**Dumfries and Galloway Council** 

LOCAL DEVELOPMENT PLAN 2

# Housing Land Requirement TECHNICAL PAPER

JANUARY 2018





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## Dumfries & Galloway Local Development Plan 2 – Proposed Plan: Housing Land Requirement Technical Paper

### Introduction

This Report explains the basis on which the housing land requirement contained in the Proposed Plan was determined. The performance of the adopted Local Development Plan (LDP) (Sept 2014) against the former housing land requirement is outlined within the LDP Monitoring Statement.

The provision of land for housing and the timely release of that land to enable building of homes is a key component of the Plan. The broader objective of the Plan in relation to housing is the creation of places with a range and choice of well-located homes, ensuring that the right development comes forward within the right places. It is vital these considerations underpin the whole process of planning for housing even at the earliest stages of setting the housing land requirement.

### **Identifying Housing Need and Demand**

An understanding and assessment of the need and demand for additional households within the area forms the basis for setting the housing supply target and the overall land requirement requiring to be allocated within the Local Development Plan 2 (LDP2).

LDP2 should be informed by a robust housing need and demand assessment (HNDA), prepared in line with the Scottish Government Centre for Housing Market Analysis HNDA Guidance. Scottish Government guidance requires member authorities to establish a core Housing Market Partnership (HMP) in order to progress the HNDA. The Dumfries and Galloway HMP comprised members from Dumfries & Galloway Council's Development Planning, Development Management and Housing Services, as well as NHS officers involved in Integrated Health and Social Care.

To support local authorities undertake this work, the Scottish Government developed the HNDA Tool. The HNDA Tool generates an estimate of the additional housing units required in future to meet housing need and splits total need into those who can afford:

- Owner occupation
- Private rent
- Below market rent
- Social rent

The HNDA Tool is populated with a wide range of data, which can be manipulated to produce various scenarios. This is done by changing the assumptions underpinning the tool calculation, such as changes in:

- household formation
- incomes
- house prices
- rental prices

Table 1 describes the underlying assumptions used in the 3 scenarios agreed by Dumfries and Galloway HMP for inclusion in the Dumfries & Galloway Council's HNDA2 report.

#### **Table 1 Scenario Testing**

Scenario 1: Principal	
Household Projections	National Records of Scotland's 2012 based Household Projections (Principal)
Existing Need (Homeless households	Scottish Government Communities Analytical Services
including those in temporary	Homelessness and Temporary Accommodation Pressure
accommodation and households that	(HaTAP) and Dumfries and Galloway Common Housing
are both concealed and overcrowded	Register (Concealed Households)
Years to clear Existing Need	5 years
Income growth	Modest Increases
Income distribution	Creeping equality
House prices	Scottish Government Land and Buildings Transaction Tax
Rent Growth Assumptions	No real growth (Inflation Target)
Scenario 2: No Real Growth	
Household Projections	National Records of Scotland's 2012 based Household
	Projections (Principal)
Existing Need (Homeless households	Scottish Government Communities Analytical Services
including those in temporary	Homelessness and Temporary Accommodation Pressure
accommodation and households that	(HaTAP) and Dumfries and Galloway Common Housing
are both concealed and overcrowded	Register (Concealed Households)
Years to clear Existing Need	5 years
Income growth	Inflation Target (No real growth)
Income distribution	Flat
House prices	No real growth (Inflation Target)
Rent Growth Assumptions	No real growth (Inflation Target)
Scenario 3: High Variant	
Household Projections	National Records of Scotland's 2012 based Household
	Projections (High Migration Variant)
Existing Need (Homeless households	Scottish Government Communities Analytical Services
including those in temporary	Homelessness and Temporary Accommodation Pressure
accommodation and households that	(HaTAP) and Dumfries and Galloway Common Housing
are both concealed and overcrowded	Register (Concealed Households)
Years to clear Existing Need	5 years
Income growth	Reasonable growth
Income distribution	Creeping equality
House prices	Scottish Government Land and Buildings Transaction Tax
	Modest Increases

Dumfries & Galloway Council's HNDA2 was approved as robust and credible by the Scottish Government Centre for Housing Market Analysis in Aug 2016. HNDA2 is available to view online at the following link: <u>http://egenda.dumgal.gov.uk/aksdumgal/images/att42131.pdf</u>

			D AND DEMAND ASSES			-
	Key	/ Findings Template: E	stimate of Additional Fu	uture Housing Units		
		Number of years to clear existing need				
Total households with <b>existing need</b> (net)	419	5				
			Hourshold Pr	ojection Period		
				- 2035		
	L					
	Principal Projection	Variant Projection	Variant Projection	Variant Projection	Variant Projection	Variant Projection
Total number of new households over the projection period	1,047	1,047	2,521			
			HNDA Proje	ection Period		
			2016	- 2035		
Total households over the						
projection period who can afford:	Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5	Scenario 6
OWNER OCCUPATION	310	293	828			
PRIVATE RENT	291	234	581			
	201	204			l	
BELOW MARKET RENT	186	178	480			
SOCIAL RENT	678	762	1,053			
	L	L	L	L	L	
Total additional future housing units	1,465	1,467	2,942			

Scottish Planning Policy (2014) states "Outwith city regions, local development plans should set out the housing supply target (separated into affordable and market sector) and the housing land requirement for each housing market area in the plan area up to year 10 from the expected year of adoption". Dumfries & Galloway Council's Development Plan Scheme (Nov 2017) highlights the adoption year of LDP2 to be 2019 hence the plan period for LDP2 covers 2017 to 2029.

HNDA2 provides an estimate of the additional housing units required in the future to meet the housing need over the period 2016-2029 across all housing tenures. Appendix A contains the output from the HNDA Tool for each scenario for the period 2016 - 2029. Table 2 shows the additional housing need broken down into the 4 housing tenures for each Housing Market Area (HMA) in Dumfries & Galloway. The figures presented in Table 2 below are rounded to the nearest whole number. HNDA2 estimates that:

- between 1,466 and 2,894 additional homes need to be built in Dumfries & Galloway during the period 2016 2029, i.e. a completion rate of between 105 to 207 homes per annum;
- between 22 and 58 'owner occupied' housing units per annum need to be built in Dumfries & Galloway during the period 2016 2029;
- between 21 and 40 'private rented' housing units per annum need to be built in Dumfries & Galloway during the period 2016 2029;
- between 13 and 34 'below market rent' housing units per annum need to be built in Dumfries & Galloway during the period 2016 - 2029; and
- between 48 and 75 'social rented' housing units per annum need to be built in Dumfries & Galloway during the period 2016 2029

Table 2 Additional Housin	g Onits by	HOUSING IVIAIN	et Alea ali	u nousing	Tenure. 20	10-2029	
Housing Market Area	Housing	Owner	Private	Below	Social	Additional	
	Need	Occupation	Rent	Market	Rent	housing	
	per	per annum	per	Rent	per	units	
	annum		annum	per	annum		
				annum			
Scenario 1: Principal	Scenario 1: Principal						
Annan HMA	14	4	2	2	6	196	
Dumfries HMA	50	10	11	6	23	696	
Eskdale HMA	3	1	0	0	1	41	
Mid Galloway HMA	8	2	1	1	4	116	
Stewartry HMA	18	4	4	2	8	247	
Stranraer HMA	12	3	2	2	6	170	
Dumfries & Galloway	105	22	21	13	48	1,466	
Scenario 2: No Real Grow	th						
Annan HMA	14	3	2	2	7	196	
Dumfries HMA	50	9	9	6	25	696	
Eskdale HMA	3	1	0	0	2	41	
Mid Galloway HMA	8	2	1	1	4	116	
Stewartry HMA	18	3	3	2	9	247	
Stranraer HMA	12	3	1	2	6	170	
Dumfries & Galloway	105	21	17	13	54	1,466	
Scenario 3: High Variant							
Annan HMA	27	9	4	5	10	382	
Dumfries HMA	99	25	22	16	35	1,381	
Eskdale HMA	5	2	1	1	2	76	
Mid Galloway HMA	17	5	3	3	6	233	
Stewartry HMA	34	9	7	5	13	480	
Stranraer HMA	24	8	3	4	9	341	
Dumfries & Galloway	207	58	40	34	75	2,894	

#### Table 2 Additional Housing Units by Housing Market Area and Housing Tenure: 2016-2029

The figures presented in this table are rounded to the nearest whole number. As a result, totals may not equal the sum of its parts.

### Housing Supply Target (HST)

The HST (separated into affordable and market sector) is the planning and housing authority's settled view of the housing to be delivered over the development plan period. The HST is a policy view of the number of homes that the authority has agreed can actually be delivered in each functional housing market area over the plan period. SPP 2014 states that the HST should take into account the HNDA2 as well as wider policy considerations and planning authorities must provide compelling evidence to support the agreed target.

# Demographic, Affordability and Economic factors which may impact on demand and supply

#### Demographic Trends

The National Records of Scotland (NRS) estimates the population of Dumfries & Galloway to be 149,670 on 30 June 2015, an increase of 50 since 2005. The population of Dumfries & Galloway accounts for 2.8% of the total population of Scotland. In Dumfries & Galloway 30.3% of the population are aged 0 to 29 years. This is smaller than Scotland where 35.2% are aged 0 to 29 years. Persons aged 60 and over make up 31.5% of Dumfries & Galloway's population. This is larger than Scotland where 24.2% are aged 60 and over.

Table 3 Popula	Table 3 Population estimate: 2015							
Age group	Dumfries & Galloway	% of total population	Scotland	% of total population				
0-15	23,676	15.8	912,262	17.0				
16-29	21,697	14.5	978,949	18.2				
30-44	22,816	15.2	1,017,862	18.9				
45-59	34,327	22.9	1,163,931	21.7				
60-74	31,033	20.7	862,279	16.0				
75+	16,121	10.8	437,717	8.1				
All ages	149,670	100.0	5,373,000	100.0				

#### Table 3 Population estimate: 2015

Source: NRS 2015 based Population Estimate for Scotland and Council Areas

3 factors influence population change – births, deaths and migration. Over the past decade, Dumfries & Galloway's population has been in a state of "natural decline" with more deaths than births. Between 2005 and 2015, the estimated net civilian migration figure for Dumfries & Galloway was 3,321 people.

Components of population change	Dumfries &	Scotland
	Galloway	
Estimated population 30 June 2005	149,620	5,110,200
Births	14,125	575,171
Deaths	18,362	549,242
Natural Change	-4,237	25,929
Estimated net civilian migration	3,321	227,239
Other changes	966	9,632
Estimated population 30 June 2015	149,670	5,373,000
Population Change	50	262,800
% Population Change	0.0	5.1

#### Table 4 Components of population change: 2005-2015

Source: NRS 2015 based Population Estimate for Scotland and Council Areas

Footnotes: Estimated net civilian migration includes movements within Scotland, the rest of the UK and overseas. Moves to and from armed forces are now included in other changes. Other changes includes changes in the number of prisoners, armed forces stationed in Scotland, unattributable changes between mid 2005 and mid 2011 and a rounding adjustment.

More recently, on average in 2013-15, there was a net inflow of 217 people into Dumfries & Galloway per year, meaning that more people entered Dumfries & Galloway (3,984 per year) than left (3,767 per year. This suggests the need for additional housing. The 16 to 29 year olds age group

accounted for the largest group of in-migrants into Dumfries & Galloway. The largest group of outmigrants was also the 16 to 29 year olds.

Age group	In	Out	Net
0-15	581	498	83
16-29	1,135	1,431	-296
30-44	811	709	102
45-59	754	551	203
60-74	549	398	151
75+	154	180	-26
All ages	3,984	3,767	217

#### Table 5 Average migration In and Out of Dumfries & Galloway: 2013-2015

Source: National Records of Scotland's Population Estimates for Council Areas (2013-2015) Footnote: Migration figures are based on a 3-year average and include migration within Scotland, between Scotland and the rest of the UK, and between Scotland and overseas. They do not include asylum seekers and armed forces movements.

Two population projections, the 2012 based principal projection and the 2012 based high migration variant projection, were considered by the HMP during the production of the HNDA2 Report. The NRS's 2012 based principal projection assumes net in-migration of 100 people per annum during the period 2016 - 2029. For the high migration variant projection net in-migration of 250 people is assumed for 2016/17, 300 for 2017/18 and 350 for 2018/19 and beyond.

Table of opulation projections. Migration Assumptions							
	Principal Projection	High Migration					
Year		Variant Projection					
2016/17	100	250					
2017/18	100	300					
2018/19 and beyond	100	350					

#### **Table 6 Population projections: Migration Assumptions**

Source: NRS 2012 based Population Projections for Council Area (Principal Projection & High Migration Variant)

The HMP considered the "High Variant Scenario" outlined above best reflects the Council's ambitions for Dumfries & Galloway as set out in the Regional Economic Strategy 2016. This scenario uses the NRS's 2012 based High Migration Variant Projection.

By 2029, the population of Dumfries & Galloway is projected to be 149,911, a decrease of 33 compared to the population in 2016. The population of Scotland is projected to increase by 7.5% over the same period. Over the period 2016 - 2029, the age group that is projected to increase the most in size in Dumfries & Galloway and Scotland as a whole is the 75+ age group. An ageing population is likely to require smaller housing units many of which are likely to be met through affordable housing. These will be supported by the Council's Life Time Homes fund of £500,000 which provides additional funding to RSLs to design in particular needs units with full adaptations at the development stage.

	Dumfries and Galloway						
Age	2016	2029	Population	% Population			
group			Change	Change			
0-15	23,745	24,235	490	2.1			
16-29	21,873	18,305	-3,568	-16.3			
30-44	22,384	24,850	2,466	11.0			
45-59	33,939	25,160	-8,779	-25.9			
60-74	31,119	33,418	2,299	7.4			
75+	16,884	23,943	7,059	41.8			
All ages	149,944	149,911	-33	0.0			
			Scotland				
Age	2016	2029	Population	% Population			
group			Change	Change			
0-15	915,828	1,002,147	86,319	9.4			
16-29	978,905	925,849	-53,056	-5.4			
30-44	1,009,875	1,156,247	146,372	14.5			
45-59	1,166,002	1,019,032	-146,970	-12.6			
60-74	877,062	1,051,256	174,194	19.9			
75+	450,535	647,198	196,663	43.7			
All ages	5,398,207	5,801,729	403,522	7.5			

#### Table 7 Population Projections: 2016-2029

Source: NRS 2012 based Population Projections for Council Areas (High Migration Variant Projection)

The NRS estimated that there were 68,999 households in Dumfries & Galloway in 2015, an increase since 2005 of 4.2% (2,784 households). This rate is slower than the comparable figure for Scotland as a whole (7.0%). Growth in households has been faster than the population because more people are living alone and in smaller households. Average Household Size in Dumfries & Galloway has fallen from 2.23 people per household in 2005 to 2.14 in 2015.

Households	2005	2015	Change	% Change
Dumfries & Galloway	66,215	68,999	2,784	4.2
Scotland	2,274,283	2,433,956	159,673	7.0
Ave Household Size	2005	2015	Change	%
Dumfries & Galloway	2.23	2.14	-0.09	-4.0
Scotland	2.21	2.17	-0.04	-1.8

#### Table 8 Household estimates & Average House Size: 2005-2015

Source: NRS 2015 Household Estimates for Scotland by Council Area (Tables 1 & 3)

The NRS's household projections are based on the population projections and trends in household formation. By 2029, the number of households in Dumfries & Galloway is projected to be 71,785, an increase of 3.5% compared to the number of households in 2016. In Scotland as a whole, the projected number of households is set to increase by 10.9% over the same period. In Dumfries & Galloway, the number of lone adult households is projected to increase by 13.5% (3,235 households), the number of households with 3 or more adults with no children is projected to fall by 23.6% (1,217 households) and the number of households of 2 or more adults with children is projected to decrease by 8.4% (1,001 households) over the period 2016 - 2029.

Dumfries and Galloway						
Household Type	2016	2029	Change	%		
				Change		
One adult	23,875	27,110	3,235	13.5		
One adult and one or more children	3,671	4,292	621	16.9		
Two adults and one or more children	11,957	10,956	-1,001	-8.4		
Two adults and no children	24,706	25,480	774	3.1		
Three or more adults and no children	5,163	3,946	-1,217	-23.6		
All households	69,372	71,785	2,413	3.5		
S	cotland					
Household Type	2016	2029	Change	%		
				Change		
One adult	900,846	1,082,532	181,686	20.2		
One adult and one or more children	161,199	189,650	28,451	17.6		
Two adults and one or more children	432,414	418,948	-13,466	-3.1		
Two adults and no children	765,500	858,565	93,065	12.2		
Three or more adults and no children	202,153	181,354	-20,799	-10.3		
All households	2,462,112	2,731,050	268,938	10.9		

#### Table 9 Households by Household Type: 2016-2029

Source: NRS 2012 based Household Projections for Council Areas (High Migration Variant Projection) Footnote from NRS: Household figures are rounded to the nearest whole number. As a result, totals may not equal the sum of its parts.

In Dumfries & Galloway, households headed by the 75+ age group are projected to increase in number by 41.9% (5,110 households). In Scotland as a whole, the projected number of households headed by the 75+ age group is set to increase by 41.4% over the same period. In Dumfries & Galloway households headed by the 45-59 year olds are projected to decrease in number by 22.9% (4,524 households) between 2016 and 2029.

Dumfries and Galloway						
Age of Head of Household	2016	2029	Change	% Change		
16-29	5,845	4,915	-930	-15.9		
30-44	12,458	14,390	1,932	15.5		
45-59	19,794	15,270	-4,524	-22.9		
60-74	19,076	19,897	821	4.3		
75+	12,202	17,312	5,110	41.9		
All households	69,372	71,785	2,413	3.5		
	Scot	land				
Age of Head of Household	2016	2029	Change	% Change		
16-29	291,185	280,012	-11,173	-3.8		
30-44	587,879	698,553	110,674	18.8		
45-59	714,030	652,497	-61,533	-8.6		
60-74	549,636	648,299	98,663	18.0		
75+	319,387	451,692	132,305	41.4		
All households	2,462,112	2,731,050	268,938	10.9		

#### Table 10 Households by Age of Head of Household: 2016-2029

Source: NRS 2012 based Household Projections for Council Areas (High Migration Variant Projection)

Footnote from NRS: Household figures are rounded to the nearest whole number. As a result, totals may not equal the sum of its parts.

#### **Affordability Trends**

In Dumfries & Galloway, the average house price has fallen by 7.0% since the 2008 recession. In comparison, the average house price in the Stranraer HMA has declined the least (3.4%) whilst in the Mid Galloway HMA, the average house price has declined the most (41.2%) over the same time period. House prices in the Stewartry HMA are more expensive than the national average and are significantly higher than the other HMAs, with prices in 2013 being 13.4% higher than the next most expensive HMA (Dumfries) and 75% more expensive than in the cheapest HMA (Mid Galloway).

НМА	20	2008		13
	Lower	Median	Lower	Median
	Quartile		Quartile	
Annan HMA	£91,250	£124,975	£80,000	£110,000
Dumfries HMA	£95,000	£128,998	£85,000	£123,500
Eskdale HMA	£85,000	£106,500	£62,000	£85,000
Mid Galloway HMA	£85,500	£136,000	£63,000	£80,000
Stewartry HMA	£112,000	£158,000	£101,125	£140,000
Stranraer HMA	£79,988	£103,500	£69,000	£100,000
Dumfries & Galloway	£92,000	£129,000	£80,000	£120,000
Scotland	-	-	£87,308	£136,000

Table 11 Lower Quartile and Median House Prices (Second Hand and Company Sales New Build)

Source: CHMA HNDA Datapacks (Additional data cleaning was carried out on the Register of Sasines house price data by DGC)

Footnote: \* Excludes properties worth less than £20k and more than £1m.

Note: Scotland figures available for the year 2013 only (see Affordability Analysis Time Series file from CHMA)

Table 12 shows the ratio of house prices compared with income levels, which is a key indicator of the relative affordability of owner occupation. Comparing the ratio of lower quartile house prices to lower quartile earnings enables analysis of whether households with the lowest incomes can afford the cheapest housing. In Dumfries & Galloway, a typical first time buyer purchasing a house in the lower quartile price range would need to afford nearly 7 times their annual income. This would appear to suggest that it is likely that there will be an increased demand in the region for social rented and private rented housing. The HMA with the most significant affordability issue is Stewartry, where house prices in the lower quartile cost nearly 9 times income levels.

