



A Coastline of Endless Drama

Responding to the Housing Crisis in a World Class Environment

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Scotland Housing Conference
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Badentarbat Estate



Ben Mor Estate

An aerial photograph of a dramatic landscape. In the foreground, a large, deep blue lake winds through a series of green, grassy hills and smaller islands. The hills are rugged and have a textured appearance. In the background, several large, brown, rocky mountains rise against a sky filled with soft, white clouds. The lighting suggests a late afternoon or early morning scene, with long shadows and warm tones.

Inverpolly Estate



unesco

Wester Ross
Biosphere Reserve
since 2016
Man and the Biosphere
Programme



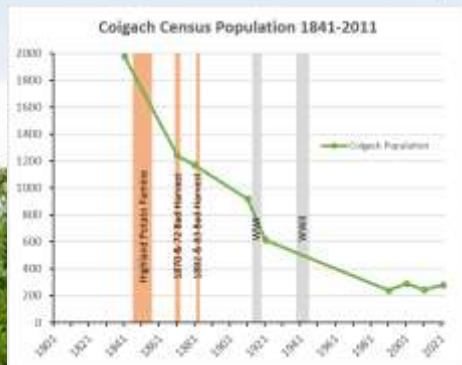
unesco

Geophàirc Chruinneil
Iar-Thuath na Gàidhealtachd
North West Highlands
Global Geopark

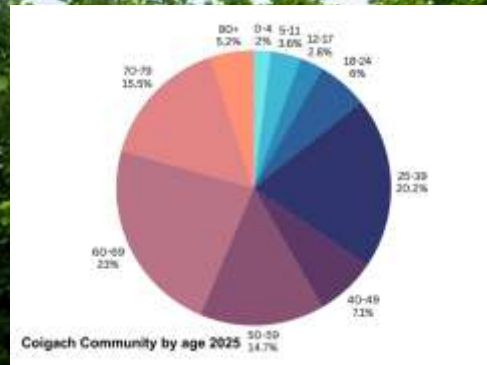
Coigach & Assynt



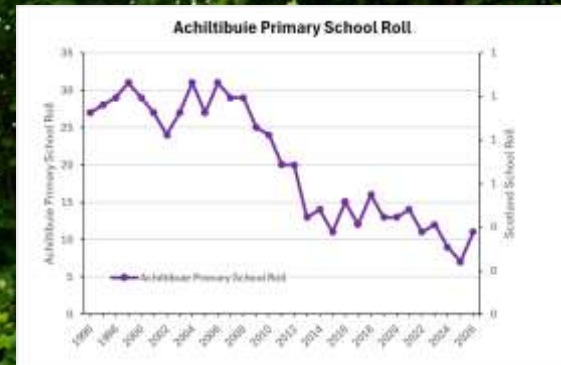
- National Scenic Area
- Marine Protected Area
- Four Sites of Special Scientific Interest
- Five Geological Conservation Review Sites



