

The Highland Council
South Planning Applications Committee
14 December 2015

Agenda Item	9
Report No	PLS 096/15

Culloden Muir Conservation Area Designation, Character Appraisal and Management Plan

Report by the Director of Development and Infrastructure

Summary

This report presents the final post consultation proposals for the new Culloden Muir conservation area designation and the final draft of the Conservation Area Character Appraisal and Management Plan which were accepted by the City of Inverness Committee at their meeting on 3rd December 2015. In line with the Council's scheme of delegation the designation proposals also require the approval of and adoption by the relevant area planning committee. The report recommends that committee approve the new conservation area designation and adopt the conservation area character appraisal and management plan (Appendix 1) as non-statutory supplementary planning guidance to be a material consideration in the determination of planning applications within the conservation area.

1. Background

- 1.1 Local Planning Authorities have a statutory duty under the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 to designate as conservation areas parts of their area which are of special historic or architectural interest the character and/or appearance of which it is desirable to preserve or enhance.
- 1.2 Once designated a conservation area places a statutory duty on the local planning authority to have due regard to the desirability to preserve or enhance the character and or appearance of the designated area when considering proposed developments. The planning authority also has a statutory duty to publish, from time to time, proposals for the preservation and enhancement of their designated conservation areas.
- 1.3 Designation changes the permitted development rights of building and land within the designated area bringing certain types of development which would normally be permitted development under planning control. This means that, within a conservation area, planning permission is required for a range of development, including satellite dishes, boundary enclosures such as walls and fences, the erection of agricultural buildings, alterations to windows and doors. The substantial or total demolition of buildings within a designated conservation area requires conservation area consent. Historic Environment Scotland (HES) (formerly Historic Scotland) must be consulted on any application for conservation area consent. If Highland Council are minded to approve such an application and HES have registered an objection then the application would require formal referral to Scottish Ministers for final determination.

- 1.4 The existing conservation areas for Culloden Battlefield and Culloden House were first designated in 1968. This is the first formal review of the existing designations since that date.
- 1.5 In 2011 Historic Scotland developed and published the Inventory of Historic Battlefields (A non statutory register of nationally important battlefields) which includes the Battle of Culloden. The area covered by the Inventory site covers both Culloden House and its policies and a wider area for the Battlefield. Inclusion in the Battlefield Inventory is a non statutory designation.
- 1.6 Additionally there has been extensive guidance on the designation and management of conservation areas in recent years which would be applicable to the area at Culloden.
- 1.7 In light of Culloden Battlefields inclusion on the Inventory of Historic Battlefields by Historic Scotland, research into the Culloden Muir area and the more recent guidance on the designation and management of conservation areas it is considered appropriate that the existing conservation area designations are now reviewed.
- 1.8 The draft Culloden Muir Conservation Area boundary, character appraisal and management plan were approved by City of Inverness Area Committee for a period of public consultation on 5 March 2015.

2. Culloden Muir Conservation Area Background and Consultation Update

- 2.1 Following that committee approval the draft Culloden Muir conservation area proposals were subject to full public consultation from 25th March to 15th May 2015. This period of public consultation received a good response the detail of which is contained in the accompanying public consultation report.
- 2.2 The comments received through the formal consultation process were given full consideration and as a result the proposed conservation area boundary has been amended to remove areas where later development of land has already resulted in loss of historic interest, character and appearance. The final boundary as presented more closely reflects the areas historical significance as recorded to date.
- 2.3 The majority of consultation responses considered the proposed management policies to be appropriate. However, a small number felt that the policies were too onerous and equally a small number considered the proposed policies to be insufficient to appropriately protect the area. Both the consultation comments and the policies proposed have been reviewed. It is considered that the policies presented were sufficient to manage the conservation area with the only amendment being the Trees & Forestry Policy. This has been revised following more detailed discussion with both Forestry Commission Scotland and the Scottish School of Forestry. The final revised draft document and revised boundary is attached at Appendix 1.

3. Progressing the Culloden Muir Conservation Area Proposals

- 3.1 The proposals were approved by the City of Inverness Committee on 3rd December 2015, in line with the Councils scheme of delegation the designation proposals also require the approval of and adoption by the relevant area planning committee. Taking the proposals forward will require the de-designation of the existing conservation area and designation of the proposed conservation area as detailed in the attached press advert. If members are minded to approve the proposals for the Culloden Muir Conservation Area the new designation will need to be publicly advertised in at least one local newspaper and the Edinburgh Gazette and there will be a formal notification to Scottish Ministers.
- 3.2 The Council will write to all addresses with the conservation area who are affected by the designation. The Council will make copies of all plans, the character appraisal and management plan available on the Council website, in the local library, service points, area planning office and at Highland Headquarters, Glenurquhart Road, Inverness.

4. Implications

- 4.1 The cost of managing the new conservation area through the normal planning process has no new financial implication for the Council and will be met by existing budgets. Continued work to further research and investigate the potential for further designation in line with the recommendation of the management plan will require partnerships to be developed and may require further commitment from the Council in terms of time and resources. However, adoption of the proposals as presented does not commit the Council to additional resources at this time.
- 4.2 Committee will be aware that conservation area designation places statutory duties on the local authority. However, this report does not create any new issues for the Council in terms of legal implications, equalities, Climate Change/Carbon Clever, Gaelic and/or Rural issues than those which already exist.

Recommendation

It is recommended that members approve the new conservation area designation and agree the formal advertising and notification to Scottish Ministers. It is also recommended that members approve the Culloden Muir Conservation Area Appraisal and Management Plan (Appendix 1) as planning guidance to be a material consideration in the determination of any future planning applications within the Culloden Muir Conservation Area Boundary.

Designation: Director of Development & Infrastructure
Date: 7 December 2015
Author: Kerry Hawthorne

Background Papers:

Culloden Muir Conservation Area Proposed Designation, Draft Character Appraisal and Management Plan, Final Public consultation report, November 2015 and the Culloden Conservation Area Press Advert

Culloden Muir Conservation Area: Character Appraisal and Management Plan

Sgìre Glèidhteachais Blàr Chùil Lodair: Measadh Caractair agus Plana Rianachd

November 2015



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Location



Culloden Muir is located c.1.5km to the south-east of the modern settlement of Culloden, and some 7km to the east of the heart of Inverness. The Conservation Area extends to c.980 hectares and consists predominantly of agricultural land, grazing and commercial forestry plantation. The site is c.160m above sea level on a rolling terrace largely formed from Old Red Sandstone.

What is a Conservation Area?

Conservation areas were first introduced by the Civic Amenities Act 1967. The Planning (Listed Buildings and Conservation Area) (Scotland) Act 1997 (the Act) provides the current legislative framework for the designation of conservation areas. In the Act a conservation area is defined as:

“an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”.

All planning authorities are required by the Act to determine which parts of their area merit conservation area status. Highland Council currently has 30 conservation areas varying in character from city and town centres, rural villages, former country estates and a single battlefield.

What Does Conservation Area Status Mean?

Conservation area designation is about the special architectural or historic interest of an entire area as a result of the collective significance of its history and the physical remains which represent that history. This can include landscape,

natural features, buildings, layout, plan-form and social and architectural history. In a Conservation Area it is both the buildings and the spaces between them that are of architectural or historic interest. Planning control is, therefore, directed at maintaining the integrity of the entire area and preserving and enhancing its special character. Conservation Area status does not mean that new development is unacceptable, but care must be taken to ensure that the new development will not adversely impact on the character or appearance of the area.

Under current legislation, Conservation Area designation automatically brings the following works under planning control (in addition to normal planning controls):

- Demolition of buildings;
- Removal of, or work to, trees;
- Development involving small house extensions, roof alterations, stone cleaning or painting of the exterior, provision of hard surfaces;
- Replacement of windows and doors;
- Alterations to boundaries within a metre of a highway; and
- Additional control over satellite dishes.

Where a development proposal would, in the opinion of the planning authority, affect the character or appearance of a Conservation Area, the application for planning permission will be advertised in the local press providing an opportunity for public comment. Views expressed, which present a material consideration, are taken into account by the local planning authority when determining an application.

In order to protect Conservation Areas, designation requires the Council to

formulate and publish proposals for their preservation and enhancement in the form of conservation area character appraisals and conservation area management plans. Best practice recommends that adopted management plans and character appraisal are reviewed periodically, ideally every five years, to ensure continued monitoring and effective management of the designated area.

Local residents, building and land owners also have a major role to play in protecting and enhancing the character and appearance of a Conservation Area by ensuring properties are regularly maintained, original features retained, boundaries maintained and any proposals for development are sensitive to the character and appearance of the conservation area.

Purpose of a Conservation Area Character Appraisal and Management Plan

Conservation Area designation recognises the architectural and historic importance of an area the character and or appearance of which it is desirable to preserve or enhance. Designation should be regarded as the first positive step towards preservation and enhancement and provides the opportunity for the careful management of change in the future to achieve this aim.

Planning authorities and the Scottish Government are required by law to have due regard to the desirability to preserve or enhance the character and/or appearance of a designated conservation area when considering proposals for development. There is a general presumption against development which will adversely affect

the character and appearance of a designated conservation area. As such it is necessary for planning authorities, residents and property owners to be aware of the key features that together create the area's special character and appearance to inform future management and decision making within the conservation area. Additionally, in line with best practice, the local planning authority should also publish clear guidance and policy to ensure that all future development proposals preserve and enhance the area's character and appearance and preserve the area's special historic interest.

The purpose of this document is to define the boundary and evaluate the character and appearance of the Culloden Muir conservation area, to identify its important characteristics and to ensure that there is a full understanding of what is worthy of preservation. The area's special features and changing needs will be assessed through a process that includes researching its historical development, carrying out a detailed historical analysis, considering the historic landscape and wider setting and preparing a detailed character assessment.

This document has provided an opportunity to reassess the current Conservation Area designation and has been developed based on a proposed re-designation to make certain that the conservation area accurately reflects what is of special architectural and/or historic interest and to ensure that the boundary is logically drawn. This is especially pertinent in this case as, since the current Culloden Battlefield was first designated in 1968, guidance on the designation and management of conservation areas has been refined and extensive research has significantly

advanced our understanding of the extent of the battlefield and how the action unfolded. Additionally, the battlefield has since been designated and is included on the non-statutory Inventory of Historic Battlefields. None of the foregoing and the associated information would have been in circulation at the time of the current Culloden Battlefield conservation area designation in 1968.

The document will also identify opportunities for preservation and enhancement alongside a Conservation Area Management Plan which clearly defines Highland Council's policies and guidance in relation to the future management, preservation and enhancement of the conservation area.

This revised designation and management plan for the conservation area is to be regarded as supplementary to the policies set out in the adopted Highland-wide Local Development Plan (2012), the Inner Moray Firth Local Plan (2015) and Highland Historic Environment Strategy (2012) and will have the status of a 'material consideration' in the assessment of development proposals within the conservation area.

It is recognised that the successful management of Conservation Areas can only be achieved with the support and input from stakeholders, including local residents, land and property owners. This document has been through full public consultation which enabled all stakeholders the opportunity to input to the future management of the conservation area.

