



Ministry of Housing,
Communities &
Local Government

MHCLG DEVELOPMENT OF THE NATIONAL MODEL DESIGN CODE CPD/004/121/029

ANNEX A – SPECIFICATION

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1. PURPOSE

- 1.1 MHCLG are producing a National Model Design Code to form Part 3 of the [National Design Guide](#), published 1st October 2019, as part of Government's Planning Practice Guidance (PPG) on design.
- 1.2 MHCLG wishes to procure a consultant (the Supplier) to help scope and develop the National Model Design Code, which will include illustrations to support design parameters.
- 1.3 The objective is to develop an easy to use toolkit that local planning authorities, developers, built environment professionals and other agencies involved in the design of the built environment can use to ensure that a greater consistency of design quality is delivered for developments through preparation, application and enforcement of local design code criteria.

2. BACKGROUND TO THE CONTRACTING AUTHORITY

- 2.1 The contracting authority is the Ministry of Housing, Communities and Local Government (MHCLG). It is the government department with overall responsibilities for the delivery of housing, making the vision of place as homes a reality, delivering a sustainable future for local government and creating socially and economically stronger and more confident communities.
- 2.2 The Planning Directorate within MHCLG is responsible for the production of the National Planning Policy Framework (NPPF) and PPG.
- 2.3 The contract will be directed by the Design Team, which is responsible for design quality in MHCLG policies and programmes, and for developing design guidance in PPG.
- 2.4 Based within the Planning Directorate, the Design Team is working across MHCLG and other Government departments to ensure greater emphasis is placed on design quality in policies and programmes as part of a funded action plan, to implement the [Housing White Paper](#) aspirations for higher quality in the built environment.

3. BACKGROUND TO REQUIREMENTS

- 3.1 The Housing White Paper published in 2017 sets out Government's commitment to increase the supply of new homes. It makes clear that they must be of higher quality to achieve community support for new homes in their area. More information on the Housing White Paper is available on the Gov.uk website:
<https://www.gov.uk/government/collections/housing-white-paper>
- 3.2 The revised [National Planning Policy Framework](#) (NPPF), 2018, places greater emphasis on design quality, including a dedicated chapter for the design quality of places. Planning Practice Guidance on design was updated in 2019 to support the revised NPPF to reflect new requirements and expectations, and to give visual expression to the design issues the NPPF is seeking to address.
- 3.3 As part of this update, a standalone [National Design Guide](#) was published on 1st October 2019, with a [supporting Written Ministerial Statement](#). Part 3 of the National Design Guide included a page holder for the National Model Design Code which was expected to be produced to complete the National Design Guide in 2020. A standalone task is necessary to produce Part 3 of the National Design Guide. This tender is to commission a consultant to assist MHCLG officials to write, illustrate and publish the National Model Design Code.



- 3.4 The Design Team wish to appoint a built environment design consultancy that is able to provide design expertise including urban design, architectural and landscape skills to support the preparation and publication of an illustrated model design code.
- 3.5 A pre-tender market engagement exercise was undertaken between 14th February and 26th February. As part of this, the department engaged with stakeholders including planners, developers and built environment professionals on the scope, content and structure of the National Model Design Code. The appointed consultants will then further refine and agree the scope with MHCLG at the commencement of the contract, before the content is drafted.
- 3.6 Further consultation may be required. The timeframes required for the consultation period will be subject to a decision on whether application of code is applied to policy or legislation.
- Building Better Building Beautiful Commission recommendations**
- 3.7 The Building Better, Building Beautiful Commission (BBBB C) was set up to look at how the design quality of new homes and neighbourhoods could be improved and to do so in a way that is popular with communities in local areas.
- 3.8 The report, '[Living with Beauty](#)', published in January 2020, offered 45 recommendations covering 8 main themes:
1. Planning: create a predictable level playing field
 2. Communities: bring the democracy forward
 3. Stewardship: incentivise responsibility to the future
 4. Regeneration: end the scandal of 'left-behind' places
 5. Neighbourhoods: create places not just houses - this has a focus on 'Healthy streets'
 6. Nature: re-green our towns and cities
 7. Education and skills: promote a wider understanding of place-making
 8. Management: value planning, count happiness, procure properly
- 3.9 Design coding, at national and local level, has a prominent role to play in the majority of these themes, especially in terms of planning at national and local level, engaging communities, creating neighbourhoods, including access to nature, green spaces and new urban trees.
- 3.10 Responding positively, as soon as is practicable, to the BBBB C's recommendations is a priority for the Secretary of State and the completion of the National Design Code and worked example for use at local level is critical to this.
- 3.11 The BBBB C's report suggested innovative ideas for developing codes and engaging communities which we'd like to see reflected in the bids from potential tenderers, for example:
- National and local codes - The BBBB C envisages that there should be a national requirement for beauty and place-making that this should be embedded in national policy and guidance as well as in the new National Model Design Code. It recommends that this national requirement be embedded locally by surveying local views and capturing requirements in local policies, design guides and codes.
 - Engaging communities - The BBBB C envisages a new emphasis on engaging with the community on design and place-making, earlier in the planning process, and in a broader as well as a more in-depth way, using innovative techniques, including enquiry by design processes and digital tools.
- 3.12 The BBBB C report emphasises the importance local design codes play in improving the design quality of places and recommends they are included in local plans,



supplementary planning documents and neighbourhood plans. They should be developed to reflect local preferences supported by empirical evidence.

