

Copy. J. Wood.

MEMORANDUM

To: M MacARTHUR, AREA MANAGER, ROSS AND CROMARTY
From: DIRECTOR OF PLANNING & DEVELOPMENT
Date: 10 February, 1999
Our Ref: RC/37/P/RM/AA
Your Ref:
Please ask for: Mr Murchison - Tel: (01463) 702283

**HILTON OF CADBOLL CHAPEL SITE
PICTISH STONE REPLICA PROJECT
PROPOSED TRANSFER OF LAND TO PLANNING & DEVELOPMENT SERVICE**

The Area Committee considered three areas of surplus land at Balintore and Hilton in February 1997 for possible environmental action projects.

The land adjoining Hilton of Cadboll House, marked "C" on the attached plan is currently held on Housing Service account.


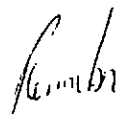
The Highland Council is lead agent for the Hilton of Cadboll Chapel Site Pictish Stone Replica Project and has recently commissioned the purchase, carving and erection of a replica stone at the chapel site, which is in Glenmorangie's ownership.

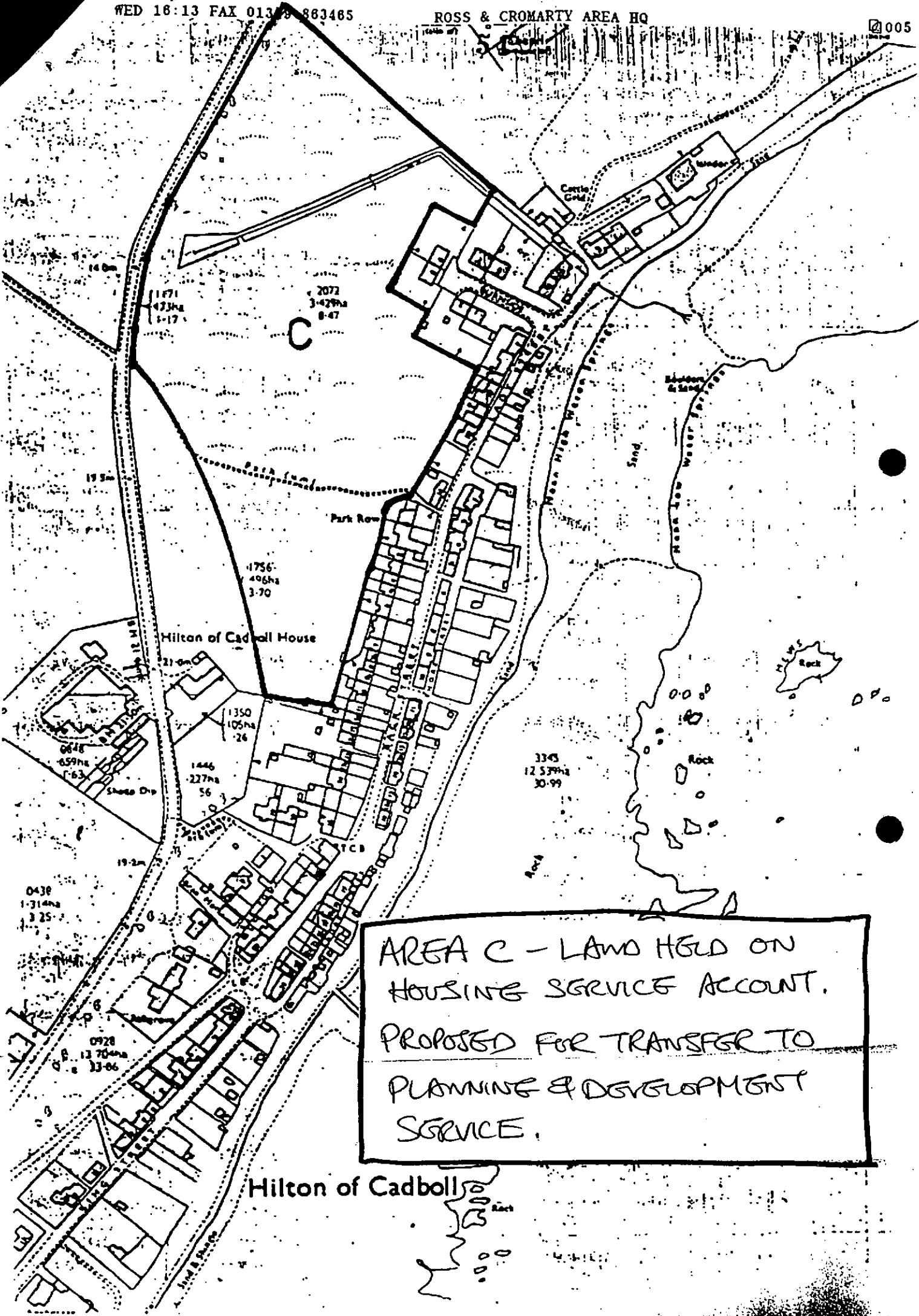
The Planning and Development Service has been tasked with progressing Phase II of the Pictish Stone Replica Project ie, the provision of roadside parking for visitors on the Balintore to Balmuchy road and the construction of a footpath across site C to provide improved visitor access to the monument site. The cost of this work is likely to be around £10,000. It would be intended to seek funding for this phase from RACE, LEADER II and the Area Discretionary budget.