Table 12 Housing	Affordabilit	y – Ratio of Hous	e Price to Income
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НМА	House Pri	ices 2013*	Income		Housing Afforda	ability Ratio
	Lower Quartile	Median	Lower Quartile	Median	Lower Quartile	Median
Annan HMA	£80,000	£110,000	£12,179	£22,036	6.57	4.99
Dumfries HMA	£85,000	£123,500	£11,626	£21,941	7.31	5.63
Eskdale HMA	£62,000	£85,000	£12,130	£22,721	5.11	3.74
Mid Galloway HMA	£63,000	£80,000	£11,357	£20,678	5.55	3.87
Stewartry HMA	£101,125	£140,000	£11,434	£22,075	8.84	6.34
Stranraer HMA	£69,000	£100,000	£10,616	£20,066	6.50	4.98
Dumfries & Galloway	£80,000	£120,000	£11,533	£21,571	6.94	5.56
Scotland	£87,308	£136,000				

Source: CHMA HNDA Datapacks (Additional data cleaning was carried out on the RoS house price data by DGC) and Herriot-Watt Small Area Income Estimates **Footnote:** \* **Excludes properties worth less than £20k and more than £1m**. Table 13 shows the ratio of private sector rents for various property sizes compared with income levels within Dumfries & Galloway. Those on lower quartile incomes will have to pay just under half of their monthly income to rent a lower quartile 2 or 3 bedroom property and almost 60% of their monthly income to rent a 4 bedroom property. This would appear to indicate that for those on a lower quartile income, the private sector may not be an affordable option within Dumfries & Galloway and they might have to look to the social rented sector. For those on median incomes within Dumfries & Galloway, entering the private rented sector appears to be a more affordable option than it is for those on lower quartile incomes.

Property Size	Monthly Privat Rent 201		Monthly Income		thly Income Housing Affordability Ratio		
	Lower Quartile	Median	Lower Quartile	Median	Lower Quartile	Median	
1 bedroom	£350	£375	£961	£1,798	0.36	0.21	
2 bedroom	£410	£450	£961	£1,798	0.43	0.25	
3 bedroom	£450	£500	£961	£1,798	0.47	0.28	
4 bedroom	£550	£650	£961	£1,798	0.57	0.36	

#### Table 13 Housing Affordability Ratio - Private Sector Rents to Income

Source: Scottish Government & Herriot-Watt Small Area Income Estimates

Dumfries & Galloway Council's housing stock was transferred to a Registered Social Landlord (RSL) -Dumfries and Galloway Housing Partnership (DGHP) - in April 2003. DGHP is the largest RSL in the region managing nearly 75% of social housing in 2012-13, followed by Loreburn Housing Association with just over 15% of the stock. Both of these RSLs only operate in D&G, whilst the remaining stock is divided amongst a number of national providers. Dumfries & Galloway has rents below the national average, as well as having one of the lowest average social rent levels of the Scottish local authorities. Rents have increased in line with the national position between 2008/09 and 2012/13, with slightly higher increases for those RSL's providing predominantly specialist housing.).

Registered Social Landlord	2008-09		2012-13	
	Units	Rent	Units	Rent
DGHP	10,348	£54.15	10,210	£63.85
Home in Scotland Ltd	580	£62.14	577	£71.37
Irvine Housing Association Ltd	397	£57.30	396	£70.14
Loreburn Housing Association Ltd	1,972	£59.18	2,148	£71.14
Other RSLs operating in D&G	350	£52.83	360	£65.74
Dumfries and Galloway's RSLs	13,647	£55.18	13,691	£65.49
Scotland	256,778	£57.36	267,021	£67.68

Table 14 Registered Social Landlords Average Weekly Rents

Source: Scottish Housing Regulator

#### Economic Trends

Gross Value Added (GVA) is the difference between the value of goods and services produced and the cost of raw materials and other inputs which are used up in production. The GVA calculation is used to demonstrate the contribution that an area and its residents are making to the economy. Table 15 shows that economic output per head in Dumfries & Galloway remains below the national average, ranging from as low as 58.7% of the national output in 2011 up to 84.1% of the national average in 2014.

Table 15 Gloss value Addeu per fiead. An industries									
Gross Value Added per Head	2008	2009	2010	2011	2012	2013	2014		
Dumfries & Galloway	£31,950	£33,674	£30,367	£29,778	£31,742	£37,948	£41,147		
Scotland	£49,874	£46,085	£48,502	£50,690	£50,403	£53,803	£48,928		

#### Table 15 Gross Value Added per head: All Industries

Source: Scottish Government Annual Business Statistics (\* excludes financial sector & parts of agriculture and the public sector). Footnote: Changes in methodology from 2012. 2008-2011 still calculated using the original method

Table 16 shows that during the period 2012 to 2014, the biggest contributors to GVA per head in Dumfries & Galloway on average were the manufacturing industries whilst other larger contributors included the primary industries, information and communication services and the professional, scientific and technical activities sector.

#### Table 16 Gross Value Added per head by sector

Dumfries & Galloway	2008	2012	2013	2014	% Change 2012 - 2014
Primary Industries	£59,513	£48,930	£48,814	£51,792	5.8
Manufacturing	£49,452	£49,200	£59,465	£73,291	49.0
Construction	£55,652	£44,851	£43,432	£45,178	0.7
Wholesale, retail and repairs	£31,426	£25,930	£35,234	£37,021	42.8
Transport and storage	£33,940	£40,075	£54,461	£49,018	22.3
Accommodation and food service activities	£9,615	£14,029	£15,579	£25,479	81.6
Information and communication	£62,040	£60,108	£47,230	£60,317	0.3
Real estate activities	£32,010	£44,919	£49,650	£45,881	2.1
Professional, Scientific and Technical Activities	£46,250	£45,484	£44,754	£55,309	21.6
Administrative and support service activities	£31,058	£34,436	£41,265	£29,943	-13.0
Education, human health and social work activities	£6,142	£10,626	£14,021	£10,924	2.8
Arts, entertainment and recreation	£7,015	£18,073	£67,221	£28,982	60.4
Other service activities	£8,571	£13,981	£18,270	£49,740	255.8
Totals*	£31,950	£31,742	£37,948	£41,147	29.6
Scotland	2008	2012	2013	2014	% Change
					2012 - 2014
Primary Industries	£405,915	£303,932	£311,906	£206,983	2012 - 2014 -31.9
Primary Industries Manufacturing		£303,932 £64,618	£311,906 £68,664	£206,983 £71,186	
	£405,915				-31.9
Manufacturing	£405,915 £64,122	£64,618	£68,664	£71,186	-31.9 10.2
Manufacturing Construction	£405,915 £64,122 £52,129	£64,618 £52,464	£68,664 £51,390	£71,186 £50,863	-31.9 10.2 -3.1
Manufacturing Construction Wholesale, retail and repairs	£405,915 £64,122 £52,129 £30,662	£64,618 £52,464 £29,592	£68,664 £51,390 £38,797	£71,186 £50,863 £36,379	-31.9 10.2 -3.1 22.9
Manufacturing Construction Wholesale, retail and repairs Transport and storage	£405,915 £64,122 £52,129 £30,662 £46,360	£64,618 £52,464 £29,592 £53,239	£68,664 £51,390 £38,797 £55,822	£71,186 £50,863 £36,379 £56,839	-31.9 10.2 -3.1 22.9 6.8
Manufacturing Construction Wholesale, retail and repairs Transport and storage Accommodation and food service activities	£405,915 £64,122 £52,129 £30,662 £46,360 £14,382	£64,618 £52,464 £29,592 £53,239 £19,523	£68,664 £51,390 £38,797 £55,822 £17,142	£71,186 £50,863 £36,379 £56,839 £19,856	-31.9 10.2 -3.1 22.9 6.8 1.7
Manufacturing Construction Wholesale, retail and repairs Transport and storage Accommodation and food service activities Information and communication	£405,915 £64,122 £52,129 £30,662 £46,360 £14,382 £56,846	£64,618 £52,464 £29,592 £53,239 £19,523 £57,780	£68,664 £51,390 £38,797 £55,822 £17,142 £67,796	£71,186 £50,863 £36,379 £56,839 £19,856 £68,417	-31.9 10.2 -3.1 22.9 6.8 1.7 18.4
Manufacturing Construction Wholesale, retail and repairs Transport and storage Accommodation and food service activities Information and communication Real estate activities	£405,915 £64,122 £52,129 £30,662 £46,360 £14,382 £56,846 £52,070	£64,618 £52,464 £29,592 £53,239 £19,523 £57,780 £46,127	£68,664 £51,390 £38,797 £55,822 £17,142 £67,796 £49,232	£71,186 £50,863 £36,379 £56,839 £19,856 £68,417 £60,721	-31.9 10.2 -3.1 22.9 6.8 1.7 18.4 31.6
ManufacturingConstructionWholesale, retail and repairsTransport and storageAccommodation and food service activitiesInformation and communicationReal estate activitiesProfessional, Scientific and Technical Activities	£405,915 £64,122 £52,129 £30,662 £46,360 £14,382 £56,846 £52,070 £55,690	£64,618 £52,464 £29,592 £53,239 £19,523 £57,780 £46,127 £60,969	£68,664 £51,390 £38,797 £55,822 £17,142 £67,796 £49,232 £66,911	£71,186 £50,863 £36,379 £56,839 £19,856 £68,417 £60,721 £66,968	-31.9 10.2 -3.1 22.9 6.8 1.7 18.4 31.6 9.8
ManufacturingConstructionWholesale, retail and repairsTransport and storageAccommodation and food service activitiesInformation and communicationReal estate activitiesProfessional, Scientific and Technical ActivitiesAdministrative and support service activities	£405,915 £64,122 £52,129 £30,662 £46,360 £14,382 £56,846 £52,070 £55,690 £32,506	£64,618 £52,464 £29,592 £53,239 £19,523 £57,780 £46,127 £60,969 £33,394	f68,664 f51,390 f38,797 f55,822 f17,142 f67,796 f49,232 f66,911 f38,512	£71,186 £50,863 £36,379 £56,839 £19,856 £68,417 £60,721 £66,968 £37,626	-31.9 10.2 -3.1 22.9 6.8 1.7 18.4 31.6 9.8 12.7
Manufacturing Construction Wholesale, retail and repairs Transport and storage Accommodation and food service activities Information and communication Real estate activities Professional, Scientific and Technical Activities Administrative and support service activities Education, human health and social work activities	£405,915 £64,122 £52,129 £30,662 £46,360 £14,382 £56,846 £52,070 £55,690 £32,506 £8,581	£64,618 £52,464 £29,592 £53,239 £19,523 £57,780 £46,127 £60,969 £33,394 £13,317	£68,664 £51,390 £38,797 £55,822 £17,142 £67,796 £49,232 £66,911 £38,512 £15,183	£71,186 £50,863 £36,379 £56,839 £19,856 £68,417 £60,721 £66,968 £37,626 £13,005	-31.9 10.2 -3.1 22.9 6.8 1.7 18.4 31.6 9.8 12.7 -2.3
Manufacturing Construction Wholesale, retail and repairs Transport and storage Accommodation and food service activities Information and communication Real estate activities Professional, Scientific and Technical Activities Administrative and support service activities Education, human health and social work activities Arts, entertainment and recreation	£405,915 £64,122 £52,129 £30,662 £46,360 £14,382 £56,846 £52,070 £55,690 £32,506 £8,581 £26,458	f64,618 f52,464 f29,592 f53,239 f19,523 f57,780 f46,127 f60,969 f33,394 f13,317 f51,909	f68,664 f51,390 f38,797 f55,822 f17,142 f67,796 f49,232 f66,911 f38,512 f15,183 f65,559	£71,186 £50,863 £36,379 £56,839 £19,856 £68,417 £60,721 £66,968 £37,626 £13,005 £20,721	-31.9 10.2 -3.1 22.9 6.8 1.7 18.4 31.6 9.8 12.7 -2.3 -60.1

Source: Scottish Government Annual Business Statistics (\* excludes financial sector & parts of agriculture and the public

sector). Footnote: Changes in methodology from 2012. 2008 calculated using the original method

Employment levels in Dumfries & Galloway reached a record high 72,300 in 2015, driven by an increase in the employment level for women, up 2,900 over the year to 35,100. In 2015, the employment rates for men and women in Dumfries & Galloway were higher than the national rates and higher than at the start of the recession. The employment rate for women in Scotland was also higher than at the start of the recession (when it was 68.4%), while the rate for men, by comparison, was 2.7 percentage points lower.

Dumfries & Galloway	2008		2014		2015	
	Rate	Level	Rate	Level	Rate	Level
Persons	73.7%	71,100	71.9%	68,200	75.6%	72,300
Males	78.5%	37,000	76.9%	36,000	79.3%	37,200
Females	69.2%	34,100	67.2%	32,200	72.0%	35,100
Scotland		2008	2014		2015	
	Rate	Level	Rate	Level	Rate	Level
Persons	73.6%	2,534,600	72.6%	2,558,800	73.1%	2,575,500
Males	78.9%	1,332,800	76.4%	1,321,900	76.2%	1,320,400
Females	68.4%	1,201,800	68.9%	1,236,800	70.2%	1,255,100

#### Table 17 Employment rates and levels

Source: Annual Population Survey 2015 Footnote from Scottish Government: Employment levels cover those aged 16 and over. Employment rates cover population aged 16-64. Totals may not equal the sum of individual parts due to rounding.

In 2015, employment rates for most age groups in Dumfries & Galloway were higher than the national rates. Also, the employment rates in Dumfries & Galloway were higher than at the start of the recession except for those aged 35-49. Number of workers aged 65 and over in Dumfries & Galloway has almost doubled since 2008, helping drive higher employment rates for older workers.

Dumfries & Galloway	2008		Ĩ	2014	2015	
	Rate	Level	Rate	Level	Rate	Level
All aged 16 & over	57.6%	71,100	54.6%	68,200	57.5%	72,300
16-64	73.7%	69,000	71.9%	64,800	75.6%	68,200
16-24	62.2%	8,800	59.1%	8,400	66.5%	9,300
25-34	79.3%	10,700	79.6%	11,500	84.8%	12,400
35-49	86.2%	27,300	82.6%	22,500	84.7%	22,000
50-64	64.7%	22,200	65.4%	22,500	68.7%	24,400
65+	7.3%	2,200	9.6%	3,300	11.6%	4,100
Scotland		2008	2014		2015	
	Rate	Level	Rate	Level		
All aged 16 & over	Rate 60.2%	Level 2,534,600	Rate 58.6%	Level 2,558,800	58.7%	2,575,500
All aged 16 & over 16-64					58.7% 73.1%	2,575,500 2,495,500
-	60.2%	2,534,600	58.6%	2,558,800		
16-64	60.2% 73.6%	2,534,600 2,485,600	58.6% 72.6%	2,558,800 2,478,500	73.1%	2,495,500
16-64 16-24	60.2% 73.6% 60.7%	2,534,600 2,485,600 368,100	58.6% 72.6% 53.2%	2,558,800 2,478,500 327,500	73.1% 56.2%	2,495,500 342,100
16-64 16-24 25-34	60.2% 73.6% 60.7% 81.1%	2,534,600 2,485,600 368,100 514,800	58.6% 72.6% 53.2% 81.0%	2,558,800 2,478,500 327,500 559,700	73.1% 56.2% 80.8%	2,495,500 342,100 564,700

#### Table 18 Employment rates and levels by age

Source: Annual Population Survey 2015. Footnote from Scottish Government: Employment levels cover those aged 16 and over. Employment rates cover population aged 16-64. Totals may not equal the sum of individual parts due to rounding.

Overall full-time employment levels in Dumfries & Galloway rose by 6,400 over the year while parttime employment levels decreased by 2,300. The full-time employment rate for women in Dumfries & Galloway was higher than at the start of the recession (when it was 50.7%), while the rate for men, by comparison, was 2.5 percentage points lower. In 2015, the full-time employment rates for men and women in Scotland were lower than at the start of the recession.

Dumfries		2008			2014			2015	
& Galloway	% Full- time	Full-time	Part-time	% Full- time	Full-time	Part-time	% Full- time	Full-time	Part- time
Persons	70.1%	49,800	21,200	63.7%	43,400	24,700	69.0%	49,800	22,400
Males	88.1%	32,500	4,400	83.3%	29,900	6,000	85.6%	31,800	5,300
Females	50.7%	17,300	16,800	41.8%	13,400	18,700	51.4%	18,000	17,000
Scotland		2008		2014			2015		
	% Full- time	Full-time	Part-time	% Full- time	Full-time	Part-time	% Full- time	Full-time	Part- time
Persons	75.3%	1,903,800	625,100	72.5%	1,851,000	703,100	72.8%	1,871,600	699,600
Males	90.0%	1,197,200	132,300	87.1%	1,149,000	169,900	86.8%	1,144,100	173,900
Females	58.9%	706,600	492,800	56.8%	702,000	533,200	58.1%	727,500	525,700

Table 19 Number of people in employment by work pattern

Source: Annual Population Survey 2015. Footnote from Scottish Government: Levels and rates cover those aged 16+. Totals may not equal the sum of individual parts due to rounding.

Dumfries & Galloway has a higher rate of underemployment (those who would like to work additional hours in their existing role (at the same rate of pay), those who would like an additional job (to supplement their existing job) or a different job with more hours) compared to the national average. This is likely to result in a greater demand for affordable housing within Dumfries and Galloway.

	<b>,</b>						
Underemployment	2008		2014		2015		
	Rate	Level	Rate	Level	Rate	Level	
Dumfries &	8.1%	5,700	9.6%	6,500	10.6%	7,500	
Galloway							
Scotland	7.0%	174,800	8.6%	216,500	9.1%	232,700	

#### Table 20 Underemployment of population aged 16+

Source: Annual Population Survey 2015. Footnote from Scottish Government: Underemployment estimates cover those looking for: additional hours in their existing role (at the same rate of pay); an additional job (to supplement their existing job); a different job with more hours

Since the recession, large increases in employment levels were seen in agriculture & fishing, manufacturing industry and in the banking, finance and insurance sector. The largest decrease was in the construction industry, with the 2015 level being almost half of the 2008 level.

Dumfries & Galloway	2008	2015
Total Employment	71,100	72,300
Agriculture & Fishing	6.7%	9.7%
Energy & Water	*	*
Manufacturing	9.0%	11.3%
Construction	11.1%	6.1%
Distribution, hotels & restaurants	21.5%	20.8%
Transport & communication	6.9%	4.2%
Banking, finance & insurance etc	7.2%	9.8%
Public admin, education & health	31.1%	30.3%
Other services	*	*
Scotland	2008	2015
Total Employment	2,534,600	2,575,500
Agriculture & Fishing	1.6%	1.5%
Energy & Water	3.6%	3.7%
Manufacturing	10.2%	8.6%
Construction	9.3%	6.8%
Distribution, hotels & restaurants	18.6%	18.5%
Transport & communication	7.7%	7.3%
Banking, finance & insurance etc	12.8%	16.0%
Public admin, education & health	31.4%	31.6%
Other services	4.8%	6.0%

Source: Annual Population Survey 2015. Footnote from Scottish Government: Employment levels and proportions cover those aged 16 and over. \* estimate is below reliability threshold. Totals may not equal the sum of individual parts due to rounding.

In 2015, there were fewer people employed in Dumfries & Galloway in the professional, senior and managerial occupations than the national average and higher numbers employed in the service sectors, generally indicating a predominance of lower paid occupations. This lower income predominance may act as a further barrier to home ownership and increase the demand for more affordable housing.

Since the recession, large increases in employment levels were seen in the associate professional and technical occupations, in the skilled trades occupations and in the personal service occupations. The largest decrease was in the professional occupations which declined by almost a third followed by a significant decrease in the administrative and secretarial occupations which declined by a fifth since 2008.

Dumfries & Galloway	2008	2015		
Total Employment	71,100	72,300		
Managers and Senior Officials	10.4%	10.5%		
Professional occupations	16.7%	11.3%		
Associate Professional and Technical	7.9%	9.7%		
Administrative and Secretarial	12.0%	9.2%		
Skilled Trades Occupations	15.5%	17.0%		
Personal Service Occupations	9.0%	12.5%		
Sales and Customer Service	8.1%	7.0%		
Occupations				
Process, Plant and Machine Operatives	8.4%	8.0%		
Elementary Occupations	12.0%	14.9%		
Scotland	2008	2015		
Total Employment	2,534,600	2,575,500		
Managers and Senior Officials	8.7%	8.7%		
Professional occupations	17.9%	19.9%		
Associate Professional and Technical	12.6%	13.2%		
Administrative and Secretarial	11.9%	11.4%		
Skilled Trades Occupations	12.3%	11.1%		
Personal Service Occupations	9.2%	9.9%		
Sales and Customer Service	8.8%	8.6%		
Occupations				
Process, Plant and Machine Operatives	7.5%	6.0%		
Elementary Occupations	11.0%	11.3%		

Table 22 Proportion and level of peo	ople in employment b	y occupational group

Source: Annual Population Survey 2015

Footnote from Scottish Government: Employment levels and proportions cover those aged 16 and over. Totals may not equal the sum of individual parts due to rounding.

Another significant trend relates to the number of self-employed people in Dumfries & Galloway, having had a higher rate of this type of employment than nationally since 2008. In 2015, the number of people in employment who were self-employed was the highest in the country, 19.4% compared to 11.8% in Scotland as a whole. This is consistent with other rural authorities which tend to have greater numbers of self-employed people than the more urban areas.

