



SUPPLEMENTARY GUIDANCE: HOUSING DEVELOPMENT IN THE COUNTRYSIDE AND GREEN BELT

Report by Director of Education, Communities and Economy

1 PURPOSE OF REPORT

- 1.1 The purpose of this report is to seek agreement to the adoption of the Housing Development in the Countryside and Green Belt Supplementary Guidance.

2 BACKGROUND

- 2.1 At its meeting of 7 November 2017 the Council adopted the Midlothian Local Development Plan 2017 (MLDP). The MLDP included a commitment to prepare Supplementary Guidance and Planning Guidance on a number of topic areas (Section 7.2, pages 81 and 82 of the MLDP). Additional guidance is required to provide further detail and interpretation of the policies and strategy set out in its development plan. One of the topic areas which needs further detail is with regard Housing Development in the Countryside and Green Belt.
- 2.2 At its meeting of 9 October 2018 the Committee approved the draft Housing Development in the Countryside and Green Belt Supplementary Guidance for consultation and agreed to consider a further report on the Guidance following the proposed consultation.
- 2.3 The consultation period ran for eight weeks from 22 November 2018 to 18 January 2019.
- 2.4 The draft Housing Development in the Countryside and Green Belt Supplementary Guidance was published on the Council's website and available for inspection at Fairfield House and in all Midlothian Council libraries. All Midlothian Community Councils, those who had commented on the relevant sections of the Proposed Midlothian Local Development Plan (and who had expressed a continuing wish to be involved in Midlothian planning matters) and other known parties considered to have an interest in the document including Government agencies were consulted.

3 REPRESENTATIONS

- 3.1 As part of the consultation process responses from eight parties were received. Responses were received from a range of consultees including Community Councils, landowners, developers, Government agencies and members of the public.
- 3.2 A summary of the consultation responses received with the proposed officer response and a track change copy of the draft Housing Development in the Countryside and Green Belt Supplementary Guidance document showing proposed deletions and additions to the document arising from the consultation is attached to this report. New/edited text within the guidance document is shown in red.

4 STRATEGIC ENVIRONMENTAL ASSESSMENT

- 4.1 All Scottish public bodies and a few private companies operating in a 'public character' (e.g. utility companies) within Scotland are required to assess, consult and monitor the likely impacts of their plans, programmes and strategies on the environment. This process is known as Strategic Environmental Assessment (SEA).
- 4.2 As required by the Environmental Assessment (Scotland) Act 2005, screening for likely significant environmental effects from the draft supplementary guidance has been undertaken with the Consultation Authorities - SEPA, Scottish Natural Heritage and Historic Environment Scotland. The Consultation Authorities agree with the Council's opinion that no such effects are likely.
- 4.3 The Council is now in a position to make a formal determination that no such effects are likely, thereby exempting the supplementary guidance from any requirement for Strategic Environmental Assessment ('SEA'). The supplementary guidance cannot be considered adopted until such a determination has taken place. The determination requires to be advertised in a local paper within 14 days and copied to the consultation authorities.
- 4.4 The guidance has also been screened for a Habitats Regulations Appraisal (HRA) and because of the protection of sites within the MLDP a HRA is considered not to be required.

5 HOUSING DEVELOPMENT IN THE COUNTRYSIDE AND GREEN BELT SUPPLEMENTARY GUIDANCE

- 5.1 The Midlothian Local Development Plan (2017) has a commitment to prepare supplementary guidance on Housing Development in the Countryside and Green Belt. Not adopting this supplementary guidance would lead to an insufficient policy framework when considering new applications for housing in the countryside and green belt.

5.2 The supplementary guidance includes:

- details of what constitutes a housing group under policy RD1;
- guidance on identifying the most appropriate location for new dwellings at existing housing groups;
- guidance on when non-residential buildings can be redeveloped and the appropriate scale and design for replacement development; and
- details on what constitutes an acceptable steading conversion.

5.3 Section 22 of the Planning etc. (Scotland) Act 2006 requires the Council to send Scottish Ministers a copy of the Housing Development in the Countryside and Green Belt Supplementary Guidance intended for adoption, together with a statement setting out the publicity measures undertaken for the consultation, the comments received and how comments submitted were taken into account. Unless Scottish Ministers have directed otherwise, after at least 28 days have elapsed the Council may adopt the Supplementary Guidance,

6 RECOMMENDATION

6.1 The Committee is recommended to:

- a) adopt the Housing Development in the Countryside and Green Belt Supplementary Guidance (as amended following the consultation process);
- b) agree that the Housing Development in the Countryside and Green Belt Supplementary Guidance will not have a significant environmental impact triggering the need for a formal Strategic Environmental Assessment;
- c) instruct the Planning Manager to undertake the required notification/advertisement advising that the Housing Development in the Countryside and Green Belt Supplementary Guidance will not have a significant environmental impact triggering the need for a formal Strategic Environmental Assessment;
- d) instruct the Planning Manager to notify the Scottish Ministers of the Council's intention to adopt the Housing Development in the Countryside and Green Belt Supplementary Guidance; and
- e) be advised of the outcome of the notification to the Scottish Ministers.

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Background Papers: MLDP 2017 adopted 7 November 2017.

Housing in the Countryside Supplementary Guidance – Summary of consultation responses

Name/Contact	Organisation	Question	Comment	Council amendment
Sections 1 & 2: Introduction and Development in Rural Areas				
	Roslin & Bilston Community Council	Development in Rural Areas, Paragraph 2.1	“While this principle...” suggests a weakening of the principle when the need to protect the countryside is greater than ever. Seeks amendment referencing NFP and SPP.	Consider that this paragraph reflects Scottish Government policy of encouraging rural development that supports prosperous and sustainable communities while protecting and enhancing environmental quality, particularly the Policy Principles listed in the SPP (paragraph 75).
	Roslin & Bilston Community Council	Development in Rural Areas, Paragraph 2.3	Second sentence should begin, “They seek, ...”. Policies reproduced in appendix A should be referenced here rather than later in the guidance. Suggests additional sentence at end stating “ <i>If this is not done, the supplementary guidance will open up loopholes in policy RD1.</i> ”	Agree that reference should be made to Appendix A earlier in the document. The Council do not see the merit in the suggested sentence.
Debbie MacKay (Savills)	Crown Estate	Introduction	Seeks more positive wording and tone to guidance and considers text in para 1.2 provides a very limited and restrictive view on how rural areas contribute to Midlothian’s aspirations. Points to Scottish Government’s ‘Rural Economy Narrative’ document as a more positive example. Questions whether the guidance reflects the Scottish Government’s approach. Considers that there is a case for a more dynamic vision for rural areas that allows greater flexibility in development opportunities.	Considers that the text reflects the Policy Principles listed in the SPP (paragraph 75).
Sections 3 & 4: Countryside and Green Belt in Midlothian and General Development Requirements				
	Roslin & Bilston Community Council	Countryside and Green Belt in Midlothian	Section contains random and unnecessary information that could be condensed into one paragraph. Important to point out that ‘as much of this prime agricultural land has been set aside for	Consider that the proposed change is unnecessary given the prime agricultural land is protected under policy ENV4 of the MLDP.

