

DUMFRIES AND GALLOWAY LOCAL DEVELOPMENT PLAN

# Vacant and Derelict Land Report 2022



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# Dumfries and Galloway Council Vacant and Derelict Land Report 2022

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### 1. Background to the Survey

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

The most recently published SVDLS dataset for the year 2021 can be found at [Scottish Vacant And Derelict Land Survey 2021 - gov.scot \(www.gov.scot\)](https://www.gov.scot/publications/vacant-derelict-land-survey-2021/pages/introduction.aspx). The dataset for 2022 is due to be published in April 2023. The statistics are used by the Scottish Government to allocate and monitor the impact of the Vacant and Derelict Land Fund. This fund is allocated to Glasgow, North Lanarkshire, South Lanarkshire, Highland and Fife Councils reflecting the extent of vacant and derelict land in these areas and levels of deprivation. In addition from 2021 the Vacant and Derelict Land Investment Programme provides funding over five years for local authorities to support place based approaches to tackling persistent vacant and derelict land, delivering regeneration and sustainable inclusive growth as part of the green recovery.

This report presents a summary of the findings from the Dumfries and Galloway Vacant and Derelict Land Survey 2022.

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

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

This principle has been echoed in the Council’s LDP spatial strategy (14. 3.6) stating ‘*where possible, priority has been given to the re-use of previously developed land (i.e. brownfield land) by identifying it for future development, although it must be acknowledged that, compared to other more urban regions, there are limited opportunities for brownfield development in Dumfries and Galloway*’.

The Council’s Local Housing Strategy and Strategic Housing Investment Plan aim to prioritise brownfield sites and empty buildings for investment and development of housing.

Dumfries and Galloway Council has produced a Vacant and Derelict Land and Property Strategy setting out actions to reduce and reuse derelict land and to target investment and development opportunities to bring these sites back into use. [LINK](#)

## **2. Purpose of the Survey**

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

### **What is vacant and derelict land?**

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

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

#### Vacant Land

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

- It must be at least 0.1 hectares in size;
- It must be located within a settlement (as defined in the Development Plan);
- It must have previously been developed (this includes sites that have only had basic ground preparatory works to create a development platform);
- It must not be in use (except as temporary open space) or include a useable building **and** it must have a new use intended for it in the Plan (or via Planning Permission).
- It must be ready for new development (i.e. there are no physical impediments caused by a previous development which would prevent new development).
- It must have a new use intended for it in the Plan (or via Planning Permission).

### Derelict Sites

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

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

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

- It must be at least 0.1 hectares in size.
- It must have previously been developed (this includes sites that have only had basic ground preparatory works to create a development platform).
- It must **not be** ready for new development without rehabilitation (i.e. there must be an impediment, caused by a previous development, which would prevent new development).

- It must **not be** in use (except as a temporary open space)
- It must **not be** a Scheduled Ancient Monument or Cemetery
- It must **not have** useable building(s) on it.

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

During the period 2020- 2022 there has been an increase in the area of land classified as vacant or derelict.

There are currently 76 sites identified in the survey. The majority are below two hectares, with only four sites over 10 hectares. In addition, there is notably more derelict land by area (96.6%) to vacant land (3.4%). The previous use of the most significant derelict land sites is inherited from Ministry of Defence activity (87% by area) including former Royal Ordnance, munitions and airfield sites, located outside of settlements.

Sites with significant derelict land:

Type	Site Name	Settlement	Hectares	Previous Use
Derelict	Baldoon Airfield	Braehead	164.7	Former WWII Airfield
Derelict	Black Powder Works	Carsegowan	22.99	Former Munitions Site
Derelict	MOD site	Eastriggs	431.98	Former Munitions Site

#### Site changes:

Three sites were removed or partially removed from the survey in the previous two years, comprising a total of 5.18 hectares, as a result of development.

- **Sites brought back into use**

Type	Site Name	Settlement	Hectares	New Use
Derelict	Land north of Aviation Museum	Dumfries	1.61	Industrial
Derelict	Former Auction Mart	Thornhill	3.13	Residential
Derelict	Former Creamery	Dunragit	0.44	Industrial

Twenty new sites have been added to the survey in 2021 and 2022.

