



Living Locally in Scotland – A Rural Perspective

Debbie Mackay, Savills

The Savills logo, consisting of the word "savills" in a lowercase, red, sans-serif font, positioned within a yellow square.

savills

Living in Rural Areas

Armagh, N Ireland



Argyll and Bute, Scotland



East Lothian



Stirlingshire



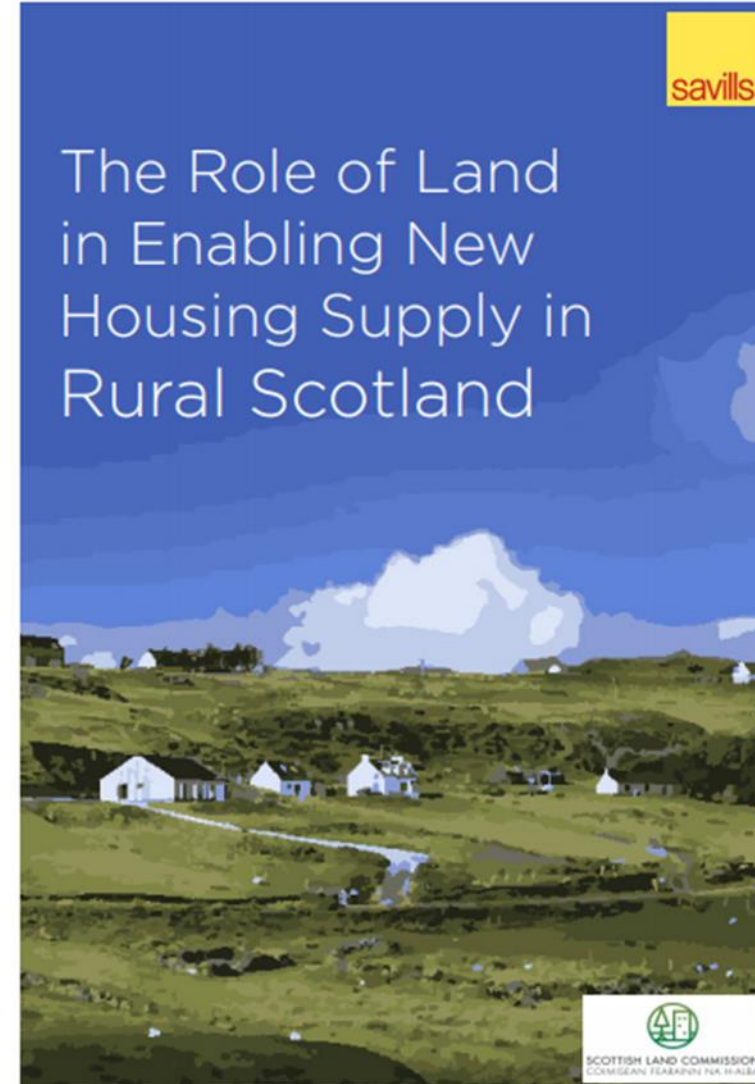
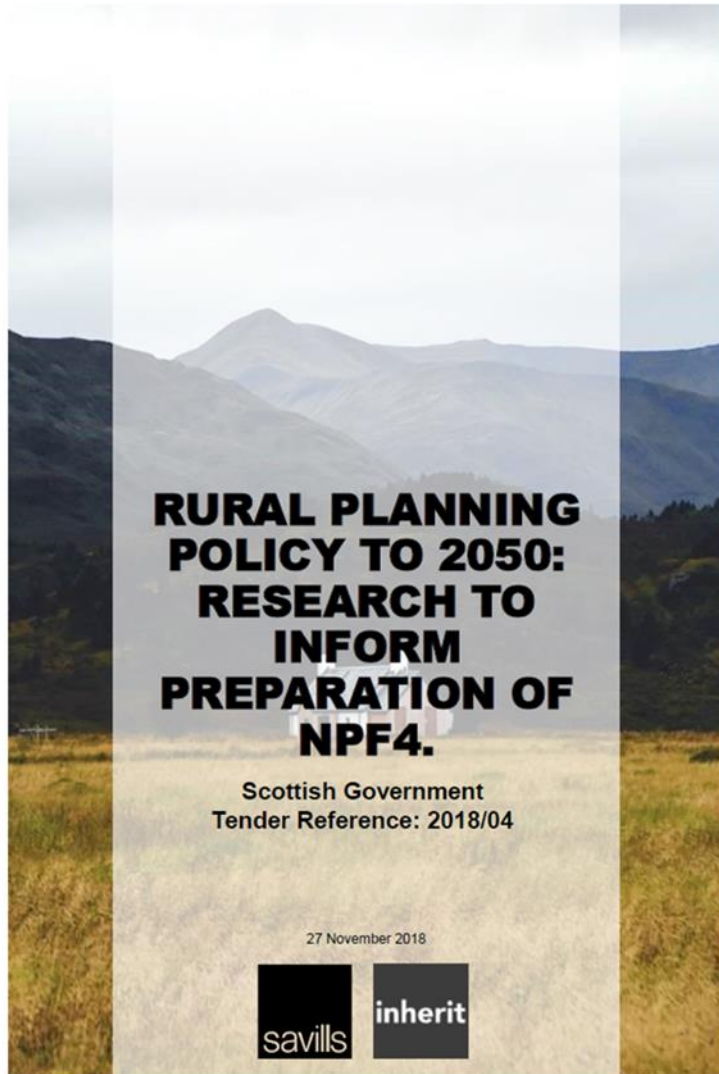