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Name/Contact	Organisation	Question	Comment	Council amendment
			large scale housing developments, it is of particular importance that extreme restraint and stringent standards be applied to any building on the remaining undeveloped land.	
	Roslin & Bilston Community Council	General Development Requirements, Paragraph 4.1	Sets out requirements of RD1 but is not identical to them, which may cause confusion. Questions why the use of a private water supply is no longer acceptable and if there remains a commitment to protecting the water environment.	Additional sentence added to paragraph 4.1 to clarify. The Council discourages the provision of additional sources of private water supply as they are vulnerable to contamination that may cause infections of other ill effects. In addition, an increase in provision results in an increase burden upon the Council to monitor such water supplies to ensure that they are safe.
	Roslin & Bilston Community Council	General Development Requirements, Paragraph 4.3	Reference to compliance with policy not clear as to whether referring to previous section of SG or policy RD1. Reference to 'ENV2' is incorrect.	Additional text has been added to paragraph 4.2 to make clear that the public transport requirement is an element of policy RD1. Incorrect policy reference has been amended.
Debbie MacKay (Savills)	Crown Estate	General Development Requirements	Considers that the focus on public transport availability as a measure of sustainability to be deeply flawed.	The requirement for access to public transport or local services is set in policy RD1 of the LDP. The Supplementary Guidance cannot amend or contradict the contents of the Local Development Plan, however additional text has been included to clarify the purpose of the criterion and the matters against which the Council will weigh it, particularly alternative means of promoting sustainability.

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Name/Contact	Organisation	Question	Comment	Council amendment
				While greater reliance on the car is often inevitable in rural areas, measures to encourage bus travel, cycling and walking should always be encouraged. PAN 73 on Rural Diversification encourages the directing of development to sites where infrastructure is available or can be provided at reasonable cost.
Paul Lewis	Scottish Environment Protection Agency (SEPA)	General Development Requirements	Very supportive of requirement that development should be capable of being provided with drainage, a public water supply and access to public transport. These requirements limit pressure on the water environment and provide an alternative to private transport, which is a major contributor to climate change and deteriorating air quality.	Noted. No changes required.
Section 5: Housing – Development Required to Support and Established Countryside Activity				
	Roslin & Bilston Community Council	Housing – Development Required to Support an Established Countryside Activity	Para 5.1 should reference the policies in question. Section fails to reference the need in policy RD1 for a new dwelling to be permanent. Where an activity is used as justification, the proposed new house must be one that will persist into the indefinite future. Where the activity depends on a particular skill, this justification may disappear if developer moves away, retires or dies.	Paragraph 5.2 references need to dwelling to be permanent. Policies RD1 and ENV1 are referenced in the preceding sections. The second sentence in paragraph 5.1 is worded so as not to give the impression that an applicant need only comply with these two policies exclusively, when other policies in the LDP may be relevant.
Section 6: Housing – Development in Housing Groups				
Ms Vivienne Gray	Scottish Natural Heritage (SNH)	Development in Housing Groups, Question 2	Advise strengthening of text under 'Guidance on Acceptable Plots': 'Proposals <u>which impact adversely on trees, hedgerow and boundary features</u> or are located on the opposite site of physical features which form	Suggested change to text under 'Guidance on Acceptable Plots' has been made. In relation to the 'small scale' reference, clarification has been made to the text.

Housing in the Countryside Supplementary Guidance – Summary of consultation responses

Name/Contact	Organisation	Question	Comment	Council amendment
Mr John Goffin		Development in Housing Groups, Question 2	strong boundaries (e.g. main roads, burns, substantial tree belts, etc) will not be acceptable.’ Seeks clarification of ‘small scale’ in paragraph 6.8. Guidelines are not acceptable for the following reasons: 1) Requirement to have a plot within 1 mile of public transport as it isolates significant parts of Midlothian. Dwellings proposed in these areas are proposed in the full knowledge that public transport is distant. It should not be for the Council to determine that applicants are wrong, particularly since the Council provides services to remote areas. 2) Need for a dwelling at a remote location should be a determination of the landowner, not the Council. Rural businesses need economic diversity which can result in, for example, traditional cottages being used for holiday lets and new dwellings being needed for temporary and permanent occupation. The Council could set a guideline that the proposed dwelling could not be sold individually and should remain a functional part of the rural enterprise.	The planning system seeks to promote development that is sustainable with regards to its effect on the environment. Remote development that is dependent on the use of the private car is likely to have unsustainable impacts on air quality and in the production of greenhouse gases. While greater reliance on the car is often inevitable in rural areas, measures to encourage bus travel, cycling and walking should always be encouraged. PAN 73 on Rural Diversification encourages the directing of development to sites where infrastructure is available or can be provided at reasonable cost. However, the Council recognises that in remote areas ensuring access to public transport is more challenging and therefore the maximum distance to public transport outlined in national guidance is used in policy RD1. The Supplementary Guidance cannot amend or contradict the contents of the Local Development Plan, however additional text has been included to clarify the purpose of the criterion and the matters against which the Council will

Housing in the Countryside Supplementary Guidance – Summary of consultation responses

Name/Contact	Organisation	Question	Comment	Council amendment
Ms Vivienne Gray	Scottish Natural Heritage (SNH)	Development in Housing Groups, Question 1	No comment.	weigh it, particularly alternative means of promoting sustainability. NA
Mr John Goffin		Development in Housing Groups, Question 1	Considers that the guidance isolates and condemns small clusters of rural housing due to their distance from public transport. Most of Midlothian is within 6 miles of a public transport link, which is not considered onerous. Also considers that the guidance restricts the ability of rural businesses to diversify, particularly if housing is required to accommodate customers or clients.	The planning system seeks to promote development that is sustainable with regards to its effect on the environment. Remote development that is dependent on the use of the private car is likely to have unsustainable impacts on air quality and in the production of greenhouse gases. While greater reliance on the car is often inevitable in rural areas, measures to encourage bus travel, cycling and walking should always be encouraged. PAN 73 on Rural Diversification encourages the directing of development to sites where infrastructure is available or can be provided at reasonable cost. However, the Council recognises that in remote areas ensuring access to public transport is more challenging and therefore the maximum distance to public transport outlined in national guidance is used in policy RD1. The Supplementary Guidance cannot amend or contradict the contents of the Local Development Plan, however additional text has been included

Housing in the Countryside Supplementary Guidance – Summary of consultation responses

Name/Contact	Organisation	Question	Comment	Council amendment
Jess Powell	Colliers International	Development in Housing Groups, Question 1	Generally accept the basic principles for housing development in the Green Belt and countryside, however concerned that the Supplementary Guidance does not consider the current circumstances of the Shawfair development area. Wishes to see a flexible approach to the Green Belt in the Shawfair area to ensure that the new settlement can react to future change and pressures as and when they arise.	to clarify the purpose of the criterion and the matters against which the Council will weigh it, particularly alternative means of promoting sustainability. The Council considers that the proposed change would be contrary to policy ENV1 in the MLDP. While Supplementary Guidance can expand upon the policies in the plan, it cannot contradict it. Furthermore, it is considered that SPP requires Green Belts to provide certainty by providing clearly identifiable boundaries (para 51).
	Roslin & Bilston Community Council	Development in Housing Groups	Para 6.1 – Seeks clarification over wording to ensure connection with policy. Para 6.2 – Suggests inserting ‘in a group’ after ‘dwellings’ in second sentence. Para 6.4 – As rural road hardly have footways and lighting and questions who would walk 1,600m to catch a bus. Suggests use of 400m distance used in para 287 of SPP would be more realistic. 1,600m reference in policy RD1 refers to distance to settlements. Para 6.7 – Suggests text may be missing from last sentence. Questions 1 & 2 - Yes	Para 6.1 – Policy RD1 is referenced at the start of the first sentence of this paragraph, providing a clear link with the policy. Para 6.2 – Agree with suggested change. Para 6.4 –The 1600m is a requirement of policy RD1 which applies to both local and bus services. This distance represents the maximum permissible under PAN 75. Given that Midlothian is not a remote rural area and has access to public transport to Edinburgh, it is considered appropriate to retain this requirement. Para 6.7 – The text in the last sentence of para 6.7 has been amended.