Employment		2008		2015			
type	% Self		Self	% Self		Self	
	Employed	Employee	Employed	Employed	Employee	Employed	
Dumfries and Galloway	16.7%	57,800	11,900	19.4%	57,500	14,000	
Scotland	10.6%	2,247,700	268,700	11.8%	2,237,200	301,500	

Source: Annual Population Survey 2015

Footnote from Scottish Government: Employment levels and rates cover those aged 16 and over.

Unemployment covers individuals who are not in work, but are available for and actively seeking employment and are available to start work. Dumfries & Galloway has had a lower unemployment rate than the national average except for in 2012 when the unemployment rate was 0.2 percentage points higher.

Unemployment	2	2008 2009			2	010	2011		
Unemployment		008	2009		2	010	2011		
	Rate	Level	Rate	Level	Rate	Level	Rate	Level	
Dumfries and Galloway	4.6%	3,400	5.5%	4,100	5.9%	4,400	7.9%	5,600	
Scotland	4.9%	130,100	6.9%	185,700	7.7%	205,500	8.2%	221,300	
Unemployment	2	2012	2013		2014		2015		
	Rate	Level	Rate	Level	Rate	Level	Rate	Level	
Dumfries and Galloway	8.2%	5,800	7.4%	5,300	5.6%	4,100	4.4%	3,400	
Scotland	8.0%	215,000	7.7%	209,400	6.2%	169,500	5.8%	158,800	

#### Table 24 Unemployment rates and levels

Source: Annual Population Survey 2015. Footnote from Scottish Government: Employment levels and rates cover those aged 16 and over.

Economically inactivity covers individuals who are neither employed or unemployed. There are many reasons why people may be inactive: they may have a long-term illness or disability, be studying for a qualification (which may improve their future employment prospects), be staying at home to look after their family or have retired. The economically inactive population is not part of the labour supply. However, the labour market is dynamic, with people continuously moving between different categories. Therefore, it is important to consider inactivity figures as they include those who may make up the future labour supply and those who were part of the labour supply in the past.

Economic inactivity level in Dumfries & Galloway has decreased by 2,700 since 2008. The female economic inactivity rate in Dumfries & Galloway has decreased by 2.9% since the recession while the male economic inactivity rate has decreased by 1.2 percentage points. The male economic inactivity rate in Scotland has increased by 1.7% over the same period while female inactivity has decreased by 2.3 percentage points.

Dumfries & Galloway	2	2008		014	2015		
	Rate	Level	Rate	Level	Rate	Level	
Persons	22.3%	20,900	24.1%	21,700	20.2%	18,200	
Males	16.5%	7,500	19.3%	8,400	15.3%	6,700	
Females	27.7%	13,400	28.5%	13,300	24.8%	11,500	
Scotland	2	008	2014		20	015	
	Rate	Level	Rate	Level	Rate	Level	
Persons	22.6%	764,300	22.5%	768,800	22.3%	760,900	
Males	16.7%	276,000	17.9%	299,000	18.4%	306,800	
Females	28.3%	488,300	26.9%	469,800	26.0%	454,100	

#### Table 25 Economic inactivity rates and levels

Source: Annual Population Survey 2015. Footnote from Scottish Government - Levels and rates cover those aged 16-64. Totals may not equal the sum of individual parts due to rounding.

In 2015, economic inactivity amongst the 50-64 year olds in Dumfries & Galloway was higher than the national average, 29.5% compared to 28.5%, but lower amongst younger groups.

Dumfries &		2008		2014	20:	15	
Galloway	Rate	Level	Rate	Level	Rate	Level	
All aged 16 & over	39.4%	48,600	42.4%	52,900	39.4%	49,500	
16-64	22.3%	20,900	24.1%	21,700	20.2%	18,200	
16-24	23.9%	3,400	32.8%	4,600	24.7%	3,500	
25-49	12.6%	5,700	14.7%	6,100	10.4%	4,200	
50-64	34.4%	11,800	31.8%	10,900	29.5%	10,500	
65+	92.7%	27,700	90.2%	31,200	88.3%	31,300	
Scotland	2008			2014	2015		
	Rate	Level	Rate	Level	Rate	Level	
All aged 16 & over	<b>Rate</b> 36.8%			r			
All aged 16 & over 16-64		Level	Rate	Level	Rate	Level	
	36.8%	<b>Level</b> 1,548,900	<b>Rate</b> 37.5%	<b>Level</b> 1,638,100	<b>Rate</b> 37.6%	Level 1,650,300	
16-64	36.8% 22.6%	Level 1,548,900 764,300	<b>Rate</b> 37.5% 22.5%	Level 1,638,100 768,800	Rate           37.6%           22.3%	Level 1,650,300 760,900	
16-64 16-24	36.8% 22.6% 29.8%	Level 1,548,900 764,300 180,400	Rate           37.5%           22.5%           35.9%	Level 1,638,100 768,800 220,800	Rate           37.6%           22.3%           34.4%	Level 1,650,300 760,900 209,000	

Table 26 Economic inactivity rates and levels by age group

Source: Annual Population Survey 2015. Footnote from Scottish Government - Levels and rates cover those aged 16-64. Totals may not equal the sum of individual parts due to rounding.

In 2015, of the 18,200 economically inactive people, 16.5% were inactive because they were students, 18.7% because they were looking after family/home, 30.8% were long-term sick and 25.3% were retired. The change in economic activity levels in Dumfries & Galloway since 2008 has been driven mainly by decreases in the number of long-term sick as well as those looking after family/home. This is similar to the national trend. The decreases in inactivity levels for long-term sick and looking after family/home may be related to UK benefit reforms which are intended to move people in these groups closer to the labour market.

Dumfries & Galloway	2008		2	014	2015	
	Rate	Level	Rate	Level	Rate	Level
Student	13.4%	2,800	18.1%	3,900	16.7%	3,000
Looking after family/home	19.2%	4,000	20.2%	4,400	18.6%	3,400
Temporary sick	*	*	*	*	*	*
Long-term sick	33.4%	7,000	29.8%	6,500	30.7%	5,600
Discouraged	*	*	*	*	*	*
Retired	22.8%	4,800	24.2%	5,300	25.4%	4,600
Other	*	*	*	*	*	*

#### Table 27 Reason for economic inactivity

Source: Annual Population Survey 2015. Footnote from Scottish Government - Levels and rates cover those aged 16-64. \* estimate is below reliability threshold. Totals may not equal the sum of individual parts due to rounding.

Scotland	2	2008		014	2015		
	Rate	Level	Rate	Level	Rate	Level	
Student	17.2%	131,300	25.0%	192,000	26.0%	198,200	
Looking after family/home	22.1%	169,100	21.1%	161,900	19.5%	148,100	
Temporary sick	2.7%	20,500	2.5%	19,100	2.5%	19,000	
Long-term sick	33.0%	252,800	27.1%	208,300	27.0%	205,100	
Discouraged	0.7%	5,300	*	*	*	*	
Retired	16.1%	123,400	16.0%	123,200	15.8%	120,000	
Other	8.2%	62,800	8.0%	61,300	8.9%	67,800	

Table 27 Reason for economic inactivity continued

Source: Annual Population Survey 2015. Footnote from Scottish Government - Levels and rates cover those aged 16-64. \* estimate is below reliability threshold. Totals may not equal the sum of individual parts due to rounding.

Since the Annual Population Survey 2015 only provides data at a national and unitary authority level, results from the 2011 Census of Population have been used to highlight economic activity and economic inactivity in the 6 HMAs covering Dumfries & Galloway.

Dumfries HMA and Eskdale HMA have the highest level of economic activity for their areas, with 61.8% of the population aged 16 and over being economically active. Eskdale HMA in particular has a very high level of economic activity for those aged 25-34 and aged 35-49 where over 90% of the people in these age groups are economically active. Mid Galloway HMA has the lowest level of economic activity, with around 55.6% of the population aged 16 and over being economically active. Eskdale HMA and Stewartry HMA have the highest levels of economic activity for those aged 65 and over where a fifth of the people in this age group are economically active.

Mid Galloway HMA has the highest level of self-employment with 24.2% of the economically active population aged 16 and over being self-employed. Stewartry HMA and Eskdale HMA also have relatively high proportions of self-employed people, particularly in the 35-64 age groups.

As a university town, it would be expected that Dumfries HMA has the highest proportion of students (8.0%), although Eskdale HMA has a similar proportion of students at 7.8% of the population aged 16 and over. The Mid Galloway HMA has the lowest proportion of students in comparison to the other HMAs.

Stranraer HMA has the highest level of unemployment within the individual HMAs at 8.5% of the economically active population, particularly in the 16-24 age group with nearly a quarter of young people in this category being unemployed. Eskdale HMA has the lowest level of unemployment with fewer than 5% of the economically active population being out of work.

Table 28a	Economic	activity by	age: Annan HMA
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Annan HMA	All people		Econon	nically active:			Economic	ally inactive	1
aged 16 an over	aged 16 and over	Total	% Employee	% Self- employed	% Un- employed	Total	% Retired	% Student	% Other
All People Aged 16 and Over	17,022	10,405	79.8	14.0	6.2	6,617	72.3	5.9	21.8
Age 16 to 24	1,979	1,501	79.7	2.9	17.5	478	0.4	71.3	28.2
Age 25 to 34	1,933	1,698	82.9	10.4	6.7	235	0.9	8.9	90.2
Age 35 to 49	4,252	3,767	81.5	14.1	4.4	485	3.3	3.9	92.8
Age 50 to 64	4,455	3,089	79.0	17.7	3.3	1,366	58.9	0.4	40.7
Age 65 to 74	2,448	300	55.7	42.7	1.7	2,148	97.9	0.2	2.0
Age 75 and over	1,955	50	42.0	58.0	0.0	1,905	97.5	0.1	2.5

Source: 2011 Census

#### Table 28b Economic activity by age: Dumfries HMA

Dumfries	All people	Economically active: Economically				Ily inactive			
НМА	aged 16 and over	Total	% Employee	% Self- employed	% Un- employed	Total	% Retired	% Student	% Other
All People Aged 16 and Over	61,685	38,152	79.0	14.1	6.9	23,533	69.3	8.0	22.6
Age 16 to 24	7,631	5,461	77.5	3.4	19.1	2,170	0.2	75.7	24.1
Age 25 to 34	7,349	6,460	84.1	7.6	8.3	889	1.0	12.1	86.8
Age 35 to 49	15,633	13,739	81.0	14.5	4.5	1,894	2.9	4.6	92.5
Age 50 to 64	16,077	11,089	77.1	19.3	3.6	4,988	61.0	0.6	38.3
Age 65 to 74	8,109	1,163	58.7	39.6	1.7	6,946	97.5	0.1	2.4
Age 75 and over	6,886	240	47.5	52.1	0.4	6,646	96.7	0.2	3.1

Source: 2011 Census

#### Table 28c Economic activity by age: Eskdale HMA

Eskdale	All people		Econor	Economically inactive					
НМА	aged 16 and over	Total	% Employee	% Self- employed	% Un- employed	Total	% Retired	% Student	% Other
All People Aged 16 and Over	3,127	1,932	76.0	19.4	4.6	1,195	76.0	7.8	16.2
Age 16 to 24	307	209	78.9	7.7	13.4	98	0.0	86.7	13.3
Age 25 to 34	301	273	79.5	14.3	6.2	28	0.0	7.1	92.9
Age 35 to 49	756	695	79.3	18.1	2.6	61	3.3	6.6	90.2
Age 50 to 64	886	651	72.5	23.8	3.7	235	63.0	0.4	36.6
Age 65 to 74	485	88	64.8	33.0	2.3	397	98.2	0.0	1.8
Age 75 and over	392	16	43.8	56.3	0.0	376	97.9	0.3	1.9

Source: 2011 Census

Mid Galloway	All people		Econor	mically active:		Economically inactive			
НМА	aged 16 and over	Total         %         % Self-         % Un-           Employee         employed         employed			Total	% Retired	% Student	% Other	
All People Aged 16 and Over	9,876	5,490	68.7	24.2	7.1	4,386	73.0	5.6	21.4
Age 16 to 24	1,048	770	74.7	5.3	20.0	278	0.7	79.1	20.1
Age 25 to 34	977	822	75.2	14.4	10.5	155	0.0	6.5	93.5
Age 35 to 49	2,200	1,863	69.2	26.0	4.8	337	3.3	3.6	93.2
Age 50 to 64	2,730	1,726	66.9	30.0	3.1	1,004	64.3	0.2	35.5
Age 65 to 74	1,656	248	45.2	53.6	1.2	1,408	97.1	0.1	2.8
Age 75 and over	1,265	61	36.1	60.7	3.3	1,204	97.5	0.1	2.4

#### Table 28d Economic activity by age: Mid Galloway HMA

Source: 2011 Census

#### Table 28f Economic activity by age: Stewartry HMA

Stewartry	All people		Economically active:				Economically inactive			
HMA aged 16 and ove		Total	% Employee	% Self- employed	% Un- employed	Total	% Retired	% Student	% Other	
All People Aged 16 and Over	19,876	11,335	71.1	23.0	5.8	8,541	75.5	6.0	18.5	
Age 16 to 24	1,948	1,392	77.7	5.9	16.5	556	0.4	80.2	19.4	
Age 25 to 34	1,866	1,615	78.9	14.8	6.3	251	1.2	10.8	88.0	
Age 35 to 49	4,464	3,910	71.8	23.3	4.9	554	3.4	5.1	91.5	
Age 50 to 64	5,561	3,795	69.8	26.8	3.4	1,766	64.1	0.6	35.3	
Age 65 to 74	3,117	514	43.2	55.6	1.2	2,603	97.9	0.1	2.0	
Age 75 and over	2,920	109	27.5	71.6	0.9	2,811	97.5	0.1	2.4	

Source: 2011 Census

#### Table 28e Economic activity by age: Stranraer HMA

Stranraer	All people	Economically active:					Economically inactive			
НМА	aged 16 and over	Total	% Employee	% Self- employed	% Un- employed	Total	% Retired	% Student	% Other	
All People Aged 16 and Over	14,574	8,413	73.8	17.6	8.5	6,161	66.7	6.7	26.6	
Age 16 to 24	1,670	1,142	72.9	3.4	23.6	528	0.0	69.9	30.1	
Age 25 to 34	1,694	1,444	78.1	9.7	12.2	250	0.4	9.6	90.0	
Age 35 to 49	3,463	2,905	76.4	18.2	5.4	558	3.2	2.9	93.9	
Age 50 to 64	3,930	2,550	72.0	23.7	4.3	1,380	56.1	0.1	43.8	
Age 65 to 74	2,182	310	52.6	45.8	1.6	1,872	96.4	0.2	3.5	
Age 75 and over	1,635	62	53.2	45.2	1.6	1,573	96.1	0.1	3.8	

Source: 2011 Census

Dumfries & Galloway's administrative and employment centre is located within the Dumfries HMA. In 2011, the largest industry in Dumfries & Galloway was public administration, education and health, employing 29.6% of all workers, which was slightly lower than the national average. Annan HMA has a relatively high proportion of workers in the manufacturing industry (13.6%) and Mid Galloway has a relatively high proportion of workers in the agriculture, energy and water sector (17.1%).

Industry by economic activity	Annan HMA	Dumfries HMA	Eskdale HMA	Mid Galloway HMA	Stewartry HMA	Stranraer HMA	Dumfries and Galloway	Scotland
All People Aged 16 To 74 In Employment	9,705	35,299	1,827	5,043	10,567	7,634	70,075	2,516,895
Agriculture, energy and water	11.6%	9.0%	11.5%	17.1%	13.8%	11.0%	11.0%	4.9%
Manufacturing	13.6%	8.0%	10.2%	6.9%	6.9%	5.9%	8.4%	7.7%
Construction	8.5%	8.4%	9.3%	9.9%	9.0%	8.8%	8.7%	8.0%
Distribution, hotels and restaurants	22.9%	22.6%	24.7%	20.6%	22.5%	23.1%	22.6%	21.2%
Transport and communication	6.6%	5.7%	8.1%	5.9%	5.5%	11.5%	6.5%	7.7%
Financial, Real Estate, Professional and Administrative activities	8.3%	9.1%	8.0%	8.5%	10.1%	8.6%	9.0%	15.2%
Public administration, education and health	25.0%	33.0%	23.4%	26.7%	27.1%	26.8%	29.6%	30.4%
Other	3.5%	4.2%	4.8%	4.6%	5.0%	4.3%	4.3%	4.9%

#### Table 29 Industry by economic activity

Source: 2011 Census

Within the Dumfries HMA, skilled trades occupations are the biggest employer at 15.3%, followed by professional occupations (14.3%).

Stewartry HMA has a relatively high level of managerial and professional occupations and also skilled trade occupations. The most significant occupation in the Annan HMA is process, plant and machine operatives, with nearly a fifth of the working population employed in this industry. Annan HMA and Stranraer HMA have relatively high levels of lower income occupations with almost half the working population in these areas being employed in sectors such as caring, leisure and service occupations, sales and customer service, process, plant and machine operatives and elementary occupations. Many of these jobs are generally low skilled, sometimes poorly paid and often temporary or part time. The majority of jobs within each HMA for caring, leisure and other services and the sales and customer service occupations are part time, which is likely to lead to a greater demand for affordable housing within these areas. Stranraer HMA also has the fewest higher income jobs (such as professional, managerial and technical occupations) whilst Stewartry HMA has the fewest lower income occupations, proportionately, although it still has 40.1% of workers occupied in these actegories.

Eskdale HMA is dominated by both skilled trades and elementary occupations, which take up around a third of the workforce. Mid Galloway HMA has the highest proportion of skilled trades compared to the other HMAs and also in the caring, leisure and service occupations.

Occupation by	Annan	Dumfries	Eskdale	Mid	Stewartry	Stranraer	Dumfries	Scotland
economic activity	НМА	HMA	НМА	Galloway HMA	HMA	HMA	and Galloway	Scotland
All People Aged 16 To 74 In Employment	9,705	35,299	1,827	5,043	10,567	7,634	70,075	2,516,895
Managers, directors and senior officials	7.3%	7.9%	8.4%	9.1%	9.1%	7.7%	8.1%	8.4%
Professional occupations	9.6%	14.3%	10.6%	10.7%	13.0%	9.4%	12.6%	16.8%
Associate professional and technical occupations	8.4%	9.8%	9.7%	7.2%	8.3%	7.5%	8.9%	12.6%
Administrative and secretarial occupations	9.7%	10.0%	12.1%	8.0%	9.3%	8.8%	9.6%	11.4%
Skilled trades occupations	17.6%	15.3%	16.9%	22.5%	20.4%	19.4%	17.4%	12.5%
Caring, leisure and other service occupations	9.8%	11.0%	9.5%	13.0%	10.8%	12.9%	11.1%	9.7%
Sales and customer service occupations	9.9%	8.7%	6.1%	5.7%	7.5%	8.6%	8.4%	9.3%
Process, plant and machine operatives	14.4%	10.1%	10.5%	8.5%	8.9%	10.3%	10.4%	7.7%
Elementary occupations	13.3%	12.9%	16.1%	15.3%	12.9%	15.3%	13.5%	11.6%

Table 30	Occupatio	on hv i	economic	activity
I able 50	Occupation		econonnic	activity

Source: 2011 Census

#### **Construction sector capacity**

#### Completions by Housing Market Area (April 2009 - March 2016)

Table 31 shows the total number of completions in the past 7 years has peaked at 563 completions in 2010/2011. In 2015/2016, a total of 338 completions were recorded. This is a decrease of 62 completions from the previous year. 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.

able ST completions by housing warket Alea										
НМА	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2009/16		
Annan HMA	53	35	26	20	26	21	24	205		
Dumfries HMA	172	359	281	211	215	220	194	1,652		
Eskdale HMA	4	9	4	4	0	3	1	25		
Mid Galloway HMA	66	26	79	18	18	29	57	293		
Stewartry HMA	85	38	57	38	56	87	49	410		
Stranraer HMA	90	96	59	37	77	40	13	412		
Dumfries & Galloway	470	563	506	328	392	400	338	2,997		

#### **Table 31 Completions by Housing Market Area**

Source: D&G Council – Development Planning

#### Completions by Housing Market Area and Tenure (April 2009 - March 2016)

Table 32 shows that over the 7 years from April 2009 to March 2016, an average of 428 homes (289 market housing units and 139 affordable housing units) have been built in Dumfries & Galloway per annum. The highest level of completions is within the Dumfries HMA. A very low level of completions are recorded in the Eskdale HMA. This is due to the rural nature of the HMA with only one main settlement which attracts a low level of development.

Housing Market Area	Completions	Average per annum	Completions: Market Housing	Average per annum: Market Housing	Completions: Affordable Housing	Average per annum: Affordable Housing
Annan HMA	205	29	203	29	2	0
Dumfries HMA	1,652	236	1,116	159	536	77
Eskdale HMA	25	4	24	3	1	0
Mid Galloway HMA	293	42	199	28	94	13
Stewartry HMA	410	59	292	42	118	17
Stranraer HMA	412	59	190	27	222	32
Dumfries & Galloway	2,997	428	2,024	289	973	139

#### Table 32 Completions by HMA and Tenure: April 2009 – March 2016

Source: D&G Council – Development Planning. The figures presented in this table are rounded to the nearest whole number.