Background to Conservation Area Designation at Culloden

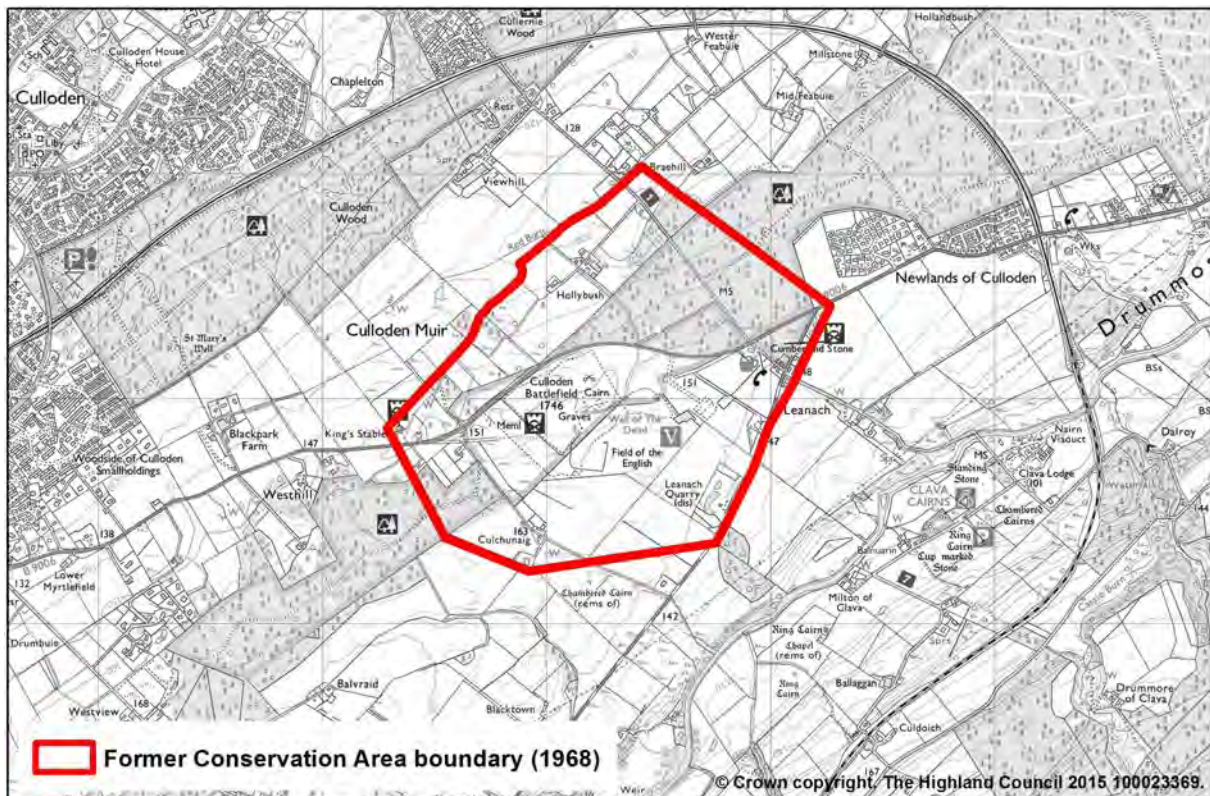
In 1968, Culloden Battlefield was designated as a Conservation Area with the intention of encompassing the area associated with the battle of 1746. The boundary was drawn based on the understanding of the battle at the time and no amendments have been made since. It included the 'core' area where it was believed the Jacobite and Government lines were positioned, and where the main hand-to-hand fighting took place.

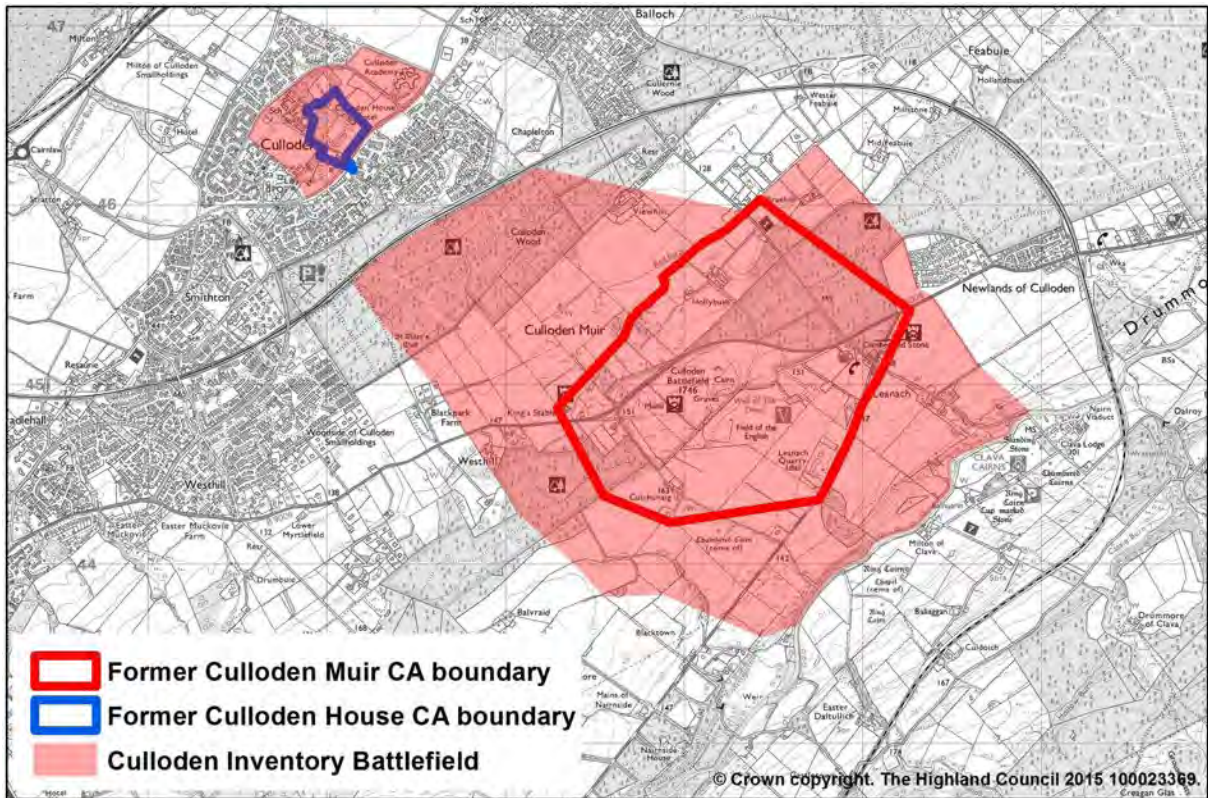
Other specific features included within the current conservation area and associated with the battle included the Field of the English, the clan graves, the Jacobite memorial, Leanach Cottage and enclosure and the Cumberland Stone. The extent of the boundary was largely defined as a consequence of visibility when standing at the core areas,

primarily in order to enable control over the battlefield's 'setting'.

Since 1968 and especially over the last decade or so, interest in the battle has continued and a significant amount of research, including metal detector surveys and archaeological investigations have been undertaken. This work has increased our knowledge and understanding of the battle and how it unfolded and increasingly demonstrated how the main events associated with the battle extended beyond the area currently designated as the Culloden Battlefield Conservation Area.

Of special relevance in this case was an announcement in 2009 by Scottish Ministers in the Scottish Historic Environment Policy that they would prepare an Inventory of Historic Battlefields. The Inventory is a list of nationally important battlefields prepared and published by Historic Scotland and functions as a non-statutory designation.





The first Inventory of Historic Battlefields, which included the Battle of Culloden, was published in 2011.

Culloden Battlefield benefits from being one of the most intensively studied, researched & understood battlefields in Scotland. The Battle of Culloden's entry in the Inventory reflects this knowledge and provides a synthesis of the most recent and up-to-date research available

at the time. The Inventory boundary of Culloden Battlefield is considered to encompass the main events that took place on 16 April 1746, and also where associated physical remains and archaeological evidence occur or may be expected to occur. It is notable that the Inventory boundary extends beyond that of the former Culloden Battlefield Conservation Area and it was this that prompted the reassessment.

Revising the 1968 Culloden Battlefield Designation

This document has been prepared based on a revised area designation. The historic conservation area designation (as identified in Part 1) was based purely on visibility from what was believed to be the core Battlefield site in 1968. Following meetings with key stakeholders, namely the National Trust for Scotland, Historic Scotland and specialist conflict archaeologists from Glasgow University's Centre for Battlefield Archaeology, Highland Council have reached the conclusion that, based on current evidence associated with the battle, this former designation is no longer appropriate.

The inclusion of Culloden in the Inventory of Historic Battlefields, as compiled by Historic Scotland in 2011, and the supporting research and inventory boundary resulted in the existing conservation area designation being inadequate to capture, preserve and enhance the special historic interest of the area.

The suitability of current designations for the preservation and enhancement of the historically important area was further investigated in a discussion paper produced by an independent visiting historic environment professional in 2013, in conjunction with the Council's Historic Environment Team. This led to further discussion with the stakeholder group and elected Members of the Council.

Planning Advice Note 71 (PAN 71): Conservation Area Management Part 1 provides detailed guidance on the designation and review of conservation areas.

In light of the research, discussions and the PAN it was agreed that the 1968 conservation area designation did not sufficiently take account of the known special interest of the area, the character and appearance of which it is desirable to preserve or enhance. On that basis Highland Council's Historic Environment Team have undertaken surveys of the area to determine the most appropriate boundaries for a revised conservation area designation. Given that the legislation requires that conservation areas should be areas of special architectural or historic interest it has been concluded that any designation for Culloden should include an area larger than that associated with the Battle of Culloden to fully take account of the special historic interest of the area.

The area of Culloden Muir has special historic and architectural interest which both pre- and post-date the Battle. The international importance of the battle is clear. However, it is not appropriate for the local planning authority to ignore the wider special interest of the area when considering the guidance for conservation area designation. Therefore, the 1968 Culloden Battlefield conservation area designation has been removed. Replaced with a conservation area designation based on the wider cultural landscape of Culloden Muir.

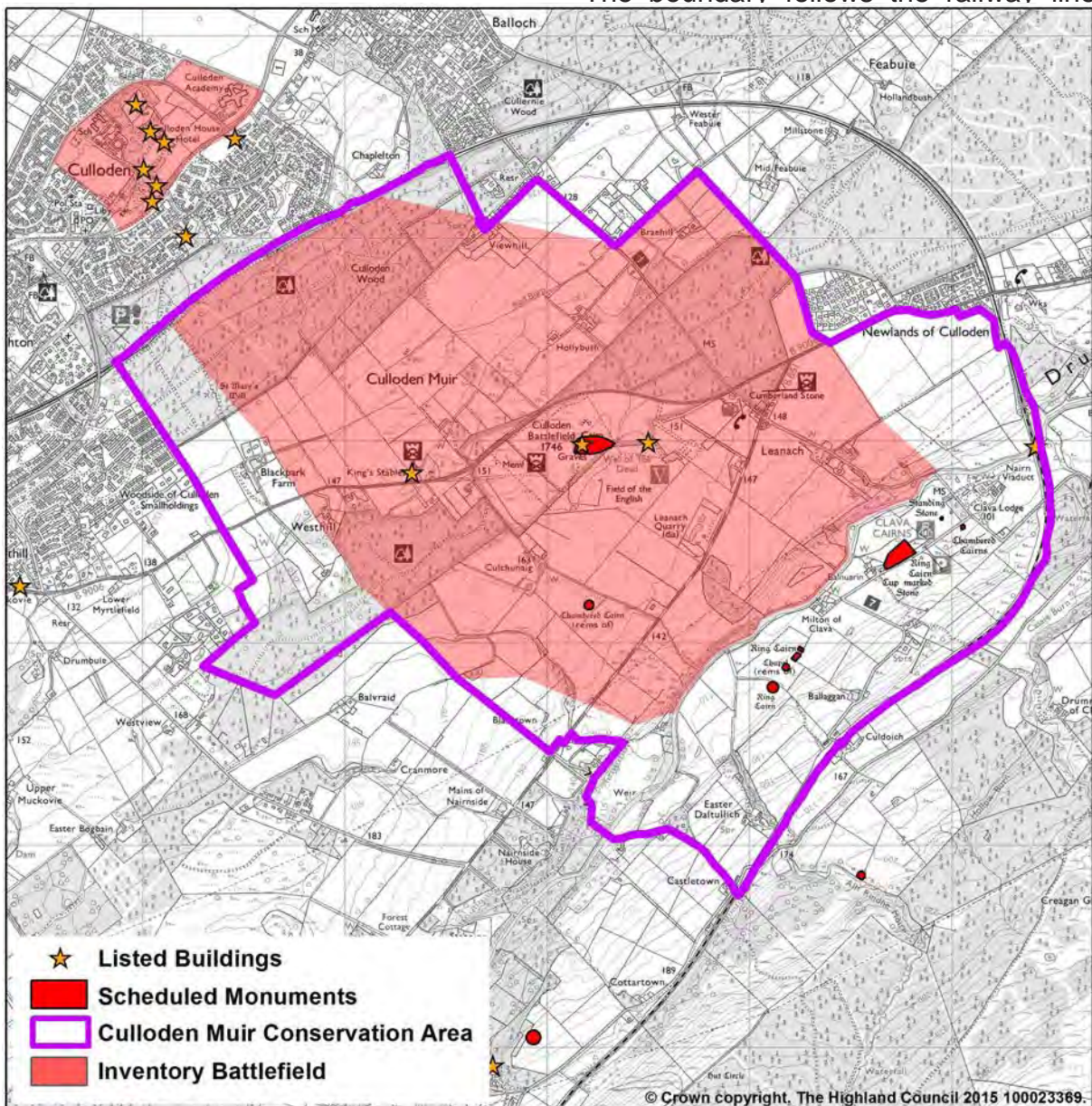
Defining the 2015 Culloden Muir Conservation Area Boundary

A definitive boundary which encompasses the area of special interest and the individual monuments which collectively form a vital part of the cultural landscape of the Culloden Muir conservation area has been reached and refined following public consultation.