Scone Estate Masterplan

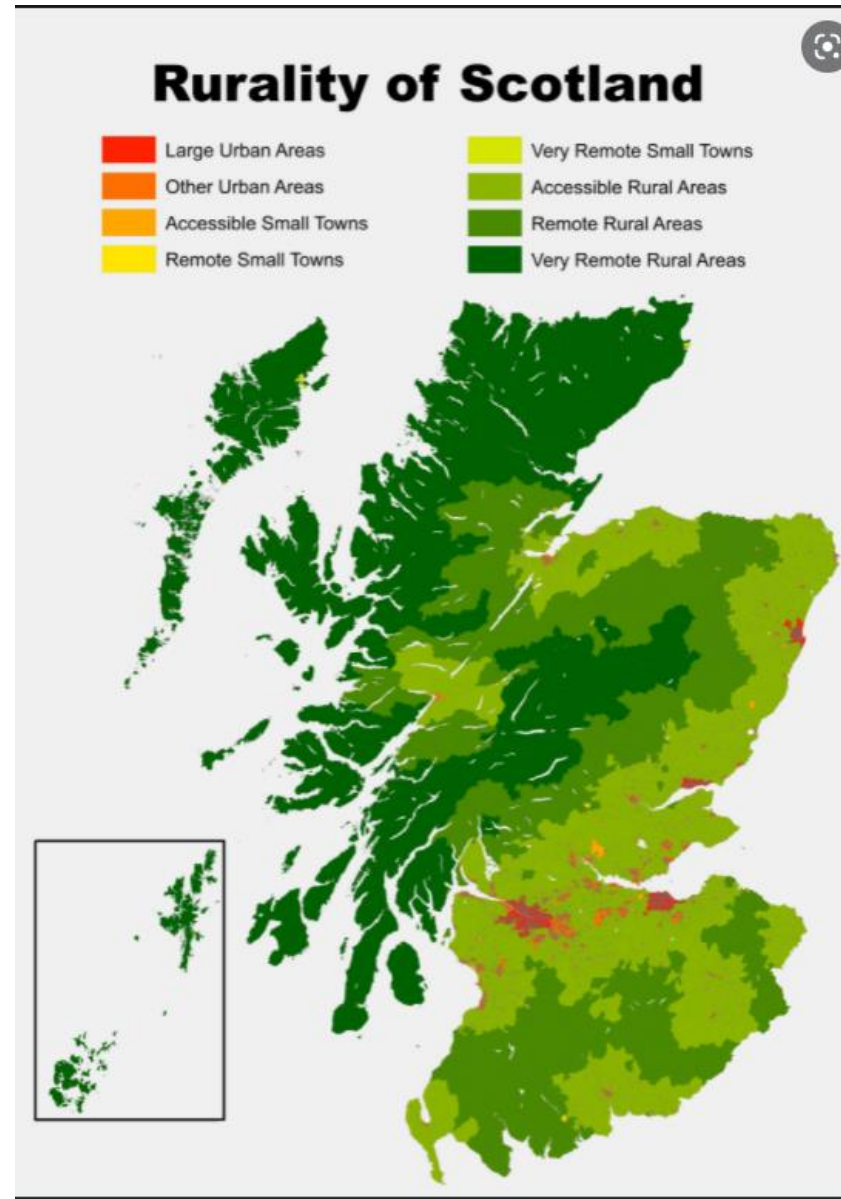
SOONE PALAOE, PERTH, PH2 6BD
by 3DReid Architects, May 2022