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Name/Contact	Organisation	Question	Comment	Council amendment
Debbie MacKay (Savills)	Crown Estate	Housing – Development of Housing Groups	Seeks clarification over status of previously identified housing groups from the previously adopted guidance. Guidance should explicitly allow for applications for Planning Permission in Principle (PPP) to reduce uncertainty for applicants. Stating that <i>“the design of any proposed dwelling will be an important consideration in determining the acceptability of a proposal.”</i> Implies that design will be required up front as part of any application, which involves considerable expense on the part of the applicant. Para 6.1 – Suggests change of <i>“a group of 5 existing dwelling houses”</i> to <i>“5 or more Dwelling houses”</i> for the sake of clarity. Suggests approach taken by Perth & Kinross Council, which refers to ‘Building Groups’, which is defined as <i>“An existing group is defined as 3 or more buildings of a size at least equivalent to a traditional cottage, whether they are of a residential and/or business/agricultural nature. Small ancillary premises such as domestic garages and outbuildings will not be classed as buildings for the purposes of this policy.”</i> Considers that this provides flexibility, resulting in greater economic and social opportunities. There should not be an assumption that ribbon or linear development is inherently unacceptable. In	Additional text added to make reference to previously identified housing groups. Addition of ‘or more’ made to first sentence of paragraph 6.1. Reference to ribbon development expanded to clarify. The Council has previously accepted outline/planning permission in principle applications in relation to applications at housing groups. However, it cannot be guaranteed that a positive outcome for such an application can be achieved without requesting more detailed plans to establish whether the proposal is acceptable. While this is not always the case, the Council would not wish to give the impression that the principle of development can always be established with the submission of minimal details. Considers that adopting definition outlined would be contrary to policy RD1 of the LDP, which states that the relevant Supplementary Guidance will address ‘housing groups’, not building groups. While the Supplementary Guidance can expand on the policies in the LDP, it cannot contradict them.

Name/Contact	Organisation	Question	Comment	Council amendment
			a number of areas this is the established form of settlement pattern and is appropriate to that area if kept to a suitable scale.	
Section 7: Conversions of redundant farm buildings or other non-residential buildings				
Ms Vivienne Gray	Scottish Natural Heritage (SNH)	Question 4	No comment.	NA
Mr John Goffin		Question 3	Consider guidelines to be fundamentally flawed and would prevent innovation in the retention of traditional buildings. It should be the determination of the owner as to the change of use of the building. Traditional buildings are not designed for mechanised agriculture use and livestock practices, therefore it is inevitable that traditional buildings will become redundant. It should be the objective of the Council to encourage the repurposing of these building even if it requires extension or alteration of the original fabric.	It is acknowledged that traditional buildings are not designed for modern uses, therefore some additional text has been included in paragraph 7.4 to take account of this. The Council does not agree that the guidance prevents innovation in retaining buildings, which allows for extensions. Owners do not always pursue development with the public interest in mind and there is little interest in allowing the historic fabric of a building to be subsumed by extensions or being significantly altered.
Ms Vivienne Gray	Scottish Natural Heritage (SNH)	Question 3	Seeks inclusion of additional bullet point to ensure that likely requirements are clearly highlighted to developers at an early stage: The building is capable of renovation and conversion without adverse impacts upon protected species that may use the buildings such as bats or barn owls; or, if impacts are unavoidable, that a protected species license is capable of being granted.	The Council is supportive of including text clarifying the need to avoid adverse impacts on protected species making use of redundant buildings. Amendment has been made to the General Requirements section.

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Name/Contact	Organisation	Question	Comment	Council amendment
Mr John Goffin		Question 4	Suggests inclusion of link to SNH website providing guidance to planners and developers. Does not consider that planning restrictions encourage redevelopment or conversion of redundant buildings. Fails to acknowledge that applicant is often more knowledgeable of the matter than the Council and will often have the historic knowledge as well as an aesthetic in mind when designing a proposal. Considers that only allowing minor extensions when converting a building is an abuse of the planning system and represents an attempt by the planning authority to specify design. Considers the caveat relating to buildings or architectural/historical interest is inappropriate given that the listing process determines whether a building is worthy of retention.	Owners do not always pursue development with the public interest in mind and there is little interest in allowing the historic fabric of a building to be subsumed by extensions or being significantly altered
	Roslin & Bilston Community Council	Conversions of redundant farm buildings or other non-residential buildings	Green box – Second bullet point, ‘loss’ should be replaced by ‘conversion’. Third bullet point, insert ‘is’ after ‘building’. Para 7.4 – Replace ‘or’ with ‘of’ in first line. Refers primarily to the buildings whereas the curtilage can also be important, particularly with regards to avoiding clutter such as parked cars, washing lines, etc. Site layout must make provision for such clutter to be kept where it does not detract from the conversion and where it is not readily seen from the surrounding area. Question 3 – Yes	Agree with amendments to second bullet point and paragraph 7.4. While it is acknowledged that the issue of clutter around steading conversions can detract from amenity of the area, the difficulties in enforcing this.

Name/Contact	Organisation	Question	Comment	Council amendment
Debbie MacKay (Savills)	Crown Estate	Conversions of redundant farm buildings or other non-residential buildings	Question 4 – No, see comments Largely appropriate but consider there should be some discretion to add an element of new-build to a steading complex conversion. The cost of these development are often prohibitive and since the recession less have been undertaken. A flexible approach is encouraged to improve the viability of such proposals. There is often the need for farmyard decontamination from such sites, resulting in a net benefit. Flexibility in the phasing of the development to allow the early sale of units would assist the cash flow of such proposals.	The Council is not averse to being flexible in the phasing of proposals where it would assist the viability of a development. The provision of additional units associated with a steading conversion is not supported as a general principle but would be considered on a case-by-case basis.
Section 8: Redevelopment of redundant farm buildings or other non-residential buildings				
Ms Vivienne Gray	Scottish Natural Heritage (SNH)	Redevelopment of redundant farm buildings or other non-residential buildings, Question 6	No comment.	NA
Mr John Goffin		Redevelopment of redundant farm buildings or other non-residential buildings, Question 5	Guidance is generally acceptable. Considers that the operation of the Planning System does not enable constructive working and encourages conflict. Health and safety may require a building to be demolished. Such demolition may occur years before replacement development is considered.	Opinion on the operation of the planning system is noted. If the owner of a building feels that there is a need to demolish it for reasons of health and safety, it does not automatically mean that a redevelopment opportunity would have been acceptable. On a site that has been cleared of buildings, proposals for new buildings would not constitute redevelopment.