## Completions on Small Sites (sites of less than 5 units) by Housing Market Area (April 2009 - March 2016)

Table 33 shows the contribution that development on small housing sites (i.e. sites of 5 or less units) has made to the regional total. 30% of all house completions in Dumfries & Galloway were on small housing. The total number of completions on small sites in the past 7 years peaked at 210

completions in Apr 2009/Mar 2010. In Apr 2015/Mar 16, a total of 78 completions were recorded. This is a decrease of 2 completions from the previous year. In this year's audit of the total 338 units completed, 23.1% of these units are on small sites.

НМА	Apr 09/Mar 16	Per annum
Annan HMA	97	14
Dumfries HMA	323	46
Eskdale HMA	18	3
Mid Galloway HMA	117	17
Stewartry HMA	203	29
Stranraer HMA	138	20
Dumfries & Galloway	896	128
As a % of total completions	30	

#### Table 33 Completions on small housing sites by HMA: April 2009 - March 2016

Source: D&G Council – Development Planning. The figures presented in this table are rounded to the nearest whole number.

#### Completions in the Annan Housing Market Area by Tenure (April 2009 - March 2016)

Table 34 shows that over the 7 years from April 2009 to March 2016, 205 homes (203 market housing units and 2 affordable housing units) have been built in the Annan HMA, i.e. a completion rate of 29 homes per annum. Of the 205 house completions in the Annan HMA, 44% of these new homes were built in the District Centres, 22% in the Local Centres, 14% in villages and 20% in the countryside (i.e. within Small Building Groups or in the landward area).

ANNAN Housing Market Area	Completions	Average per annum	Completions: Market Housing	Average per annum: Market Housing	Completions: Affordable Housing	Average per annum: Affordable Housing
District Centres	90	13	88	13	2	0
Local Centres	46	7	46	7	0	0
Villages	29	4	29	4	0	0
Housing in the Countryside	40	6	40	6	0	0
Small Building Groups	7	1	7	1	0	0
Landward	33	5	33	5	0	0
Annan HMA	205	29	203	29	2	0

#### Table 34 Completions in the Annan HMA by Tenure: April 2009 - March 2016

Source: D&G Council – Development Planning. The figures presented in this table are rounded to the nearest whole number.

#### Completions in the Dumfries Housing Market Area by Tenure (April 2009 - March 2016)

Table 35 shows that over the 7 years from April 2009 to March 2016, an average of 236 homes (159 market housing units and 77 affordable housing units) have been built in the Dumfries HMA per annum. The high level of affordable homes completed during this period reflects the housing regeneration of North West Dumfries under the Neighbourhood Renewal Programme (a partnership project involving the Council, DGHP and the Scottish Housing Regulator) and the development of 69 units at Marchfield (Dumfries) under the National Housing Trust Initiative (NHT). Of the 1,652

completions in the Dumfries HMA, 60% of these new homes were built in Dumfries, 22% in the District Centres, 1% in the Local Centres, 7% in villages and 10% in the countryside (i.e. within Small Building Groups or in the landward area).

DUMFRIES Housing Market Area	Completions	Average per annum	Completions: Market Housing	Average per annum: Market Housing	Completions: Affordable Housing	Average per annum: Affordable Housing
Dumfries Regional Capital	991	142	613	88	378	54
District Centres	366	52	234	33	132	19
Local Centres	23	3	21	3	2	0
Villages	112	16	96	14	16	2
Housing in the Countryside	160	23	152	22	8	1
Small Building Groups	58	8	50	7	8	1
Landward	102	15	102	15	0	0
Dumfries HMA	1,652	236	1,116	159	536	77

#### Table 35 Completions in the Dumfries HMA by Tenure: April 2009 – March 2016

Source: D&G Council – Development Planning. The figures presented in this table are rounded to the nearest whole number.

#### Completions in the Eskdale Housing Market Area by Tenure (April 2009 - March 2016)

Table 36 shows that over the 7 years from April 2009 to March 2016, 25 homes (24 market housing units and 1 affordable housing unit) have been built in the Eskdale HMA, i.e. a completion rate of 4 homes per annum. Of the 25 house completions in the Eskdale HMA, 48% of these new homes were built in the District Centre, 4% in the Local Centre, 12% in villages and 32% in the countryside (i.e. within Small Building Groups or in the landward area).

ESKDALE Housing Market Area	Completions	Average per annum	Completions: Market Housing	Average per annum:	Completions: Affordable Housing	Average per annum:
				Market Housing		Affordable Housing
District Centres	12	2	11	2	1	0
Local Centres	2	0	2	0	0	0
Villages	3	0	3	0	0	0
Housing in the Countryside	8	1	8	1	0	0
Small Building Groups	0	0	0	0	0	0
Landward	8	1	8	1	0	0
Eskdale HMA	25	4	24	3	1	0

#### Table 36 Completions in the Eskdale HMA by Tenure: April 2009 – March 2016

Source: D&G Council – Development Planning. The figures presented in this table are rounded to the nearest whole number.

# Completions in the Mid Galloway Housing Market Area by Tenure (April 2009 - March 2016)

Table 37 shows that over the 7 years from April 2009 to March 2016, an average of 42 homes (28 market housing units and 13 affordable housing units) have been built in the Mid Galloway HMA per annum. Of the 293 completions in the Mid Galloway HMA , 43% of these new homes were built in the District Centres, 20% in the Local Centres, 16% in villages and 21% in the countryside (i.e. within Small Building Groups or in the landward area).

MID GALLOWAY Housing Market Area	Completions	Average per annum	Completions: Market Housing	Average per annum: Market Housing	Completions: Affordable Housing	Average per annum: Affordable Housing
District Centres	126	18	72	10	54	8
Local Centres	60	9	46	7	14	2
Villages	46	7	20	3	26	4
Housing in the Countryside	61	9	61	9	0	0
Small Building Groups	8	1	8	1	0	0
Landward	53	8	53	8	0	0
Mid Galloway HMA	293	42	199	28	94	13

#### Table 37 Completions in the Mid Galloway HMA by Tenure: April 2009 – March 2016

Source: D&G Council – Development Planning. The figures presented in this table are rounded to the nearest whole number.

#### Completions in the Stewartry Housing Market Area by Tenure (April 2009 - March 2016)

Table 38 shows that over the 7 years from April 2009 to March 2016, an average of 59 homes (42 market housing units and 17 affordable housing units) have been built in the Stewartry HMA per annum. Of the 410 completions in the Stewartry HMA , 41% of these new homes were built in the District Centres, 20% in the Local Centres, 9% in villages and 30% in the countryside (i.e. within Small Building Groups or in the landward area).

#### Table 38 Completions in the Stewartry HMA by Tenure: April 2009 – March 2016

STEWARTRY Housing Market Area	Completions	Average per annum	Completions: Market Housing	Average per annum: Market Housing	Completions: Affordable Housing	Average per annum: Affordable Housing
District Centres	167	24	91	13	76	11
Local Centres	81	12	39	6	42	6
Villages	38	5	38	5	0	0
Housing in the Countryside	124	18	124	18	0	0
Small Building Groups	26	4	26	4	0	0
Landward	98	14	98	14	0	0
Stewartry HMA	410	59	292	42	118	17

Source: D&G Council – Development Planning. The figures presented in this table are rounded to the nearest whole number.

#### Completions in the Stranraer Housing Market Area by Tenure (April 2009 - March 2016)

Table 39 shows that over the 7 years from April 2009 to March 2016, an average of 59 homes (27 market housing units and 32 affordable housing units) have been built in the Stranraer HMA per annum. The high level of affordable homes completed during this period reflects the housing regeneration of central Stranraer under the Neighbourhood Renewal Programme (a partnership project involving the Council, DGHP and the Scottish Housing Regulator). Of the 412 completions in the Stranraer HMA , 62% of these new homes were built in the District Centre, 13% in the Local Centres, 5% in villages and 19% in the countryside (i.e. within Small Building Groups or in the landward area).

STRANRAER Housing Market Area	Completions	Average per annum	Completions: Market Housing	Average per annum: Market Housing	Completions: Affordable Housing	Average per annum: Affordable Housing
District Centres	257	37	35	5	222	32
Local Centres	55	8	55	8	0	0
Villages	20	3	20	3	0	0
Housing in the Countryside	80	11	80	11	0	0
Small Building Groups	3	0	3	0	0	0
Landward	77	11	77	11	0	0
Stranraer HMA	412	59	190	27	222	32

#### Table 39 Completions in the Stranraer HMA by Tenure: April 2009 – March 2016

Source: D&G Council – Development Planning. The figures presented in this table are rounded to the nearest whole number.

# Potential inter-dependence between delivery of market and affordable housing at the local level

LDP Policy H5: Affordable Housing states "In all housing developments which will, either individually or through phasing, result in the development of 5 or more units a maximum of 20% of those units will need to be affordable. Development proposals will be assessed on a case by case basis by the Council. If the developer is unable to provide the affordable housing on the application site the Council will seek off-site provision in the form of units or serviced land on another viable site in the developer's ownership within the same HMA of the site being developed. In exceptional circumstances a commuted sum payment may be considered. The detail of provision, including tenure, house size and type, will be a matter for agreement between the developer and the Council and based upon local housing need and individual site characteristics".

Table 40 shows that since the current LDP was adopted 10 housing sites have been approved, with a capacity of 113 units, where 22 affordable housing units will depend on the market housing being brought forward for development.

Location	НМА	Capacity	Market Housing	Affordable Housing
Annan - District centre	Annan HMA	7	6	1
Gretna Border - District centre	Annan HMA	10	8	2
Beeswing - Village	Dumfries HMA	7	6	1
Clarencefield - Village	Dumfries HMA	7	6	1
Dumfries - Regional capital	Dumfries HMA	16	13	3
Dumfries HMA - Small Building Group	Dumfries HMA	8	6	2
Lochfoot - Village	Dumfries HMA	6	5	1
Templand - Village	Dumfries HMA	11	9	2
Palnackie - Local centre	Stewartry HMA	23	18	5
Stranraer - District centre	Stranraer HMA	18	14	4

Table 40 Housing sites granted planning permission (Jul 14 – Mar 16) where Market and
Affordable Housing units are being delivered

Source: D&G Council – Development Planning

An analysis of how the LDP affordable housing policy is working is set out in the Monitoring Report.

#### Availability of resources

Dumfries and Galloway Council transferred its housing stock to Dumfries and Galloway Housing Partnership (DGHP) in 2003 and is therefore reliant on effective partnership arrangements with Registered Social Landlords and the private sector to deliver new affordable housing.

The Council is required to submit its Strategic Housing Investment Plan (SHIP) to the Scottish Government on a bi-annual basis. The core purpose of the SHIP is to set out the key priorities for affordable housing development in our region which will then inform Scottish Government and Council investment decisions.

It is a flexible Plan that is subject to regular review as a result of the complex nature of new housing development and in response to changes in funding, or policy, at a national level. The SHIP reinforces the Councils role as Strategic Housing and Strategic Planning Authority and its delivery makes a significant contribution towards the Council priorities to "Protect our most vulnerable people" and "Build the local economy".

The funding and deliverability of 902 affordable housing units set out in the SHIP has been agreed by the Scottish Government, Dumfries and Galloway Council and local Registered Social Landlords (RSLs). The funding to deliver the 902 affordable housing units is made available through the Resource Planning Assumption (RPA), assigned by the Scottish Government. The RPA for Dumfries and Galloway for 2016/17 is £12,790,000 which is specifically assigned to comply with the Scottish Government's 'More Homes' policy. The Scottish Government announced in January 2016 that subsidy levels for affordable homes for rent being delivered by councils and registered social landlords (RSLs) are to increase by up to £14,000 for each new home over the next three years. This measure will also contribute to achieving the delivery of 50,000 new affordable homes by March 2021, as set out in the Scottish Government's 'More Homes' policy.

НМА	Affordable Housing Units	% of total affordable housing units		
Annan HMA	32	3.5		
Dumfries HMA	747	82.8		
Eskdale HMA	74	8.2		
Mid Galloway HMA	5	0.6		
Stewartry HMA	6	0.7		
Stranraer HMA	38	4.2		
Dumfries &	902	100.0		
Galloway				

#### Table 41 Strategic Housing Investment Plan 2016 - 2020

Source: SHIP Oct 2016

# Likely pace and scale of delivery, based on completion rates and recent development levels

Table 42 shows the HNDA2 Scenario 3: High Variant suggests that the additional homes per annum that need to be built in Dumfries & Galloway during the period 2016-2029 are significantly lower than past completions rates for market housing and affordable housing.

HMA	Scenario 3:	High Variant	Comp	letions
	Units	Per annum	Units	Per annum
	Market & Al	ffordable Housi	ng	
Annan HMA	382	27	205	29
Dumfries HMA	1,381	99	1,652	236
Eskdale HMA	76	5	25	4
Mid Galloway HMA	233	17	293	42
Stewartry HMA	480	34	410	59
Stranraer HMA	341	24	412	59
Dumfries & Galloway	2,894	207	2,997	428
	Mark	et Housing		
Annan HMA	183	13	203	29
Dumfries HMA	669	48	1,116	159
Eskdale HMA	36	3	24	3
Mid Galloway HMA	108	8	199	28
Stewartry HMA	228	16	292	42
Stranraer HMA	151	11	190	27
Dumfries & Galloway	1,375	98	2,024	289
	Afforda	able Housing		
Annan HMA	200	14	2	0
Dumfries HMA	712	51	536	77
Eskdale HMA	40	3	1	0
Mid Galloway HMA	125	9	94	13
Stewartry HMA	252	18	118	17
Stranraer HMA	190	14	222	32
Dumfries & Galloway	1,519	108	973	139

## Table 42 Comparison between HNDA2 Scenario 3: High Variant additional housing need 2016 –2029 and past completions April 2009 – Mar 2016 by Tenure

Market Housing (Owner occupation and private rent). Affordable Housing (Below market rent and social rent). The figures presented in this table are rounded to the nearest whole number. As a result, totals may not equal the sum of its parts.

It should be noted that although the plan period covers 2017 to 2029, the 902 affordable housing units that have been agreed within the SHIP are to be delivered during 2016 - 2020. The HNDA2 provides an approved methodology for estimating the existing need for additional housing units known as the Homelessness and Temporary Accommodation Pressure (HaTAP) method. The HaTAP method is an indicator of homelessness and temporary accommodation pressure for which additional housing will need to be supplied. The expectation of this method is that all existing need will be met by social housing. The Centre for Housing Market Analysis recommends that the period

in which this demand is cleared should be 5 years. Table 43 highlights the affordable housing need between 2016 and 2020 as estimated in the High Variant Scenario within the HNDA2.

High Variant Scenario – Social Rent								
HMA	2016-	Per						
	2020	annum	2016	2017	2018	2019	2020	
Annan HMA	103	21	21	22	21	20	19	
Dumfries HMA	362	72	73	77	76	70	66	
Eskdale HMA	23	5	5	5	5	5	4	
Mid Galloway HMA	60	12	12	13	13	12	11	
Stewartry HMA	133	27	27	29	28	26	24	
Stranraer HMA	92	18	19	20	19	18	17	
Dumfries & Galloway 775		155	156	166	161	149	142	
Hig	h Variant Sco	enario – Belo	w Mar	<mark>ket Ren</mark>	t			
HMA	2016-	Per						
	2020	annum	2016	2017	2018	2019	2020	
Annan HMA	32	6	6	7	7	6	6	
Dumfries HMA	110	22	20	25	24	22	19	
Eskdale HMA	6	1	1	1	1	1	1	
Mid Galloway HMA	20	4	4	4	5	4	4	
Stewartry HMA	37	7	7	8	8	7	7	
Stranraer HMA	30	6	6	7	7	6	5	
Dumfries & Galloway	234	47	44	52	51	45	41	

Table 43. Additional housing need – Affordable Housing: 2016-2020

The figures presented in this table are rounded to the nearest whole number. As a result, totals may not equal the sum of its parts

#### **Planned demolitions**

Some RSLs are facing the prospect of demolishing low demand properties. This is particularly relevant in Dumfries & Galloway with DGHP holding low demand housing stock in North West Dumfries (on the peripheral of the regenerated area) and in Central Annan.

One way to address this situation may be to demolish the properties and initiate a regeneration process with the re-provision of lower density self-contained properties that will hopefully, from DGHP's perspective, attract tenants to the areas. This approach has already been successful in the recently regenerated areas of North West Dumfries and Central Stranraer under the Neighbourhood Renewal Programme (a partnership project involving the Council, DGHP and the Scottish Housing Regulator).

There are also issues of low demand in Upper Nithsdale as a result of gradual depopulation over a number of years (more prevalent in Kirkconnel and Kelloholm) with both DGHP and Home in Scotland incurring significant losses due to properties sitting empty for long periods. An option appraisal for the area should be carried out with a view to consider a managed downsizing of the area taking into account the DGHP properties that are situated in a flood zone.

It has also been highlighted that there are some small scale and specific areas of low demand in some of the more rural areas e.g. Ecclefechan and the Machars where the issues relate more to unpopular house types or sizes. It is suggested that a more localised appraisal should be carried out which may result in small scale demolitions.

## Setting the Housing Supply Target

In setting the housing supply target the Dumfries & Galloway HMP has taken into account wider strategic economic, social and environmental factors, and issues of capacity, resource and deliverability, in determining an appropriate scale and distribution of the housing supply target. This approach is consistent with Scottish Planning Policy 2014.

For each Housing Market Area, the housing supply target for market housing is based on past completions rates to allow for a more generous supply than what the HNDA2 estimates for market housing. The housing supply target for affordable housing for Annan HMA, Dumfries HMA, Eskdale HMA, Stewartry HMA and Stranraer HMA is based on the additional need per annum that the HNDA2 estimates. The housing supply target for affordable housing for Mid Galloway HMA is based on past completion rates which is slightly higher than what the HNDA2 estimates.

HMA		Housing Supply Target						
	Market	Per	Affordable	Per	Total	Per		
	Housing	annum	Housing	annum		annum		
Annan HMA	406	29	196	14	602	43		
Dumfries HMA	2,226	159	714	51	2,940	210		
Eskdale HMA	42	3	42	3	84	6		
Mid Galloway HMA	392	28	182	13	574	41		
Stewartry HMA	588	42	252	18	840	60		
Stranraer HMA	378	27	196	14	574	41		
Dumfries & Galloway	4,032	288	1,582	113	5,614	401		

#### Table 44 Housing Supply Target: 2016-2029

The figures presented in this table are rounded to the nearest whole number. As a result, totals may not equal the sum of its parts.

#### Delivering on the Scottish Government's 'More Homes' policy

Following the Scottish Parliamentary elections of May 2016, the delivery of affordable housing was agreed as a nationwide policy priority by the current Scottish Government. In the previous term of parliament 33,490 affordable homes were delivered and the current administration is committed to delivering 50,000 additional new affordable homes by March 2021. This would see an increase in affordable housing supply by 67%, backed by over £3 billion of investment. In 2016/17 the Scottish Government has committed £406 million in grant subsidies through the Affordable Housing Supply Programme, an increase of over £100 million from the previous year. This is accompanied by a new Rural Housing Fund to increase the supply of affordable rural housing and will also deliver more midmarket rent homes, building on successful innovative initiatives which use guarantees and loans. These extra homes are expected to support, on average, around 14,000 jobs per year across Scotland and generate around £1.8 billion for the economy, on average, over the life of the five-year programme.

Dumfries and Galloway Council was allocated a Resource Planning Assumption (RPA) of £12,790,000 for 2016/17. It is expected, due to this national policy, that this figure will likely remain consistent over the coming years up until at least 2021.

The evidence throughout this paper suggests a likely increase in the need for affordable housing in

the coming years. In addition, the Scottish Government's 5 year affordable housing policy commitment would suggest that the housing supply target per annum for affordable housing in Table 44, based on the planning period 2016 to 2029, will in all likelihood be exceeded for the first five years from 2016 to 2020. The HNDA estimates that the backlog of existing need within Dumfries and Galloway is 419 units and it was agreed by the HMP that the backlog of existing need would be addressed through social rented housing within the first 5 years of the plan.

The 'Planning Advice Note 2/2010: Affordable Housing and Housing Land Audits' provides advice to local planners as follows: "Scottish Planning Policy (SPP) states that the planning system should contribute to raising the rate of new house building by identifying a generous supply of land for the provision of a range of housing including affordable housing, in the right places."