Subsequent to carrying out the above works it would be intended to undertake a third phase of work at Site C, involving the local Hilton community in the development of wildlife ponds, which would involve tree planting, landscaping, fencing and the construction of a network of paths around the site.

In view of the extent of the project currently being proposed, it would therefore seem both desirable and practical for the whole of Site C to be transferred from the Housing to the Planning and Development Service account to facilitate both the proposed pedestrian access to the monument site as well as further possible phases of the overall development.

I would welcome your views on the above and any assistance that you can provide towards progressing this project expeditiously.



AREA C - LAND HELD ON HOUSING SERVICE ACCOUNT. PROPOSED FOR TRANSFER TO PLANNING & DEVELOPMENT SERVICE.

Hilton of Cadboll

HILTON PONDS PROJECT

It was identified by the community that they would like to see some ponds recreated at the back of Hilton village. This was incorporated into the Sea 2000 Seaboard Environment Action Plan. At the time it was identified that it was of low priority. Since then the project to place a replica of the Hilton of Cadboll Stone at the chapel site is well on the way. This requires access from the road above the site which is being looked at as the second phase. The best option for this is to provide parking bays on the road verge with a path down to the stone which should be suitable for wheelchair access. The path will be on the land already identified for the Hilton Ponds and is owned by the Highland Council. It is felt that if possible the Hilton Ponds project should undertaken soon after when funding becomes available.

I have listed a working schedule for the project and possible funders and contractors for the work.

Completion of ground survey by Planning & Development Services Technician to aid layout of footpaths and ponds. February 1999

Habitat survey to identify plant and animal life that should be preserved. Either SCP or SWT during spring 1999. Hopefully there should be no cost attached to this.

Costing the various sections not already priced for, during 1999

JCB onto site to scrape out ponds and landscape small hills October/November 1999 to be carried out by local contractor with JCB

Fencing for tree protection during winter 1999/2000 after the JCB work is finished to be carried out by local fencing contractor

Tree planting during spring 2000 Carried out by the community, SCP or SWT

Creation of footpaths after other heavy work has been carried out such as the JCB and fencing. Contractors suitable are SWT, SCP and The Footpaths Trust

Possible Sources of funding

Forestry Commission Woodlands Grants Scheme

Sea 2000

Scottish Natural Heritage

RACE

Leader II

Highland Council

BT Countryside for All

Martin Hind - Inner Moray Firth Coastal Ranger 18/12/98

FAS. J. Wood. ARCHWAY.

TRANSPORT SERVICES
MEMORANDUM

To: Director of Planning and Development
From: AREA TRANSPORT SERVICES MANAGER
ROSS & CROMARTY
Date: 8/1/99
Our Ref: R/1/RBR
Your Ref: RC/37/P/RM/KG
Please ask for: Edwin Stewart ext. 140

H.C. PLANNING AND DEVELOPMENT SERVICE		
12 JAN 1999		
PASS TO	INITIALS	DATE
CE	CR	12/1
Em		
FILE REF:		

HILTON OF CADBOLL CHAPEL SITE
IMPROVED VISITOR CAR PARKING

With reference to your memo of 17 Dec.

The estimated costs you require are as follows;

- (a) Verge parking with bitmac surfacing for 10 cars = £2500
- (b) " " " " 15 " = £3750

These costs do not include for dealing with any services on site, Traffic Control during any works or white lining.