Coigach population
today = c. 230



Scottish average =
25% over age 60



Scottish average =
192





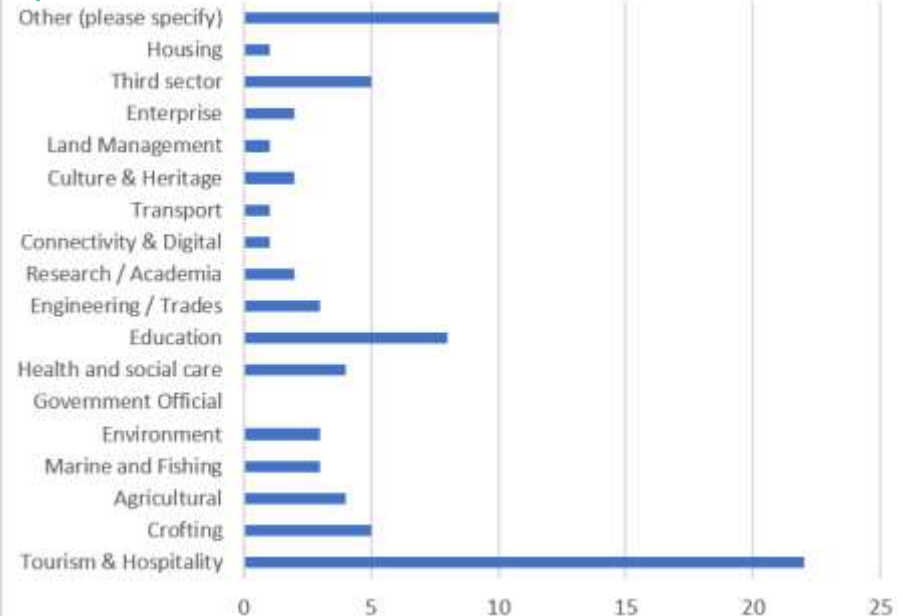
**What a place
to grow up!**

Economy



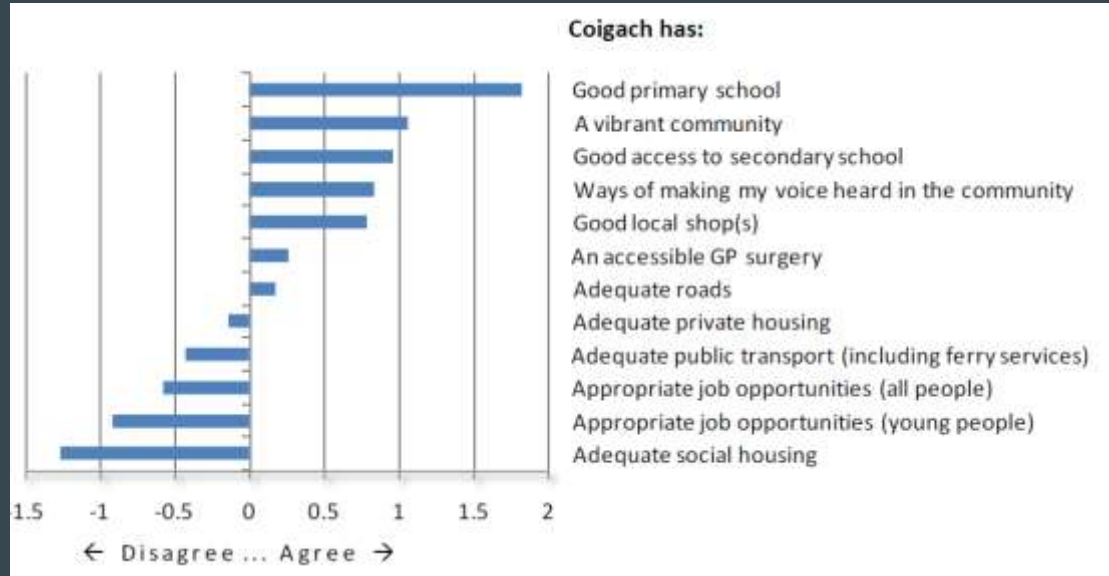
Lady Nicola Bat by Tim Hamlet

development
childcare
manufacturing
overseas
retail
mum
veterinary
construction
services
craft
art



2008: Housing Crisis

- Overcrowding
- Residents living in caravans
- High proportion of housing stock = holiday lets (c.50%)
- Poor quality housing, not suitable for running a business