GETTY IMAGES



Living Locally in Rural Scotland

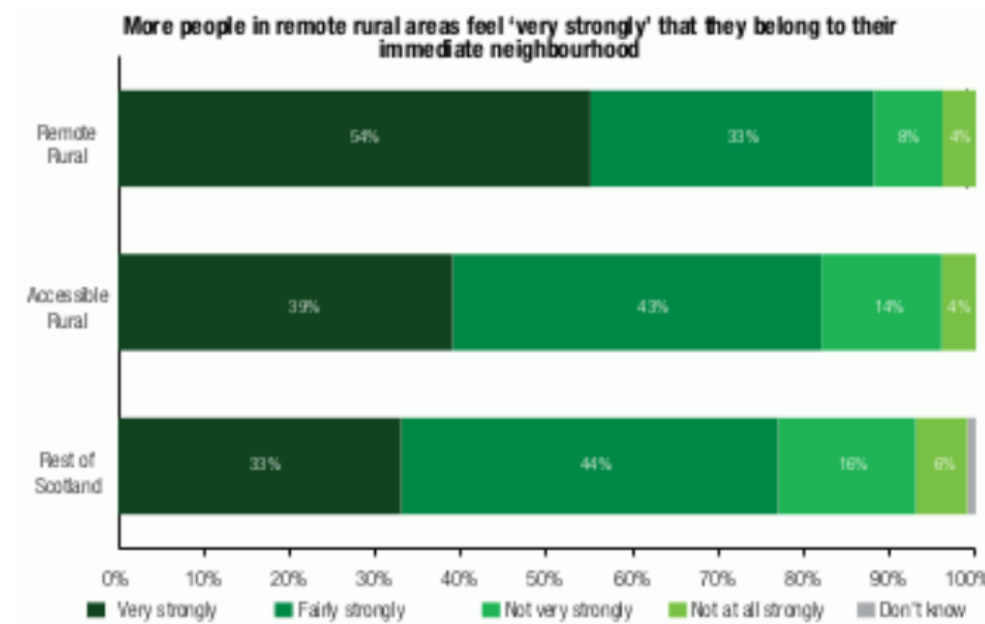


“With an abundance of natural capital, world-renowned heritage and vibrant, diverse communities, our rural economy is not just crucial to Scotland’s national brand, it is crucial to our national prosperity”

“However, national policy making processes do not always effectively represent rural interests and have not delivered the best economic outcomes for Scotland”

(National Council of Rural Advisors Report 2018)

Figure 3: Percentage of people who feel they belong to their immediate neighbourhood by 3-fold Urban Rural category, 2019



Source: Scottish Household Survey 2019 (Using Scottish Government Urban Rural Classification 2016)