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Name/Contact	Organisation	Question	Comment	Council amendment
Ms Vivienne Gray	Scottish Natural Heritage (SNH)	Redevelopment of redundant farm buildings or other non-residential buildings, Question 5	Seeks inclusion of additional bullet point to ensure that likely requirements are clearly highlighted to developers at an early stage: The building is capable of renovation and conversion without adverse impacts upon protected species that may use the buildings such as bats or barn owls; or, if impacts are unavoidable, that a protected species license is capable of being granted. Suggests inclusion of link to SNH website providing guidance to planners and developers.	The Council is supportive of including text clarifying the need to avoid adverse impacts on protected species making use of redundant buildings. Amendment has been made to the General Requirements section.
Mr John Goffin		Redevelopment of redundant farm buildings or other non-residential buildings, Question 5	Guidance is generally acceptable. Considers that the operation of the Planning System does not enable constructive working and encourages conflict. Health and safety may require a building to be demolished. Such demolition may occur years before replacement development is considered.	Opinion on the operation of the planning system is noted. If the owner of a building feels that there is a need to demolish it for reasons of health and safety, it does not automatically mean that a redevelopment opportunity would have been acceptable. On a site that has been cleared of buildings, proposals for new buildings would not constitute redevelopment.
	Roslin & Bilston Community Council	Redevelopment of redundant farm buildings or other non-residential buildings	Para 8.1 – Given that the Council can issue a section 179 notice where a building becomes an eyesore, the guidance should make clear that permission will only be given in exceptional circumstances (end of first sentence). Suggests replacing the second sentence with text promoting use of Section 179 notice in the first instance to remove eyesores followed by consideration of redevelopment proposal.	It is not the Council's position that redevelopment of redundant buildings in rural areas should be an exceptional circumstance. Such projects provide the means of meeting the requirements of SPP to encourage sustainable communities and business in rural areas in locations where some public good, through the removal of eyesores can be achieved.

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Name/Contact	Organisation	Question	Comment	Council amendment
			Green box – As the redundant buildings is likely to be a part of a group of buildings, provision should be made to ensure that new residential dwellings do not give rise to a conflict with an existing use, resulting in an adverse effect on ongoing business activity.	
Debbie MacKay (Savills)	Crown Estate	Redevelopment of redundant farm buildings or other non-residential buildings, Questions 5 & 6	Does not agree with exclusion of such proposals where they are located in the Green Belt. Derelict buildings and rural brownfield sites detract from the attractiveness and functionality of the Green Belt. Questions the caveat in guidance that redevelopment is only acceptable where 'the building does not represent an example of traditional architectural or historic interest or make a significant contribution to the character and appearance of the landscape' which could be too limiting where it is not viable to convert such buildings. Where this is the case, sympathetic redevelopment, which could retain the key features of architectural/historic interest from the original building should not be ruled out. Text suggested.	Policy ENV1 of the MLDP does not allow for the redevelopment of redundant buildings in the Green Belt. The circumstances under which the Council would approve a redevelopment of a building of traditional architectural or historic interest would only be under exceptional circumstances that are specific to the site. In general the Council would not promote such proposals and it is therefore inappropriate to make provision for them in the development plan.
Section 9: Enabling Development				
Ms Vivienne Gray	Scottish Natural Heritage (SNH)	Enabling Development, Question 8	No comment.	NA
Mr John Goffin		Enabling Development, Question 7	Guidance is generally acceptable subject to:	The need to re-use a building in the Green Belt is acknowledged, but amending the guidance to allow for enabling

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Name/Contact	Organisation	Question	Comment	Council amendment
			1) Redundant buildings in the Green Belt still have a requirement to be re-used. Policy would result in these deteriorating; 2) Council must consider the cost implications of any intervention and seek to enable development.	development would contradict policy ENV1. Supplementary Guidance can expand upon but cannot contradict the plan, however the policy will be reviewed when the LDP is being replaced.
Mr Allan Ainslie	Friends of the Pentlands	Enabling Development, Question 8	No comment.	NA
Ms Vivienne Gray	Scottish Natural Heritage (SNH)	Enabling Development, Question 7	Found the text confusing in interpreting which parts apply to a building of value. Recommend clarification. Consider the final bullet point key in retaining and enhancing the quality and setting. Recommends expanding on this by providing clear link to other relevant guidance, such as the forthcoming <i>Quality of Place</i> Supplementary Guidance.	The Council considers that the reference in paragraph 1.2 to other sections of the plan and forthcoming supplementary guidance addresses the need for cross compliance with other elements of the development plan.
Mr John Goffin		Enabling Development, Question 8	Raises the following points: - Redundant buildings in the Green Belt should be acceptable. They have a footprint but will need to be repurposed for modern uses; - The planning process is currently a barrier to conversion/redevelopment. Planning officers need to work constructively with applicants to ensure the project is financially viable; - As it is only through private financing that buildings can be retained, the planning authority should ensure that any caveats	Officers are aware that the financial viability of a project can be hindered by applying onerous requirements and are open to discussing this with developers during the consideration of planning applications. The need to re-use a building in the Green Belt is acknowledged, but amending the guidance to allow for enabling development would contradict policy ENV1. Supplementary Guidance can expand upon but cannot contradict the plan, however the policy will be reviewed when the LDP is being replaced.

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Name/Contact	Organisation	Question	Comment	Council amendment
			imposed can be undertaken efficiently with as little cost implication as possible; - This change in culture among planners would require planning performance to be measured appropriately.	
Mr Allan Ainslie	Friends of the Pentlands	Enabling Development, Question 7	Considers that the restoration of listed buildings should occur at the same time as the enabling development.	While the concern about enabling development proceeding without the necessary repairs being undertaken is understandable, there are limitations to the extent to which the Council can control the phasing of development. Nonetheless, prior to consent being issued and work commencing, the applicant will be required to enter into a legal agreement with the Council to ensure that the agreed financial contributions towards the repair and/or restoration of the building are secured. It is considered that this will prove sufficient to ensure that the agreed repairs/restoration will occur.
	Roslin & Bilston Community Council	Enabling Development	Green box – Considers that it is not enough to require the repair or restoration of the building that is to be retained. It must be demonstrated that the buildings are brought into use that will ensure that it is properly maintained for the foreseeable future. Enabling development and repair/restoration must happen simultaneously and planning conditions should require this. Work on the enabling development must stop if repair/restoration falls behind an agreed programme.	Agree that the resulting use can have a bearing on the long term maintenance of the building. Additional text has been added to reflect this. While the concern about enabling development proceeding without the necessary repairs being undertaken is understandable, there are limitations to the extent to which the Council can control the phasing of development. Nonetheless, prior to consent being issued and work

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			Question 7 – Only a yes if the above taken into account.	commencing, the applicant will be required to enter into a legal agreement with the Council to ensure that the agreed financial contributions towards the repair and/or restoration of the building are secured. It is considered that this will prove sufficient to ensure that the agreed repairs/restoration will occur.
Debbie MacKay (Savills)	Crown Estate	Enabling Development, Question 7	Support this policy, but suggest it could be improved by including residential buildings of value as there may be significant houses which require enabling development in order to achieve their renovation or preservation.	Agree that the Enabling Development section could apply to residential properties.
Debbie MacKay (Savills)	Crown Estate	Enabling Development, Question 8	Suggests having policies allowing for ‘remote enabling development’. This would allow for enabling development to be located at a different location from the asset it is supporting, particularly where modern development is not appropriate in proximity. Would be helpful if the concept could be applied more widely to other forms of rural development. For example, East Lothian Council has a policy allowing enabling development to support tourism facilities.	Policy ENV22 on Listed Buildings in the MLDP does not allow for remote enabling development, which was tested at the examination into the plan. The Council does not consider that it would be appropriate to make provision for it in the Supplementary Guidance as it could result in conflict between the listed building and countryside policies. Furthermore, it would not be appropriate for remote enabling development to be acceptable where there is no listed building when it is unacceptable where the impact on the setting of a listed building may be an issue.
Appendix				
Paul Lewis	Scottish Environment Protection Agency (SEPA)	Appendix 1	Pleased that the SG draws attention to the requirements of policy RD1 for protecting the water environment. Notes that if a planning application does not demonstrate that there will	Noted.