= Depopulation + reduced services & investment

Housing Solutions



- + 2 affordable homes
- + 1 business space

Finding land



Finding the money



Land Purchase



Scottish Land Fund

Ionmhas Fearainn na h-Alba

Delivered by

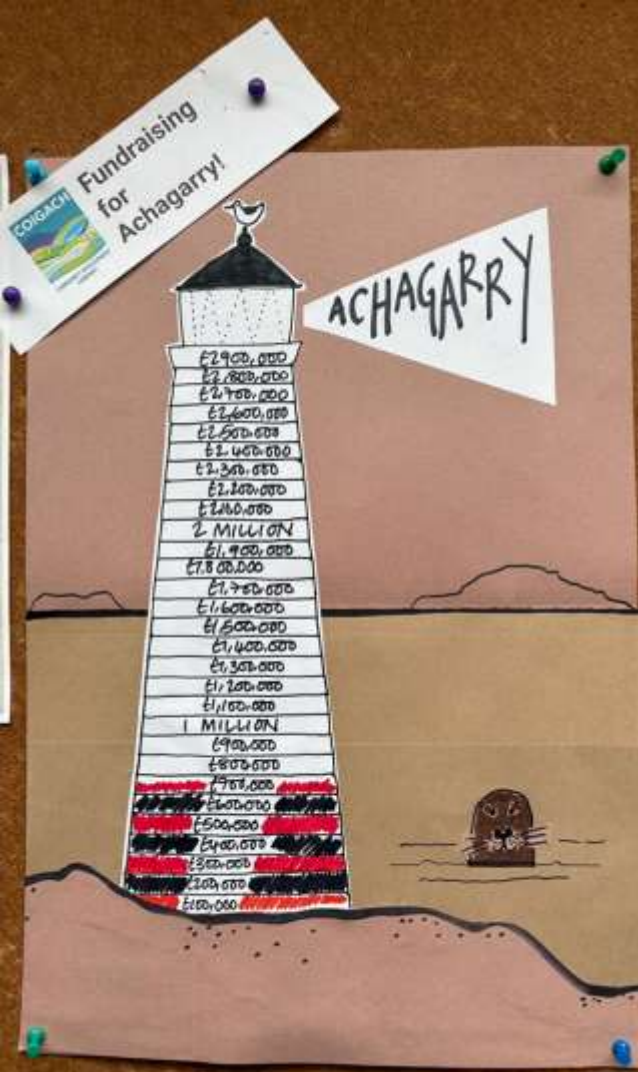
THE NATIONAL LOTTERY
COMMUNITY FUND



Funded by



Scottish Government
Riaghaltas na h-Alba
gov.scot



Scottish Government
Riaghaltas na h-Alba
gov.scot



For a better
world of energy



The Highland Council

Comhairle na Gàidhealtachd



Crown Estate Scotland

Oighreachd a' Chrùin Alba



This site has been purchased on behalf of the people of Coigach
by the Coigach Community Development Company
Please bear with us while development is in progress



DANGER
Construction site



Keep out

Scottish Land Fund



ACHAGARRY

Achadh a' Ghàrraidh

- + 12 affordable homes
- + 1 business space

The Gift

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Millionaire's donation helps community buy 7,800 acres



© GAVIN HARRISON

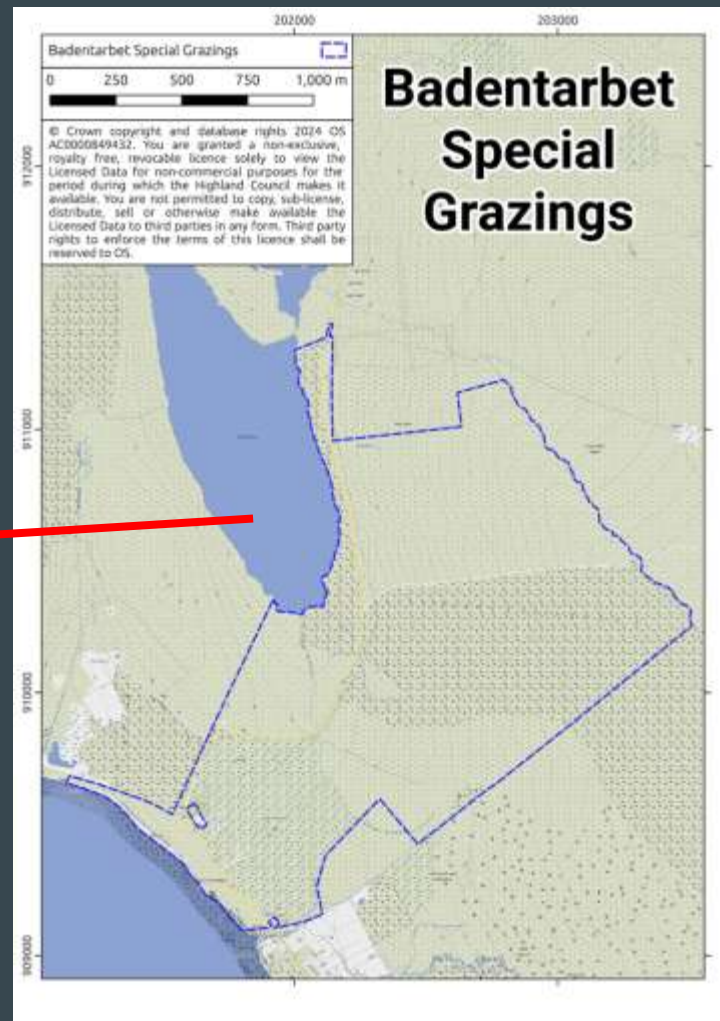
Cogent Community Development Company has taken ownership of land near Auchinleck.