The boundary extends south-east to incorporate Balnuaran of Clava. The special historic interest of this area is reflected by the well preserved Early

Bronze Age burial cairns, many of which are protected as Scheduled Monuments, as well as the site of what is believed to be a medieval chapel. The remains demonstrate that this landscape has been important in the social and cultural history and identity of the Highlands for more than 4000 years. This area to the south of the River Nairn and Culloden Battlefield is edged by the railway line sitting at the foot of the Nairn valley. This has been used to define the south-east boundary for the Culloden Muir Conservation area.

The boundary follows the railway line



to include the Category A Listed Nairn Viaduct. This structure brings the landscape forward in history to the 19th century, industrialisation and the connection of the Highlands to the rest of Scotland and the UK through the rail transport network. The red sandstone viaduct establishes the eastern edge of the conservation area boundary.

To the north-east the boundary follows the B9006 to the west excluding the modern settlement at Newlands of Culloden and the commercial forestry to the north, before stepping northwards to re-join the railway to the south of Balloch. Ongoing research indicates that the area around Viewhill Farm will have been significant at the time of the battle and that the Government lines may have extended into this area.

The northern boundary of the conservation area is defined by the railway line incorporating Culloden Wood, an area of ground which was open at the time of the battle and formed part of Culloden Park. At the end of Culloden Wood the conservation area boundary turns south-west towards Blackpark Farm. Recent evidence and research suggests that Blackpark was a significant site at the time of the battle and ongoing research indicates that the Jacobite lines may well have been positioned as far west as Blackpark.

South of the B9006, the western boundary takes in the area of woodland to the north of Balvraid before following the line of the Culloden Battlefield boundary as defined by the Inventory, and incorporating Blacktown. It then follows the winding minor road (excluding some areas of modern development) over the River Nairn to Castletown, where it re-joins the railway line. This minor road marks a natural end to the prehistoric occupation

and utilisation of the valley floor and also provides far-reaching views along the valley towards the viaduct. The southern boundary is marked by the railway line until it reconnects with the viaduct.

Background

Landscapes are well recognised as having historic and cultural significance. In 1992 the World Heritage Convention became the first international legal instrument to recognise and protect cultural landscapes. UNESCO state “They are illustrative of the evolution of human society and settlement over time, under the influence of the physical constraints and/or opportunities presented by their natural environment and of successive social, economic and cultural forces, both external and internal.”

Linking the application of our long standing knowledge, conservation philosophy, policies and practice in relation to buildings and archaeology to our historic landscapes continues to evolve but has been recognised as necessary by both Historic Scotland and English Heritage in the UK. Following extensive research and pilot work with various County Councils in the south, English Heritage published *Boundless Horizons: Historic Landscape Characterisation* in 2005. Historic Scotland implemented the Historic Landuse Assessment Project jointly with the Royal Commission on the Ancient and Historical Monuments of Scotland (RCAHMS) to enhance understanding of the historic dimension of landscape

and help shape our approaches to its management. In 2006 Historic Scotland and SNH jointly published guidance on Local Landscape Designations.

Cultural Significance of Culloden Muir

Culloden Muir today is defined by the remains of the prehistoric activity in the Nairn valley at Clava, the Battle of Culloden fought on the plateau of the Muir in 1746 and the development of the railways and larger farmsteads of the Victorian period. Culloden Muir is representative of the interactions between man and landscape over thousands of years. As a cultural landscape Culloden Muir reflects the socio-economic evolution of the Highlands and represents a period in Highland history which not only changed the social and economic structure of the Highlands but also shaped the British Empire and significantly impacted on world history. The special historic interest of Culloden Muir and its pivotal role in regional, national and international history is well documented.

The impressive Early Bronze Age burial cairns at Balnuaran of Clava form part of a much wider burial tradition and they have become the type-site for other burial cairns that exhibit a set of similar traits (typically a ring of upright standing



stones and an internal ring cairn or passage grave). Burial cairns built in this tradition are known collectively as “Clava cairns”.

The cairn’s significance, however, extends beyond their importance as a key regional form of funerary architecture and the outstanding preservation of the physical remains to include their relationship to one another, and their wider setting. Historic Scotland (2010) remark that “Inter-visibility of elements of the complex is key to understanding the monuments”. Neolithic and Bronze Age burial cairns were laid out along precise alignments and views along these alignments, which could potentially extend for a considerable distance, in this case along and into the Nairn Valley, are deemed to be especially sensitive.

The quashing of the Jacobite uprisings at the Battle of Culloden in 1746, the last battle fought on British soil, had significant implications for Scotland and Highland culture. The battle itself will be considered in more detail in Part 3, but the ramifications were acutely felt not just in Scotland, but around the world.

The Battle of Culloden is seen as a catalyst for local, regional and national change in Scottish social structure and governance. The battle and defeat of the Jacobite armies contributed to the

loss of the clan system and significantly impacted on national Gaelic culture, the latter of which is now experiencing a revival. The battle was also the catalyst for economic reform in Scotland which, in turn, led to the Highland clearances and the displacement of significant numbers of the Highland population.

During the clearances small areas of often poor quality and marginal land and coastal strips (known as crofts) were utilised to re-settle the displaced native Highlanders. As a result, many Highlanders left Scotland; for those who stayed to work and improve the croft there was no security of tenancy and the crofters were often “cleared” again once the land was improved. This led to further uprisings and disputes between the Crofters and the landowners until eventually in 1886 The Crofters Act emerged which went some way to protecting the rights of the Crofters and their families. The practice of crofting is still very much a part of the social culture and lifestyle of the Highlands and the layout of crofts continues to shape the landscape throughout the Highlands and Islands.

Those who left the Highlands travelled to the lowlands and also to the New World, most notably North America, New Zealand and Australia helping fuel the global expansion of the British



Empire. For example, Quebec, Nova Scotia, Montana¹, Florida, Illinois and California all contain a settlement named Inverness.

A written history of Inverness County, Nova Scotia, by J.L. MacDougal (1922) records that:

“the early immigrants within the County of Inverness were drawn, principally from three races, Scottish, French and Irish. Of these three races the Scots were easily first in point of numbers.

The Scots who came to our shores were emigrants from the Highlands and Islands of Scotland, some of them landing first at St Johns Island (now Prince Edwards) some more at Pictou, Nova Scotia, and working their way later on to the North Western side of Cape Breton Island. One contingent of these Highlanders containing two hundred and ten souls came to St Johns Island, in the ship

¹ Inverness in central Montana is recorded as having been named by “Scotty Watson, pioneer stockman, in memory of his native town in Scotland.” (Inverness, Montana Community Information website)

Alexander, on or about the first of July 1772. These were located on an estate bought the previous year by Captain John MacDonald, the Laird of Glendale and Glenfinnan.”

The emigration of Scots from the Highlands throughout the British Empire has resulted in an elevated international significance for the battlefield at Culloden. Many thousands of the descendants of the original settlers make the pilgrimage back to visit the site of the battle which, for many, was the starting point for their own individual family histories and to establish knowledge of the physical place which belonged to their ancestors. As such there is an undeniable international sense of ownership and cultural value associated with the battlefield and its associated landscape.

In 1898 the Nairn viaduct, a more localised development but no less important to the development of the Highlands, facilitated the extension of the railway into the north of Scotland and was pivotal to connecting the area with the rest of the country, enabling easier transportation and movement of communications, goods, people and ideas.





The architectural interest embodied in the physical remains of these periods of Highland history is well known, recorded and documented. As such the special architectural and historic interest of the physical remains of human activity on Culloden Muir is well established and forms the basis for statutory designation as a conservation area.

Managing Change for the Future

The desirability of the preservation and enhancement of Culloden Muir to protect the integrity of its established historic environment assets in their wider setting and to maintain the cultural landscape intact for future generations is acknowledged through the role of both Historic Environment Scotland in the care and management of Balnuaran of Clava and the National Trust for Scotland in their care and management of the Culloden Battlefield visitor centre. More recently landscape appraisal work by independent consultants, an increase in public pressure and interest indicate that there is a desire to preserve and

enhance the wider area of Culloden Muir. This desire to preserve and protect is supported by the national legislation and guidance relating to both the historic environment and to historic, natural landscapes. The planning authority has, after much research, consideration and consultation, developed this conservation area designation as the appropriate solution to allow the future management of change and ensure ongoing preservation and enhancement of this part of the Highland Council area.

The designation of the area as a conservation area under section 61 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 allows for careful management of change across the Culloden Muir Conservation Area through partnership working, the provisions of relevant planning policy and the publishing of proposals for future preservation and enhancement.

Culloden Muir has become globally renowned as 'Culloden Moor'. It is the site of a battle fought on the 16th of April 1746 between Jacobite forces loyal to the exiled Stuart dynasty, under the command of Charles Edward Stuart, and Government forces under the command of Prince William Augustus, Duke of Cumberland second son of the Hanoverian George II. The battle was in fact fought on Drumossie Muir and the recognised name of the battle as Culloden is derived directly from the proximity of Culloden House. However, the Culloden Muir Conservation Area is not intended to simply include the location of the battle. The conservation area also embraces the wider cultural landscape which includes nationally important prehistoric sites and features and 19th century historic buildings that influenced and impacted upon the more recent development of the Highlands. This range of sites and their importance will be outlined in this section.

The conservation area extends south-eastwards across the Nairn valley to include a line of Early Bronze Age cairns and standing stones (which may be remnants of stone circles or cairns) at Balnuaran of Clava and also includes their immediate valley floor setting. The thick walled circular cairns which lie within the strath form part of a group of around 50 similar monuments, known collectively



as Clava Cairns (named after those at Balnuaran of Clava) and are found only in the Inverness and Moray Firth area. Excavation of the cairns at Balnuaran in the 1990s has concluded that they were built around 4000 years ago. In general, the passages of the cairns are aligned to the midwinter solstice and many have carefully positioned cup marked stones built into them. Four of the Scheduled cairns at Balnuaran are in the care of Historic Scotland and are interpreted; they lie within mature broadleaf woodland accessed from an adjacent car park. A further three Scheduled cairns located to the southwest, are also in the care of Historic Scotland as are the Scheduled remains of what is believed to be a medieval chapel which could potentially have been erected on the site of a now lost cairn. These latter monuments are located in open ground and are accessed via a dedicated footpath. A standing stone and three further cairns survive in varying states of preservation





on the floor of the valley beyond the areas interpreted and managed by Historic Scotland.