Name/Contact	Organisation	Question	Comment	Council amendment
			be no unacceptable and unnecessary surface and foul water discharges to watercourses or to groundwater, SEPA will object.	

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Housing Development in the Countryside and Green Belt SG - Post-consultation

1. Introduction

1.1 This Supplementary Guidance relates principally to policies RD1 Development in the Countryside of the Midlothian Local Development Plan 2017 but also ENV1 Protection of the Green Belt. It seeks to provide additional guidance and clarity regarding the circumstances in which exceptions may be made to the requirement to demonstrate that the proposed housing is for the furtherance of a countryside activity, including: the circumstances when/where new housing may be appropriate within the context of housing groups; when the conversion of redundant farm buildings or other non-residential buildings to houses would be acceptable; when/where redevelopment of farm buildings or other non-residential buildings would be acceptable; and enabling development. Policy RD1 includes reference to business development in the countryside but this issue is not subject of this guidance.

1.2 When considering proposals, prospective applicants should be aware that all policies in the Local Development Plan will apply to any proposal. While policies RD1 or ENV1 are likely to be the most significant factor in determining applications in the countryside, this alone does not guarantee compliance with the plan as a whole. Consideration of proposals for development covered by these policies should also refer to policies RD2 Low Density Rural Housing, MIN1 Areas of Search for Mineral Extraction, NRG1 Renewable and Low Carbon Energy Projects, and NRG2 Wind Energy, where these are applicable. In addition consideration and acknowledgement should be given to existing and emerging supplementary and planning guidance on relevant topics such as Green Networks, Low Density Rural Housing, Quality of Place etc.

2. Development in Rural Areas

2.1 Generally planning policy has historically sought to restrict unnecessary development in countryside locations, principally to prevent sporadic and unsustainable growth and to maximise use of infrastructure, resources and services more commonly available in established urban areas. While this principle is still relevant today, the countryside is a workplace for some, a playground for others and a vital ecosystem for all.

2.2 Government policy supports rural development that supports prosperous and sustainable communities and business whilst protecting and enhancing environmental quality. It also promotes responsible access and the right to roam. However as a place to live and work there are challenges to address and overcome in respect of the the climate change agenda and the Government's sustainability policies, particularly given the development pressures resulting from Midlothian's close proximity to Edinburgh.

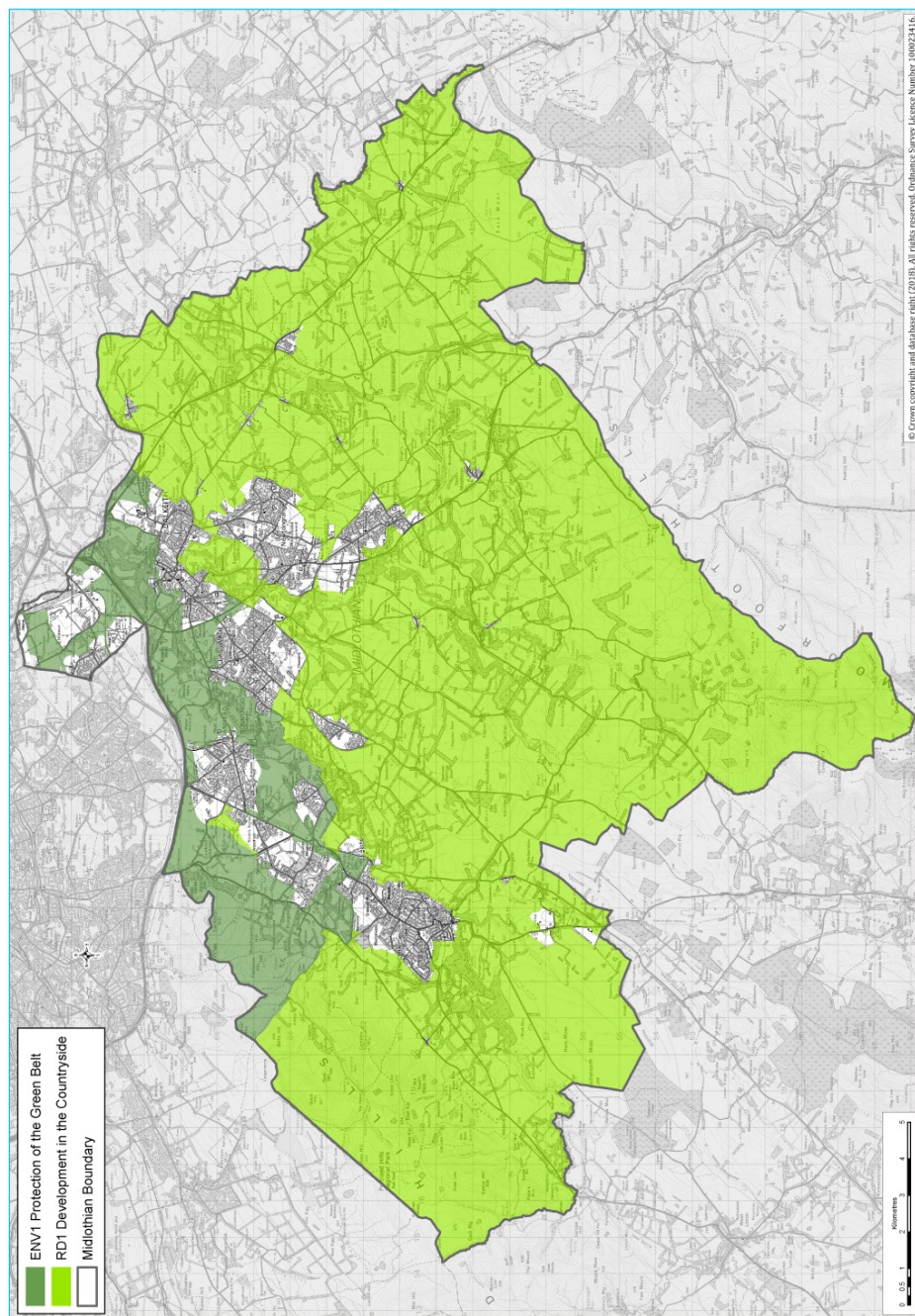
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2.3 The Council's planning policies seek to provide a balance between development and protecting the essential characteristics of the countryside. It seeks to do this by minimising the adverse affects on the character of the countryside while maximising the benefits to its communities and the Midlothian economy. Policies RD1 and ENV1 from the Local Development Plan are reproduced in Appendix 1 for convenience.

3. Countryside and Green Belt in Midlothian

3.1 For the purposes of this guidance, the countryside is defined as land out with defined settlement boundaries, which can be seen in the image below. Approximately 9.5% of Midlothian is covered by the Green Belt and a further 80% is covered by the countryside policy.

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3.2 Midlothian is located in close proximity to Edinburgh with the A720 City bypass forming the majority of the northern boundary. This creates development pressure for housing developments of all types, including in the countryside. As a consequence of this location, Midlothian's larger settlements are located close to the City Bypass and alongside the main north-south transport routes through Midlothian, particularly the A7 and A701. This has resulted in a concentration of urban development at the northern edge of the county with concerns frequently raised about the loss of countryside, the increase in coalescence between settlements and the consequential loss of identity for communities. As a result, the countryside in this area is covered by the Green Belt policy. Green Belt is a long established planning policy tool to protect the setting of urban areas, prevent urban sprawl and manage and protect agricultural, forestry and recreational uses and discourage inappropriate development.

