

Laura Crawford

From:
Sent: 22 September 2026 08:00
To: Sharon Mckillop; Planning
Subject: Objection LA01/2023/1085/F
Attachments: Craigahuliar Visual.png; Visual Viewpoint.pdf; LA01_2023_1085_F_Visualisation_Methodology.pdf; Retaining wall.JPG

Good Morning Madam Chair

I have attached visualizations of how the proposal will appear in the landscape, its layout superimposed on a aerial image and the methodology used to produce these and also a aerial image of the retaining wall (Already constructed)

May I request that these images are available on the screen in the Chamber for members information ?

Regards
David Alexander



VISUALISATION METHODOLOGY

Planning Application LA01/2023/1085/F

Extension of existing holiday park including design amendments to part of the previously approved holiday park layout (C/2013/0097/F), demolition of the former Production Building, associated landscaping and temporary foul cesspool pending connection to the public foul sewer.

Viewpoint	Craigahulliar Road
Approx. coordinates	55.190234875216625 N, 6.62153677716695 W
Direction of view	South-east towards the application site
Photography	18 September 2026, approximately 11:00 BST
Capture system	Pro Max digital camera system - Canon
Camera position	Approximately normal adult eye/head height
Conditions	Clear daylight with good visibility

Status of visualisation. The visual material is an illustrative planning photomontage / visual mock-up. It is not presented as a survey-verified or geometrically verified photomontage and should be read alongside the submitted planning drawings and site layout.

1. Purpose of the Visualisation

The accompanying visualisation has been prepared to provide an illustrative representation of the potential visual effect of the development proposed under Planning Application LA01/2023/1085/F. Its purpose is to assist the determining authority and interested parties in understanding the potential scale, extent, distribution and visibility of the proposed holiday accommodation when viewed from the surrounding landscape, particularly from Craigahulliar Road.

2. Methodological Approach

The methodology is intended to provide a proportionate, transparent and reproducible account of how the baseline view and illustrative representation have been prepared. It is informed by the principles of the Landscape Institute's Technical Guidance Note 06/19, Visual Representation of Development Proposals, including the need for visual material to be appropriate to its purpose and for limitations to be clearly identified.

3. Viewpoint Selection

The viewpoint was selected from Craigahulliar Road at approximately 55.190234875216625 N, 6.62153677716695 W. The location provides a publicly accessible view towards the application site and represents the relationship between the holiday park, rising landform, intervening vegetation and surrounding agricultural landscape. The camera was directed south-east towards the site.

4. Baseline Photography

Baseline photography was undertaken on 18 September 2026 at approximately 11:00 BST during clear daylight conditions with good visibility. Photography was captured using a digital camera. The camera was positioned at approximately normal adult eye/head height and directed towards the application site, with the intention of representing the view ordinarily experienced by a person standing at the identified location.

5. Photographic Record and Metadata

The original digital photograph was retained as the baseline image. The photograph was taken from approximately normal standing eye level, with the camera held substantially level and directed towards the application site. The photograph records the existing receiving environment, including the foreground hedgerow and agricultural land, intervening vegetation, landform and existing holiday accommodation visible on the elevated site. These elements provide visual reference points for assessing the location, scale and relationship of the proposed additional development.

No attempt has been made to materially alter the baseline landscape conditions recorded by the photograph.



Figure 1. Existing baseline view from Craigahulliar Road, facing south-east towards the application site

6. Establishment of the Proposed Development

The position and general arrangement of the proposed holiday units should be established by reference to the submitted planning layout associated with LA01/2023/1085/F. The layout is used to understand the spatial distribution, orientation and relationship of proposed units to existing development, vegetation, landform and identifiable site features.

7. Viewpoint Location and Development Layout



Figure 2. Aerial/viewpoint plan supplied for the assessment. Red hatching identifies the proposed development layout; the marked position on Craigahulliar Road identifies the photographic viewpoint.

8. Preparation of the Illustrative Visual Mock-up

The proposed development is to be introduced into the baseline photograph as a digital photomontage / visual mock-up. The representation should correlate the submitted site layout with identifiable features in the baseline photograph and aerial imagery. Particular regard should be given to existing holiday units, vegetation, landform and site boundaries when establishing the apparent position, scale and orientation of proposed development within the view.

Perspective, relative scale and orientation should be adjusted consistently with the baseline photograph. Existing foreground and intervening vegetation should be retained where it would reasonably obscure the development. The purpose is not to create an architectural marketing image, but to communicate the potential additional built form and consequent change in the composition of the existing view.

9. Accuracy and Limitations

The visualisation is an illustrative planning photomontage and should not be interpreted as a survey-verified or geometrically verified photomontage. The photography was not undertaken from a surveyed camera station using a calibrated full-frame camera and fixed focal-length lens, and the proposed development has not been positioned using a survey-controlled three-dimensional model. It would therefore be inappropriate to describe the resulting image as a Type 4 survey/scale-verifiable visualisation under Landscape Institute TGN 06/19.

The visualisation is intended to assist understanding of the likely nature and spatial extent of visual change rather than to provide survey-grade dimensional verification. Planning drawings remain the definitive source for the dimensions, levels and location of the proposed development.

10. Assessment of Potential Visual Effects - Craigahulliar Road

Existing visual character. From the selected viewpoint, the application site is experienced within a predominantly rural landscape setting. The foreground comprises an established roadside hedgerow and open agricultural pasture, beyond which the land rises towards the site. Existing holiday units are readily visible as a relatively defined band of development on the elevated part of the site, with intervening vegetation providing varying degrees of screening and integration.

Nature of proposed change. The proposed extension would introduce additional holiday accommodation beyond the presently developed portion of the site. The submitted layout indicates a series of additional units distributed over the application area, increasing the geographical extent and density of built development within this part of the hillside. The relevant visual change is therefore not only the appearance of individual units, but the cumulative extension of repetitive built forms across a greater proportion of the site.

Potential visual effects to be considered. The existing/proposed comparison should enable consideration of the extent to which the development would extend the apparent footprint of holiday-park development across or down the hillside; increase the number and repetition of recognisable accommodation units; alter the present degree of visual separation between existing development and the surrounding landscape; introduce built form into areas presently perceived principally as vegetation or open ground; and cumulatively change the prominence of the holiday park when experienced from Craigahulliar Road and the adjoining rural landscape.

References

Landscape Institute, Technical Guidance Note 06/19, Visual Representation of Development Proposals. This methodology uses the guidance as a professional reference for transparent visual representation; it does not claim that the illustration satisfies the requirements of a survey/scale-verifiable Type 4 visualisation.