I trust this meets with your approval.

ESS

John - Please convey above info to the meeting on 19th
Suggest bid for £3k for all inclusive road works. Note footpath works + fencing alterations will be extra + costs for this should be available from Martin Havel. RM

RECEIVED
24 JUL 1998
HILTON

MEMORANDUM

To: JOHN WOOD, SENIOR ARCHAEOLOGIST
From: DIRECTOR OF PLANNING & DEVELOPMENT
Date: 23 July, 1998
Our Ref: RC/37/P/RM/AA
Your Ref:
Please ask for: Mr Murchison - Extension 2283

**HILTON OF CADBOLL CHAPEL SITE
PROPOSED VEHICULAR ACCESS TO GUARDIANSHIP MONUMENT**

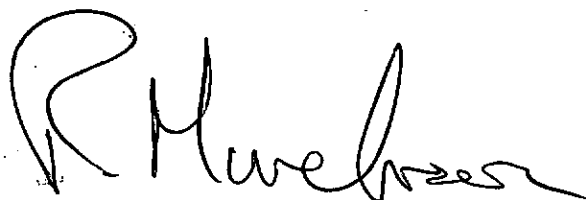
Further to a meeting that Roderick Murchison had with William Paterson, Contractor, Hilton on 22 July I would confirm that the likely cost of constructing a new access road to the site would be of the order of £15,000.

The length of the proposed single track access with passing spaces would be approximately 150 metres and a satisfactory line for such a route exists close to the bottom of the slope adjacent to the public road from Hilton to Portmahomack avoiding the main field drain which divides the Council owned land.

A reasonable sized car park of 12 spaces is envisaged with a turning space for buses and coaches. The track itself would be 3 metres wide, bottomed with a gravel surface and incorporate Roads and Transport Service's access requirements where it joins onto the public road.

Additionally, as the field is likely to remain in grazing tenure for the foreseeable future, it would either be necessary to fence off the whole length of the access track or alternatively to incorporate a cattle grid near the site entrance.

I hope to be able to have a more detailed costing from the contractor available for the meeting on 12 August.





Proposed Access Road & Car Park Hilton of Cadboll

Scale 1:1000 Planning & Development Service Oct. 1998

Approx. sight lines from proposed access:
180metres to North
116metres to South

21.8m

BM 22.66m

Proposed footpath link

Chapel (remains of)

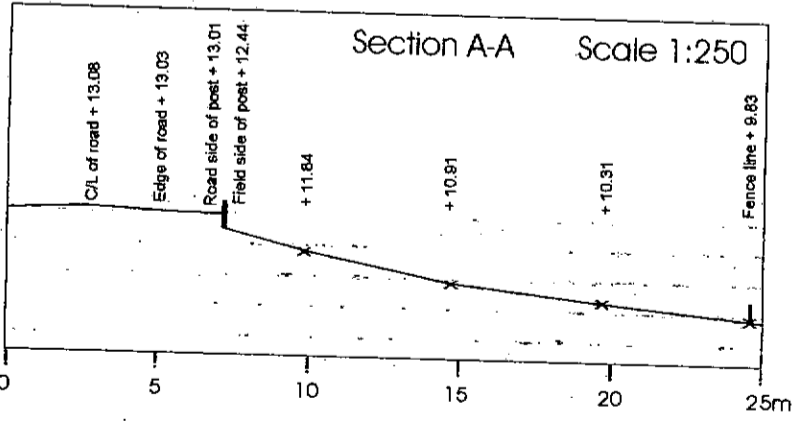
Proposed Car Park

Proposed Road Line
Top of slope
Foot of slope

Temp bench mark lowest point on centreline of road Estimated +13.00m

Parkside

Proposed Access Point
Issues
A



15.1m

BURNSIDE

LADY STREET

Slipway
Mean High Water Springs

Park Row

HILTON OF CADBOLL

Andrew Taylor
Morangie House
Cadboll
TAIN
Ross-shire

Please ask for: Mr Murchison
Direct dial: (01463) 702283
Our Ref: RC/37/P/RM/AA
Your Ref:
Date: 8 October, 1998

Dear Mr Taylor

**HILTON OF CADBOLL PICTISH STONE REPLICA PROJECT
PROPOSED ACCESS ROAD AND VISITORS CAR PARK**

I enclose a detailed survey plan which shows the proposed access road line to the Hilton of Cadboll chapel site which is the guardianship of Historic Scotland. The proposed access road and car park lies on land entirely within the ownership of Highland Council.