The remains of two further Clava-type cairns are located to the west of the Nairn Valley on the south-eastern edge of the Culloden Muir plateau. One of these is a substantial Scheduled Monument, possibly originally surrounded by a stone circle, the cairn measures 28m in diameter and by virtue of its position on the plateau, within the Inventoried battlefield, provides a visual link between the prehistoric relict landscape of the Nairn Valley and the battlefield heritage of Culloden Muir. Although the majority of the upstanding Clava monuments lie on the floor of the Nairn Valley, archaeological evidence suggests that the relict landscape continued westwards across Culloden Muir and what subsequently became the battlefield.

Few associated settlement remains have been identified within the areas of the proposed extended Conservation Area. One possible roundhouse lies within the north-east of the area within Culloden Woods. As settlement remains survive in the wider area, it remains likely that this area was also settled in prehistory, but that no surviving remains have yet been identified. It is to be expected that buried prehistoric settlement, as well as further burial remains, could survive within the conservation area. It is worth noting that the Muir has always been peripheral to larger settlement areas and this factor may have facilitated or contributed to its use for burial and ceremonial purposes in the Neolithic and Bronze Age, as ritual landscapes from these periods were often distinctly set apart from settlement.

The area is likely to have remained sparsely populated up to the time of the battle in 1746 with small holdings and farms dotted throughout the landscape

alongside the remains of the earlier settlements. Culloden House and Culloden Park was established at the time of the battle and is well documented in the historic records. Culloden House sits to the north of the current National Trust site and is now divided by later 20th century housing development but at the time played an important role in the development of the battle, including providing temporary shelter for the retreating and defeated Jacobite soldiers. At the time of the Jacobite uprisings, Culloden Moor was used as rough grazing land interspersed with stone wall and turf enclosures to both north and south of the battle ground.

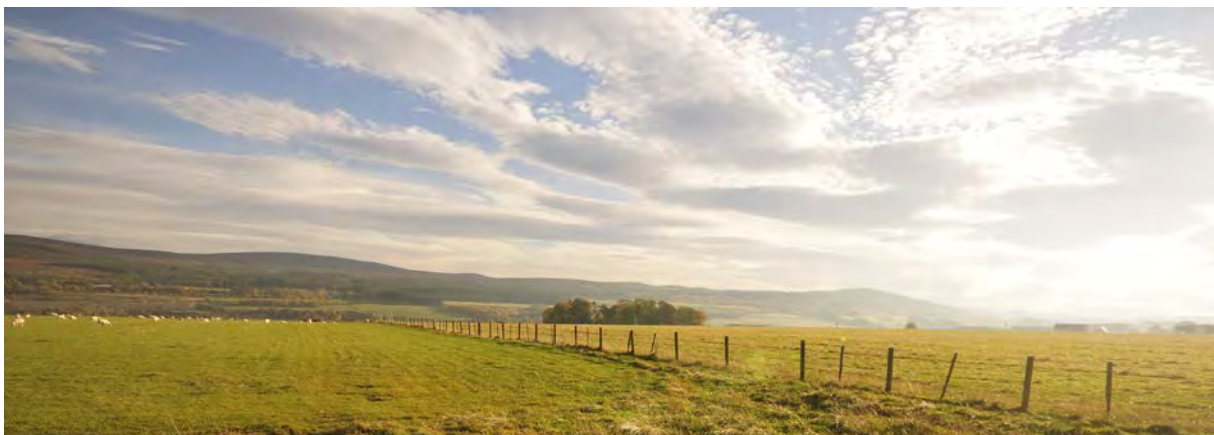
The Battle of Culloden was the last land battle fought on British soil and the last battle of the Jacobite uprisings which had spanned almost half a century from 1689 to 1746. A comprehensive history of the battle has already been documented in the Inventory of Historic Battlefields; a link to the Inventory entry is included in Part 8 and it will not be revisited in detail here.

The Jacobite defeat at Culloden effectively marked the end of the religious conflict which had divided Scotland for two centuries. The battle and its outcome had enormous ramifications. It is often seen as the trigger for the Highland Clearances, the

forced removal of defeated clansmen both overseas to the colonies of the New World and, less famously but equally critically, southwards to the rapidly industrialising towns and cities of central Scotland. Although Scottish regiments, including Highland ones, fought for the Hanoverians at Culloden and the development of Edinburgh as a mercantile centre predates the battle, Culloden is often seen as the catalyst which led Scots to serve overseas both within the army and independently as traders and subsequently resulted in the central role played in development of the British Empire. The open landscape resulting from the forced removal of communities from the Highlands and the allocation of the land initially for sheep and then, subsequently, for grouse, ultimately led to the romanticism of both the Highlands and its cultural identity by, ironically, the elite in the 19th century.

The physical remains of the battle are clearly marked on early maps of the area recording the clan graves by name (corresponding to memorial markers erected on site in the nineteenth century) along with Old Leanach and the Field of the English.

In 1925 much of the land was sold to Forestry Commission Scotland and a conifer plantation was established. However in the early 1970's land was



either nominally sold or gifted to the National Trust for Scotland and by 1981 the Trust owned 12.4 acres and was able to acquire a further 109 acres from the Forestry Commission, including the central part of what was to become the Inventoried area. There was a further land acquisition in 1989 when the Trust added another 39 acres to their land holding taking in the land area known as the "Field of the English". Over the last 40 years the National Trust for Scotland have invested in Culloden Battlefield and have completed a number of key projects to consolidate and protect the battlefield site. The Trusts work has included re-alignment of the road which formally ran through the centre of the battlefield, cutting through the Cemetery of the Clans, forestry clearance and re-establishment of moorland vegetation, demolition of intrusive buildings (facilitating the realignment of the road) and the undergrounding of services, development of a visitor centre (first built in 1970 and replaced by the current centre in 2008). Thanks to the ongoing efforts of the National Trust for Scotland the site of the Battle of Culloden can be experienced by current and future generations. The sense of landscape and space has been restored to reflect as closely as possible that at the time of the battle and some of the setting has been much improved. The importance and significance of the place as now defined, the physical remains and the place in terms of the wider landscape setting in cultural heritage terms is unquestionable.

The development of the railway in the late 19th century further shaped the landscape not least with the development of the impressive Nairn Viaduct to the south-east of the conservation area. The viaduct enabled more direct rail travel between Perth and Inverness by

creating a more direct route through Moy and Carrbridge rather than via Forres in Moray, the original route of the Highland Railway.

The 19th and 20th century has seen major expansion for the city of Inverness. As the city has expanded and its popularity as a place to live and work has increased development pressure in the outlying areas has also inevitably increased. This has resulted in significant housing developments and the establishment of larger new settlements. There is a large area of late 20th century housing to the north of the battlefield which, along with the forestry plantation, divides the landscape, seascape and Culloden House and park land from both the battlefield and conservation area.

Topography

The Culloden Muir conservation area incorporates the historic, cultural landscape from the upper slopes of the Nairn valley in the southeast across the valley to the plateau of the Muir in the north/northwest of the conservation area. From the upper slopes there are clear views out over the valley, across the battlefield and on to the firth and the Black Isle beyond.

The topography of the conservation area was key to how the landscape has been used over the millennia. The Nairn Valley cuts deeply north-east to south-west through the area providing relative shelter for the prehistoric cemetery at Clava on the valley floor. The steep valley sides prevent clear views up and onto the Muir. The valley has also influenced the development of later settlement, farmsteads and field systems.

From the steep northern slope of the valley the land levels out onto Culloden Muir beyond which the landscape begins to fall away again towards the Moray Firth. In contrast to the Nairn Valley and isolated setting of the prehistoric burial cairns, the Muir plateau offers expansive views towards Inverness and the Moray Firth with an open area upon which to assemble the armies; fundamental factors in determining the site of the 1746 battle.

Local topography ensures that later 20th century development towards the north-west of the conservation area has little adverse visual impact on the battlefield. However, this development has served to divide the battlefield from Culloden House which played an important role both in the formation of the Jacobite army, and its eventual rout. This change to the landscape character is irrevocable.



Gateways and Roadways

Approaching the conservation area from Inverness in the northwest on the B9006 there is a distinct change in landscape and a clear transition between the urban settlement pattern at Westhill and the more rural character of Culloden Muir on the approach to the National Trust for Scotland Battlefield visitor centre. Blackpark Farm has been the site of a number of archaeological finds most likely associated with the Battle of Culloden and it is currently believed that the Jacobite lines may in fact have been established in the land around Blackpark Farm. It is at this point that the real “sense of place” begins to become apparent with the changes in landscape character.

Following the B9006 eastwards through the conservation area the route passes the NTS visitor centre and further east is dissected by the unnamed road which



Culloden Muir Conservation Area

runs northwest to south east through the conservation area linking into Balloch in the north and Clava in the south. This road junction is the site of Cumberland’s Stone. Continuing this route eastwards brings glimpses and views of the magnificent Clava viaduct emerging in the landscape.

The eastern most gateway of the conservation area is reached at the point where the B9006 and the railway line cross, the red sandstone bridge which carries the road over the railway forms the gateway for the eastern boundary.

The unnamed road which runs north south through the conservation area from Balloch to Clava is again characterised by a clear change in landscape character from the suburban grain of Balloch and modern rural housing in Feabuie to more open rural agricultural landscape. As a result of forestry and tree cover in the landscape the route here is more enclosed and does not open out to the Culloden Muir plateau until after the junction with the B9006. Later development has begun to encroach upon the landscape at this gateway of the conservation area. This area requires careful management in future as the significance of this area in terms of the battle is now considered greater than previously thought as the Government lines were potentially as far east as the land at Viewhill Farm. Following this route south into the conservation area it passes through Leanach, a traditional small settlement at the crossroads, before leading down past Leanach Farm in the valley bottom crossing the River Nairn and on to Clava. The key gateway here again is the point at which the railway dissects the road with the gateway being defined by the southern end of the Nairn viaduct.

A number of minor roads enter the conservation area from the upper southern slopes of the Nairn valley to the south of the railway line, these entrances into the conservation area afford expansive views out across the cultural landscape of Culloden Muir. It is from this southern vantage point that the views allow the Scheduled Monuments in the valley at Clava to be viewed with the plateau of the Muir and the Battlefield landscape stretching to the north beyond.

Trees & Forestry

Tree cover and forestry has had an important role to play in shaping land use and settlement patterns across the conservation area and is an integral part of its character, appearance and special interest.

The woodland in the conservation area is principally commercial plantation, much of which is very well established. To the north of the site this serves to screen the late 20th century residential developments located between the conservation area and the Moray Firth. Whilst the plantations limit views that would have been present at the time of the battle, forestry may be considered preferable to that of modern housing developments. Future management of the commercial woodland should take account of the landscape assessment undertaken by AOC Archaeology Group (2014). This suggests that natural topography may mask some later development which may enable some forestry to be thinned or even clear felled to re-open views from the battlefield without exposing modern development. Careful consideration will need to be given to manage the plantations, including exploring options to re-open

historic views which positively contribute to the authenticity of the cultural landscape. Conversely, in areas where screening is considered to be beneficial to the setting of the conservation area, the woodland should be managed to ensure tree cover is maintained.

Building Density

The Culloden Muir conservation area is relatively sparsely populated with small farms interspersed throughout the landscape.

Small historic settlements such as Leanach and Clava add character to the conservation area with small clusters of traditional cottages, farmsteads and associated buildings supporting historic agricultural and land based uses locally. On the periphery of the conservation area there are a small number of much higher density later 20th century developments as well as more dispersed modern settlement; future development towards the conservation area will need to be carefully controlled to prevent any adverse impact on the character and appearance of the conservation area from urbanisation of the cultural landscape.

The visitor centre is located within the Culloden Muir plateau and although an award winning, well designed building it clearly divides the landscape and portrays perfectly the potential impact of new development in this sensitive cultural landscape. New development clearly has the potential to significantly impact on the landscape, setting, character and appearance of the conservation area. Individual dwellings dotted through the landscape are currently having a significant impact in their immediate vicinity, however the collective impact

of these developments remains minimal with the wider cultural landscape and character and appearance of the conservation area remaining largely intact. However, further single developments have the potential to change this and may be both adverse in their own right and tip the overall balance in terms of a collective adverse impact on the wider cultural landscape.