Living Locally in Rural Scotland

Biodiversity uplift

Woodland carbon

Pollutant offsetting

Regenerative Agriculture

Peatland restoration

Increasing soil carbon

Public access

Social prescribing

Catchment management

Rural Scotland: A Political Imperative

Scottish
Government &
Scottish Green
Party
Cooperation
agreement



Liveable Places

- 20 Minute Neighbourhoods



Six Key Outcomes

- Housing Need – Especially Older and Disabled People
- Health and Wellbeing
- Increasing Population of Rural Areas
- Improving Equality
- Reducing Greenhouse gases
- Biodiversity



Local Development Plans: Additional Requirements

Local Planning Authorities must consider:

“the desirability of allocating land for the purposes of resettlement”

“the extent to which there are rural areas within the district in relation to which there has been a substantial decline in population”



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Living Locally in Rural Scotland




Proposals for Regulations on Local Place Plans

March 2021



Scottish Government
Riaghaltas na h-Alba
gov.scot



scdc
scottish
community
development
centre

nick wright planning
people – place - planning


Local Place Plans

Challenges and opportunities:
A framework for draft guidance

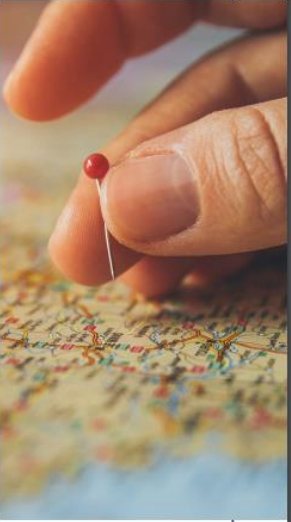
January 2020

JANUARY 2020

LOCAL PLACE PLAN GUIDE: THE PAS APPROACH



pas
building active citizenship



Prepared by PAS
January 2020

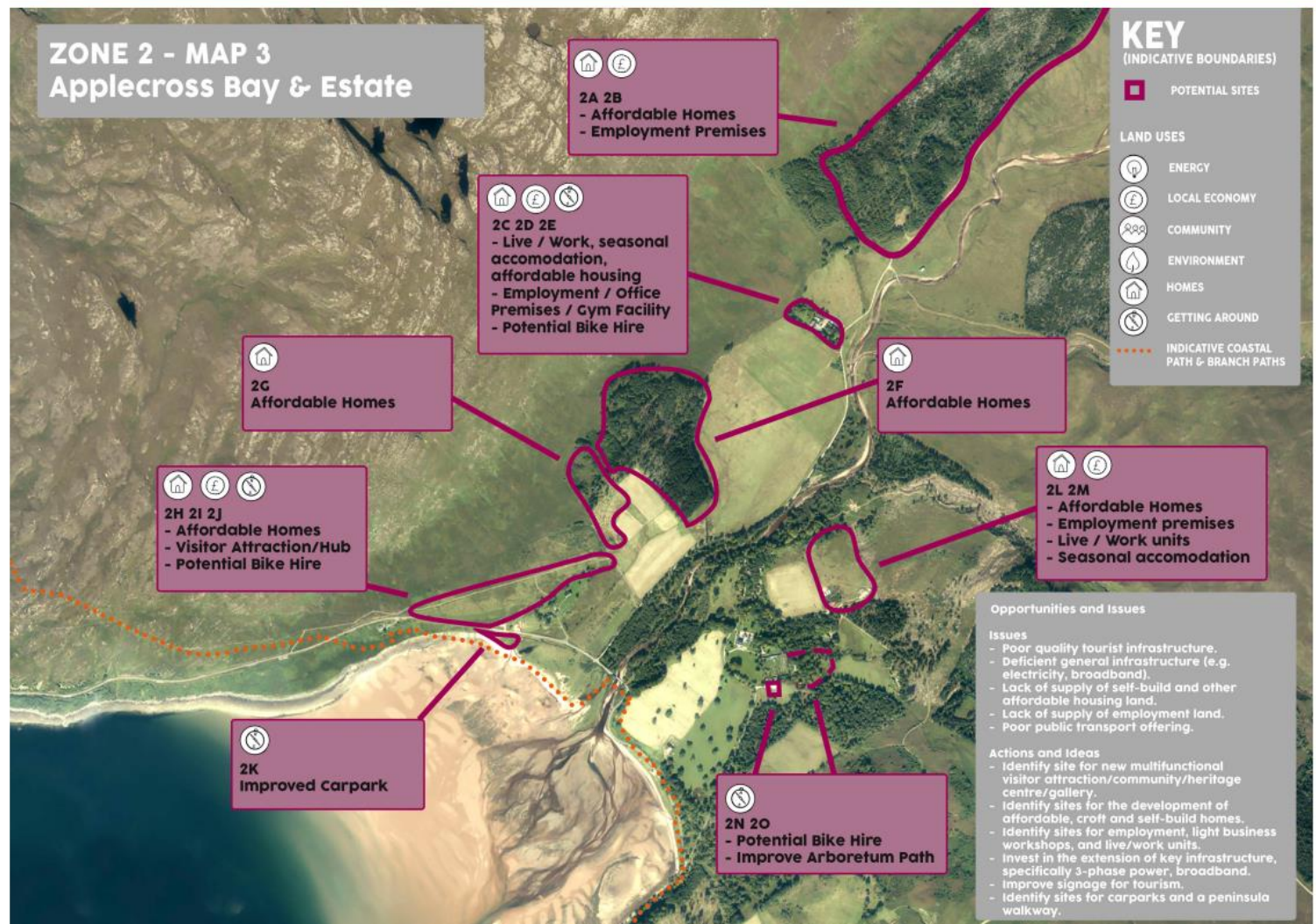
Applecross Community Land Use Plan

A Collaborative, Local Place Plan Approach to Identifying Sites.