The 'More Homes' policy promotes a higher rate of new affordable house building over the first 5 years of the plan. Based on past completions of affordable housing, as shown at Table 32 of this paper, average affordable housing per annum is 139 units. This completion rate of 139 units per annum occurred during a period of economic downturn and would be expected to increase as the economy continues to improve. In addition, this figure of 139 units per annum would be expected to increase for the first 5 years of the plan to comply with the Scottish Government's 'More Homes' policy. The housing land requirement figure for the plan period would not be affected by this condensing of affordable housing supply within the first 5 years.

Planning Advice Note 2/2010 paragraph 12 states that the "Housing (Scotland) Act 2001 places a statutory requirement on local authorities to prepare a LHS supported by a HNDA. The LHS provides the strategic direction to tackle housing need and demand and to inform future investment in housing and related services across the local authority area. It will include housing supply targets covering all tenures, which will have been informed by the HNDA. The LHS is expected to cover a 5-year period, in line with development plans." The Planning Advice Note also advises "The HNDA, LHS and development plan should be reviewed every five years."

Table 45 shows that over the last year 332 homes have been built, 221 market housing units and 111 affordable housing units. Of the 332 completions in Dumfries & Galloway , 42.8% of these new homes were built in the Dumfries HMA, 19.6% in the Stranraer HMA, 14.5% in the Annan HMA, 14.2% in the Stewartry HMA, 6.9% in the Mid Galloway HMA and 2.1% in the Eskdale HMA.

•	Table 45 Completions: April 2016 – March 2017									
	НМА	Market Housing	Affordable Housing	Total						
	Annan HMA	28	20	48						
	Dumfries HMA	92	50	142						
	Eskdale HMA	7	0	7						
	Mid Galloway HMA	23	0	23						
	Stewartry HMA	24	23	47						
	Stranraer HMA	47	18	65						
	Dumfries & Galloway	221	111	332						

#### Table 45 Completions: April 2016 – March 2017

Source: D&GCouncil – Planning Department

Table 46 shows the Housing Supply Targets for each Housing Market for the period 2017–2029 i.e. "Housing Supply Target 2016-2029" minus the completions identified in Table 45 above.

НМА		Housing Supply Target						
	Market Housing	Per annum	Affordable Housing	Per annum	Total	Per annum		
Annan HMA	378	29	176	14	554	43		
Dumfries HMA	2,134	164	664	51	2,798	215		
Eskdale HMA	35	3	42	3	77	6		
Mid Galloway HMA	369	28	182	14	551	42		
Stewartry HMA	564	43	229	18	793	61		
Stranraer HMA	331	25	178	14	509	39		
Dumfries & Galloway	3,811	293	1,471	113	5,282	406		

Table 46 Housing Supply Target: 2017-2029

The figures presented in this table are rounded to the nearest whole number. As a result, totals may not equal the sum of its parts.

### **Housing Land Requirement**

The Housing Land Requirement (HLR) is the Housing Supply Target with the addition of a generous margin. The purpose of generosity is to provide greater choice and flexibility in the allocated land supply to ensure that more than enough land is allocated to ensure that the HST can be met. The addition of generosity to the housing land supply will allow for unforeseen circumstances and permit additional development to take place should more delivery be possible within the plan period than originally envisaged.

The HLR can be met from a number of sources, most notably sites from the established land supply which are effective or expected to become effective in the plan period, sites with planning permission, proposed new land allocations, and in some cases a proportion of windfall development.

To ensure that the housing supply target can be met, a 20% generosity allowance has been added to the Housing Supply Target. A 20% generosity allowance will help the Council achieve its number one priority which is to grow the local economy. It will also ensure there is flexibility should the market improve during the plan period. Windfall sites provide further flexibility and generosity and are not included in Table 47 below.

НМА		I	Housing Land Re	quirement		
	Market Housing	Per annum	Affordable Housing	Per annum	Total	Per annum
Annan HMA	454	35	211	16	665	51
Dumfries HMA	2,561	197	797	61	3,358	258
Eskdale HMA	42	3	50	4	92	7
Mid Galloway HMA	443	34	218	17	661	51
Stewartry HMA	677	52	275	21	952	73
Stranraer HMA	397	31	214	16	611	47
Dumfries & Galloway	4,574	352	1,765	136	6,339	488

# Table 47 Housing Land Requirement (HST plus 20% generosity)

The figures presented in this table are rounded to the nearest whole number. As a result, totals may not equal the sum of its parts.

The aim of the Proposed Plan's Spatial Strategy is to promote a more sustainable pattern of development, creating opportunities for sustainable economic growth, reducing carbon emissions and minimizing the need to travel. In terms of housing allocations the majority of future development is allocated to Dumfries, to District Centres and to Local Centres as they are settlements with a good range of services and facilities, employment opportunities and which have the physical ability to grow and for the surrounding landscape to absorb the proposed development. A smaller amount of development is proposed in villages and the wider rural area.

This approach should maximize the use of existing infrastructure, promote the efficient use of buildings and land and make travel smarted and more sustainable by providing the opportunity to link trips and promote a choice of travel modes

Table 48 indicates how the housing land requirement is split spatially between Centres. The complete list of District Centres, Local Centres and Villages is contained in Appendix 1 of the Proposed Plan.

НМА	Regional	District	Local	Villages, Small Building
	Capital	Centres	Centres	Groups and houses in
				the countryside
Annan HMA	-	50% - 333	30% - 200	20% - 133
Dumfries HMA	50% - 1,679	20% - 672	10% - 336	20% - 672
Eskdale HMA	-	50% - 46	30% - 28	20% -18
Mid Galloway HMA	-	50% - 331	30% - 198	20% - 132
Stewartry HMA	-	50% - 476	30% - 286	20% - 190
Stranraer HMA	-	50% - 306	30% - 183	20% - 122

# Table 48 Housing Land Requirement

The figures presented in this table are rounded to the nearest whole number.

Table 49 identifies that there is a shortfall in three Housing Market Areas, in the Dumfries HMA, in the Mid Galloway HMA and in the Stewartry HMA.

НМА	Housing Land Requirement 2017 - 2029	Progra		Shortfall			
		Sites with planning permission	Existing LDP Allocations	Total units			
Annan HMA	665	171	1,062	1,233	0		
Dumfries HMA	3,358	1,164					
Eskdale HMA	92	138	175	313	0		
Mid Galloway HMA	661	47	531	578	83		
Stewartry HMA	952	318	538	856	96		
Stranraer HMA	611	158	694	0			
Dumfries & Galloway	6,339	1,996	4,246 6,242		969		

Table 49 Programming of sites with planning permission and existing LDP allocations: 2017 - 2029

Table 50 shows that the HLR for each Housing Market Area is met. Appendix B provides the detailed programming of housing sites for the LDP2 Proposed Plan.

# Table 50 LDP2 Proposed Plan: 2017 - 2029

НМА	Housing Land Requirement 2017 - 2029	Programming: 2017-2029
Annan HMA	665	1,402
Dumfries HMA	3,358	3,680
Eskdale HMA	92	323
Mid Galloway HMA	661	714
Stewartry HMA	952	1,106
Stranraer HMA	611	735
Dumfries & Galloway	6,339	7,960

# **APPENDIX A**

# Results from the HNDA Tool for the Principal Scenario: 2016-2029

	Additional Housing Need															
НМА	2016-2029	Per annum	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
								-			4.7	0.4		-		
Annan HMA	196.4	14.0	36.6	38.7	33.0	27.4	24.9	10.3 37.9	13.0	7.4 27.3	4.7	-	0.0	0.0	0.0	0.0
Dumfries HMA	696.3	49.7	129.5	137.2	116.0	95.4	86.3		48.0	-	-	1.4	0.0	0.0	0.0	0.0
Eskdale HMA	40.8	2.9	7.7	8.0	7.0	5.9	5.4	1.9	2.5	1.4	0.9	0.1	0.0	0.0	0.0	0.0
Mid Galloway HMA	115.8	8.3	21.5	22.8	19.2	15.7	14.1	6.5	8.2	4.7	2.9	0.2	0.0	0.0	0.0	0.0
Stewartry HMA	246.5	17.6	46.0	48.6	41.4	34.3	31.2	12.9	16.4	9.3	5.9	0.5	0.0	0.0	0.0	0.0
Stranraer HMA	170.2	12.2	31.6	33.5	28.3	23.1	20.8	9.4	12.0	6.8	4.3	0.4	0.0	0.0	0.0	0.0
Dumfries & Galloway	1,466.0	104.7	272.8	288.8	244.8	201.8	182.8	79.0	100.0	57.0	36.0	3.0	0.0	0.0	0.0	0.0
	1					eed: Ow		<u> </u>		. – –		-		-	1	
HMA	2016-2029		2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Annan HMA	49.8	3.6	8.9	9.7	7.7	5.6	4.7	3.8	4.8	2.7	1.7	0.1	0.0	0.0	0.0	0.0
Dumfries HMA	133.4	9.5	24.5	26.6	20.5	15.0	12.6	9.9	12.5	7.1	4.5	0.4	0.0	0.0	0.0	0.0
Eskdale HMA	8.6	0.6	1.6	1.7	1.3	1.0	0.8	0.7	0.8	0.5	0.3	0.0	0.0	0.0	0.0	0.0
Mid Galloway HMA	27.2	1.9	5.0	5.4	4.2	3.0	2.6	2.0	2.6	1.5	0.9	0.1	0.0	0.0	0.0	0.0
Stewartry HMA	49.7	3.6	9.1	9.7	7.6	5.6	4.7	3.8	4.7	2.7	1.7	0.1	0.0	0.0	0.0	0.0
Stranraer HMA	41.1	2.9	7.5	8.1	6.3	4.6	3.8	3.1	3.9	2.2	1.4	0.1	0.0	0.0	0.0	0.0
Dumfries & Galloway	309.9	22.1	56.5	61.2	47.5	34.8	29.2	23.2	29.3	16.7	10.6	0.9	0.0	0.0	0.0	0.0
			Ado	ditional	Housin	g Need:	Private	rent								
HMA	2016-2029	Per annum	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Annan HMA	30.3	2.2	4.7	5.2	4.5	3.5	3.0	2.6	3.4	2.0	1.3	0.1	0.0	0.0	0.0	0.0
Dumfries HMA	159.0	11.4	25.4	28.5	23.6	17.8	15.9	13.3	17.3	10.1	6.6	0.6	0.0	0.0	0.0	0.0
Eskdale HMA	6.9	0.5	1.1	1.2	1.0	0.8	0.7	0.6	0.8	0.4	0.3	0.0	0.0	0.0	0.0	0.0
Mid Galloway HMA	20.3	1.4	3.1	3.5	3.0	2.4	2.1	1.7	2.3	1.3	0.9	0.1	0.0	0.0	0.0	0.0
Stewartry HMA	50.1	3.6	7.9	9.1	7.4	5.6	5.0	4.1	5.5	3.2	2.1	0.2	0.0	0.0	0.0	0.0
Stranraer HMA	25.5	1.8	3.8	4.4	3.8	2.9	2.7	2.2	2.9	1.7	1.1	0.1	0.0	0.0	0.0	0.0
Dumfries & Galloway	292.0	20.9	46.0	52.0	43.2	32.9	29.4	24.4	32.0	18.8	12.2	1.0	0.0	0.0	0.0	0.0
, ,			Additic	nal Hou	using Ne	ed: Bel	ow Mar	ket Re	nt							
НМА	2016-2029	Per annum	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Annan HMA	25.4	1.8	4.7	5.1	3.8	2.9	2.4	2.0	2.3	1.3	0.8	0.1	0.0	0.0	0.0	0.0
Dumfries HMA	87.9	6.3	15.4	16.7	13.9	10.2	8.1	6.8	8.6	4.9	2.9	0.2	0.0	0.0	0.0	0.0
Eskdale HMA	4.4	0.3	0.8	0.9	0.7	0.5	0.4	0.3	0.4	0.2	0.1	0.0	0.0	0.0	0.0	0.0
Mid Galloway HMA	16.5	1.2	2.9	3.2	2.5	1.8	1.5	1.3	1.6	0.9	0.6	0.0	0.0	0.0	0.0	0.0
Stewartry HMA	29.2	2.1	5.3	5.7	4.5	3.3	2.8	2.2	2.8	1.6	1.0	0.1	0.0	0.0	0.0	0.0
Stranraer HMA	23.8	1.7	4.3	4.7	3.7	2.7	2.2	1.8	2.3	1.3	0.8	0.1	0.0	0.0	0.0	0.0
Dumfries & Galloway	187.2	13.4	33.4	36.2	29.0	21.4	17.5	14.4	18.1	10.3	6.3	0.5	0.0	0.0	0.0	0.0
Danines & Ganoway	107.2	13.4			-0.0	g Need:	-		10.1	10.5	0.5	0.5	0.0	0.0	0.0	0.0
НМА	2016-2029	Per annum	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Annan HMA	90.8	6.5	18.4	18.7	17.0	15.4	14.7	2.0	2.5	1.3	0.8	0.1	0.0	0.0	0.0	0.0
Dumfries HMA	316.1	22.6	64.2	65.4	58.1	52.4	49.7	8.0	9.6	5.2	3.3	0.1	0.0	0.0	0.0	0.0
Eskdale HMA	20.9	1.5	4.2	4.3	4.0	3.6	3.5	0.4	0.5	0.3	0.2	0.0	0.0	0.0	0.0	0.0
Mid Galloway HMA	51.8	3.7	4.2	4.5	9.6	8.4	7.9	1.4	1.7	0.3	0.2	0.0	0.0	0.0	0.0	0.0
Stewartry HMA	117.5	8.4	23.7	24.1	21.9	19.8	18.7	2.8	3.4	1.9	1.1	0.0	0.0	0.0	0.0	0.0
Stranraer HMA	79.8	6.4 5.7	16.0	16.4	14.6	13.0	12.1	2.8	2.9	1.9	0.9	0.1	0.0	0.0	0.0	0.0
		_					12.1		2.9	1.6	0.9 6.9	0.1				
Dumfries & Galloway	676.9	48.3	137.0	139.4	125.1	112.6	100.7	16.9	20.6	11.2	0.9	U.b	0.0	0.0	0.0	0.0

The figures in the above table have been rounded to 1 decimal place

				Additi	onal H	lousing										
НМА	2016-2029	Per annum	2016		2018		í – –	1	2022	2023	2024	2025	2026	2027	2028	2029
Annan HMA	196.4	14.0	36.6	38.7	33.0	27.4	24.9	10.3	13.0	7.4	4.7	0.4	0.0	0.0	0.0	0.0
Dumfries HMA	696.3	49.7		137.2		95.4	86.3	37.9	48.0	27.3	17.3	1.4	0.0	0.0	0.0	0.0
Eskdale HMA	40.8	2.9	7.7	8.0	7.0	5.9	5.4	1.9	2.5	1.4	0.9	0.1	0.0	0.0	0.0	0.0
Mid Galloway HMA	115.8	8.3	21.5	22.8	19.2	15.7	14.1	6.5	8.2	4.7	2.9	0.2	0.0	0.0	0.0	0.0
Stewartry HMA	246.5	17.6	46.0	48.6	41.4	34.3	31.2	12.9	16.4	9.3	5.9	0.5	0.0	0.0	0.0	0.0
Stranraer HMA	170.2	12.2	31.6	33.5	28.3	23.1	20.8	9.4	12.0	6.8	4.3	0.4	0.0	0.0	0.0	0.0
Dumfries & Galloway	1,466.0	104.7	272.8	288.8	244.8	201.8	182.8	79.0	100.0	57.0	36.0	3.0	0.0	0.0	0.0	0.0
· · · · · ·	•	Ado	litiona	l Hous	ing Ne	ed: Ov	vner O	ccupa	tion							
НМА	2016-2029	Per annum		2017	2018	2019		2021	2022	2023	2024	2025	2026	2027	2028	2029
Annan HMA	46.4	3.3	8.4	9.1	7.1	5.2	4.4	3.5	4.4	2.5	1.6	0.1	0.0	0.0	0.0	0.0
Dumfries HMA	128.1	9.1	23.1	25.1	19.7	14.4	12.1	9.7	12.2	7.0	4.4	0.4	0.0	0.0	0.0	0.0
Eskdale HMA	8.1	0.6	1.5	1.6	1.2	0.9	0.8	0.6	0.8	0.4	0.3	0.0	0.0	0.0	0.0	0.0
Mid Galloway HMA	25.3	1.8	4.6	5.0	3.9	2.9	2.4	1.9	2.4	1.4	0.9	0.1	0.0	0.0	0.0	0.0
Stewartry HMA	47.2	3.4	8.5	9.2	7.3	5.3	4.5	3.6	4.5	2.6	1.6	0.1	0.0	0.0	0.0	0.0
Stranraer HMA	38.2	2.7	6.9	7.5	5.9	4.3	3.6	2.9	3.6	2.1	1.3	0.1	0.0	0.0	0.0	0.0
Dumfries & Galloway	293.2	20.9	52.9	57.4	45.1	33.0	27.7	22.1	28.0	16.0	10.1	0.8	0.0	0.0	0.0	0.0
			<u>Additi</u>	onal H	ousing	<mark>, Need</mark>	: Priva	te ren	t		-	-		-		
HMA	2016-2029	Per annum	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Annan HMA	23.2	1.7	4.2	4.5	3.6	2.6	2.2	1.7	2.2	1.3	0.8	0.1	0.0	0.0	0.0	0.0
Dumfries HMA	128.1	9.1	23.1	25.1	19.7	14.4	12.1	9.7	12.2	7.0	4.4	0.4	0.0	0.0	0.0	0.0
Eskdale HMA	5.5	0.4	1.0	1.1	0.9	0.6	0.5	0.4	0.5	0.3	0.2	0.0	0.0	0.0	0.0	0.0
Mid Galloway HMA	15.9	1.1	2.9	3.1	2.4	1.8	1.5	1.2	1.5	0.9	0.5	0.0	0.0	0.0	0.0	0.0
Stewartry HMA	40.3	2.9	7.3	7.9	6.2	4.5	3.8	3.0	3.8	2.2	1.4	0.1	0.0	0.0	0.0	0.0
Stranraer HMA	20.7	1.5	3.7	4.0	3.2	2.3	2.0	1.6	2.0	1.1	0.7	0.1	0.0	0.0	0.0	0.0
Dumfries & Galloway	233.7	16.7	42.2	45.7	35.9	26.3	22.1	17.6	22.3	12.7	8.0	0.7	0.0	0.0	0.0	0.0
	•	Add	litiona	l Hous	ing Ne	ed: Be	<mark>low M</mark>	arket	Rent							
HMA	2016-2029	Per annum	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Annan HMA	24.5	1.8	4.4	4.8	3.8	2.8	2.3	1.9	2.3	1.3	0.8	0.1	0.0	0.0	0.0	0.0
Dumfries HMA	85.4	6.1	15.4	16.7	13.1	9.6	8.1	6.4	8.2	4.6	2.9	0.2	0.0	0.0	0.0	0.0
Eskdale HMA	4.1	0.3	0.7	0.8	0.6	0.5	0.4	0.3	0.4	0.2	0.1	0.0	0.0	0.0	0.0	0.0
Mid Galloway HMA	15.4	1.1	2.8	3.0	2.4	1.7	1.5	1.2	1.5	0.8	0.5	0.0	0.0	0.0	0.0	0.0
Stewartry HMA	27.4	2.0	5.0	5.4	4.2	3.1	2.6	2.1	2.6	1.5	0.9	0.1	0.0	0.0	0.0	0.0
Stranraer HMA	21.3	1.5	3.8	4.2	3.3	2.4	2.0	1.6	2.0	1.2	0.7	0.1	0.0	0.0	0.0	0.0
Dumfries & Galloway	178.2	12.7	32.2	34.9	27.4	20.1	16.9	13.4	17.0	9.7	6.1	0.5	0.0	0.0	0.0	0.0
	1	1	1	r	lousin	ř –		1	1							
HMA	2016-2029	Per annum		2017		2019		-	2022	2023	-	2025		-	2028	2029
Annan HMA	102.3	7.3	19.6	20.3	18.5	16.8	16.0	3.2	4.0	2.3	1.5	0.1	0.0	0.0	0.0	0.0
Dumfries HMA	354.7	25.3	67.8	70.3	63.5	56.9	54.0	12.1	15.4	8.8	5.5	0.5	0.0	0.0	0.0	0.0
Eskdale HMA	23.0	1.6	4.4	4.6	4.2	3.9	3.8	0.6	0.8	0.4	0.3	0.0	0.0	0.0	0.0	0.0
Mid Galloway HMA	59.2	4.2	11.3	11.7	10.5	9.3	8.8	2.2	2.8	1.6	1.0	0.1	0.0	0.0	0.0	0.0
Stewartry HMA	131.6	9.4	25.2	26.1	23.7	21.4	20.4	4.3	5.4	3.1	1.9	0.2	0.0	0.0	0.0	0.0
Stranraer HMA	90.1	6.4	17.1	17.8	15.9	14.1	13.3	3.4	4.3	2.5	1.5	0.1	0.0	0.0	0.0	0.0
Dumfries & Galloway	760.9	54.3	145.5	150.7	136.4	122.3	116.1	25.8	32.7	18.6	11.8	1.0	0.0	0.0	0.0	0.0