Sense of Place

Despite the later housing developments to the north, east and western peripheries of the conservation area, the open landscape and sense of space within the conservation area has remained largely intact. Due to topography and tree cover most of the large scale development is not visible from within the conservation area and has little visual impact in terms of spatial experience.

The Culloden Muir conservation area is largely characterised by its spatial relationship with the wider landscape. Views across to the Moray Firth to the Black Isle and Ben Wyvis in the

north and out to the mountains of the Cairngorms National Park in the south and east make a valuable contribution to the setting and experiential quality of the conservation area.

Today Culloden Battlefield is a memorial to the lives lost on both sides of the Battle of 1746 and the visitor site often attracts both local and overseas visitors on a pilgrimage to where their ancestors would have fought or been lost. This sense of a spiritual resting place within the conservation area is further compounded by the inclusion of the burial cairns at Balnuaran of Clava.

Although intangible, the sense of place is nevertheless an intrinsic part of the overall character of the Culloden Muir conservation area. The sense of place is derived from the experience of the collective elements of the conservation area including the spatial quality associated with the landscape, the emotional quality taken from the available interpretation, recorded history and the physical, in terms of the buildings, landmarks, trees, river, the distant Moray





Firth and the wider Highland landscape. The preservation of this collective sense of place is essential in preserving the character and appearance of Culloden Muir for future generations.

Views and Landmarks

Prior to the battle there would have been clear inter-visibility between the battlefield, the Moray Firth and the landscape surrounding Culloden House. Today this clear inter-visibility has been impacted and largely severed from the main Battlefield by later 20th century development and commercial forestry plantation. It is not likely that this inter-visibility would ever be re-established in the future with the 20th century housing developments creating a permanent physical barrier between the two related sites and the wider land and seascape beyond.

Views out across the Moray Firth to the Highlands beyond, including Ben Wyvis

and the Black Isle, have associated significance not only in landscape setting but in terms of clear views to the northern Highlands which were hardest hit by the clearances following the fall of the Clan system after the 1746. The Culloden Muir conservation area and in particular the Culloden Battlefield site should be a consideration in any major development proposals which may impact on the long views of this wider landscape and seascape.

Views from the south of the conservation area are out across agricultural land taking in the exceptional Nairn viaduct. The Nairn viaduct is the longest viaduct in Scotland, constructed of red dressed rubble stone with tooled ashlar dressings the structure spans some 549 metres. The viaduct was designed by Murdoch Paterson, engineer and was first opened in 1898 serving the Highland Railway on the Aviemore to Inverness-shire line. The structure is a striking landmark within the conservation area, creating



a clear stop in the landscape, although there are glimpses and views to the east framed by the vast arches.

When looking northwards from the south of the River Nairn on the upper valley slopes, the National Trust Visitor Centre is now a key landmark in the open plateau of Culloden Muir.

On the approach to the conservation area from Inverness and the west along the B9006 views open up into the conservation area across the plateau of the Muir and into the Battlefield visitor centre site with the category A listed Culloden Moor Memorial Cairn dominating the foreground.

Architectural & Archaeological Character

Architectural character is difficult to define within the conservation area as there are only a limited number of buildings. Nevertheless, these represent a diverse range of built form spanning a vast period and are representative of human activity and land use in the area over thousands of years.

The earliest surviving built features within the conservation area are the Early Bronze Age funerary monuments at Balnuaran of Clava, the architectural importance of which cannot be overstated.

These monumental prehistoric structures sit comfortably beside the Victorian Nairn Viaduct, which is prominently viewed when leaving the cairns. The conservation area also contains an emotive memorial cairn (Category A



Listed), erected in 1881 towards the centre of the battlefield. Elsewhere, more recent traditional buildings are spread throughout the area with early examples of farm buildings often simply constructed structures of local stone and roofed with thatch, such as the Category B Listed Old Leanach Cottage.



Later cottages and dwellings were built to one and a half or two storeys and natural slate was the most prevalent roofing material. The larger farmsteads include some larger houses and associated barns, byres, steadings & stables all again primarily constructed of stone with slate roofs. Modern farming techniques have required the construction of modern, steel, portal frame buildings, these are generally sited within or closely associated with the established, historic farm complexes.

The cottages at Leanach are rendered or harled and painted white. Historically, the traditional coating would have comprised a lime harl painted over with a lime wash and many may have been coloured from a light, muted natural palette; brilliant white is unlikely as the crisp, harsh colour would have been difficult to achieve with traditional methods of preparation. Chimneys are a key feature of traditional buildings and are obviously reflective of the need for the use of open fires for heating and for the preparation of food.

Windows and doors in traditional buildings would have been of timber construction, proportional to the size of the building, and styled according to the period and function of the individual building.



The later 20th century developments which have encroached into the landscape are often of a non traditional form. They are often incongruous in the landscape as they are built to a scale utilising materials that do not blend into the natural surroundings. Large “picture” windows, French doors etc are all desirable in new builds but all require a proportion of elevation that will result in a mass of building which is out of scale for the local area. Some of the later 20th century developments have already had an adverse impact on the cultural landscape of Culloden Muir and do not

contribute positively to the character and appearance of the conservation area. Careful planning and management will be necessary in the future to prevent further erosion of the area’s intrinsic value and character through poorly designed and located development.

Listed Buildings

Buildings that are ‘listed’ have been assessed by Historic Scotland as being of special architectural or historic interest and included on the statutory list. Any works to extend or alter a listed building which may affect its special interest require listed building consent. Owners of listed buildings should seek advice from the local planning authority before undertaking any works (see Part 8 for useful contact details). The protection of the setting of a listed building is also a material consideration in the determination of planning applications.



The Culloden Muir Conservation Area contains four listed buildings:

- **Nairn Viaduct** (Category A Listed)

<http://portal.historic-scotland.gov.uk/designation/LB1709>

<http://her.highland.gov.uk/SingleResult.aspx?uid=MHG3007>

Opened 1898. 29 span viaduct measuring 549m in length. It is the longest viaduct in Scotland.

- **Culloden Moor Memorial Cairn** (Category A Listed)

<http://portal.historic-scotland.gov.uk/designation/LB1699>

<http://her.highland.gov.uk/SingleResult.aspx?uid=MHG15730>

Built 1881. Large circular boulder memorial cairn erected by Duncan Forbes in 1881. The plaque (which was never completed), dated 1858 was intended for another cairn.

- **Old Leanach Cottage** (Category B Listed)

<http://portal.historic-scotland.gov.uk/designation/LB1712>

<http://her.highland.gov.uk/SingleResult.aspx?uid=MHG2985>

Mid 19th century single storey traditional 4-bay cottage. Drystone boulder construction with rounded angles, buttress at NW and turn walling in gableheads. Off-centre door in south elevation and small windows. Small gabled wing to SW. Piended heather thatched roof.

- **Kings Stables Cottage** (Category B Listed)

<http://portal.historic-scotland.gov.uk/designation/LB8042>

<http://her.highland.gov.uk/SingleResult.aspx?uid=MHG2997>

Mid 18th century and largely reconstructed. Single storey, 3-bay rubble cottage with turf gables at SW and NE. Centre projecting gabled wing with small centre window. Heather thatched roof with centre wooden ridge stack.



Scheduled Monuments

Archaeological monuments that are 'Scheduled' have been assessed by Historic Environment Scotland as being of at least national importance. Any works (including metal detecting) to a Scheduled Monument require Scheduled Monument Consent. This process is administered by Historic Environment Scotland on behalf of Scottish Ministers. The Culloden Muir Conservation Area contains 5 scheduled monuments which cover a number of prehistoric funerary monuments, a medieval chapel and the grave and memorial site on Culloden Battlefield:

- **Clava Cairns**, chambered cairns, ring cairn, stone circles & chapel

<http://portal.historic-scotland.gov.uk/designation/SM90074>

- **Mound** 420m WNW of Ballaggan

<http://portal.historic-scotland.gov.uk/designation/SM11900>

- **Ring cairn** 490m NW of Culdoich

<http://portal.historic-scotland.gov.uk/designation/SM3091>

- **Cairn and standing stone** 300m SE of Culchunaig

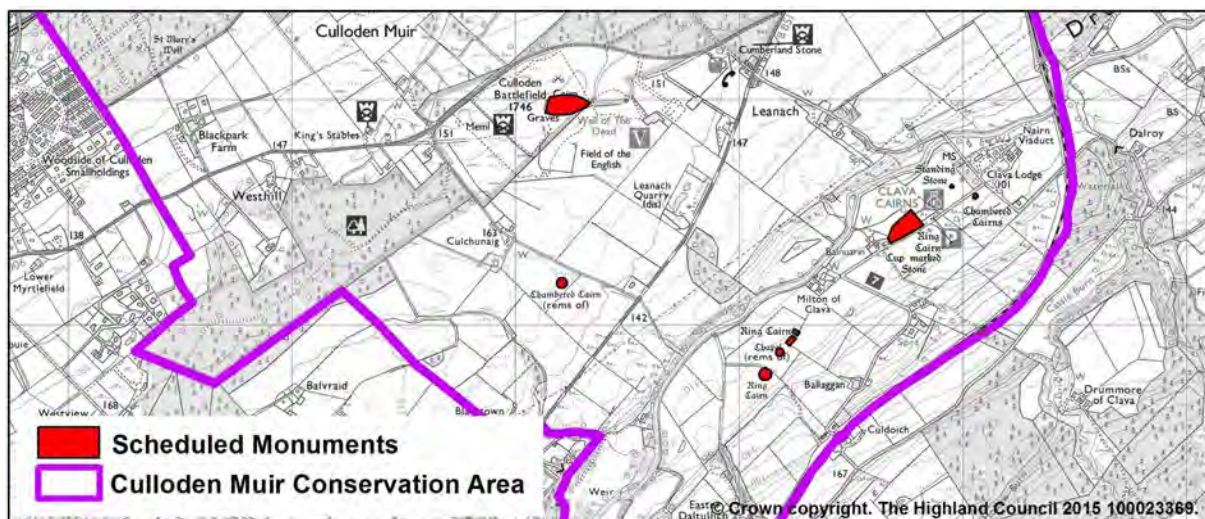
<http://portal.historic-scotland.gov.uk/designation/SM3070>