3.3 The wider landscape of Midlothian consists of the Pentland Hills in the west, the Moorfoot Hills in the south with the Tranent-Mayfield ridge in the east. This bowl shape was the result of a concentration of ice which melted approximately 20,000 years ago with a torrent of melt water carving out the river valleys of the North and South Esk. The ground elevation of Midlothian is slightly higher than Edinburgh to the north due to a rebound in the earth's crust.

3.4 The character of the agricultural land in the north of the county is generally flat and lower lying, which contains the majority of Midlothian's Prime Agricultural Land. The land rises gently southwards away from the coast where a more undulating landscape is common, resulting in a large number of protected Special Landscape Areas. There are a wide variety of landscapes in this area with moorlands and natural uplands towards the Moorfoot Hills at the southern boundary and dramatic incised valleys around the North and South Esk.

3.5 Throughout Midlothian there are large areas of countryside owned by landed estates centred on historic castles and country houses which have played a crucial role in the shaping of Midlothian's human landscape and are an important link to our past. The gardens and parkland in the vicinity of these have often been carefully designed to provide an attractive setting, with many identified in the *Inventory of Historic Gardens and Designed Landscapes* for their aesthetic, historical, scenic and/or nature conservation value.

3.6 The wider human landscape has been shaped by past and present developments in agriculture. Throughout Midlothian there are many groups of historic sandstone agricultural buildings, with the most common layouts being steadings with associated housing such as stand alone farmhouses (often 2-storey) and terraced farm cottages (often single or one and a half storey).

3.7 There are large river valleys centred on the North and South Esk rivers in the west and centre of the county and the Tyne to the east. As the geography of these areas have been untouched by agriculture in many places, these form important wildlife corridors and well as distinctive features in the landscape.

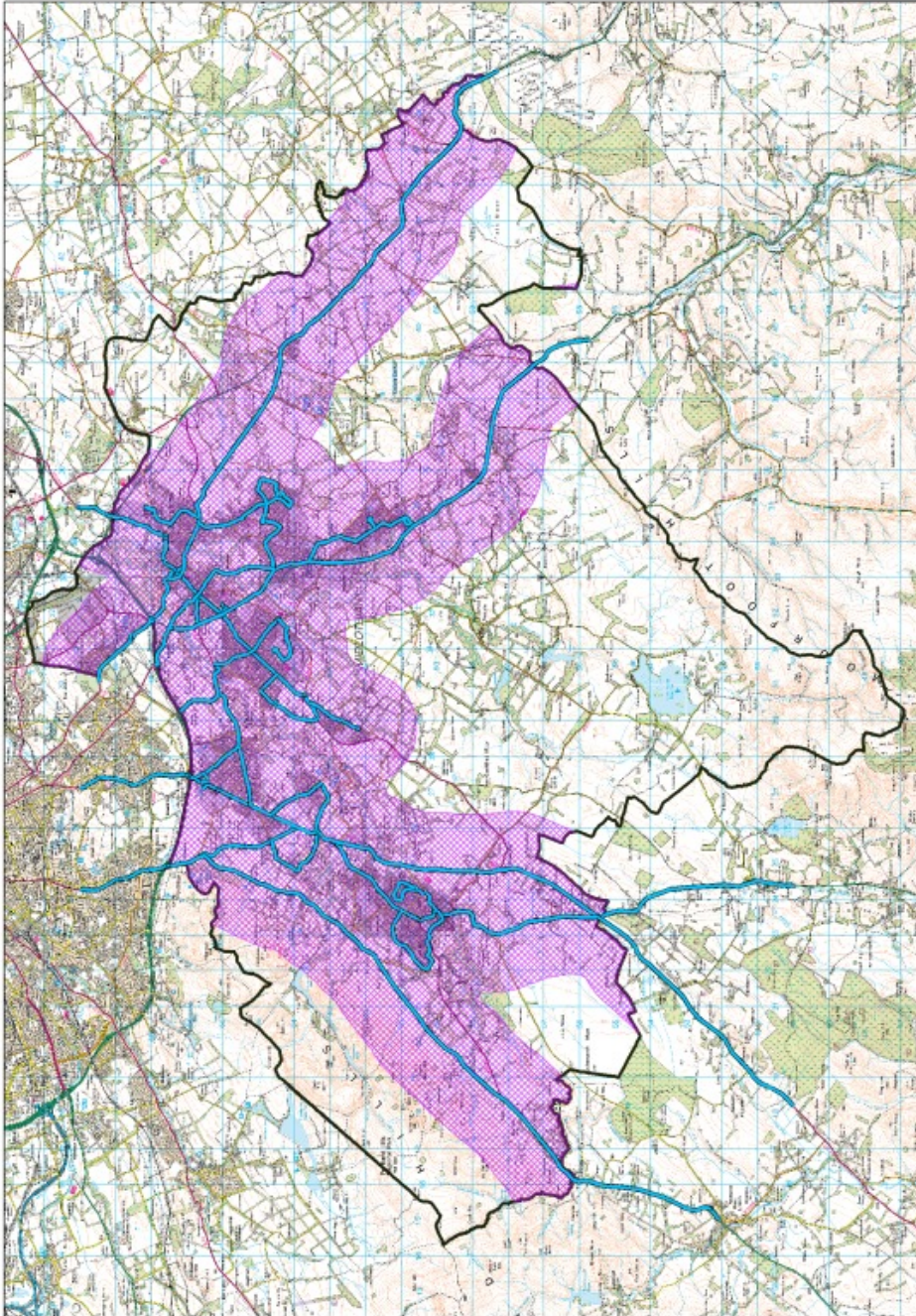
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4. General Development Requirements

4.1 All development in the countryside is required to be of a scale and character that is appropriate to the rural landscape, be capable of being serviced with an adequate and appropriate access, be capable of being provided with drainage and public water supply and be accessible by public transport. These requirements are a necessary pre-requisite for any development to be considered acceptable, irrespective of whether the proposal would otherwise be supported by LDP policy. **Reference should be made to policies RD1 and ENV1 for the full requirements.**

4.2 With respect to the public transport requirement, all development has to be either within 1 mile (1600m) of services (such as shops or schools) or to a bus service of at least 1 per hour. The map below shows the bus routes in Midlothian at the time of writing and the areas that are within 1 mile of them. **The purpose of this element of policy RD1 is to ensure that development proposals in rural areas are located in sustainable locations. While proposals at locations remote from public transport and services would be contrary to this aspect of the policy RD1, the Council will give consideration to other aspects of sustainability, such as measures to minimise greenhouse gas emissions and reducing energy use through good design and use of low and zero-carbon technology, in weighing the significance of this.**

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4.3 Where proposals involve the restoration, redevelopment or other work to redundant buildings, care will be required in ensuring that adverse impacts on protected species are avoided. Such buildings can be in use by Barn Owls or Bats for nesting or roosting. Where such impacts are unavoidable, it will need to be demonstrated that a protected species licence is capable of being granted. Developments which do not avoid adverse impacts on protected species will be contrary to policy ENV15 of the MLDP.

4.4 It will be the responsibility of the applicant to demonstrate compliance with the policy and the necessary standards. Policies RD1 and ENV21 are reproduced in Appendix 1.

5. Housing - Development Required to Support an Established Countryside Activity

5.1 Both policies permit development which is required for the furtherance of an established countryside activity. The onus is on the applicant to demonstrate compliance with the relevant policies to the satisfaction of the Council.