➤ **New Sites**

Type	Site Name	Settlement	Hectares	Previous Use
Derelict	East Pier	Stranraer	5.33	Pier
Derelict	Former Creamery	Dunragit	1.11	Industry
Derelict	Former Hotel	Glenluce	0.23	Hotel
Vacant	Land at Forsyth Avenue	Whithorn	0.41	N/A
Vacant	Land adjacent Telephone Exchange	Glenluce	0.12	N/A
Derelict	Rosefield Mills	Dumfries	1.37	Industry
Vacant	Land opposite Cheese Factory	Stranraer	0.64	Commercial
Derelict	Technical Site	Wig Bay	2.18	Defence
Derelict	Land at Gilnockie		2.38	Defence
Derelict	Grapes Hotel	Newton Stewart	0.11	Hotel
Derelict	Factory Shop Irish Street	Dumfries	0.21	Retail
Derelict	Barncrosh	Ringford	1.82	Holiday park
Derelict	Forfield Court	Stranraer	0.16	Residential
Derelict	Galloway Gazette Building	Newton Stewart	0.14	Business and Industry
Derelict	Ladyfield East	Dumfries	1.38	Residential

Derelict	Ladyfield West	Dumfries	2.02	Residential
Derelict	Lochryan Hotel	Cairnryan	0.22	Hotel
Derelict	Galloway Arms Hotel	Newton Stewart	0.15	Hotel
Derelict	Ministers Merse	Annan	1.04	Industry
Derelict	Park House	Kirkcudbright	0.26	Residential

#### 4. Vacant and Derelict Land Sites 2022

Site Type	Site Name	Settlement	Site Size
Vacant	LAND AT FORSYTH AVENUE	WHITHORN	0.41
Derelict	EAST PIER	STRANRAER	5.33
Derelict	GRAPES HOTEL	NEWTON STEWART	0.11
Derelict	TECHNICAL SITE	LESWALT	2.18
Vacant	LAND ADJACENT TELEPHONE EXCHANGE	GLENLUCE	0.12
Derelict	FORMER HOTEL	GLENLUCE	0.23
Derelict	CREAMERY	DUNRAGIT	0.67
Vacant	LAND OPPOSITE CHEESE FACTORY	STRANRAER	0.64
Derelict	LAND AND BUILDING SOUTH OF HARBOUR FRONT	DRUMMORE	0.18
Derelict	LAND AT CAIRN POINT	CAIRNRYAN	3.98
Derelict	QUEENSBERRY TAILINGS PONDS	WANLOCKHEAD	1.98
Derelict	LAND BEHIND THE COACHMANS	STRANRAER	0.66
Derelict	RAILWAY YARD	STRANRAER	3.38

Derelict	COW PARK QUARRY	DALBEATTIE	1.19
Derelict	FORMER GARAGE	BORGUE	0.15
Derelict	FORMER GASWORKS	CASTLE DOUGLAS	0.2
Derelict	SITE OFF COTTON STREET	CASTLE DOUGLAS	0.26
Derelict	SOUTH GATESIDE BING	SANQUHAR	3.66
Derelict	NORTH GATESIDE BING	SANQUHAR	11
Derelict	LAND OFF TERREGLES ROAD	DUMFRIES	0.49
Derelict	FORMER CARAVAN PARK	LOCKERBIE	1.42
Derelict	PARK PLACE	LOCKERBIE	0.62
Derelict	FORD MILLS	LANGHOLM	0.84
Derelict	KIRKCUDBRIGHT CREAMERY	KIRKCUDBRIGHT	1.1
Derelict	GLASGOW ROAD	SANQUHAR	0.67
Derelict	FORMER GARAGE	GATEHOUSE OF FLEET	0.39
Derelict	BROWHOUSES MOD SITE	ANNAN	3.16
Derelict	EASTRIGGS MOD SITE	ANNAN	431.98
Derelict	FORMER INTERFLOOR FACTORY	DUMFRIES	2.69
Derelict	HEATHHALL COLLEGE	DUMFRIES	2.92
Derelict	LAND AT BROOMS ROAD	DUMFRIES	0.36
Derelict	FORMER DEPOT	DUMFRIES	1.1
Derelict	LAND SOUTH OF DUMFRIES ENTERPRISE PARK	DUMFRIES	2.91
Derelict	HEATHHALL AIRFIELD	DUMFRIES	7.12
Derelict	LAND WEST OF FORMER FACTORY	DUMFRIES	0.54
Vacant	CARGENBRIDGE	DUMFRIES	10.28
Derelict	LAND NORTH OF AVIATION MUSEUM	DUMFRIES	2.15
Derelict	LAND AT GILNOCKIE	DUMFRIES	2.38
Derelict	ROSEFIELD MILLS	DUMFRIES	1.37