# Results from the HNDA Tool for the No Real Growth Scenario: 2016-2029

The figures in the above table have been rounded to 1 decimal place

				Addi	tional	Housir	ng Nee	d								
НМА	2016-2029	Per annum	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Annan HMA	382.3	27.3	44.4	49.5	47.8	42.9	39.6	25.9	29.4	23.2	2024	16.5	14.1	11.9	8.2	8.1
Dumfries HMA	1.381.5	98.7	158.3		170.7	152.5	140.5	95.5	108.4	85.4	76.8	60.9	51.8	43.7	30.2	29.7
Eskdale HMA	75.9	5.4	9.1	10.1	9.8	8.8	8.2	4.9	5.6	4.4	3.9	3.1	2.7	2.2	1.6	1.5
Mid Galloway HMA	232.8	16.6	26.4	29.6	28.5	25.4	23.4	16.3	18.5	14.6	13.1	10.4	8.8	7.5	5.2	5.1
Stewartry HMA	480.4	34.3	55.8	62.2	60.0	53.8	49.7	32.6	37.0	29.2	26.2	20.8	17.7	14.9	10.3	10.2
Stranraer HMA	341.0	24.4	38.8	43.4	41.9	37.3	34.4	23.8	27.0	21.3	19.1	15.2	12.9	10.9	7.5	7.4
Dumfries & Galloway	2,894.0	206.7		-	-				226.0		-	-	108.0	91.0	63.0	62.0
	2,00 110						wner			1,010	10010	12/10	10010	5110	0010	0210
HMA	2016-2029	Per annum		2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Annan HMA	127.0	9.1	12.3	14.3	13.8	11.9	10.8	10.2	11.8	9.4	8.4	6.7	5.8	4.9	3.4	3.4
Dumfries HMA	354.9	25.3	34.6	40.1	38.9	33.5	30.0	28.6	32.5	26.0	23.4	18.6	16.1	13.5	9.5	9.4
Eskdale HMA	22.3	1.6	2.1	2.5	2.4	2.1	1.9	1.8	2.1	1.6	1.5	1.2	1.0	0.9	0.6	0.6
Mid Galloway HMA	70.9	5.1	6.8	8.0	7.7	6.7	6.0	5.7	6.5	5.2	4.7	3.7	3.2	2.8	1.9	1.9
Stewartry HMA	130.1	9.3	12.6	14.6	14.2	12.2	11.1	10.4	12.0	9.5	8.6	6.9	5.9	5.0	3.5	3.5
Stranraer HMA	105.7	7.5	10.3	11.9	11.5	9.9	9.0	8.4	9.7	7.8	7.0	5.6	4.8	4.1	2.9	2.8
Dumfries & Galloway	810.9	57.9	78.9	91.4	88.5	76.4	68.8	65.3	74.6	59.5	53.7	42.7	36.8	31.1	21.8	21.5
			Addit	ional I	Housin	g Nee	d: Priva	ate rei	nt							
HMA	2016-2029	Per annum	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Annan HMA	55.8	4.0	5.2	6.0	5.6	4.8	4.1	4.0	4.7	4.1	3.9	3.4	3.1	2.8	2.1	2.1
Dumfries HMA	314.3	22.4	29.9	34.5	32.3	27.9	24.9	22.9	28.2	22.6	21.9	18.0	16.1	14.4	10.1	10.6
Eskdale HMA	13.2	0.9	1.3	1.5	1.4	1.2	1.0	1.0	1.2	0.9	0.9	0.8	0.7	0.6	0.4	0.5
Mid Galloway HMA	37.3	2.7	3.6	4.0	3.8	3.2	2.9	2.6	3.1	2.7	2.6	2.2	2.0	1.8	1.3	1.4
Stewartry HMA	98.2	7.0	9.4	10.9	10.1	8.7	7.6	7.2	8.7	7.1	6.8	5.6	5.0	4.4	3.2	3.4
Stranraer HMA	45.7	3.3	4.3	5.0	4.6	4.0	3.4	3.2	3.8	3.3	3.2	2.7	2.6	2.2	1.7	1.8
Dumfries & Galloway	564.5	40.3	53.6	61.9	57.8	49.7	44.0	40.9	49.7	40.8	39.3	32.7	29.5	26.3	18.9	19.6
		Ad	dition	<mark>al Hou</mark>	sing N	eed: B	elow N	/larket	Rent	-			-			
HMA	2016-2029	Per annum	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Annan HMA	64.7	4.6	6.2	7.1	7.2	6.2	5.8	5.4	6.2	4.9	4.4	3.3	2.7	2.3	1.6	1.6
Dumfries HMA	221.5	15.8	20.3	24.9	23.7	21.6	19.3	19.1	20.6	17.1	14.6	12.2	9.8	7.4	5.4	5.4
Eskdale HMA	11.2	0.8	1.0	1.2	1.2	1.1	1.0	1.0	1.1	0.9	0.7	0.6	0.5	0.4	0.3	0.3
Mid Galloway HMA	41.3	3.0	3.9	4.5	4.5	3.9	3.6	3.4	4.1	3.1	2.8	2.3	1.9	1.5	1.0	1.0
Stewartry HMA	73.7	5.3	6.9	8.0	8.1	7.0	6.6	6.2	7.0	5.5	5.0	4.0	3.2	2.7	1.8	1.7
Stranraer HMA	59.7	4.3	5.7	6.5	6.6	5.7	5.1	5.0	5.7	4.5	4.0	3.2	2.6	2.3	1.5	1.4
Dumfries & Galloway	472.0	33.7	44.0	52.3	51.3	45.4	41.4	40.1	44.6	35.9	31.5	25.5	20.6	16.5	11.5	11.3
				tional	Housir	ng Nee	d: Soci	ial Ren	t		-	-			-	
HMA	2016-2029	Per annum	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Annan HMA	134.8	9.6	20.8	22.1	21.3	20.0	18.9	6.2	6.8	4.9	4.2	3.1	2.5	1.9	1.1	1.0
Dumfries HMA	490.8	35.1	73.4	77.5	75.7	69.5	66.3	24.8	27.1	19.6	16.9	12.2	9.8	8.3	5.1	4.5
Eskdale HMA	29.2	2.1	4.7	4.9	4.8	4.5	4.3	1.2	1.3	0.9	0.8	0.6	0.5	0.4	0.2	0.2
Mid Galloway HMA	83.4	6.0	12.1	13.1	12.5	11.6	10.9	4.6	4.8	3.6	3.0	2.2	1.8	1.4	0.9	0.8
Stewartry HMA	178.4	12.7	26.8	28.7	27.6	25.9	24.4	8.8	9.3	7.0	5.8	4.4	3.5	2.8	1.9	1.6
Stranraer HMA	129.9	9.3	18.5	20.0	19.2	17.8	16.9	7.1	7.8	5.7	5.0	3.6	3.0	2.3	1.5	1.4
Dumfries & Galloway	1,046.6	74.8	156.3	166.3	161.2	149.3	141.6	52.7	57.1	41.8	35.6	26.1	21.1	17.1	10.8	9.5

# Results from the HNDA Tool for the High Variant Scenario: 2016-2029

The figures in the above table have been rounded to 1 decimal place

# APPENDIX B

#### LDP2 PROPOSED PLAN HOUSING SITES: Annan HMA

HLA ref	Planning ref	Development Address	Location	Remaining Capacity at 31st	Completions April	Completions April															
				March 2017	2017/March	2017/March															
				Walch 2017	2022	2030	2017/1	0 2010	2/10 20-	0/20 202	0/04 0004	00 00	22/22	2022/24	2024/25	2025/26	2026/25	0007/00	2028/29	2020/20	Beyond
					2022	2000	2017/1	0 2010	5/19/20	19/20 202	0/21 2021	22 20	22/23	2023/24	2024/25	2025/20	2020/21	2021120	2020/29	2029/30	2030
A876	06/P/4/0323	Former Erskine Church, 15 Bank Street, Annan	Annan - District Centre	11	0	11	0	C			) 0		11	0	0	0	0	0	0	0	0
A1128	10/P/4/0407 & 16/P/4/0174	Watchhall, Annan	Annan - District Centre	5	5	5	2	2			) 0		0	0	0	0	0	0	0	0	0
A1262	15/P/4/0035	Galabank, Annan	Annan - District Centre	7	7	7	7	C		•	) 0		0	0	0	0	0	0	0	0	0
A1291	ANN.H1 part (15/P/4/0289 & 15/P/4/0239)	Phase 1C Windermere Road, Annan	Annan - District Centre	18	18	18	18	0			) (		0	0	0	0	0	0	0	0	0
LDP189	ANN.H1 part (Phases 3, 5, 7)	Land North of Windermere Road, Annan	Annan - District Centre	100	40	100	0	2			) 0		20	0	20	20	0	0	0	0	0
LDP001	Part ANN.H2 (Phases 2, 4, 6)	Land South of Windermere Road, Annan	Annan - District Centre	105	75	105	0	C			5 20		0	20	10	0	0	0	0	0	0
A1264	ANN.H4 (09/P/4/0296, 15/P/4/0341 &	Solway Street, Annan	Annan - District Centre	15	10	15	2	2	2	2	2 2		2	2	1	0	0	0	0	0	0
	15/P/4/0342)																				
LDP004	ANN.H5	Land between Scott Street and Seaforth Park, Annan	Annan - District Centre	20	0	0	0	C			) 0		0	0	0	0	0	0	0	0	0
LDP003	ANN.H6	Land at Watchhall Road, Annan	Annan - District Centre	56	0	56	0	C	)		) 0		10	10	10	10	10	6	0	0	0
LDP006	ANN.H8	Land between Hallmeadow Place and Elm Road, Annan	Annan - District Centre	130	103	130	0	0	)	0 7	6 2	·	27	0	0	0	0	0	0	0	0
A560	PLA1.31	Adjacent Steelville, Loanwath Road, Gretna	Gretna Border - District Centre	1	1	1	1	C	)	0	) 0		0	0	0	0	0	0	0	0	0
A514	PLA1.32	St Ninian's, Burnside Road, Gretna	Gretna Border - District Centre	1	1	1	1	C	)	0	) ()		0	0	0	0	0	0	0	0	0
A962	10/P/4/0035, 11/P/4/0300 & 13/P/4/0221	Adj Crickmer Park, Empire Way, Gretna	Gretna Border - District Centre	9	9	9	9	C	)	0	) ()		0	0	0	0	0	0	0	0	0
A1235	Part GTN.H1 (13/P/4/0374)	Springfield (LA11)	Gretna Border - District Centre	10	10	10	0	1	0	0	) ()		0	0	0	0	0	0	0	0	0
LDP018	Part GTN.H1	Adjacent to Hazeldene, Springfield	Gretna Border - District Centre	26	26	26	0	2	6	0	) ()		0	0	0	0	0	0	0	0	0
New site	GTN.H205 part	Adjacent to Hazeldene (extended), Springfield	Gretna Border - District Centre	34	34	34	0	0	)	0 '	7 1		0	0	0	0	0	0	0	0	0
LDP221	GTN.H2	Phase 1 Land north of Victory Avenue, Gretna	Gretna Border - District Centre	104	30	104	0	C	)	0 '	5 1		15	15	15	15	14	0	0	0	0
LDP208	GTN.H3	The Hawthorns, Gretna	Gretna Border - District Centre	54	54	54	0	C	) :	54	) ()		0	0	0	0	0	0	0	0	0
LDP225	GTN.H4	Halcrow Stadium, Annan Road, Gretna	Gretna Border - District Centre	85	85	85	0	C	)	15 3	5 3		0	0	0	0	0	0	0	0	0
LDP022	GTN.H5	Land north of Old Graitney Road, Gretna	Gretna Border - District Centre	45	10	45	0	C	)	0	5 5		10	10	10	5	0	0	0	0	0
LDP163	GTN.H6	Land south of Old Graitney Road, Gretna	Gretna Border - District Centre	20	0	0	0	C	)	0	) ()		0	0	0	0	0	0	0	0	0
LDP020	GTN.MU1	Former Golf Course, Gretna	Gretna Border - District Centre	200	40	200	0	C	)	0 2	0 20	1	20	20	20	20	20	20	20	20	0
New site	GTN.H202	Raydale, Annan Road, Gretna	Gretna Border - District Centre	5	5	5	0	0	)	2	2 1		0	0	0	0	0	0	0	0	0
LDP206	EGL.H1	Former roads depot, Burnswark, Eaglesfield	Eaglesfield - Local Centre	30	21	30	0	6	;	5	5 5		5	4	0	0	0	0	0	0	0
LDP011	EGL.H2	Land between Ashyards Crescent and Sunnybrae, Eaglesfield	Eaglesfield - Local Centre	78	10	50	0	C	)	0	5 5		5	5	5	5	5	5	5	5	28
LDP012	ERL.H1	Gillwood Road, Eastriggs	Eastriggs - Local Centre	10	0	0	0	C	)	0	) 0		0	0	0	0	0	0	0	0	0
A957	ERL.H2 (09/P/4/0221, 13/P/4/0230,	Victoria Gardens, Eastriggs	Eastriggs - Local Centre	3	3	3	3	C	)	0	) 0		0	0	0	0	0	0	0	0	0
	15/P/4/0054 & 15/P/4/0077)		55																	1 1	
LDP207	ERL.H3	Land NW of Stanfield Farm, Eastriggs	Eastriggs - Local Centre	27	27	27	5	5	;	5	5 7		0	0	0	0	0	0	0	0	0
LDP013	ERL.MU1	Stanfield Farm, Eastriggs	Eastriggs - Local Centre	200	0	80	0	C	)	0	) 0		10	10	10	10	10	10	10	10	120
A234	PMA1.8	Cressfield Stables, Townfoot, Ecclefechan	Ecclefechan - Local Centre	2	2	2	1	1		0	) 0		0	0	0	0	0	0	0	0	0
A808	06/P/4/0167	Townfoot, Ecclefechan	Ecclefechan - Local Centre	19	19	19	10	g	)	0	) 0		0	0	0	0	0	0	0	0	0
LDP014	ECC.H1	Adi to Tiree, Ecclefechan	Ecclefechan - Local Centre	6	0	0	0	0	)	0	) 0		0	0	0	0	0	0	0	0	0
LDP015	ECC.H2	Land south of Buccleuch Cottage, Ecclefechan	Ecclefechan - Local Centre	18	0	0	0	0		0	) 0		0	0	0	0	0	0	0	0	0
LDP016	ECC.H3	Ibrak Farm, Ecclefechan	Ecclefechan - Local Centre	100	20	100	0	0		0 '	0 10		10	10	10	10	10	10	10	10	0
A816	05/P/4/0363	Jennymill, Annan Road, Brydekirk	Brydekirk - Village	3	3	3	0	1		1	1 0		0	0	0	0	0	0	0	0	0
A682	11/P/4/0200 & 14/P/4/0410	Kirtlebank Farm, Rigg	Small Building Group	3	3	3	0	1		1	1 0		0	0	0	0	0	0	0	0	0
A1172	13/P/4/0198	Langshaw House, Kirtlebridge, Lockerbie	Housing in the countryside	4	4	4	Ő	1		1	1		0	0	0	0	Ő	0	0	0	ŏ
	and allocations in Annan HMA			1.564	675	1,342	59	8	4 1	07 2	55 17	D	145	106	111	95	69	51	45	45	148
	in District Centres			40	21	21	1	-1 - T				-				1	,	,			
	in Local Centres			16	9	9	1														
Small sites				10	12	12	1														
	in SBGs and in the Countryside			35	18	18	1														
Total Anna				1.674	735	1.402	1														
				1,3/4	100	1,402	_														

# HOUSING SITES: ALLOCATIONS BEYOND 2029 IN LDP2 PROPOSED PLAN

New Site	ANN.H204	Watchhall, Annan	Annan - District Centre	200
LDP019	GTN.H7	Phase 2 Land north of Victory Avenue, Gretna	Gretna Border - District Centre	160
				360