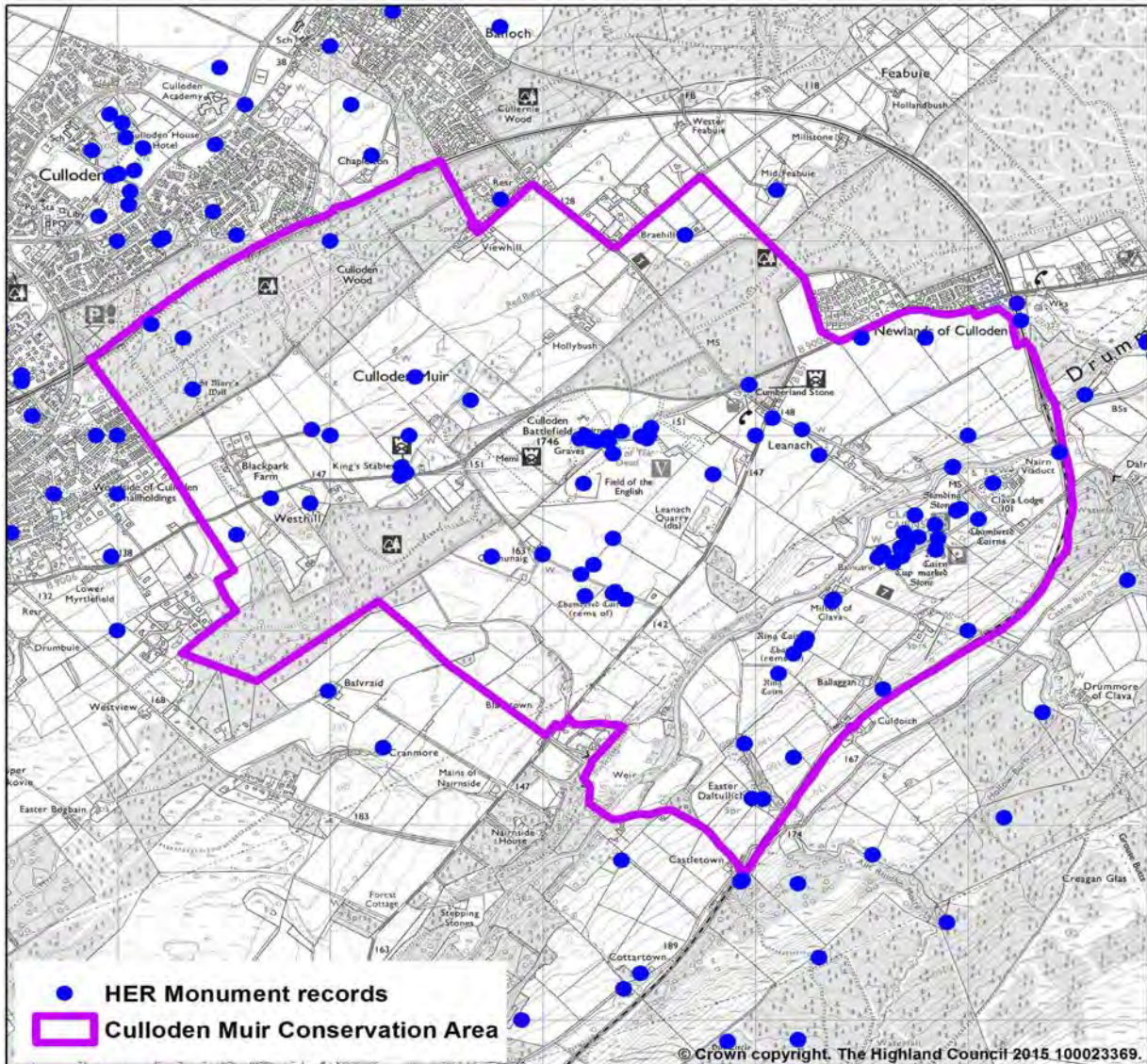
- **Culloden Battlefield**, Graves of the Clans, Cairn and Well of the Dead

<http://portal.historic-scotland.gov.uk/designation/SM967>

Undesignated Assets and Archaeological Potential

There are a wide variety and expanding number of undesignated archaeological sites and historic buildings within the conservation area. These include a range of prehistoric archaeological sites and features, with those located along the Nairn Valley potentially having direct associations with the funerary site at Clava. Others provide important evidence for prehistoric settlement in the area. Associated with Culloden Battlefield are contemporary enclosures and field boundaries (for example at Blackpark and Leanach), which served to dictate how the action unfolded. Furthermore, Prince Charlie's Stone and Cumberland's Stone are both notable features which are steeped in battle





folklore. Post-medieval buildings are also well represented throughout the area. These assets are recorded on the Highland Historic Environment Record (HER), with new information added as it becomes known.

Collectively these assets are an integral part of the special interest of the conservation area and their protection and preservation within an appropriate setting is an essential part of the management of the designated conservation area. Local policy set out in the Highland Wide Local Development Plan supports the preservation of locally and regionally significant archaeological and historic assets in an

appropriate setting wherever possible. Moreover, ongoing research will continue to advance our understanding and knowledge of the cultural landscape. For example, metal detector surveys undertaken both as part of research-led projects and by interested individuals are revealing a variety of finds from different periods in history that are serving to alter and refine our understanding of how events on the Muir unfolded. Overall, the archaeological potential of many areas of the conservation area is considered to be high. The opportunity to further research and knowledge of the conservation area must be at the forefront of all future management proposals.

Key Challenges

Development Pressure

Given its close proximity to Inverness and attractive rural landscape setting, Culloden Muir has become a desirable place to live. As such, there is significant development pressure within and around the conservation area. Development represents the most significant threat to the cultural landscape and the preservation and enhancement of the Conservation Area's character and appearance. Recent development has already had an adverse impact on the conservation area and has contributed to the erosion of its character; new housing at Leanach, for example, has started to erode the historic layout and plan form of the settlement. It is essential that future development proposals that affect the conservation area are carefully managed and controlled to prevent further adverse impacts.

New development also has the potential to adversely impact the setting of the wider cultural landscape. Setting and sense of place are key to the understanding, appreciation and enjoyment of many assets within the conservation area. For example, the intimate setting of the cairns at Clava; the views towards the category A Listed viaduct; the vistas and views experienced from within the battlefield and from specific key features associated with the battle; and the localised settings of the many undesignated features located around the conservation area. Furthermore, new development will be carefully managed to ensure that the characteristic open landscape quality of the conservation area is preserved or enhanced. Setting of all assets will be a material consideration in any future development proposals.

Tourism

Tourism and visitor numbers can create considerable pressure on the cultural landscape. The Culloden Muir conservation area contains two significant tourist attractions; Culloden Battlefield and the Clava Cairns. Visitors come in large numbers throughout the year and careful management of tourists in and around the area is critical to maintaining the intrinsic landscape qualities of the conservation area and ensuring that it retains its sense of place. It is essential that the economic potential of the conservation area and its specific qualities and attractions is fully realised, maximised and managed. The visitor experience must be protected and enhanced in parallel with the protection and enhancement of the area's heritage.

Forestry

Commercial forestry plantations located within the conservation area have both a negative and positive impact on the character and appearance of the conservation area; they screen both unsightly modern development and important views. A strategic approach to how the woodland is managed in the medium to long term is essential to ensuring that positive impacts on the character and appearance of the conservation area are maximised whilst negative impacts are kept to a minimum. See also Opportunities, below.

Opportunities

Further research

Archaeological investigation within the ownership of the National Trust for Scotland has been detailed and

extensive, although by no means exhaustive. Likewise, at Balnuaran of Clava, research-led projects have been instrumental in furthering our understanding of Early Bronze Age funerary practice. Elsewhere, archaeological investigation has shown that there is significant potential for further discoveries that may alter and add to our understanding of the history of the Muir; where opportunities arise to undertake focused archaeological work to professional standards these should be seized upon.

The topography, natural features and landscape of Culloden Muir are also an important asset. Further detailed assessment of the area's character and value would allow for the development of detailed policies to support and protect the area's natural assets which contribute to the character and appearance of the conservation area.

Forestry

Commercial forestry has both a positive and negative impact on the character, appearance and interpretation of the cultural landscape of the conservation area. The careful management of woodland – most especially commercial plantations – is essential to ensure the proper preservation of the area's character and value. Felling, thinning, woodland regeneration and new planting all require sensitive management. Over the next five years it is envisaged that detailed discussion with key stakeholders will result in a practical and achievable medium to long term forest plan for the commercial woodland in the conservation area. Overall, forestry has significant potential to make a valuable contribution to the future of the cultural landscape and is a key element in the

future enhancement of the conservation area.

National Trust for Scotland

The Culloden Battlefield visitor centre and the land holding of the National Trust for Scotland in the conservation area are key to its future enhancement and preservation. The Trust provides an opportunity for partnership working to implement improvement schemes, successfully manage large areas of landscape and link together initiatives by partnering with Forestry Commission Scotland, Highland Council and Historic Scotland. The Trust will inevitably have a significant role to play in the appropriate management of tourism to the area to prevent any adverse impacts arising from increased visitor numbers. Equally and conversely, through partnership working there are opportunities to broaden the tourism potential of the wider cultural landscape and conservation area to ensure greater appeal.

Interpretation

Opportunities for greater interpretation of Culloden Muir as a whole cultural landscape and as a number of individual sites of historic interest are obvious. At present there is little link between individual sites and monuments. The main battlefield site is extensively interpreted by National Trust for Scotland with the cairns at Clava being managed and interpreted by Historic Scotland separately and in isolation. Cumberland's stone has an interpretation board but the area around the stone is not well managed.

There is potential for a holistic and joined up approach to be taken to interpretation and signage to guide visitors around the key attractions of



the conservation area. There is a clear opportunity to develop a resource that would contribute to the understanding of the cultural landscape of Culloden Muir as well as cross-promoting other sites of interest in the area. Opportunities exist for wider community engagement with partnerships and links between land/monument owners/managers, Highland

Council and academic institutions to develop such a resource.

Training & Education

The area has great scope for the development of training and education. The work of the National Trust for Scotland and Forestry Commission Scotland provide a good foundation upon which to build. Future skills, training and education opportunities may include land management, forestry, traditional building skills, historical research opportunities and archaeological training and investigation. There may be scope for heritage-funded partnership projects within the area encouraging and actively seeking greater engagement with the cultural landscape of the Muir.



Careful management of change is crucial to maintaining the strong sense of place in the Culloden Muir conservation area and to ensure protection of its cultural heritage for future generations.

It is, therefore, essential that Highland Council establishes strong policies to guide future planning decisions both within the designated conservation area and the wider landscape setting. This is in order to preserve the existing character and appearance of the area and to carefully manage change to ensure that future development proposals are appropriate in this context.

Management Plan

Traditional Buildings & Landscape

Although limited in number, traditional buildings in the conservation area make a valuable contribution to its character and appearance. The area is further enhanced by traditional boundaries and landscape features. It is essential that traditional features within the conservation area are appropriately repaired and maintained to preserve the area's overall character and appearance. Where appropriate, maintenance and repair work will be carried out utilising traditional methods and skills both to ensure the area-wide preservation of character and to preserve the authenticity of individual assets within the landscape.

Development Management

Given the increasing pressure for development within the proposed conservation area, Highland Council will adopt the detailed policy guidelines set out below to manage future development within the Culloden Muir Conservation Area.

In considering development proposals within the designated conservation area Highland Council will have due regard to the Visual Setting Assessment produced by AOC Archaeology Group (2014). This report assesses the sensitivity of the setting of existing monuments and the likely impact of future development on their setting. There will be a presumption against developments which are likely to result in an adverse impact on individual historic environment assets, their settings or the wider cultural landscape of the Culloden Muir conservation area.

National Trust for Scotland

Highland Council will seek to work in partnership with the National Trust for Scotland for the protection, preservation and enhancement of Culloden Battlefield and the Culloden Muir Conservation Area, taking into account the wider setting of both. As landowners, the National Trust for Scotland will be formally notified by the applicant of any development proposal within their land ownership boundary. Outwith that ownership, but within the designated



Conservation Area, proposals will be advertised in the local press. The comments of the National Trust for Scotland will be taken into account in the assessment of all applications for development within Culloden Battlefield (as defined by the Inventory of Historic Battlefields) and all applications which may impact on the setting of the Battlefield. It is proposed that Highland Council will seek comments from the Trust on any pre-application proposals within or affecting the setting of the Battlefield (as defined by the Inventory of Historic Battlefields) and take into account any matters raised which are material to the planning consideration of the proposed development.

Trees & Forestry

Any works to trees or forestry within a designated conservation area require six weeks notice in writing to be provided to the local planning authority. In order to facilitate this process any landowners proposing to undertake works to trees in conservation areas within the Highland Council area are required to submit an application form not later

than six weeks before works are due to commence. Forms can be downloaded from the Council website:
http://www.highland.gov.uk/downloads/file/352/tree_work_application_form

Where areas of forestry have in place an approved forest plan there is no requirement for the statutory six weeks notice in writing to the local planning authority. Equally in developing this policy Highland Council recognise that the Scottish School of Forestry need to undertake ongoing Forestry operations in delivering the curriculum to their students. As such the School will submit a forest plan for approval annually (could be a five or ten year plan) which will allow the school to operate without the need for individual tree work applications.

