





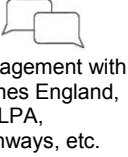







 A PROCUREMENT SUPPORT	 B PRE APPLICATION AND APPLICATION	 C DISCHARGE OF RESERVED MATTERS & CONDITIONS	 D POST PLANNING VALIDATION	 E BUILT SCHEME QUALITY EVALUATION	 F HOUSING DESIGN AWARDS
How BfL12 is used	BfL12 can be used as a framework for any design support conversation in procuring services.	BfL12 can be the framework for design reviews, workshops and place analysis on how to improve proposals through the planning system.	We can use the BfL12 questions as a framework to ensure better quality outcomes.	The BfL12 framework can be used to assess a scheme once planning is granted (after full/reserved matters).	BfL12 is used on completed schemes for post-build evaluation.	BfL12 used as the template for submission to Design for Homes.
Support	<p>Review of a site to highlight key design requirements for the development brief.</p>  <p>2 panel members</p>	<p>Design Review to advise on quality of emerging proposals.</p>  <p>Engagement with Homes England, the LPA, Highways, etc.</p>  <p>Site visit</p>  <p>3 or 4 panel members</p>	<p>If an earlier Design Review has been held, then a follow-on session will highlight the quality and acceptability of proposals.</p>  <p>1 or 2 panel members</p>	<p>BfL12 validation of the final approved scheme.</p>  <p>1 or 2 panel members</p>	<p>BfL12 assessment of the final approved scheme.</p>  <p>Engagement with LPA and developer</p>  <p>Site visit</p>  <p>2 panel members</p>	
Indicative costs*	£1,250.00	£2,250.00 to £3,500.00	£2,250.00 to £3,500.00	£750.00	£1,250.00	

*Costs are determined according to site size and sensitivity. Fees are reduced if a returning scheme, or reductions are given if more than one scheme is being considered.