## LDP2 PROPOSED PLAN HOUSING SITES: Dumfries HMA

No.         Control of Data         And bit of Data	HLA ref	Planning ref	Development Address	Location	Remaining	Completions	Completions							Comp	letions						
Here         Here         Here         Process		i laning to		2004/011				2017/18	2018/19	2019/20	2020/21	2021/22	2022/23			2025/26	2026/27	2027/28	2028/29	2029/30	Bevond
MNo. 10.10No. 0.1000No. 0.																					
Desc.         Name         Desc.         Name         Desc.         Name         Name        Name        Name <th< td=""><td></td><td></td><td></td><td></td><td></td><td>2022</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></th<>						2022															
Dial         Description of the control of the contro of the control of the control of the control of the con	N4	PLN1.5	Rear of Craiglea, Georgetown Road, Dumfries	Dumfries Regional Capital	7	2	6	0	1	0	1	0	1	0	1	0	1	0	1	0	1
Dim       Dim <thd< td=""><td>N361</td><td></td><td>Adjacent Hillswick, Quarry Road, Locharbriggs</td><td>Dumfries Regional Capital</td><td></td><td>2</td><td></td><td>0</td><td>0</td><td>1</td><td></td><td></td><td>0</td><td>1</td><td></td><td></td><td></td><td></td><td></td><td>0</td><td></td></thd<>	N361		Adjacent Hillswick, Quarry Road, Locharbriggs	Dumfries Regional Capital		2		0	0	1			0	1						0	
Image: 1 - Constrained sympo (Section 1)         - Constrained sympo (Section 2)         - Con	N431																				
Instructure	N1307		Lochside Road (Opposite Maxwelltown High School), Dumfries	Dumfries Regional Capital	34	34	34	34	0	0	0	0	0	0	0	0	0	0	0	0	0
NIMP         Product (Normal)         P        P																Ļ'					
INNORM         INNORMA         INNORMA <t< td=""><td></td><td>09/P/3/0501 &amp; 10/P/3/0010</td><td></td><td></td><td>5</td><td>5</td><td>5</td><td>-</td><td>-</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>-</td><td></td><td></td><td></td><td></td></t<>		09/P/3/0501 & 10/P/3/0010			5	5	5	-	-								-				
Direction       Direction into the base base base base base base base bas	N1302		Adj Solanus, Craigs Road, Dumfries	Dumfries Regional Capital	7	7	7	1	2	2	2	0	0	0	0	0	0	0	0	0	0
No.         No. <td></td> <td>14/P/3/0152 &amp; 15/P/3/0398</td> <td></td> <td>1</td> <td></td> <td></td> <td></td> <td></td> <td></td>		14/P/3/0152 & 15/P/3/0398														1					
No.         No. <td>N1726</td> <td>11/P/3/0531</td> <td>Adj Charawood Lodgo and 26 Appan Road, Dumfrion</td> <td>Dumfrice Regional Capital</td> <td>14</td> <td>14</td> <td>14</td> <td>0</td> <td>14</td> <td>0</td>	N1726	11/P/3/0531	Adj Charawood Lodgo and 26 Appan Road, Dumfrion	Dumfrice Regional Capital	14	14	14	0	14	0	0	0	0	0	0	0	0	0	0	0	0
NYM         NYMM			51-61 Eriars Vennel Dumfries																		
NIII         PRODUCT         Regression of the state of	N1745							-													
NIMP         Diversity of a control base         Dames in by control base         Diversity of a control b	N1837							0													
NIT         Display         Di	N1842																				
Diff         Disk         Disk <th< td=""><td>N1872</td><td></td><td></td><td>Dumfries Regional Capital</td><td></td><td></td><td>30</td><td>0</td><td>10</td><td>10</td><td>10</td><td>0</td><td>0</td><td></td><td></td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td></th<>	N1872			Dumfries Regional Capital			30	0	10	10	10	0	0			0	0	0	0	0	0
NH33         NP33000         Number of Best A. Marco Angle Back A. May and A. Marco Angle Back A. May and A. May	N1871	16/1641/FUL	21 Galloway Street, Dumfries	Dumfries Regional Capital	5	5	5	5	0	0	0	0	0	0	0	0	0	0	0	0	0
N120         Parting LM & dev A (1992)         Parter IA (1 M & dev A (1992) </td <td>N1873</td> <td></td> <td></td> <td></td> <td>9</td> <td>9</td> <td>9</td> <td>0</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>0</td> <td>0</td> <td></td> <td>0</td> <td>0</td>	N1873				9	9	9	0									0	0		0	0
NUMP         Physical (1) Project (1)         Part (2) (1) Project (1)         Part (2) (1) Project (2)         Part (2) (1)         Part (2) (1)        Part (2) (1) <td>N1290</td> <td></td> <td></td> <td></td> <td>130</td> <td>130</td> <td>130</td> <td>30</td> <td>30</td> <td>30</td> <td>30</td> <td>10</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td>	N1290				130	130	130	30	30	30	30	10	0	0	0	0	0	0	0	0	0
Object         Object<		11/P/3/0439 & 13/P/3/0298)														1					
Object         Object<																1					
Derive of the open	N1609		Phases H3, H4 & H5 Marchfield, Dumfries	Dumfries Regional Capital	209	97	209	17	20	20	20	20	20	20	20	20	20	12	0	0	0
DPSD2         DPSD2         Machine Lundria         Deptine         Texp         Deptine         Set																L					
DP30         Departs         D								0													
DMDM         Desires         Desires <thdesires< th=""> <thdesires< th=""> <thdesi< td=""><td></td><td>DFS.H2</td><td>Marchfield, Dumfries</td><td>Dumfries Regional Capital</td><td>1,000</td><td>20</td><td>260</td><td>0</td><td>0</td><td>0</td><td>0</td><td>20</td><td>30</td><td>30</td><td>30</td><td>30</td><td>30</td><td>30</td><td>30</td><td>30</td><td>740</td></thdesi<></thdesires<></thdesires<>		DFS.H2	Marchfield, Dumfries	Dumfries Regional Capital	1,000	20	260	0	0	0	0	20	30	30	30	30	30	30	30	30	740
Oppos         Prine Cubic System         Prin Cubic System <td>LDP029</td> <td></td> <td></td> <td>Dumfries Regional Capital</td> <td></td>	LDP029			Dumfries Regional Capital																	
Description         Controls Regional Capture         Langelas Lubriton         During Regional Capture         Langelas Lubriton         Langelas Lub	N1761	Part DFS.H4 (13/P/3/0362)	Between Herries Avenue and Catherinefield Road, Dumfries	Dumfries Regional Capital								15	15								
Description         Under Region Capital         Dariants Region Capital         State         State<																					
DEP18 a D         Contraction Regions Capital         Diminis Regions Capital         N        N																					
Image: Description         Description         Description         Prime Change         Description         Descriptio																					
Name and pressure part of more of legand depended with subsect and part of the		DFS.H8 & DFS.H205	Catherinefield Farm, Dumfries	Dumfries Regional Capital	374	70	350	0	0	0	35	35	35	35	35	35	35	35	35	35	24
Secte         Openal         Openal </td <td></td> <td>Ļ'</td> <td></td> <td></td> <td></td> <td></td> <td></td>																Ļ'					
Name and Display         Name and Display<																					
Nexate         OPF3162G         Maxeelum rigs Solor         Dumfers Regional Capital         114         20         16         16         10         20        20         20        20		DFS.H221																			
Nex Bit       Displace       Land bard formation       Dumbers Regional Cipital       7       0       0       0       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       1       0																					
Name and Dis National or and of correct instancy. Heathmal         Durines Regional Capital         REG         0        0        0         0 <td></td> <td></td> <td></td> <td></td> <td></td> <td>20</td> <td></td>						20															
Ner etal         DPS 14270         Land Collage Mara. Dummies Regional Capital         Son         Son         O        O         O        O						3															
New die         Def SMU203         Forme inenforder Factory, Isaehnall         Durfes Regional Capital         70         0         28         0        0         0        0			Land north of former Interfloor Factory, Heatnhall			0															
N1775       Park PMN:1       Congress/Relations. Total Centre       1       1       1       1       0 <th< td=""><td></td><td></td><td>Land at College Mains, Dummes</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></th<>			Land at College Mains, Dummes																		
DEPDES         INX11         Omeland Ansature, Kolonhom         Kinchneil Kalophan         Opeland Ansature					1	1	20			1											
XXX 13       Former Lockmake Inclusion Lockmake       Lockmake Inclusion Lockmake Lockmake Automation       Lockmake Inclusion Lockmake Lockmake Automation       Lockmake Inclusion Lockmake Lockmake Automation       Lockmake Inclusion Lockmake Inclusion Lockmake       Lockmake Inclusion Lockmake Inclusin Lockmake Inclusint Lockmake Inclusion Lockmake Inclusin Lockmak			·····3-···)······		00	10	00	•		0											-
AS19       PMAI 14       Agacent Clemente, Locaberiase Hoad, Lochmaiben. Destric Clemire       4       4       4       2       1       1       0								•													
A1237       MB H1 (14P/4003)       MB Road (Frome Ralway Station), Loomalen       Loodmalen       Loomalen       Control       B       B       C <t< td=""><td>A519</td><td></td><td></td><td></td><td></td><td></td><td></td><td>-</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>-</td><td>-</td><td></td><td></td><td></td><td></td></t<>	A519							-								-	-				
DPM64         Usereochail Lochmalen         Lochmaten         Derug         0	A1237					26			0	0						-				-	
AS74       Part of PMA1.3       Weil Acres, Lockerbie       Lockerbie       Description       14       Some       2<									-	-	-	-	-	-		-	-	-	-	-	-
DP2P37       IRB.H1       Former Lockerbie Academy, Glasgow Raj. Lockerbie       Outerbie Destrict Centre       30       30       0     <	A574	Part of PMA1.3				14	30	2	2	6	2	2	2	2	2	2	2	2	2	2	2
DPDPS       IRB H2       10-14 Trownhost Street, Lockerbie       Lockerbie <thlockerbie< th=""> <th< td=""><td>LDP227</td><td></td><td></td><td></td><td></td><td>30</td><td></td><td>0</td><td>0</td><td></td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td></td><td></td><td>0</td></th<></thlockerbie<>	LDP227					30		0	0		0	0	0	0	0	0	0	0			0
DPD68       RBH M       Park Pace, Locketbie       Locketbie       Distric Centre       10       15       0								0	0		0	0	0	0	0	0	0	0	0	0	0
LDP059       IRB MU1       Land vised for loce rink, Lockerbie       Lockerbie       800       0 <td>LDP058</td> <td>LRB.H3</td> <td></td> <td>Lockerbie - District Centre</td> <td>15</td> <td>10</td> <td>15</td> <td>0</td> <td>0</td> <td>0</td> <td>5</td> <td>5</td> <td>5</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td>	LDP058	LRB.H3		Lockerbie - District Centre	15	10	15	0	0	0	5	5	5	0	0	0	0	0	0	0	0
Arioge       Open-Arioge       Feliade_OIC carriele Road, Moffat       Moffat-District Centre       1       1       1       0	LDP166	LRB.H4	Netherplace Farm, Lockerbie	Lockerbie - District Centre	200	0	80	0	0	0	0	0	10	10	10	10	10	10	10	10	120
Abots       PUA 17       Old Carlise Road, Moffat       Moffat       Distric Centre       2       2       2       1       1       0	LDP055		Land west of ice rink, Lockerbie	Lockerbie - District Centre	80	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
IDP191         MOF.H1         Dickson's Weit, Weit, Road, Moffat         Moffat - Distric Centre         6         6         6         0         0         2         2         2         0        0         0         0<	A1098				1	1		1	0	0				0	0	0	0	0		0	0
IDP169         MOF H2         Greenares, Mofat         Mofat         Distric Centre         15         9         15         0         0         3         3         3         3         3         0 </td <td></td> <td></td> <td></td> <td></td> <td></td> <td>2</td> <td></td> <td>1</td> <td>1</td> <td></td>						2		1	1												
LDP168       MOFH 3       Old Cartisle Road, Moffat       Moffat - District Centre       34       10       34       0																					
IDP181         MOF H4         Sekirk Road, Moffat         Moffat - Distric Centre         200         69         200         0         19         25        25        25 <t< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></t<>																					
DipOpe         MORE AUDIt         Former Morfat Academy, Morfat         Morfat - District Centre         10         10         10         0 <t< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></t<>																					
N1333       08/P/30/Q47. 09/P/30/Q47       The Old Creamery, Queen's Creasent, Sanguhar       Sanguhar - District Centre       4       4       4       4       0       1       1       1       1       0 <th< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></th<>																					
09/P/3/0428         methods         Sanguhar         Sanguhar         Sanguhar         Sanguhar         29         15         29         0         0         5         5         5         5         6         4         0       0         0         0			Former Mottat Academy, Motfat																		
N1724       SNQ.H1 (14/P3/0143)       Church Road, Sanquhar       Sanquhar       Sanquhar. District Centre       29       15       29       0       0       5       5       5       5       6       4       0	N1393		i ne Old Creamery, Queen's Crescent, Sanquhar	Sanquhar - District Centre	4	4	4	0	1	1	1	1	0	0	0	0	0	0	0	0	0
IDP193         SNQ.H2         Queens Road (Braeheads), Sanquhar         Sanquhar - District Centre         125         45         125         16         15         16         15         16 <t< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>L</td><td></td><td>I</td><td></td><td></td><td></td><td></td><td>Ļ'</td><td></td><td></td><td></td><td></td><td></td></t<>									L		I					Ļ'					
LDP185         SNQ.H3         Queensbery Square (former primary school), Sanquhar         Sanquhar         District Centre         10         10         0        0         0         0 </td <td></td>																					
IDP192         SNQ.H4         High Street, Sanguhar         Sanguhar         Banguhar         District Centre         19         0																					
N360         PMN14         Corstorphine Road, Thomhili         Thomhili - District Centre         2         2         2         0         1         0																					
N1391       THN.H1 (09/P/3/0469 & 12/P/3/0134)       Former Wallace Hall Academy & Primary School, Station Road, Thomhill - District Centre       4       0																					
Internation						-										-	-	-		-	
N1661       THN.H2 (09/P/3/0355)       Land opposite Queensberry Brae, Thornhill       Thornhill - District Centre       61       20       61       0       0       0       20       21       0	11391	THN.HT (09/P/3/0469 & 12/P/3/0134)		I nornniii - District Centre	4	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U
LDP300         TIN.H2 Part         Hospital Brae, Thornhill         Thornhill         District Centre         51         0         51         0         0         0         0         20         20         11         0										_							$ \rightarrow $				
LDP074         THN.H3         Boatbrage, Thomhill         Thomhill         Thomhill         District Centre         64         10         64         0         0         0         10																					
LDP169       THN.MU1       Gallows Knowe, Thornhill       Thornhill - District Centre       47       0       47       0       0       0       10       10       10       10       7       0       0       0       0         A686       04/Pi4/0638, 66/Pi4/0688       01G Brig Inn, Beattock       Beattock - Local Centre       4       0																					
A686         04/P/4/0683, 06/P/4/0068         Old Brig Inn, Beattock         Beattock - Local Centre         4         0        0 </td <td></td>																					
Op/P/4/0099																	- 6				
New site         Disk / Local Sent K-Local Centre         70         30         70         0         0         15         15         15         10         0<	ADAD		Ulu brig inn, Beattock	Deallock - Local Centre	4	U	U	U	0	U	0	U	U	U	U	U	U	U	U	U	U
New site         DSC.H201         Dalgonar Road, Dunscoré         Dunscoré         Dunscore - Local Centre         23         2         18         0         0         0         0         2 <th< td=""><td>Now site</td><td></td><td>Main Street and Smith Way Reatterly</td><td>Roottock Local Contra</td><td>70</td><td>20</td><td>70</td><td>0</td><td>^</td><td>0</td><td>15</td><td>15</td><td>15</td><td>15</td><td>10</td><td>0</td><td></td><td>0</td><td>0</td><td>0</td><td>0</td></th<>	Now site		Main Street and Smith Way Reatterly	Roottock Local Contra	70	20	70	0	^	0	15	15	15	15	10	0		0	0	0	0
N1567       GCP H1 (08/P/3/0159 & 14/P/3/0101)       Shore Road, Giencaple       Giencaple       Giencaple - Local Centre       24       24       24       0       12       12       0								-	•	-						-	0			-	•
LDP047         GCP.H2         Wardlaw Drive, Glencaple         Glencaple - Local Centre         34         0         34         0         0         0         0         10         10         4         0         0         0           LDP047         GCP.H2         Wardlaw Drive, Glencaple         Glencaple - Local Centre         34         0         34         0         0         0         10         10         4         0         0         0         0           LDP209         JSB.H1         North of MacLean Drive, Johnstonebridge - Local Centre         39         0         39         0         0         0         10         10         9         0         0         0         0								-								-	-	-			
UB2P209 JSB.H1 North of MacLean Drive, Johnstonebridge Ubnistonebridge Local Centre 39 0 39 0 0 0 0 0 0 0 10 10 10 9 0 0 0 0 0 0																					
	EDI UII					-															
																					0
	201000	1999.1 IL	cana wook or primary action, contratoriconage	eennetenebhuge - Looar Genrie	50	20	50	v	, v		1.10	10	10	10	10	10	10	10	10	v	

#### LDP2 PROPOSED PLAN HOUSING SITES: Dumfries HMA

HLA ref	Planning ref	Development Address	Location	Remaining	Completions	Completions														
				Capacity at 31st	April	April	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	
				March 2017	2017/March	2017/March														2030
					2022	2030														
LDP062	MOV.H1	Chapel Street, Moniaive	Moniaive - Local centre	50	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
New site	MOV.H202	Broomfield Meadow, Moniaive	Moniaive - Local Centre	18	0	16	0	0	0	0	0	2	2	2	2	2	2	2	2	2
LDP063	NAB.H1	Kindar Road, New Abbey	New Abbey - Local Centre	10	10	10	0	0	0	5	5	0	0	0	0	0	0	0	0	0
LDP200	PNT.H1	West of Bogg Road, Penpont	Penpont - Local Centre	8	6	8	0	0	2	2	2	2	0	0	0	0	0	0	0	0
LDP066	PNT.H2	Main Street, Penpont	Penpont - Local Centre	27	10	18	0	0	0	0	10	8	0	0	0	0	0	0	0	0
N1797	14/P/3/0222	Kirkhouse Farm, Beeswing	Beewsing - Village	7	7	7	0	2	2	2	1	0	0	0	0	0	0	0	0	0
N1401	08/P/3/0460, 12/P/3/0042 &	Adj Stable End, Clarencefield	Clarencefield - Village	7	4	7	0	0	0	2	2	2	1	0	0	0	0	0	0	0
	15/P/3/0109																			
N1656	CLS.H1 (11/P/3/0519, 13/P/3/0121,	Woodend Way, Closeburn	Closeburn - Village	4	4	4	4	0	0	0	0	0	0	0	0	0	0	0	0	0
	13/P/3/0421, 14/P/3/0415 &																			1
	14/P/3/0565)																			
N1288	05/P/3/0328, 08/P/3/0321 &	Braehead, Main Road, Collin	Collin - Village	12	12	12	3	3	3	3	0	0	0	0	0	0	0	0	0	0
	09/P/3/0645																			1
LDP048	HLW.H1	Kirkland, Holywood	Holywood - Village	35	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
S1138	15/P/2/0072	Old Water Station, Lochfoot	Lochfoot - Village	6	6	6	0	0	2	2	2	0	0	0	0	0	0	0	0	0
N1255	07/P/3/0003	West of Braco Square, Shawhead	Shawhead - Village	3	3	3	0	1	1	1	0	0	0	0	0	0	0	0	0	0
A1261	14/P/4/0399	North of Tai Wynds, Templand	Tongland - Village	11	6	11	0	0	2	2	2	2	2	1	0	0	0	0	0	0
N1399	08/P/3/0379, 09/P/3/0024, 13/P/3/0120, 14/P/3/0455 & 15/P/3/0044	Valleyfield Meadows, Kirkland Road, Terregles	Terregles - Village	2	2	2	1	1	0	0	0	0	0	0	0	0	0	0	0	0
																				1
N1183	05/P/3/0040, 06/P/3/0236, 08/P/3/0057	The Glebe, Torthorwald	Torthorwald - Village	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0
	& 09/P/3/0532		-																	1
N1821	14/P/3/0467	Park Cottage, Kelton	Small Building Group	8	4	6	0	0	0	2	2	2	0	0	0	0	0	0	0	0
A675	04/P/4/0491 & 04/P/4/0492	1-7 Heckhill Farm, Heck, Lockerbie	Small Building Group	7	4	7	0	0	0	2	2	2	1	0	0	0	0	0	0	0
A1204	13/P/4/0144	St Ann's, Lockerbie	Small Building Group	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
N1148	04/P/3/0227 & 09/P/3/0626	Newton Farm, Gatelawbridge, Thornhill	Small Building Group	5	5	5	2	2	1	0	0	0	0	0	0	0	0	0	0	0
A119	95/P/4/0120	Hetland Hall Hotel, Carrutherstown	Housing in the countryside	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	s and allocations in Dumfries HMA			5,232	1,198	3,469	151	159	278	287	323	400	377	353	331	288	209	167	146	1,304
Small site	s in Dumfries Regional Capital			86	43	43														
Small site	s in District Centres			61	33	33														
Small site	s in Local Centres			10	6	6														
Small site	s in Villages			63	37	37	7													
Small site	s in SBGs and in the Countryside			184	92	92	1													
Total Dum	ifries HMA			5,636	1,409	3,680	]													

## HOUSING SITES: ALLOCATIONS BEYOND 2029 IN LDP2 PROPOSED PLAN

LDP182	DFS.H7	Brownrigg Loaning, Dumfries	Dumfries Regional Capital	500
New site	DFS.H218 part	Oaklands, Dumfries	Dumfries Regional Capital	150
LDP072	THN.H4	Queensberry Beeches, Thornhill	Thornhill - District Centre	103
LDP073	THN.H5	Queensberry Park, Thornhill	Thornhill - District Centre	122
				875

## LDP2 PROPOSED PLAN HOUSING SITES: Eskdale HMA

HLA ref	Planning ref	Development Address	Location	Remaining Capacity at 31st March 2017	Completions April 2017/March	Completions April 2017/March	Completions													
					2022	2030	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	Beyond 2030
A769	04/P/4/0503 & 06/P/4/0548	Ford Mills, Riverside, Langholm	Langholm - District Centre	29	0	29	0	0	0	0	0	5	5	5	5	5	4	0	0	0
LDP180	LHM.H1	North west of Holmwood Crescent, Langholm	Langholm - District Centre	5	5	5	0	0	0	5	0	0	0	0	0	0	0	0	0	0
LDP069		Land at Meikleholm Cottage, Langholm	Langholm - District Centre	5	5	5	0	5	0	0	0	0	0	0	0	0	0	0	0	0
LDP071	LHM.H3	South of Meikleholm, Langholm	Langholm - District Centre	5	5	5	0	0	5	0	0	0	0	0	0	0	0	0	0	0
LDP080	LHM.H4	Murtholm Farm, Langholm	Langholm - District Centre	200	0	160	0	0	0	0	0	20	20	20	20	20	20	20	20	40
New site	LHM.H201	Former Primary School, Thomas Telford Road	Langholm - District Centre	10	10	10	0	0	0	5	5	0	0	0	0	0	0	0	0	0
A754	05/P/4/0358	Forgebraehead, Canonbie	Canonbie - Local Centre	3	3	3	0	1	1	1	0	0	0	0	0	0	0	0	0	0
A1155	CAN.H1 (09/P/4/0305)	North of Riverside Park, Canonbie	Canonbie - Local Centre	85	40	85	0	0	0	20	20	20	20	5	0	0	0	0	0	0
A951	08/P/4/0218	Mill on the Hill, Langholm	Housing in the countryside	2	2	2	0	1	1	0	0	0	0	0	0	0	0	0	0	0
Major site	es and allocations in Eskdale	HMA		344	70	304	0	7	7	31	25	45	45	30	25	25	24	20	20	40
Small site	es in District Centre			16	8	8														
Small sites in Local Centre			5	3	3	]														
Sites in Villages			7	4	4															
Small sites in SBGs and in the Countryside				7 379	4	4														
Total Esk	Total Eskdale HMA				89	323	]													