Highland Council will seek to work in partnership with Forestry Commission Scotland to agree management of the Commission's woodland and other land holdings within the conservation area. This could include any felling and replacement planting. This approach will allow commercial forestry operations to continue but would ensure that



the impact of felling on the character and appearance of the conservation area will be subject to detailed consideration in advance of works. This joint management approach will allow appropriate mitigation to be considered and implemented at the earliest possible opportunity and prevent any adverse visual impact on the cultural landscape of the conservation area.

As above the Council will seek to work in partnership with the Scottish School of Forestry to ensure that the school's forestry operations within the conservation area boundary can continue without undue or unwarranted disturbance. The forestry school will also have the opportunity to be a key partner in developing wider management strategies for the conservation area and in particular where there is an appropriate fit with their current curriculum to have detailed input to future planting proposals.

Statutory Undertakers

Statutory undertakers have a role to play in the preservation and enhancement of the Culloden Muir conservation area. Ongoing management of the area will depend on all parties taking account of the status of the area.

Road signage should be kept to the minimum necessary and the land area around the railway should be well maintained with fencing and infrastructure carefully considered to prevent an adverse impact on the cultural landscape. Both community street lighting and the lighting associated with development sites have the potential to alter the rural, natural landscape of the Culloden Muir conservation area. As such future lighting proposals and lighting associated with any landscaping

at proposed development sites will need to be carefully considered and managed to ensure that light pollution does not have an adverse impact.

Environmental Improvement/ Interpretation

There is significant scope for environmental improvement and further interpretation within the conservation area. The road approaches into the area are currently fairly weak gateways and good management of verges and field boundaries, possibly coupled with subtle entrance point features and/or sensitively designed and positioned signage may assist in identifying the designated area and strengthening the sense of arrival.

There are a number of small land pockets in the conservation area which could also benefit from improvement/enhancement and better access including the area around Cumberland's Stone and the area to the foot of the Nairn Viaduct. There are a number of passing places along the road to the south of the Nairn Valley but no real designated viewing point; this may be a useful addition to facilitate greater interpretation and appreciation of the wider cultural landscape.

Pedestrian access and cycle routes could be improved along with better signage throughout to improve legibility and further support interpretation within the conservation area.



Culloden Muir Conservation Area

Further designation

As a result on ongoing research and discussion, consideration will be given as to whether Culloden Muir, and specifically Culloden Battlefield, meets the criteria set out by UNESCO for World Heritage designation. Whilst the battlefield would be the focus of this work, it may also incorporate sites outwith the conservation area that have clear and strong links and associations. The conservation area may, therefore, be included in part in any future World Heritage proposal. This initial phase of work would be a more detailed consideration and continuation of the research completed to date and will be followed up as part of the overall management of the conservation area. It is intended that this will be carried out to correspond with the review of the conservation area management plan in 2020.



Planning Policies for the Culloden Muir Conservation Area

Planning policies for the Culloden Muir conservation area should be read in conjunction with the Culloden Muir Visual Setting Assessment, October 2014.

1. There will be a presumption against all development within the designated Battlefield as defined by the Inventory unless the proposal accords with the relevant policies of the adopted Development Plan (or other such guidance as may be relevant) and would result in a development commensurate with the principle designation of the site as a Battlefield. This could include the following situations subject to any subsequent impact being considered appropriate in the context of the Battlefield designation;
 - the proposal is for appropriate development sited within an existing established group and does not increase the established group boundary
 - the proposal is for the repair, reuse and conversion of a redundant traditional building within the Battlefield and is of a design and finish sensitive to the architectural design, scale and finish of the original building
 - the proposal is for the replacement of an existing building which is beyond economic repair or is not of sufficient historic merit as to warrant repair and retention. The design, scale, mass and detailing of any replacement building should be appropriate to the site and its setting and should reflect

the traditional features and form of either the original building or surrounding buildings.

2. Proposals for new development within the designated conservation area must demonstrate that the development will either preserve or enhance the character and appearance of the conservation area.
3. All new development proposals must be supported by a fully detailed design statement clearly demonstrating how the development proposals will either preserve or enhance the character and appearance of the Culloden Muir Conservation Area. It is expected that design statements will take account of all existing buildings, known historic environment assets and the natural landscape and its key features, including trees. Guidance on preparing a design statement is contained in Planning Advice Note 68 (PAN 68).
4. All proposals for new development must be supported by detailed landscape visualisations which will clearly show the visual impact of the proposals in respect of any recorded or known historic environment assets within the conservation area. These visualisations shall be produced in accordance with an agreed standard.
5. Highland Council may require pre-determination archaeological investigation for any new development proposal that requires groundbreaking within the Conservation Area. The Council will notify applicants where archaeological work is required to support an application, and the scope of such works, on a case-by-case basis. Highland Council will resist development where

- there are significant archaeological implications.
6. Any proposal to remove trees within the conservation area must be supported by a visual impact assessment.
 7. Sensitivity to development both within and outwith the designated conservation area has been identified in the Proposed Culloden Muir Conservation Area: Visual Setting Assessment report by AOC Archaeology Group (2014). Development types identified as having a significant visual impact on historic environment assets and their setting will not be supported by Highland Council.
 8. There will be a presumption against any development within the conservation area which is likely to have adverse impact on the setting of important historic environment assets or the wider cultural landscape as identified in the designation.
 9. It is acknowledged that the forestry to the north of the Battlefield is commercial plantation and will at some point in the future reach maturity for felling. However this will need to be carefully managed to ensure that the landscape of the conservation area and the crucial setting of the Battlefield is maintained. The implication of tree removal will need to be a material consideration in any application for the clearance of these trees. A forestry management strategy should form an Appendix to this document to ensure that the commercial forestry can be felled without detrimentally impacting on the character and appearance of the designated conservation area.
 10. Where Highland Council is minded to support new development proposals within the conservation area the materials and external finishes must be of traditional and natural materials to ensure harmony with the surrounding natural landscape of the conservation area.
 11. Planning applications within the conservation area must be accompanied by:
 - details of external finishes
 - full details of boundary treatments
 - landscaping proposals
 12. In accordance with the accompanying Visual Setting Assessment, the wider setting of the conservation area may be impacted by development located outwith the designated conservation area boundary. The conservation area designation will be a material consideration for any development proposals outwith the designated area which have the potential to visually impact on the conservation area. This policy will be applied to larger EIA developments further afield as well as those larger-scale developments within the immediate landscape setting.

Part 8 Further Information

Pàirt 8 Tuilleadh Fiosrachaidh

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Historic Scotland. Places to visit, Clava Cairns
http://www.historic-scotland.gov.uk/propertyresults/propertydetail.htm?PropID=PL_067

Historic Environment Scotland. Inventory of Historic Battlefields: Battle of Culloden
<http://portal.historic-scotland.gov.uk/designation/BTL6>

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<http://portal.historic-scotland.gov.uk/designations>

Historic Environment Scotland. Scheduled monument Designations Search
<http://portal.historic-scotland.gov.uk/designations>

Scottish Executive Development Department. 2003. Planning Advice Note (PAN) 68: Design Statements
<http://www.gov.scot/Publications/2003/08/18013/25389>

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<http://www.gov.scot/Publications/2004/12/20450/49052>

Scottish Government. 2011. Planning Advice Note (PAN) 2-2011: Planning and Archaeology
<http://www.gov.scot/Publications/2011/08/04132003/0>

Contacts

Planning Enquiries
www.highland.gov.uk/contactusonline

Highland Council Historic Environment Team
archaeology@highland.gov.uk

Historic Environment Scotland
hs.heritagemanagement@scotland.gsi.gov.uk

**Culloden Muir Conservation Area Proposed Designation, Draft Character
Appraisal and Management Plan
Final Public consultation report**

November 2015

Background

Highland Council Historic Environment Team began a review of all of the Councils designated conservation areas in 2014. The review has started with those conservation areas which fall within the Inner Moray Firth Local Plan Area. As the local plan is also under review this approach allows for Council Planning and Historic Environment Policies and Practices to be reviewed, revised and brought forward cohesively.

The Culloden Battlefield Conservation area was first designated in 1968 and has never since been formerly reviewed. In the intervening years planning policies, historic environment best practice and policy and our overall knowledge and understanding of cultural landscapes have all advanced and evolved. In addition there has been a significant amount of research in relation to the battle of Culloden and other significant historical events which have shaped the local landscape and left a legacy of physical features which remain throughout that landscape today.

Taking into account all of these key factors and after much research and consultation the Historic Environment Team brought forward a draft proposal to change the conservation area boundary supported by a draft conservation area character appraisal and management plan. The draft proposals were considered by the City of Inverness Area Committee on the 5th March 2015 and were approved for public consultation.

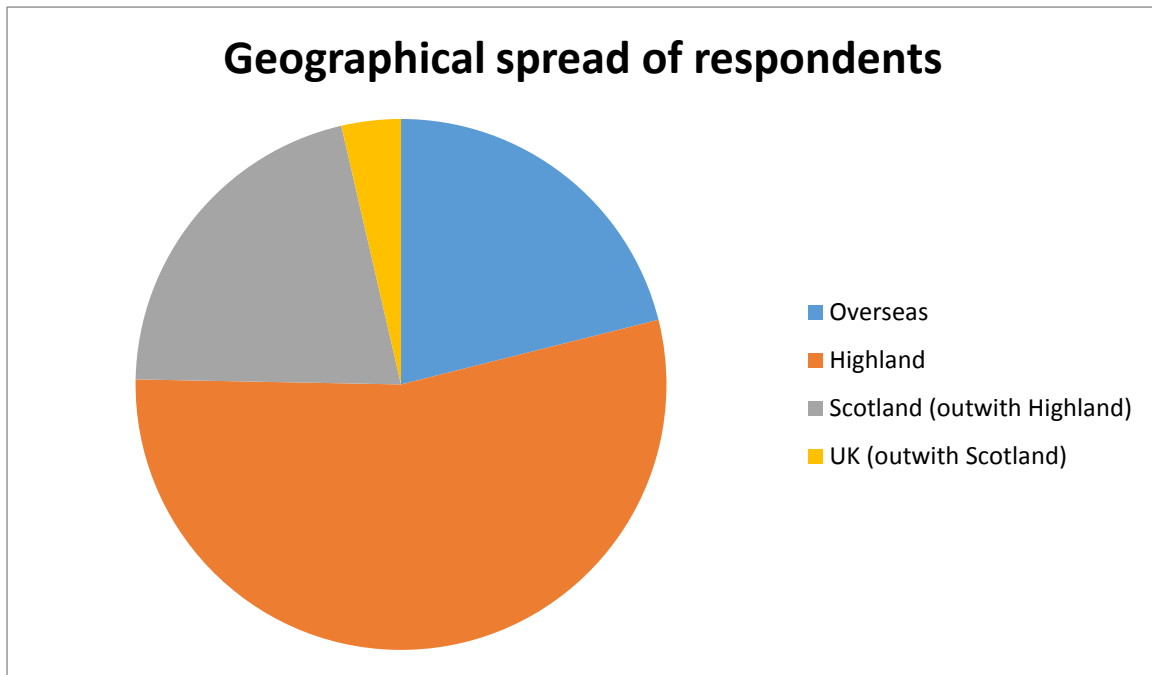
The consultation period ran from 23rd March for a minimum period of six weeks.