Vacant	FORMER MAXWELLTOWN SCHOOLS	DUMFRIES	7.51
Derelict	STATION YARD	BEATTOCK	3.76
Derelict	FMR GAS WORKS	MOFFAT	0.19
Derelict	FMR STATION YARD	MOFFAT	0.39
Derelict	CRECA CAMP	CRECA	0.53
Derelict	FMR ROADS DEPOT	EAGLESFIELD	1.52
Derelict	KIDSDALE RADAR STATION	ISLE OF WHITHORN	5.02
Derelict	BLACKCRAIG LEAD MINE	NEWTON STEWART	0.19
Derelict	TERALLY BRICK WORKS	PORT LOGAN	4
Derelict	BLACK POWDER WORKS	WIGTON	22.99
Derelict	BALDOON AIRFIELD	BRAEHEAD	164.7
Derelict	SMALL POX HOSPITAL	NEWTON STEWART	0.34
Derelict	OLD GASWORKS SITE	DUMFRIES	0.42
Derelict	CATHERINEFIELD BOMBSTORE	DUMFRIES	1.21
Derelict	WELL ROAD	MOFFAT	0.6
Derelict	DISUSED COALMINE	ROWANBURN	6.61
Derelict	DISUSED MILL/PLANT	TWYNHOLM	0.44
Derelict	FMR MERCURY HOTEL	MOFFAT	0.35
Derelict	FORMER TANNERY	ANNAN	0.21
Derelict	BUCCLEUCH RD	SANQUHAR	0.12
Derelict	COLLIERY	KIRKCONNEL	9.23
Derelict	NEWBRIDGE CARAVAN SITE	DUMFRIES	3.28
Derelict	BARBRIDGE MILL	DALBEATTIE	0.58
Derelict	FORMER CORN MILL	PORT WILLIAM	0.25
Derelict	BORELAND FELL	KIRKCOWAN	3.86
Derelict	FMR TARRF MILLS	KIRKCOWAN	0.28
Derelict	FORMER GARAGE	STRANRAER	0.21
Derelict	FACTORY SHOP	DUMFRIES	0.21
Derelict	BARNCROSH	RINGFORD	1.82
Derelict	FORFIELD COURT	STRANRAER	0.16

Derelict	GALLOWAY GAZETTE BUILDING	NEWTON STEWART	0.14
Derelict	LADYFIELD EAST	DUMFRIES	1.38
Derelict	LADYFIELD WEST	DUMFRIES	2.02
Derelict	LOCHRYAN HOTEL	CAIRNRYAN	0.22
Derelict	GALLOWAY ARMS HOTEL	NEWTON STEWART	0.15
Derelict	MINISTERS MERSE	ANNAN	1.04
Derelict	PARK HOUSE	KIRKCUDBRIGHT	0.26

## 5. Further Information

Information sheets for each site on the Vacant and Derelict Land Register have been produced and are available here

[https://www.dumgal.gov.uk/media/24915/Scottish-Vacant-and-Derelict-Land-Site-Information-Pack/pdf/Scottish\\_Vacant\\_Derelict\\_Land\\_Info\\_Packs\\_May2022\\_update.pdf?m=637874310220400000](https://www.dumgal.gov.uk/media/24915/Scottish-Vacant-and-Derelict-Land-Site-Information-Pack/pdf/Scottish_Vacant_Derelict_Land_Info_Packs_May2022_update.pdf?m=637874310220400000)

The sheets are intended to assist development of the sites and include information on location and ownership, condition, constraints, planning history and Local Development Plan allocation.

Information on the last ten sites on the list above, which were new to the register in 2022, is currently being compiled and will be added in early 2023.