

**From:** [Kirsty Cameron](#)  
**To:** [Jim Harbison](#); [Epc](#)  
**Subject:** 11/04653/FUL consultation response  
**Date:** 11 January 2012 11:41:40  
**Attachments:** [11-04653-FUL ARC1.doc](#)  
[11-04653-FUL EVAL SPEC \(TP\)\(PR\).doc](#)

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Jim

**11/04653/FUL – Housing development at Viewhill Farm, Balloch**

Further to the response from Kerry Bennett dated 05/01/2012, please find attached Memo (and associated specification) recommending that an ARC1 condition is attached to any consent granted.

Please let me know if you need any further discussion at this stage.

regards  
Kirsty

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## MEMORANDUM

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To: Jim Harbison, Inverness Planning Office  
From: Kirsty Cameron, Historic Environment Team (ext. 2504)  
Date: 11<sup>th</sup> January 2012  
Planning Ref: 11/04653/FUL

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### **Demolition of agricultural buildings, formation of 16 house plots, upgrade of access and associated works at Land at Viewhill Farm, Balloch**

This application lies partly within the area defined within the National Inventory of Battlefields as the battlefield of Culloden. The wider battlefield may still contain buried remains relating to the battle, including the build-up and the aftermath. These physical remains could be identified by a number of methods including geophysical survey and metal-detecting survey. However, contrary to advice given by this office at the pre-application stage, it is now believed that geophysical survey and metal-detecting survey would not be useful in this case due to the disturbance caused by the previous use of the application site as an agricultural complex. The method now recommended for evaluation of the site is test-pitting of the application area that lies outwith the current building complex and areas of hardstanding. This will allow an assessment of the archaeological potential and content of the topsoil to be made.

In addition, the application will impact on a number of buildings that although not listed, are of local historic interest. The current building complex at Viewhill contains some buildings that date to the mid and the late 19<sup>th</sup> century. These buildings should be recorded in advance of demolition so that a record of their current condition can be retained.

Please therefore attach a suitable condition, such as the following, to any consent issued:

**Condition:** *Prior to the commencement of development, a programme of work for the evaluation, preservation and recording of any archaeological and historic features affected by the proposed development, including a timetable for investigation, all in accordance with the attached specification, shall be submitted to and agreed in writing by the Planning Authority. The agreed proposals shall be implemented in accordance with the agreed timetable for investigation.*

**Reason:** *In order to protect the historic interest of the site.*

The development area will require to be the subject of photographic recording and an archaeological evaluation by test-pitting in order to establish the archaeological content and potential. Dependent on the results of this work, further study may be required in advance of, and during, construction works. The evaluation will be backed up by desk-based research to produce a report setting out the results and any required mitigation strategy. The applicant will need to engage the services of a suitably qualified archaeological contractor.

You will find attached a brief for the work required – please supply this to the applicant with any consent issued. The brief represents the minimum standard of work necessary to meet the needs of this condition.

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HISTORIC ENVIRONMENT TEAM, PLANNING & DEVELOPMENT SERVICE  
**SPECIFICATION FOR AN ARCHAEOLOGICAL EVALUATION BY TEST-PITTING  
SPECIFICATION FOR PHOTOGRAPHIC RECORDING**

**Demolition of agricultural buildings, formation of 16 house plots, upgrade of access and associated works at Land at Viewhill Farm, Balloch**  
(11/04653/FUL)

**1) Summary**

This brief details the work required to fulfil the archaeological condition of this planning consent. It represents the minimum standard of work necessary to meet the needs of this condition and should be supplied to tendering archaeological contractors

This project may impact on valuable features of historic and archaeological importance. In view of the archaeological sensitivity and potential of the site, HET advised that an archaeological evaluation be undertaken in advance of development. The implementation of this brief will meet the concerns raised.

This brief is for an evaluation to determine the archaeological baseline of the application site. If significant deposits are encountered, recommendations for further measures necessary to mitigate the impact of the development should be made.

This brief has been produced for the applicant who will be responsible for the work and all costs incurred, including any tendering and contractual arrangements. This brief must be read with reference to the Highland Council *Standards for Archaeological Work* document that sets out in detail who is responsible for what, as well as the terms of reference, objectives, method, monitoring and reporting arrangements.

The draft *Standards for Archaeological Work* is available on our webpage at [http://www.highland.gov.uk/NR/rdonlyres/55264B8A-DDBC-4A13-956F-8DBD96206B9E/0/HCStandardsForArchaeologicalWork\\_CONSULTATIONDRAFT.pdf](http://www.highland.gov.uk/NR/rdonlyres/55264B8A-DDBC-4A13-956F-8DBD96206B9E/0/HCStandardsForArchaeologicalWork_CONSULTATIONDRAFT.pdf) .

**2) Archaeological Background**

Two phases of work are required in this case. One stage relates to the former agricultural buildings surviving on site, some of which date to the mid and the late 19<sup>th</sup> century. These buildings are now amalgamated within more recent agricultural sheds, but must be recorded by photographic record in advance of their proposed demolition.