As part of the improved access proposals it would be intended to construct a footpath from the car park across land in Morangie ownership to the fenced enclosure of the chapel site and to re-erect the existing interpretive panel and information board on the part of the chapel site adjacent to the proposed footpath link.

It is intended to apply for planning consent for the above works shortly. In the meantime it would be helpful if you could confirm your general agreement to the proposals as outlined. It is likely that a condition of any planning consent is that an archaeological survey of the ground which will be affected by the proposal will have to be carried out prior to any development taking place at the site.

I look forward to hearing from you.

Yours sincerely



P.P. GEOFF ROBSON
Head of Environment

Enc

CC: Councillor J Paterson
Robert McIlwraith, Historic Scotland, Fort George, Ardersier, Inverness-shire, IV1 2TD
John Wood, Senior Archaeologist, Environment Section, Planning & Development Service

John Wood -

CADDSOU
STONE
PROJECT.

JIM PATTERSON HAS ASKED
THAT YOU ARRANGE A MEETING
AT HQ ON 9TH DEC TO PROGRESS
PROJECT. R. Eason, HS, RACE, Justin Calder
& Andrew Taylor. ^{Leader 2}

Roel Hendriks

HILTON OF CADBOLL - Phase ²/₃

Notes - resulting from site visit on 7.11.98.

The land to the rear of the north end of the village is in the Highland Council's ownership. It is understood to be held on the Housing account.

The area is grazed and parts have been fenced off. The boundary with the farm is not fenced.

Ditches have been dug in the area in the past, they have not been maintained.

If there is to be a "change of use" to provide greater recreational access to the area and access to the chapel site, then the property will require to be transferred from the Housing account, but matters like the title burdens and restrictions (and possibly income - grazing let?) need to be considered before any decision is taken.

To avoid additional traffic movement in the village to and congestion of the small car park at the end of Lady Street, parking will be required for the proposed provision of a replica cross slab.

I would recommend that parking is not provided in the Council's land. Parking will be less costly and more easily provided on the roadside above the area from where the views of the Chapel site, the village and the Moray Firth are excellent.

A footpath from the roadside car park to the cross slab site and the Chapel site should be constructed through the Council's land. Permission would be required to take the path beyond our ownership, both from Historic Scotland and the landowner. This path should be linked to the existing unmarked path through the Council's property from the road to the village (Right of Way?) and to the route from the kissing gate at Parkside to the Chapel site. This latter route should be built as a formal path. This will require permission of Historic Scotland and the owner.

The provision of a small network of ponds with refurbished drainage ditches is feasible. This would improve the quality of the grazing and improve the quality of the environment by reducing the water table. It would also make the area more useable as an Environmental Education resource for the Ranger Service and the community. Appropriate native tree and shrub planting around the ponds and possibly in other areas would be environmentally beneficial and add an additional visual element to the area.

The ponds should be linked by a short network of paths and boardwalks to the main paths to the car park, village and Chapel site.

Limited sign posting will be required. Consideration should be given to the provision of information at the car park and interpretation at the Chapel and the ponds.

Finally, consideration should be given to the re-building of the dry stone dykes around the area.

If any or all the foregoing is implemented, there will be an ongoing management and maintenance burden. A funding package would have to be found to the capital works and funding found for the management and maintenance. There would be a requirement to keep the paths safe and useable, the ponds and ditches safe and workable in terms of drainage to maintain the improved environment. Consideration should be given to a grazing regime, which should produce some funding to help with the management and maintenance.

Before any work is undertaken two surveys are required. A physical survey with accurate levels to decide on the best locations for the path and the ponds and an archaeological survey to ensure no archaeology is damaged or disturbed.

AWD/YM
17 November, 1998



The Highland Council
Comhairle na Gàidhealtachd
SERVING The Highland Community

Hilton of Cadboll



Scale 1:1000

Planning & Development Service Oct. 1998

21.8m

BM 22.66m

Proposed site of replica stone

Proposed footpath link

Chapel (remains of)

Verge Parking

Top of slope

Foot of slope

Parkside

Issues

15.1m

BURNSIDE

LADY STREET

Slipway
Mean High Water Springs

Path (um)

Park Row

HILTON OF CADBOLL

