



## National Developments – Response Form

Please use the table below to let us know about projects you think may be suitable for national development status. You can also tell us your views on the existing national developments in National Planning Framework 3, referencing their name and number, and providing reasons as to why they should maintain their status. Please use a separate table for each project or development. **Please fill in a [Respondent Information Form](#) and return it with this form to [scotplan@gov.scot](mailto:scotplan@gov.scot).**

Name of proposed national development	Smart Clachans
Brief description of proposed national development	<p>The Smart clachan is a initiative to stem depopulation in rural Scotland by the development of live/work space to enable people to remain, return and move to rural Scotland. The mutually owned space provides homes, shared workspace, land and resources. They are places to live and work, grow food, provide and receive support and care.</p> <p>There is an opportunity to develop new ways of living and working post COVID19, to refocus on community, place, wellbeing, local enterprise, and climate-friendly development. Smart Clachans will be models of community and housing which offer mutual support - such as cohousing, collective self build and mutual home ownership. They will provide a framework for cooperative living which builds the community cohesion and mutual support vital in the post COVID19 future</p>
Location of proposed national development (information in a GIS format is welcome if available)	Various pilot locations across rural Scotland - particularly areas identified as facing depopulation.

	-5.6318 56.25788
What part or parts of the development requires planning permission or other consent?	<p><b>There are currently two putative Smart Clachan developments both require planning permission and may struggle to secure this due to policies restricting housing in the countryside.</b></p> <p><b>It is anticipated that the development of these new rural settlements could provide a model for further development across locations facing depopulation</b></p>
When would the development be complete or operational?	Both projects are in development but could be completed within 12 months given policy support
Is the development already formally recognised – for example identified in a development plan, has planning permission, in receipt of funding etc.	No
<p>Contribution of proposed national development to the national development criteria (maximum 500 words):</p> <p>Smart Clachans provide a framework for a more cooperative form of living which builds the community cohesion and mutual support vital in the post COVID19 future. They provide a model for rural repopulation connecting people locally and globally.</p> <p>As such enabling the development of a number of these small projects could be of national significance contributing to the high level outcomes of increasing the population of rural areas whilst also meeting housing, climate change, equality and well being targets.</p> <p>Smart Clachans integrate affordable homes and places to work and create multiple community spaces. They will provide warm homes, social connection and mutual support.</p> <p>They offer opportunities to generate renewable energy cooperatively, to integrate district heating systems, for food production, shared workspace and reduced travel.</p>	

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organisation	Isle of Mull	PA66 6BL	████████████████████ ██████	publish_response_with_ name	yes

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