The second stage relates to the wider area. The application lies partly within the area defined within the National Inventory of Battlefields as the battlefield of Culloden. The wider battlefield may still contain buried remains relating to the battle, including the build-up and the aftermath. There is a requirement to evaluate part of the application area by test-pitting in advance of development.

This will allow an assessment of the archaeological potential and content of the topsoil to be made.

### **3) Objectives**

- To identify the location, nature and extent of any features or objects of archaeological importance that would be damaged or destroyed by this development.
- To propose arrangements for the safeguarding where possible, and recording where necessary of any archaeological features or finds identified. These will need to be agreed with the Historic Environment Team.
- To provide a record of the historic buildings that will be impacted by the development.

### **4) Methodology**

All fieldwork must be informed by a desk-based assessment undertaken in advance of the start of works.

#### *Test-Pit Survey*

A test pit survey aims to record the depth of subsoil or the upper archaeological horizon (whichever is encountered first) and identify and collect artefacts from the overburden. The study should cover the whole application area – excluding areas of hard-standing, the current access road and the existing buildings.

A series of small test pits of at least 0.5 metre square will be manually excavated on a regular pattern such as, for example, a 20m grid. The spacing and size of test-pits will vary according to each case; this will be specified in the project design. The excavated spoil will be studied to enable artefact retrieval.

All test pits and all artefact concentrations will be plotted in detail on a suitable scale plan and tied into the Ordnance Survey grid. Written descriptions, sketches and photographs of the soil profiles must be produced as appropriate.

The evaluation report will make recommendations regarding the need for further excavation work to record any identified features. All recovered artefacts and ecofacts must be subject to a programme of post-excavation analysis and the results incorporated into a final report.

#### *Photographic Recording*

The photographic record must contain the following:

- Photographs of general views showing the building in its wider setting and landscape.
- Photographs of any associated buildings or structures, i.e. outbuildings, stores, boundary walls etc.
- Photographs of the buildings external appearance. Typically a series of views to give an impression of the overall size and shape of the building and a series of external elevations taken at right-angles to the building to show detail.
- Photographs of the overall appearance of the principal rooms, connecting areas and their associated rooms or work areas.
- Photographs of any external or internal detail, structural or decorative which is relevant to the buildings design, development or use and

which does not show adequately on general photographs (i.e. exposed timbers, fixtures and fittings of note etc).

- If applicable, photographs of any fittings, machinery or other plant, or evidence for its existence.
- Photographs of any dates or other inscriptions, any signage, maker's plates or graffiti that contribute to an understanding of the building or its fixtures. A transcription should be made wherever the characters are difficult to interpret.
- Photographs of any building contents which have a significant bearing on the buildings history.

All photographs should be clearly labelled and numbered and the photograph locations marked on an accompanying ground plan. Accompanying the photographs and ground plan the following must also be included:

- a note of the time and date the photographic record was produced.
- the name(s) of the people that made the record (for copyright purposes).
- any descriptions or explanations that may be required to accompany the photographs.
- any information the recorder has about the building, i.e. building type; purpose (historically and present); construction materials; later additions, demolitions and alterations; possible dates; knowledge of previous residents etc.

The Historic Environment Practitioner must refer to the minimum standard requirements as laid out in the HC *Standards for Archaeological Work*. This brief itself is not comprehensive or definitive - tendering Historic Environment Practitioners will need to determine for themselves the methodology that will deliver the required product. This should be laid down in a Project Design and agreed with HET in advance of the start of site works. The start of archaeological work will be subject to the submission and approval of this document.

## **5) Schedule & Monitoring**

The Historic Environment Practitioner is responsible for agreeing arrangements for monitoring with HET staff. We will monitor projects as necessary to ensure that minimum standards are met. Prior notice of fieldwork starting dates, with contact names, telephone numbers and arrangements for access must be given to HET in advance of the start of works.

The Historic Environment Practitioner must make a short progress report (by telephone) to HET for every week of fieldwork undertaken. Any unexpectedly significant or complex discoveries, or other unexpected occurrences which might significantly affect the archaeological work and/or the development must be notified by the Historic Environment Practitioner immediately to the applicant and HET. The finds or features must be left in situ until arrangements have been agreed for safeguarding or recording them. In the meantime work may continue on other areas of the site.

## **6) Products**

Following completion of the fieldwork, an archive and report will be produced and disseminated according to the standards set out in the HC *Standards for Archaeological Work*. The report should describe the nature of the field work undertaken; the conditions and limitations within which the work was carried-out; the results that were obtained and recommendations for mitigation and/or further

work, as appropriate. Further work may include additional fieldwork, post-excavation analysis, specialist studies and publication.

**All work will be undertaken according to the Code of Conduct, Standards and Guidance of the Institute for Archaeologists.**

**The brief has been produced specifically for this scheme based on documents supplied at the time it was issued. It is valid for one year from the date of issue. Where work is not carried out in full within that time, a revised specification may be issued.**

**This brief has been produced by the Historic Environment Team, to whom any enquiries should be addressed. No one else has authority to vary its terms.**

*Highland Council Historic Environment Team*

*Wednesday, 11 January 2012*

[www.highland.gov.uk/yourenvironment/conservation/archaeology](http://www.highland.gov.uk/yourenvironment/conservation/archaeology)