Applecross Community Land Use Plan

4. PLACE - ESTATE AND SHORE ST LAND USE MAP 3 (ZONE 2)

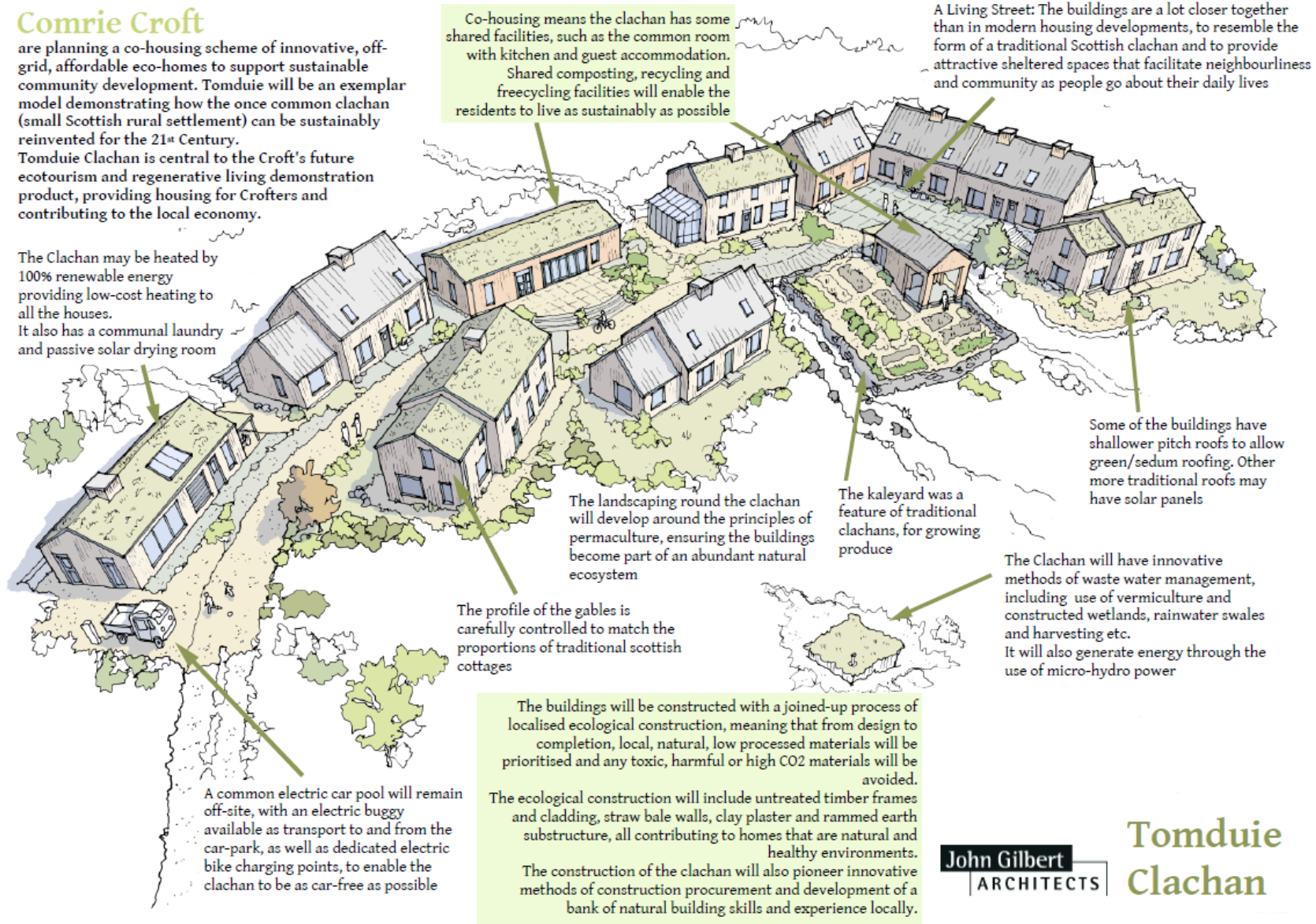


Smart Clachans: Tomduie, Comrie Croft

Comrie Croft

are planning a co-housing scheme of innovative, off-grid, affordable eco-homes to support sustainable community development. Tomduie will be an exemplar model demonstrating how the once common clachan (small Scottish rural settlement) can be sustainably reinvented for the 21st Century. Tomduie Clachan is central to the Croft's future ecotourism and regenerative living demonstration product, providing housing for Crofters and contributing to the local economy.

The Clachan may be heated by 100% renewable energy providing low-cost heating to all the houses. It also has a communal laundry and passive solar drying room



Co-housing means the clachan has some shared facilities, such as the common room with kitchen and guest accommodation. Shared composting, recycling and freecycling facilities will enable the residents to live as sustainably as possible

A Living Street: The buildings are a lot closer together than in modern housing developments, to resemble the form of a traditional Scottish clachan and to provide attractive sheltered spaces that facilitate neighbourliness and community as people go about their daily lives

Some of the buildings have shallower pitch roofs to allow green/sedum roofing. Other more traditional roofs may have solar panels

The landscaping round the clachan will develop around the principles of permaculture, ensuring the buildings become part of an abundant natural ecosystem

The kaleyard was a feature of traditional clachans, for growing produce

The Clachan will have innovative methods of waste water management, including use of vermiculture and constructed wetlands, rainwater swales and harvesting etc. It will also generate energy through the use of micro-hydro power

The profile of the gables is carefully controlled to match the proportions of traditional Scottish cottages

The buildings will be constructed with a joined-up process of localised ecological construction, meaning that from design to completion, local, natural, low processed materials will be prioritised and any toxic, harmful or high CO2 materials will be avoided.

The ecological construction will include untreated timber frames and cladding, straw bale walls, clay plaster and rammed earth substructure, all contributing to homes that are natural and healthy environments.

The construction of the clachan will also pioneer innovative methods of construction procurement and development of a bank of natural building skills and experience locally.

A common electric car pool will remain off-site, with an electric buggy available as transport to and from the car-park, as well as dedicated electric bike charging points, to enable the clachan to be as car-free as possible

John Gilbert ARCHITECTS

Tomduie Clachan

Living Locally in Rural Scotland

Green our
People
Spaces...



People
our Green
Spaces...





Thank you.

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Any further questions - please do get in touch with us at:

DMackay@savills.com or 07920 810 966