Purpose of this report

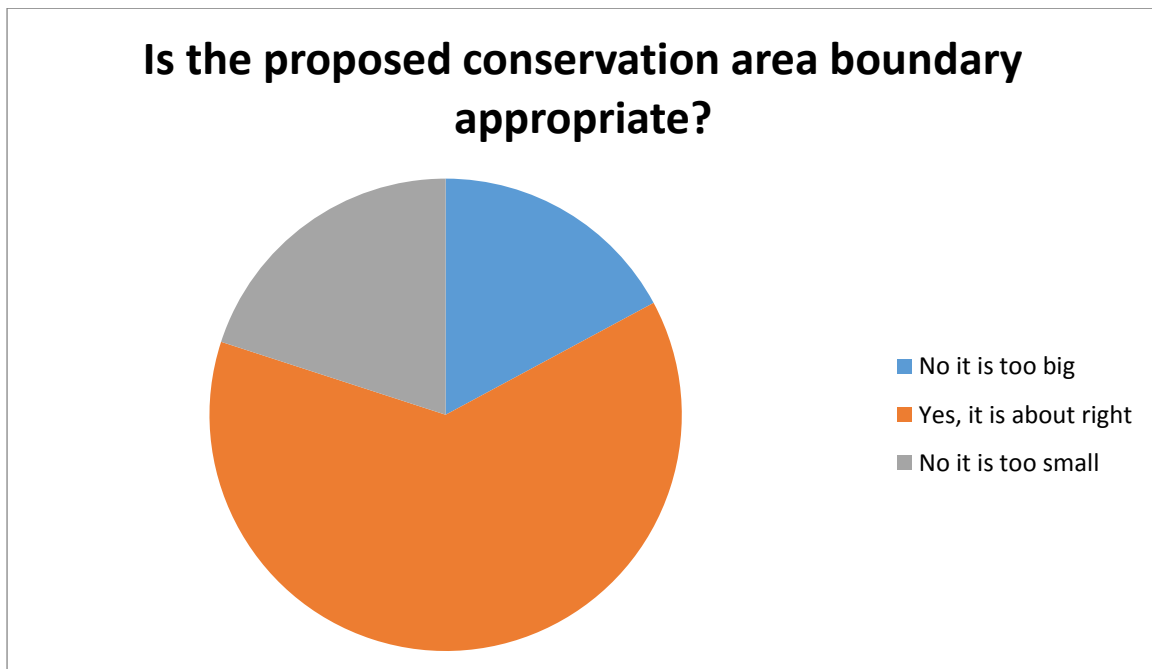
This report has been prepared as a follow up to the public consultation to formulate and review the collective responses and to inform the Councils next steps in the review of the Culloden battlefield Conservation Areas and the designation of a wider area as Culloden Muir Conservation Area.

Summary of consultation responses

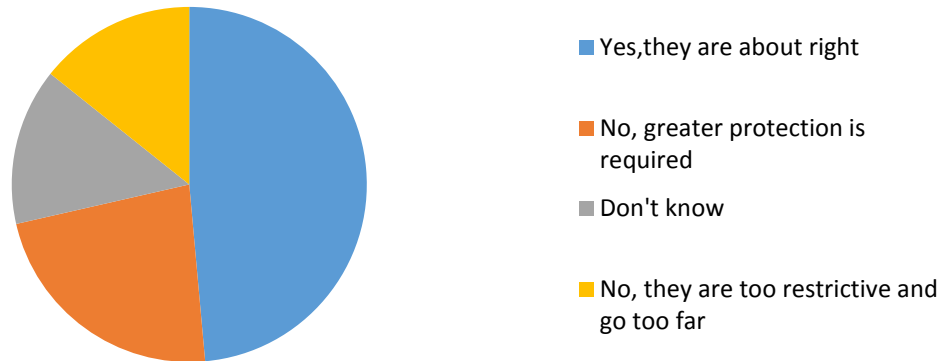
In total 35 consultation responses were received during the consultation period.



Of the consultations received 29 agreed that the existing conservation area did need to be revised while 6 thought that the existing designation should remain unaltered and review was unnecessary.



Do you think the policies in the proposed management plan are appropriate and sufficient for the future management of the conservation area?



A number of concerns were raised by local residents in relation to the proposed boundary of the new conservation area. Concerns primarily related to certain areas where new/late development have been encompassed by the boundary proposal. A number of concerns were also raised with regard to the more stringent planning policies proposed and particularly to the application of such policies on later developments which would fall within the new boundary.

Whilst some concerns have been raised regarding the restriction of development rights within the area other concerns have been raised that the development management policies are not restrictive enough.

Additional Issues

In addition to the responses received through the public consultation period officers of the Councils Historic Environment and Forestry Teams have met with Forestry Commission Scotland. It has been noted that part of the land within the Forestry School area is in fact owned by Inverness College UHI and not the Forestry Commission as first thought.

A fairly detailed response was received from the 1745 Association which provides mapping and information regarding the battle. This is relatively new information which requires further detailed investigation but covers areas largely within the newly proposed conservation area boundary. NTS were looking to carry out survey work associated with this with a particular emphasis on the possible enclosures at Blackpark Farm.

Actions following consultation

Meetings have taken place between the Scottish Forestry School, Highland Council Forestry Officer and the Conservation Officer. The boundary has been slightly revised to omit the forestry school buildings and the policy on Forestry slightly revised to better recognise the role of the Forestry School.

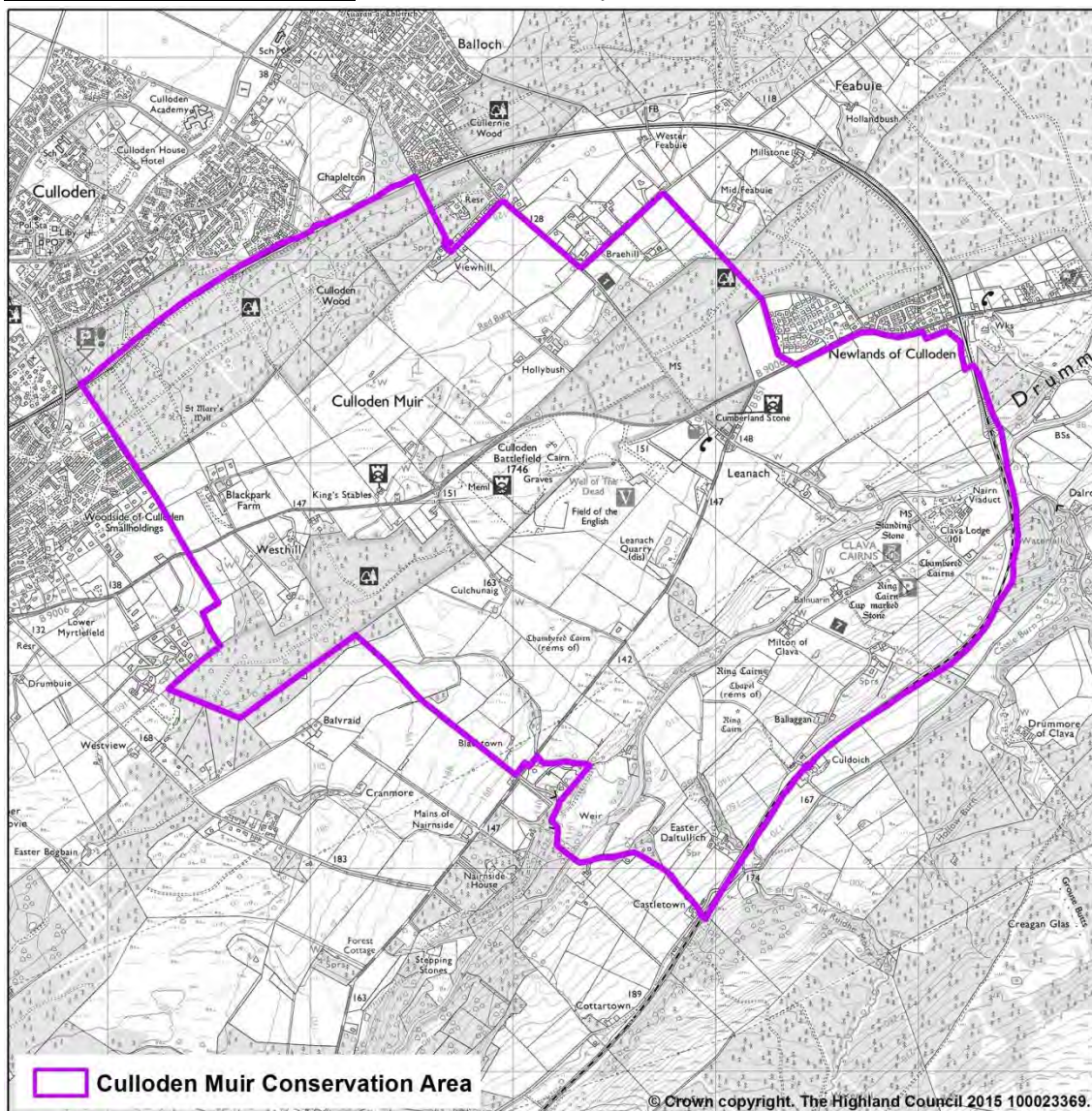
In light of comments received the content of the appraisal has been slightly revised to better explain the areas of historic interest and the archaeological interest of the wider conservation area.

In response to representations from local residents in terms of the appropriateness of the boundary in relation to later 20th century developments the proposed boundary has been revised to better reflect the areas of interest and where possible omit areas where later development has taken place.

Boundary amendments were made available at the Highland Archaeological Festival on the weekend of the 10/11th October, and were presented at a public talk at Culloden Library on Wednesday 14th October. A public exhibition was also on display with the conservation officer available at the National Trust Visitor Centre on the weekend of 18th/19th October.

The planning policies have been further considered but remain unchanged from the original document as they are deemed fit for purpose and appropriate for the area to be included in the final conservation area designation.

Final draft boundary proposal – to be considered by Committee on December 3rd 2015



Town and Country Planning

Town & Country Planning

Highland Council

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS (SCOTLAND) ACT 1997

DESIGNATION OF CONSERVATION AREA IN CULLODEN MUIR, INVERNESS

Notice is hereby given that Highland Council, as planning authority, in fulfilment of its obligations under Section 61(1) of the said Act, and having carried out extensive public consultation, has designated a conservation area in Culloden Muir, Inverness.

The designation took effect from 14th December 2015, the date on which the South Planning Applications Committee of The Highland Council agreed to make it. Culloden Muir Conservation Area will replace the former Culloden Battlefield Conservation Area and notice is hereby given that the Culloden battlefield Conservation has been de-designated with effect from 14th December 2015, the date on which South Planning Applications Committee agreed to de-designate it.

The purpose of the change in designations is to preserve the character and appearance of the area, which is deemed to be of special architectural or historic interest. The effect of the designations is to require the prior consent of the Council for the carrying out of certain types of development, including house extensions, satellite dishes, boundary enclosures such as walls and fences and alteration to windows and doors. Substantial or total demolition of unlisted buildings in the conservation area will also require conservation area consent.

The general boundaries of the areas affected by the designations are described below:

The boundary has been extended to the south-east to incorporate Balnuaran of Clava. The boundary follows the railway line to include the Category A Listed Nairn Viaduct.

To the north-east the boundary follows the B9006 to the west excluding the modern settlement at Newlands of Culloden and the commercial forestry to the north, before stepping northwards to re-join the railway to the south of Balloch.

The northern boundary of the conservation area is defined by the railway line incorporating Culloden Wood. At the end of Culloden Wood the conservation area boundary turns south-west towards Blackpark Farm.

South of the B9006, the western boundary takes in the area of woodland to the north of Balvraid before following the line of the Culloden Battlefield boundary as defined by the Inventory, and incorporating Blacktown. It then follows the winding minor road (excluding some areas of modern development) over the River Nairn to Castletown, where it re-joins the railway line. The southern boundary is then marked by the railway line until it reconnects with the viaduct.

A copy of the plans identifying the exact boundaries of the conservation areas and an accompanying street name index are available for public inspection, without payment of fee, between the hours of 9.00 am and 5.00 pm from Monday to Friday inclusive at the following locations during normal opening hours.

1. Highland Council Headquarters, Glenurquhart Road, Inverness, IV3 5NX;
2. 2nd Floor, Kintail House, Beechwood Business Park, Inverness, IV2 3BW
3. Culloden Library, Keppoch Road, Culloden, Inverness, Highland, IV2 7LL

The same information and the full conservation area character appraisal and management plan can also be accessed on Highland Councils website at www.highland.gov.uk/CullodenCA