5.2 In demonstrating the need for a permanent dwelling, the Council will expect an application to be accompanied by an independent report prepared by a suitably qualified professional to support the need for a house and on the viability of the associated business and its operational requirements. In outlining the needs of the business, it should be apparent to the Council whether the need can be met within an existing settlement and whether the occupier will be employed full-time in the associated countryside activity, and therefore whether it meets the other requirements of the policy. The most common reasons for such houses are typically the need for an onsite presence for security and animal husbandry.

6. Housing - Development in Housing Groups

6.1 Policy RD1 allows for the development of a house where there is a group of 5 or more existing dwellinghouses. This aspect of the countryside policy sets out a flexible approach to ensure that there are appropriate opportunities for small-scale infill within housing groups. The aim is to allow for development in the countryside of a scale and at locations which maintain the essential character of the countryside.

Groups that are applicable

6.2 The policy does not apply to housing groups of less than five housing units. Neither does it apply where an existing planning permission for one or more dwellings, if implemented, brings the number of dwellings in a group up to five during the Local Development Plan period. Only houses that are complete by the Local Development Plan adoption date (7 November 2017) will be considered in determining the size of the group. Groups within the Green Belt are covered by policy ENV1 of the LDP, which does not make provision for

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development at housing groups, therefore proposals in such locations will not be considered in accordance with the plan. Dwellings located within the built-up area as defined by policy DEV2 of the LDP will not be considered as constituting part of a group.

6.3 The cohesiveness of the group will be considered in determining the appropriateness of any proposed development. The proximity of the buildings which constitute a group should, as a rule of thumb, be no more than twice the width of the curtilage of the existing units. Units should generally have intervisibility with one another for them to be considered as part of the same cohesive group, therefore local topographical features will be important.

6.4 The planning system seeks to direct development to areas where there is good access to public transport and/or local services. This is more difficult to achieve in the countryside as the public transport and services available are typically not of a frequency which would normally accommodate new development, leading to a concern relating to sustainability and reducing the need for car based travel. Policy RD1 states that any development will need to be accessible to public transport or local services within 1600m (1 mile).

6.5 Housing groups that were identified in the previous adopted *Development in the Countryside* Supplementary Planning Guidance were identified using very similar criteria to those outlined above. It is therefore likely that they will be regarded as groups that are applicable under this Supplementary Guidance unless there has been a significant change of circumstances.

Identifying appropriate plots for development

6.6 Upon receipt of a proposal, the council will assess the suitability for growth within the group in question in line the criteria outlined. Account will be taken of the form, character and cohesiveness of the group as well as the level of containment provided by existing features, such as natural and manmade boundaries.

6.7 Any new unit within a housing group must be of a location, scale and character that is in keeping with that of the existing group. More significant proposals beyond infill development, with wider implications for landscape impact or servicing should be promoted through the Local Development Plan.

6.8 With regards to the location of new development, the preference of the Council will generally be for new units to be located within any gaps in the group. Where there are no gaps, consideration will be given to locations adjoining the existing group, particularly where there is a site that adjoins the group on two sides. ~~or w~~Where there are existing physical or visually barriers separating the site or where distance results in the site being remote from the host group, development will not be acceptable.

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Guidance on Acceptable Plots

1. Gap sites within the group will generally take precedence over other locations (typically these are sites with built development on either side);
2. Where no gap sites are present, sites adjoining the group are preferable. Normally, a site will be preferred if at least two sides adjoin the boundaries of existing properties though, in some cases, a site which adjoins the boundary of only one property may be preferable if it relates better visually to the group. All proposals which adjoin a group (as opposed to gap sites) should meet the following requirements:
 - there is an existing physical or visual feature which provides containment for the group and therefore reduces pressure for ribbon development or rural sprawl;
 - where such a feature does not exist, there should be potential for such a feature to be provided so long as it is in character with the scale and appearance of the group;
3. Proposals located in open fields adjoining a group, which have no physical features to provide containment will not be acceptable;
4. Proposals **which impact adversely on trees, hedgerow and boundary features or are** located on the opposite side of physical features which form strong boundaries for a group (e.g. main roads, burns, substantial tree belts, etc) will not be acceptable.

6.9 The design of any proposed dwelling will be an important consideration in determining the acceptability of a proposal. Development must be small-scale **in relation to the existing group** and respect the character, cohesiveness and amenity of the group being extended. For example, proposals should not be suburban in character when they relate to the expansion of a group whose character and design is of a rural vernacular nature. Proposals should be avoided where they represent ribbon or linear development along a public road **unless this represents the most sustainable building pattern for the locality**. Furthermore, proposals will not be acceptable where it results in coalescence with another group or settlement. More detail on acceptable design can be found in the Quality of Place Supplementary Guidance.

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Question 1

Does the draft guidance set appropriate parameters for identifying housing groups?

Question 2

Does the draft guidance set appropriate parameters for identifying acceptable plots within housing groups?

7. Conversions of redundant farm buildings or other non-residential buildings

7.1 Policies RD1 and ENV1 gives policy support for the conversion of redundant farm steadings and other non-residential buildings in the countryside. The aim is to ensure that buildings that contribute to the character of the countryside, such as those of traditional or historic design, are retained and where possible alternative uses found.

7.2 Before such developments can be considered, it must be justified and demonstrated that the buildings in question are fully redundant. The Planning Authority will not support the conversion of such buildings where these are still in use or where their loss may result in the requirement for a replacement building elsewhere.

7.3 Where buildings are capable of renovation and conversion and are examples of traditional, architectural or historic interest their demolition and redevelopment will be resisted. Resulting buildings must make a significant and positive contribution to the landscape and its retention beneficial to the surroundings.

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Will converting a non-residential building be acceptable?

The conversion of the building may be acceptable, provided that both of the following are not applicable:

- The building still in use; and
- The **loss conversion** of the building would result in a requirement for a building elsewhere, unless it is demonstrated that the existing building is no longer suitable for the use that is being displaced.

Both of the following must be applicable for a conversion to be deemed acceptable:

- The building capable of renovation and conversion without substantial alteration or extension to the original fabric; and
- The building represents an example of traditional, architectural or historic interest OR the building makes a significant positive contribution to the character and appearance of the landscape

7.4 The acceptability **or-of** a proposed steading conversion will largely depend upon the design elements used, **though account will be made for the needs of future users**. The building which is proposed for conversion should be of a scale which will allow for the conversion without the need for significant extension to the building. Where the building has existing openings, these should be retained in designing the conversion in order to retain its character. Acceptable conversions should not alter the original fabric of the building to a significant degree. More detail on acceptable design can be found in the Quality of Place Supplementary Guidance.

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Question 3

Does the draft guidance set appropriate parameters for identifying those non-residential buildings where conversion will be encouraged?

Question 4

Are the requirements set for proposed conversions appropriate?

8. Redevelopment of redundant farm buildings or other non-residential buildings

8.1 Where a redundant farm building or other non-residential building in the countryside is judged not to be an example of traditional, architectural or historic interest, their demolition and redevelopment may be appropriate. The aim is to allow for the removal of buildings, which may be an eyesore, and their replacement with development of a higher design quality, resulting in a net environmental benefit.

8.2 As mentioned above, before such developments can be considered, it must be justified and demonstrated that the buildings in question are fully redundant. The aim is to ensure that new development preserves and enhances the appearance and character of the countryside, therefore should such a building be demolished prior to receipt of a planning application and assessment by the Council, it is unlikely that new development will be supported except unless it is required for an established countryside use as outlined in policy RD1. Redevelopment of redundant buildings will not be consented in the Green Belt and such proposals are not supported by policy ENV1.