## LDP2 PROPOSED PLAN HOUSING SITES: Mid Galloway HMA

HLA ref	Planning ref	Development Address	Location	Remaining Capacity at 31st March 2017	Completions April 2017/March 2022	Completions April 2017/March 2030		Completions												
							2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	Beyond 2030
LDP211	NST.H2	Racegreen Avenue, Minnigaff	Newton Stewart/Minnigaff - District Centre	22	16	22	0	4	4	4	4	4	2	0	0	0	0	0	0	0
LDP096	NST.H4	Corsbie Road, Newton Stewart	Newton Stewart/Minnigaff - District Centre	81	60	63	0	15	15	15	15	3	0	0	0	0	0	0	0	0
LDP095	NST.H5	Doocot Terrace, Newton Stewart	Newton Stewart/Minnigaff - District Centre	28	4	14	0	0	0	2	2	2	2	2	2	2	0	0	0	0
LDP097	NST.H6	Station Road, Newton Stewart	Newton Stewart/Minnigaff - District Centre	12	12	12	0	3	3	3	3	0	0	0	0	0	0	0	0	0
LDP092	NST.H7	Old Hall, Newton Stewart	Newton Stewart/Minnigaff - District Centre	50	15	50	0	0	5	5	5	5	5	5	5	5	5	5	0	0
LDP094	NST.MU1	Masonfield, Newton Stewart	Newton Stewart/Minnigaff - District Centre	140	0	80	0	0	0	0	0	10	10	10	10	10	10	10	10	60
New site	NST.H207	Former Community Centre, Newton	Newton Stewart/Minnigaff - District Centre	10		10	0	0	5	5	0	0	0	0	0	0	0	0	0	0
		Stewart	<b>55</b>		10	-			-										-	
New site	NST.H202	Creebridge Caravan Park, Creebridge	Newton Stewart/Minnigaff - District Centre	37	20	37	0	5	5	5	5	5	5	5	2	0	0	0	0	0
W462	PWM6.2	The Old Creamery, Whithorn	Whithorn - District Centre	5	2	5	0	0	0	1	1	1	1	1	0	0	0	0	0	0
LDP101	WTH.H1	Station Road, Whithorn	Whithorn - District Centre	6	6	6	0	0	2	2	2	0	0	0	0	0	0	0	0	0
LDP100	WTH.H2	Common Park, Whithorn	Whithorn - District Centre	76	15	55	0	0	5	5	5	5	5	5	5	5	5	5	5	21
LDP103	WTH.H3	Ladycroft, Whithorn	Whithorn - District Centre	5	0	5	0	0	0	0	0	1	1	1	1	1	Ő	0	0	0
LDP102	WTH.H4	Greencroft, Whithorn	Whithorn - District Centre	8	0	8	0	0	0	0	0	1	1	1	1	1	1	1	1	0
W476	PWM1.1	Plots 1-5 Duncan Park, Wigtown	Wigtown - District Centre	2	2	2	0	Ő	Ő	1	1	0	0	0	0	0	0	0	0	0
W19	91/TP/1087 & various	South side of Station Road, Wigtown	Wigtown - District Centre	2	2	2	1	1	0	0	0	0	0	0	0	0	Ő	0	0	0
LDP106	WGT.H1	Southfield Park, Wigtown	Wigtown - District Centre	34	32	34	0	8	8	8	8	2	0	0	0	0	0	0	0	0
LDP107	WGT.H2	Seaview, Wigtown	Wigtown - District Centre	8	8	8	0	2	2	2	2	0	0	0	0	0	0	0	0	0
LDP104	WGT.H3	Station Road, Wigtown	Wigtown - District Centre	50	0	50	0	0	0	0	0	10	10	10	10	10	0	0 0	0	0
LDP210	KBH.H1	St Kennera Terrace, Kirkinner	Braehead/Kirkinner - Local Centre	46	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LDP082	KBH.H2	Smiths Croft, Kirkinner & Braehead	Braehead/Kirkinner - Local Centre	7	4	7	0	1	1	1	1	1	1	1	0	0	Ő	0	0	0
LDP201	CRE.H1	Land at Barholm Mains. Creetown	Creetown - Local Centre	50	30	50	0	0	10	10	10	10	10	0	0	0	0	0	0	0
LDP202	CRE.H2	Barholm Croft, Creetown	Creetown - Local Centre	16	8	16	0	Ő	0	4	4	4	4	0	0	0	0	0	0	0
LDP087	CRE.H3	Minnipool Place. Creetown	Creetown - Local Centre	25	0	0	0	0	0 0	0	0	0	0	0	0	0	0	0	0	0
W844	04/P/5/0148 & 07/P/5/0141	Garlieston Harbour, Garlieston	Garlieston - Local Centre	19	0	Ő	0	0	Ő	Ő	Ő	Ő	0	0	0	0	0	0	0	ů 0
LDP174	GRL.H1	Mill Road, Garlieston	Garlieston - Local Centre	14	ğ	14	0	Ő	3	3	3	3	2	0	0	0	ő	0	0	0
LDP089	KCW.H1	St Cowans Crescent, Kirkcowan	Kirkcowan - Local Centre	37	0	37	0	Ő	0	0	0	5	5	5	5	5	5	5	2	0
LDP187	PWL.H1	South Street. Port William	Port William - Local Centre	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LDP099	PWL.H2	Dourie Farm, Port William	Port William - Local Centre	54	10	50	0	0	0	5	5	5	5	5	5	5	5	5	5	4
New site	PWL.H201	South Street Depot. Port William	Port William - Local Centre	39	20	39	0	5	5	5	5	5	5	5	4	0	0	0	0	0
	and allocations in Mid Gallo		l olt William Eoda Ochac	890	285	676	1	44	73	86	81	82	74	56	50	44	31	31	23	85
	in District Centres	way mina		41	11	11	+				1 31	52		50			51		-1	
	in Local Centres			20	6	6	1													
Sites in Vill				12	4	4	1													
	ages Gs and in the Countryside			66	17	4	-													
	allowav HMA			1.029	323	714	1													
				1,023	525	/14	L													

## LDP2 PROPOSED PLAN HOUSING SITES: Stewartry HMA

HLA ref	Planning ref	Development Address	Location	Remaining Capacity at	Completions April	Completions April							Comp	letions						
				31st March 2017	2017/March 2022	2017/March 2030														
							2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29		Beyond
																				2030
S4	95/P/2/0271, 95/P/2/0389 & various	Phases 1 & 2 Dunmuir Road, Castle Douglas	Castle Douglas - District Centre	1	1	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0
S1019	12/P/2/0041	133 King Street (Royal Bank of Scotland), Castle Douglas	Castle Douglas - District Centre	5	5	5	1	1	1	1	1	0	0	0	0	0	0	0	0	0
LDP230	CSD.H1	North of Garden Hill Drive, Castle Douglas	Castle Douglas - District Centre	15	4	12	0	1	1	1	1	1	1	1	1	1	1	1	1	3
LDP116	CSD.H2	West of Garden Hill Road, Castle Douglas	Castle Douglas - District Centre	30	6	22	0	0	2	2	2	2	2	2	2	2	2	2	2	8
LDP203	CSD.H3	East of Ernespie Road, Castle Douglas	Castle Douglas - District Centre	130	30	110	0	0	10	10	10	10	10	10	10	10	10	10	10	20
LDP212	CSD.H4	Cotton Street, Castle Douglas	Castle Douglas - District Centre	16	16	16	0	8	8	0	0	0	0	0	0	0	0	0	0	0
LDP112	CSD.H5	West of Torrs Road, Castle Douglas	Castle Douglas - District Centre	133	30	110	0	0	10	10	10	10	10	10	10	10	10	10	10	23
S1015		Former Health Centre, Academy Street/67 Queen Street, Castle Douglas	Castle Douglas - District Centre	4	4	4	0	1	1			0	0	0	0	0	0	0	0	0
LDP194	CSD.H8 CSD.H10	Rear of Douglas Terrace/Trinity Lane, Castle Douglas	Castle Douglas - District Centre	8	8	8	0	4	4	0	0	0	0	0	0	0	0	0	0	0
LDP204		Land to south of Ernespie Lodge, Castle Douglas	Castle Douglas - District Centre	25	ů	0	0	0		5		5	5	5	5	5	0	0	0	0
LDP205 New site	CSD.H11 CSD.H203	Land to south of Kilmichael, Abercromby Road, Castle Douglas Land at the Stables, Castle Douglas	Castle Douglas - District Centre Castle Douglas - District Centre	35 180	10 30	35 120	0	0	0	5 15	5 15	5 10	5	5 15	5 15	5	10	10	10	60
S27	PDB1.1			180	30	120	1		-	0	0	0	0	0	0	0		0	0	0
S28	PDB1.1 PDB1.3	Broom Park & Broom Drive, Dalbeattie Phase 5 Maxwell Park, Dalbeattie	Dalbeattie - Distict Centre Dalbeattie - Distict Centre	24	8	24	1	0	0	2	2	2	2	2	2	2	0	2	2	0
520 LDP195	DBT.H1	Sunnyside/Barrhill Road, Dalbeattie	Dalbeattie - Distict Centre	12	3	11	0	0	1	1	1	1	1	1	1	1	1	2		1
LDP193	DBT.H3	Bruce Road/Port Road, Dalbeattie	Dalbeattie - Distict Centre	12	0	12	0	0	0	0	0	6	6	0	0	0	0	0	0	0
S1055		New Road/Haugh Road, Dalbeattie	Dalbeattie - Distict Centre	12	15	12	3	3	3	3	3	3	0	0	0	0	0	0	0	0
LDP170	DBT.H6	John Street/Barhill Road, Dalbeattie	Dalbeattie - Distict Centre	40	15	40	0	0 0	5	5	5	5	5	5	5	5	0	0	0	0
New site	DBT.H205	Land to South of Craignair, Dalbeattie	Dalbeattie - District Centre	60	10	50	0	0	0	5	5	5	5	5	5	5	5	5	5	10
S568	05/P/2/0100	Cannee Field. Kirkcudbright	Kirkcudbright - District Centre	19	10	19	2	2	2	2	2	2	2	2	2	1	0	0	0	0
LDP131	KBT.H1	Mersehouse/Mersecroft, Kirkcudbright	Kirkcudbright - District Centre	70	15	55	0	0	5	5	5	5	5	5	5	5	5	5	5	15
LDP132	KBT.H2	East of Tongland Rd/Burnside Loaning, Kirkcudbright	Kirkcudbright - District Centre	8	2	8	0	0	0	1	1	1	1	1	1	1	1	0	0	0
New site	KBT.H202	Former Creamery, Kirkcudbright	Kirkcudbright - District Centre	15	6	15	0	0	2	2	2	2	2	2	2	1	0	0	0	0
LDP108	AUC.H1	Rear of Main Street, Auchencairn	Auchencairn - Local Centre	10	3	10	0	0	1	1	1	1	1	1	1	1	1	1	0	0
LDP109	AUC.H2	Church Road, Auchencaim	Auchencairn - Local Centre	5	2	5	0	0	0	1	1	1	1	1	0	0	0	0	0	0
New site	AUC.H201	Rear of the Primary School, Auchencairn	Auchencairn - Local Centre	10	2	10	0	0	0	1	1	1	1	1	1	1	1	1	1	0
LDP111	CPH.H1	North of McAdams Way, Carsphairn	Carsphairn - Local Centre	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LDP117	CMI.H1	Land at Templand, Crossmichael	Crossmichael - Local Centre	25	15	25	0	0	5	5	5	5	5	0	0	0	0	0	0	0
S1107	08/P/2/0311	Main Street, Dalry	Dalry - Local Centre	10	2	10	0	0	0	0	2	2	2	2	2	0	0	0	0	0
S730	DLR.H1 (06/P/2/0523 & 09/P/2/0071)	Whinnymuir, Dalry	Dalry - Local Centre	6	0	6	0	0	0	0	0	2	2	2	0	0	0	0	0	0
LDP126	DLR.H2	South of Whinnymuir, St. John's Town of Dalry	Dalry - Local Centre	25	2	18	0	0	0	0	2	2	2	2	2	2	2	2	2	7
S1162	GOF.H1 (16/P/2/0206 & 16/P/2/0213)	Memory Lane, Gatehouse	Gatehouse of Fleet - Local Centre	6	4	6	0	1	1	1	1	1	1	0	0	0	0	0	0	0
S1118	GOF.H2 (12/P/2/0313)	Former Woodside Garage, Gatehouse of Fleet	Gatehouse of Fleet - Local Centre	5	4	5	0	1	1	1	1	1	0	0	0	0	0	0	0	0
LDP135	NGA.H1	West of Kirk Road, New Galloway	New Galloway - Local Centre	30	4	20	0	0	0	2	2	2	2	2	2	2	2	2	2	10
LDP136	NGA.H2	West Port, New Galloway	New Galloway - Local Centre	5	2	5	0	0	0	1	1	1	1	1	0	0	0	0	0	0
S1129	PAL.H1 (13/P/2/0292)	Glen Road, Palnackie	Palnackie - Local Centre	23	15	23	0	0	5	5	5	5	3	0	0	0	0	0	0	0
LDP137	PAL.H2	North of Yettan Terrace, Palnackie	Palnackie - Local Centre	8	3	8	0	0	1	1	1	1	1	1	1	1	0	0	0	0
LDP139	SPR.H1	Ewart Place, Springholm	Springholm - Local Centre	40	0	40	0	0	0	0	0	5	5	5	5	5	5	5	5	0
LDP140	TWY.H1	Rear of Main Street, Twynholm	Twynholm - Local Centre	10	2	10	0	0	0	0	2	2	2	2	2	0	0	0	0	0
LDP143	TWY.H2	Manse Road, Twynholm	Twynholm - Local Centre	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
New site	TWY.H201	The Doon, Twynholm	Twynholm - Local Centre	10	2	10	0	0	0	1	1	1	1	1	1	1	1	1	1	0
New site	TWY.H204	Land west of Main Street, Twynholm	Twynholm - Local Centre	3	2	3	0	0	1	0	1	0	1	0	0	0	0	0	0	0
S492	06/P/2/0530 & 11/P/2/0420	Maiden Row, Crocketford	Crocketford - Village	34	15	34	3	3	3	3	3	3	3	3	3	3	3	1	0	0
S122		Kipp Estate, Kippford	Kippford - Village	14	4	12	0	1	1	1	1	1	1	1	1	1	1	1		2
S151	PST10.1	Barcloy Mill Road, Rockcliffe	Rockcliffe - Village	6	3	6	1	0	1	0	1	0	1	1	1	0	0	0	0	0
S432 S662	03/P/2/0475	Argrennan Mains Farm, Tongland	Housing in the countryside	5	5	5	0	1	0	0	0	0	0	0	0	0	0	0	0	0
S662 S104	06/P/2/0204 PST4.1	Bardristane Farm, Gatehouse Bracken Wood (Barsay Wood Phase 2), Gatebouse of Fleet	Housing in the countryside	3	5	5	0	0	0		1	0	0	0	0	0	0		0	0
S104 S1029	12/P/2/0081	Bracken Wood (Ramsay Wood Phase 2), Gatehouse of Fleet Butterhole Farm, Dalbeattie	Housing in the countryside Housing in the countryside	6	6	6	6	0	0	0	0	0	0	0	0	0	0	0	0	0
S733	07/P/2/0478 & 14/P/2/0283	Dromore Steading, Townhead, Kirkcudbright	Housing in the countryside	7	3	6	1	0	1	0	1	0	1	0	1	0	1	0	1	0
S182	95/P/2/0385, 97/P/2/0141 &	Plunton Mains, Borgue	Housing in the countryside	6	2	6	0	0	0	1	1	1	1	1	1	0	0	0	0	0
	99/P/2/0223		riousing in the countryside			-					1						-			
	and allocations in Stewartry HMA			1,199 41	334	990	20	30	79	98	107	109	105	93	90	76	64	60	59	159
	Small sites in District Centres				22	22	-													
	n Local Centres			36	21	21	-													
Small sites in				39	24	24	-													
	n SBGs and in the Countryside			97	49	49	-													
Total Stewar	try mwA			1,412	450	1,106	_													

## HOUSING SITES: ALLOCATIONS BEYOND 2029 IN LDP2 PROPOSED PLAN

LDP113	CSD.H6	South of Jenny's Loaning, Castle Dougla:	Castle Douglas - District Centre	190
LDP133	KBT.H3	Land at Parkhouse, Kirkcudbright	Kirkcudbright - District Centre	76
New site	KBT.H205	Land at Longacres, Kirkcudbright	Kirkcudbright - District Centre	76
	-			342

## LDP2 PROPOSED PLAN HOUSING SITES: Stranraer HMA

HLA ref	Planning ref	Development Address	Location	Remaining Capacity at 31st March 2017	Completions April 2017/March	Completions April 2017/March														
				March 2017	2022	2030														
					2022	2030	2017/19	2019/10	2019/20	2020/21	2021/22	2022/23	2022/24	2024/25	2025/26	2026/27	2027/28	2028/29	2020/20	Beyond
							2017/10	2010/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2023/20	2020/21	2021120	2020/29	2029/30	2030
W1014	08/P/1/0158 & 09/P/1/0241	Ashwood Drive, Whitson Avenue, Mount Vernon	Stranraer - District Centre	26	26	26	26	0	0	0	0	0	0	0	0	0	0	0	0	0
	[Stranraer NRA]	Road, Coronation Drive, Dicks Hill, Stranraer																		
W746	10/P/1/0396	Former Builders Yard, Murrayfield Gardens, Stranraer	Stranraer - District Centre	8	8	8	0	2	2	2	2	0	0	0	0	0	0	0	0	0
LDP213	STR.H1	Adj Thorneycroft Nursing Home, Stranraer	Stranraer - District Centre	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LDP214	STR.H2	West Leafield, Stranraer	Stranraer - District Centre	158	40	120	0	10	10	10	10	10	10	10	10	10	10	10	10	38
LDP155	STR.H3	Moorefield, Stranraer	Stranraer - District Centre	49	15	49	0	0	5	5	5	5	5	5	5	5	5	4	0	0
LDP159	STR.H4	Springbank, Stranraer	Stranraer - District Centre	74	20	60	0	5	5	5	5	5	5	5	5	5	5	5	5	14
W1471	STR.H5 (15/P/1/0042)	Former Garrick Hospital site, Edinburgh Road,	Stranraer - District Centre	18	18	18	0	18	0	0	0	0	0	0	0	0	0	0	0	0
		Stranraer																		
LDP173	STR.H6	Land behind the Coachmans, Stranraer	Stranraer - District Centre	9	9	9	0	0	3	3	3	0	0	0	0	0	0	0	0	0
LDP156	STR.H7	East of Glebe Cemetery, Stranraer	Stranraer - District Centre	63	30	63	0	0	10	10	10	10	10	10	3	0	0	0	0	0
LDP157	STR.H8	Leswalt Road, Stranraer	Stranraer - District Centre	35	10	35	0	0	0	5	5	5	5	5	5	5	0	0	0	0
LDP160	STR.MU1	Stranraer Waterfront, Stranraer	Stranraer - District Centre	165	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	165
New site	STR.H204	Land at Laigh Auchneil, Stranraer	Stranraer - District Centre	18	15	18	0	0	5	5	5	3	0	0	0	0	0	0	0	0
W35	08/P/1/0070 & 10/P/1/0255	Former Billet's site, Harbour Road, Drummore	Drummore - Local Centre	8	4	8	0	2	0	2	0	2	0	2	0	0	0	0	0	0
LDP144	DRM.H1	Land off Ward Place, Drummore	Drummore - Local Centre	50	10	50	0	0	0	0	10	10	10	10	10	0	0	0	0	0
LDP147	GLU.H1	Glenjorrie Avenue, Glenluce	Glenluce - Local Centre	37	20	37	0	0	0	10	10	10	7	0	0	0	0	0	0	0
LDP145	GLU.H2	Bankfield Farm, Glenluce	Glenluce - Local Centre	46	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
W1422	GLU.H3 (14/P/1/0059)	Bankfield Farm East, Glenluce	Glenluce - Local Centre	5	5	5	2	2	1	0	0	0	0	0	0	0	0	0	0	0
New site	GLU.H201	Main Street, Glenluce	Glenluce - Local Centre	5	5	5	0	0	2	2	1	0	0	0	0	0	0	0	0	0
W1423	KCM.H1 (14/P/1/0010)	Land off Church Road, Kirkcolm	Kirkcolm - Local Centre	20	20	20	0	5	5	5	5	0	0	0	0	0	0	0	0	0
LDP221	LSW.H1	Challoch. Leswalt	Leswalt - Local Centre	56	30	56	0	0	10	10	10	10	10	6	0	0	0	0	0	0
W1169	09/P/1/0023, 11/P/1/0288 &	Phase 1 Heugh Road, Portpatrick	Portpatrick - Local Centre	18	18	18	10	8	0	0	0	0	0	0	0	0	0	0	0	0
	12/P/1/0302 (part PSR5.1)	······						-	-	-	-	-		-	-	-	-	-	-	-
LDP198	PPK.H1	Hill Street, Portpatrick	Portpatrick - Local Centre	7	3	7	0	0	1	1	1	1	1	1	1	0	0	0	0	0
LDP152	PPK.H2	East of Heugh Road, Portpatrick	Portpatrick - Local Centre	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LDP151	PPK.H3	High Merrick, Portpatrick	Portpatrick - Local Centre	120	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LDP153	PPK.H4	Sunnymeade North, Portpatrick	Portpatrick - Local Centre	57	10	50	0	0	0	5	5	5	5	5	5	5	5	5	5	7
New site	PPK.H201	Adjacent Heugh Road, Portpatrick	Portpatrick - Local Centre	18	18	18	0	5	5	5	3	0	0	0	0	0	0	0	0	0
W1157	08/P/1/0001 & 11/P/1/0396	Adj Health Centre, Sandhead	Sandhead - Village	26	8	24	0	2	2	2	2	2	2	2	2	2	2	2	2	2
W1004	06/P/1/0324	Colfin Creamery, Colfin, Lochans	Housing in the Countryside	4	1	4	0	0	1	0	0	1	0	0	1	0	0	1	0	0
	and allocations in Stranraer			1.116	343	708	38	59	67	87	92	79	70	61	47	32	27	27	22	226
Small sites in District Centres				24	6	6														
	in Local Centres			13	3	3	1													
	in Villages			7	1	1	1													
	Gs and in the Countryside			67	17	17	1													
Total Stran				1.227	370	735	1													