By George Fyfe

A community group has taken ownership of about 8,000 acres (3,237 ha) of land near Auchinleck in the Cotnam area of Wester Ross with help from one of the UK's richest men.

Baroness Williams was put up for sale for over £2.7m earlier this year.

Millionaire financier Ian Black, who owns the nearby island of Torris Hill in the Shetland Islands, made a donation of £1.75m to Cogent Community Development Company (CCDC) to help it purchase most of the estate.



202000

203000

Badentarbet Special Grazings

0 250 500 750 1,000 m

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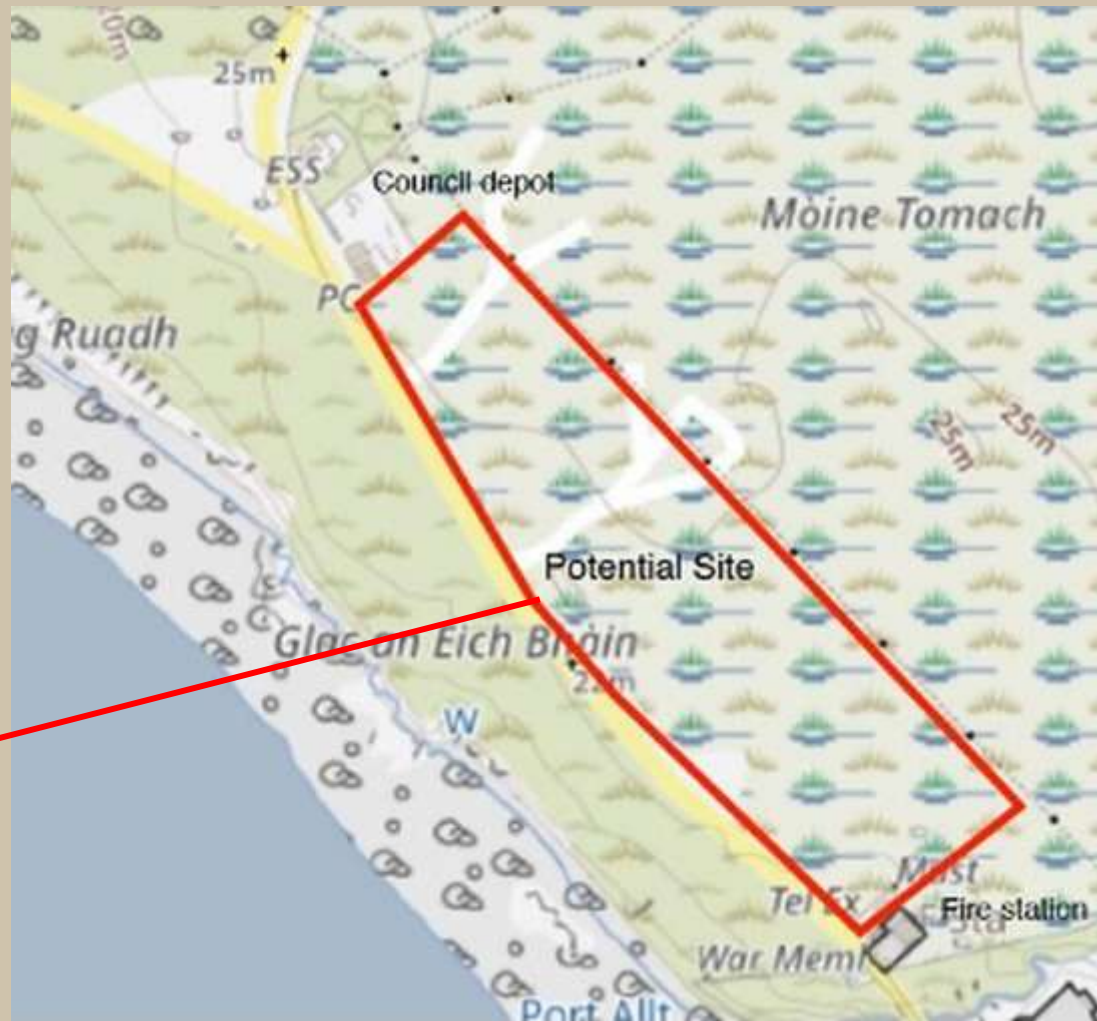
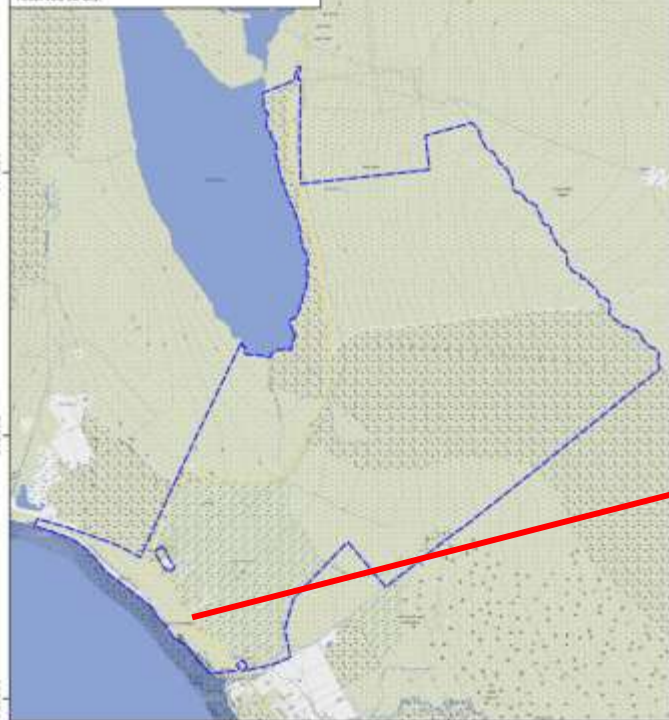
Badentarbet Special Grazings