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Will redeveloping a non-residential building be acceptable?

The redevelopment of the building may be acceptable, provided that the following are applicable:

- The building is no longer in use;
- The loss of the building would not result in a requirement for a building elsewhere, unless it is demonstrated that the existing building is no longer suitable for the use that is being displaced; and
- The building does not represent an example of traditional, architectural or historic interest or make a significant positive contribution to the character and appearance of the landscape

8.3 For a proposal for redevelopment to be deemed successful, it must result in a development which respects and enhances the character and appearance of the countryside. Furthermore, the scale of development should not extend significantly beyond the footprint of the original building, unless there are significant design reasons for doing so. More detail on acceptable design can be found in the Quality of Place Supplementary Guidance.

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Question 5

Does the draft guidance set appropriate parameters for identifying those non-residential buildings where redevelopment would be permitted?

Question 6

Are the requirements for the development replacing the non-residential building appropriate?

9. Enabling Development

9.1 There are a number of large rural ~~non-residential~~ buildings of value to the local landscape and whose current use has or may become redundant. In the interest of retaining such buildings, the Council will consider enabling development as an option. Where a building is listed, reference should be made to policy ENV22 of the MLDP.

9.2 Where such enabling development is proposed, it is the responsibility of the applicant/developer to bring to the attention of the Council any issue that they consider relevant. The Council will need to be convinced of the following in determining such a proposal.

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Will enabling development be acceptable?

The provision of new development to financially assist in the preservation of a redundant building may be acceptable, provided that the following are applicable:

- It is demonstrated that the quality of the building and/or its contribution to the character or appearance of the rural landscape is of considerable significance;
- The building is not located in the Green Belt;
- The proposed enabling development is located in the vicinity of the building whose restoration it is proposed to enable;
- It is demonstrated that such development is the only means of retaining the building and other options of funding have been exhausted.
- It is demonstrated that the scale of the proposed development represents the minimum necessary to enable the building's conservation and reuse;
- The resulting development is of a high quality design that respects the building and its setting;
- **The resulting development will result in the building having a lasting use.**

9.3 In considering matters relating to the financial viability of alternative options and the minimum necessary scale of new development needed to retain a building, the Council reserves the right to base its decision on satisfactory evidence to that effect through an open book process.

Question 7

Does the draft guidance establish an acceptable approach to the retention of buildings of value?

Question 8

What alternative options would you suggest to secure the retention of buildings of value?

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10. Appendix 1: LDP Policies

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Policy RD 1

Development in the Countryside

Development in the countryside will only be permitted if:

- A. it is required for the furtherance of agriculture (including farm-related diversification), horticulture, forestry, countryside recreation or tourism; or
- B. it accords with policies RD2, MIN1, NRG1 or NRG2; or
- C. it accords with the Council's Supplementary Guidance on *Development in the Countryside and Green Belt*.

All such development will need to be:

- a. of a scale and character appropriate to the rural area and well integrated into the rural landscape; and
- b. capable of being serviced with an adequate and appropriate access; and
- c. capable of being provided with drainage and a public water supply at reasonable cost, or an acceptable private water supply. Development must protect and where appropriate improve the water environment, avoiding unacceptable and unnecessary surface and foul water discharges to watercourses; and
- d. accessible by public transport and services (where appropriate), either within 1,600 metres (1 mile) of a settlement or a bus route with a frequency of at least 1 bus per hour.

Housing

Normally, housing will only be permissible where it is required for the furtherance of an established countryside activity (see criterion A above). The applicant will be required to show the need for the new dwelling is permanent; cannot be met within an existing settlement; and that the occupier will be employed full-time in the associated countryside activity.

Proposals to replace an existing dwelling may be permissible where it can be demonstrated that it is incapable of renovation or improvement; that the proposal relates to a complete dwelling (i.e. not the plot of a previous, now demolished house); and provided that the replacement is of a similar scale.

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The following circumstances are exceptions to the above requirement to demonstrate that the housing is for the furtherance of a countryside activity. The details of these exceptions will be set out in the relevant Supplementary Guidance:

- housing groups (allowing 1 new dwelling during the plan period where there are 5 existing units);
- conversions of redundant farm buildings or other non-residential buildings;
- redevelopment of redundant farm buildings or other non-residential buildings; or
- enabling development where it can be clearly shown to be the only means of preventing the loss of a heritage asset and securing its long-term future.

In all circumstances, proposals for new dwellings in the countryside must demonstrate a 'Very Good' or better BREEAM (Buildings Research Establishment Environmental Assessment Methodology) rating or equivalent standard for any successor development.

Business in the countryside

Development opportunities that will enhance rural economic development opportunities will be permitted provided that they accord with criteria a - d above. Proposals will not be permissible if they are of a primarily retail nature or harm the amenity of nearby residents through unacceptable levels of noise, light or traffic.

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Policy 1

Protection of the Green Belt

Protection of the Green Belt

Development will not be permitted in the Green Belt except for proposals that:

- A. are necessary to agriculture, horticulture or forestry; or
- B. provide opportunities for access to the open countryside, outdoor sport or outdoor recreation which reduce the need to travel further afield; or
- C. are related to other uses appropriate to the rural character of the area; or
- D. provide for essential infrastructure; or
- E. form development that meets a national requirement or established need if no other site is available.

Any development proposal will be required to show that it does not conflict with the overall objectives of the Green Belt which are to:

- Direct development to the most appropriate locations and support regeneration;
- Protect and enhance the character, landscape setting and identity of the City and Midlothian towns by clearly identifying their physical boundaries and preventing coalescence; and
- Protect and provide access to open space.

Housing

Housing will normally only be permissible where it is required for the furtherance of an established Green Belt activity (see criterion A above). The applicant will be required to show the need for the new dwelling is permanent; cannot be met within an existing settlement; and that the occupier will be employed full-time in the associated countryside activity. A planning condition limiting the occupancy of the house is likely to be attached in the event of approval.

COMMUNICATING CLEARLY

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如有需要我們樂意提供翻譯本，和其他版本的資訊與刊物，包括盲人點字、錄音帶或大字體。

Zapewnimy tłumaczenie na żądanie oraz dostarczymy informacje i publikacje w innych formatach, w tym Braillem, na kasecie magnetofonowej lub dużym drukiem.

ਅਸੀਂ ਮੰਗ ਕਰਨ ਤੇ ਖੁਸ਼ੀ ਨਾਲ ਅਨੁਵਾਦ ਅਤੇ ਜਾਣਕਾਰੀ ਤੇ ਹੋਰ ਰੂਪ ਵਿੱਚ ਪ੍ਰਕਾਸ਼ਨ ਪ੍ਰਦਾਨ ਕਰਾਂਗੇ, ਜਿਨ੍ਹਾਂ ਵਿੱਚ ਬਰੇਲ, ਟੇਪ ਜਾਂ ਵੱਡੀ ਛਪਾਈ ਸ਼ਾਮਲ ਹਨ।

Körler için kabartma yazılar, kaset ve büyük nüshalar da dahil olmak üzere, istenilen bilgileri sağlamak ve tercüme etmekten memnuniyet duyuyoruz.

اگر آپ چاہیں تو ہم خوشی سے آپ کو ترجمہ فراہم کر سکتے ہیں اور معلومات اور دستاویزات دیگر شکلوں میں مثلاً بریل (تایپا افراد کے لیے) بھرے ہوئے حروف کی لکھائی میں، ٹیپ پر یا بڑے حروف کی لکھائی میں فراہم کر سکتے ہیں۔