former Depot Terregles Road	Dumfries	1.1	Depot
Derelict	Land south of Dumfries Enterprise Park	Dumfries	2.91	Airfield
Derelict	Heathhall Airfield Catherinefield Road	Dumfries	7.12	Airfield
Derelict	Land west of Former Factory Edinburgh Road	Dumfries	0.54	Industrial
Vacant	Cargenbridge	Dumfries	10.28	Chemical Factory
Vacant	Land north of Aviation Museum	Dumfries	6.14	Airfield

Derelict	Railway Yard NW Main Street	Beattock	3.76	Railway
Derelict	Former Gasworks Holm Street	Moffat	0.19	Gasworks
Derelict	Station Yard	Moffat	0.39	Railway
Derelict	Creca Camp	Creca	0.53	Military
Derelict	Former Roads Depot	Eaglesfield	1.52	Depot
Derelict	Kidsdale Radar Station	Isle of Whithorn	5.02	Military
Derelict	Blackcraig Leadmine	Newton Stewart	0.19	Lead Mining
Derelict	Terally Brickworks	Port Logan	5.16	Brickworks
Derelict	Black Powder Works	Carsegowan	22.9	Munitions Factory
Derelict	Baldoon Airfield	Braehead	183.44	Airfield
Derelict	Former Smallpox Hospital	Newton Stewart	0.34	Hospital
Derelict	Gasworks Kingholm Quay	Dumfries	0.42	Gasworks
Derelict	Catherinefield Bomb Store	Dumfries	1.21	Military
Derelict	Well Road	Moffat	0.6	Unknown
Derelict	Disused Coal Mine	Rowanburn	6.61	Coal Mining
Derelict	Disused Mill Military Road	Twynholm	0.44	Mill

Derelict	Mercury Hotel	Moffat	0.35	Hotel
Derelict	Buccleuch Road	Sanquhar	0.12	Unknown
Derelict	Colliery Fauldhead	Sanquhar	9.23	Coal Mining
Derelict	Newbridge Caravan Site	Dumfries	3.28	Petrol Station and Caravan Site
Derelict	Barbridge Mill	Dalbeattie	0.58	Mill
Derelict	Former Corn Mill	Port William	0.25	Mill
Derelict	Boreland Fell	Kirkcowan	3.86	Quarry
Derelict	Former Tarff Mills	Kirkcowan	0.28	Mill
Derelict	Former Garage London Road	Stranraer	0.21	Garage
Derelict	Former College Heathhall	Dumfries	3.63	College
Derelict	Former Garage	Borgue	0.15	Garage
Vacant	Maxwelltown Schools	Dumfries	7.51	Schools
Derelict	Former Auction Mart	Thornhill	3.13	Auction Mart
Derelict	West Glencrieff Mine	Wanlockhead	3.24	Lead Mining
Derelict	Queensberry tailings Ponds	Wanlockhead	1.98	Lead Mining
Derelict	North Gateside Bing	Sanquhar	11	Coal Mining
Derelict	South Gateside Bing	Sanquhar	3.66	Coal Mining

Derelict	Former Gasworks Marle Street	Castle Douglas	0.2	Gasworks
Derelict	Former Tannery Port Street	Annan	0.21	Tannery
Derelict	Ford Mills	Langholm	0.84	Textile Mill
Derelict	Eastriggs MOD site	Eastriggs	430.4	Military
Derelict	Browhouses MOD site	Eastriggs	3.16	Military

## 5. Further Information

Information sheets for each site on the Vacant and Derelict Land Register have been produced and are available at [Technical Papers, Land Use Audits and Supporting Documents \(dumgal.gov.uk\)](https://www.dumgal.gov.uk/technical-papers-land-use-audits-and-supporting-documents). The sheets are intended to assist development of the sites and include information on location and ownership, condition, constraints, planning history and Local Development Plan allocation.