912000

911000

910000

909000



Creag Ruadh - Development Site



Power line

Existing linear
settlement

c.3.5ha

Road access
and water
main

Evidence



What we know our community needs:

- Resumption and Master plan for Creag Ruadh to include:
 - Self build housing plot sales
 - Large scale /phased housing expansion
 - Combined housing + business space development
 - Housing via communities housing trust
 - Housing via Housing association
 - Housing linked to incoming workers
 - CCDC - led affordable housing development
 - Crofts linked to housing development
 - Housing linked to incoming workers
 - Bunkhouse
 - Shared office space
 - Business unit development
 - Partnerships with NHS Highland, Highland Council etc
- Paths and Trails to include:
 - Woodland creation
 - Circular loch routes
 - Coastal path links (Achiltibuie - Polbain - Old Dornie)
 - Bike tracks / active travel routes
 - All-abilities paths
 - Comprehensive path network development
- Playpark
- Dog park
- Community growing spaces

Creag Ruadh - Development Site



Creag Ruadh - Development Site



ChatGPT visual:
prompts were evolved
through conversation
explaining the project,
previous successful
planning applications,
CCDC's previous
consultation work and
detailed explanations
of the local landscape.
Note the shelter belt
and paths behind a
mixed development of
housing and
community buildings.

“Our ambition is to facilitate the creation of 40 new affordable houses for rent or sale by 2036, either through sale of land to families able to self-build, building ourselves (using the Achagarry model), or building in partnership with [social] developers.”

- Draft Badentarbat Estate Development Plan
2026

- + 20 affordable home?
- + 10 self build plots?
- + Co-housing?
- + Community Hub?
- + Workshop units?

Next steps...

- Collate consultation evidence
- Build network of partners / investors/ developers
 - Develop Master Plan
 - Planning Permission
- Resume an area of common grazings
 - Build

...2031



Company number
SC374107

Scottish Charity number
SC047971

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Thank you