4. DEFINITIONS

Expression or Acronym	Definition
MHCLG	Ministry of Housing, Communities and Local Government
NPPF	National Planning Policy Framework
PPG	Planning Practice Guidance
LPA	Local Planning Authority
BBBCC	Building Better, Building Beautiful Commission

5. SCOPE OF REQUIREMENT

Summary of requirements and Objective

- 5.1 A summary of the requirements for this commission are;
- An illustrated template setting out design parameters for a local design code to follow and tailor to local sites or areas, with details and metrics;
 - A worked example of a local design guide and a guide on how the template is applied;
 - A statement on good practice for community engagement in developing a local design guide;
 - Enhancement of the National Design Guide to take account of the above.
- 5.2 The National Model Design Code should be objectively based, clear, concise and simple to apply.
- 5.3 The objectives are for wider application of design codes to help deliver greater certainty in the planning system, faster decision making, increase in pace of delivery of development, as well as improved quality and beauty in the built environment.
- 5.4 How the code could be implemented in practice, for example through the development plan process and how it will be applied in decision making, will be considered as part of the facilitated workshops (see paragraph 5.28 and Appendix A).

Content and structure

Design Code template

- 5.5 The National Model Design Code will include a summary of design principles that apply to new development with a supporting statement of aims and objectives. A template for use by Local Planning Authorities (LPA) will be developed that lists the design principles and design parameters that support the delivery of locally determined design principles. The template can be applied to different types and scales of development and design parameters to support the application of the design principles.

Design Principles

- 5.6 These are proposed to include the following design principles and supporting statements that need to be developed further and enhanced, making reference to the



relevant sections of the National Design Guide, Part 2, the 10 Characteristics of Well Designed Places. In summary these are:

- Context – an understanding of the context, history and local character of places, neighbourhoods and the site (38);
- Identity – a character that suits the local context and creates attractive places (50);
- Movement – a movement network that connects to places and destinations within a site and beyond, and contributes positively to the character of places (74);
- Built form – a pattern of development blocks, streets and buildings that create character and creates a sense of place (60);
- Nature – landscape and open spaces integrates existing natural features and enhances the natural environment (90);
- Public spaces – spaces between buildings that contribute positively to the character and identity of new development (99);
- Uses – a integrated mix of uses that support everyday life including to live, work and play (108)
- Resources – responding to environmental issues and climate change (135).

Design Parameters

- 5.7 The table below sets out the proposed content of the National Model Design Code template that will required to be included in local design codes, subject to size, scale and type of development. It is structured to relate to the National Design Guide and refers to the detail design parameters that may be appropriate locally. This will be subject to consultation in structured workshops.
- 5.8 It will include graphic illustrations of the issue, with good practice for typical conditions, that would need to be interpreted and applied locally. These generic conditions may be applied locally if appropriate together with appropriate metrics and specific requirements relevant to the local conditions.

Design principles	Design parameters	Detail on design parameters	Reference to National Design Guide sections
Context			
Site appraisal/ constraints	Site features Boundaries Context studies	Appraisal includes access, topography, landscape features, local character, morphology, open spaces, services, ecology, views, vistas.	Context
Character appraisal	Local architecture	Precedent studies, local vernacular	Identity
Uses			
Land use	Land use	Land use, dwelling numbers, tenure distribution	Mixed use
Movement			
Movement	Street pattern	Hierarchy of street pattern, transport routes, active travel, site access and layout. Street pattern, junction design.	Movement



		As principles set out in Manual for Streets.	
Street types	Typologies for central, urban or suburban streets	Street designs, vehicular, pedestrian and cycle patterns, landscape features, street proportions of width to height.	Movement
Car parking	Parking strategy and configuration	Layouts, use of landscape between parking plots and frontages, technical details.	Movement
Building Form			
Block layout	Block pattern and urban grain	Plot depths, building lines, setbacks, public + private realm, fronts and backs.	Building Form
Block form	Building massing	Building heights, widths, proportions, informing density.	Building Form
Building frontages	Building façade	Proportion of facades, entrances to streets.	Identity
Nature			
Landscape	Soft landscape and open spaces	Open space uses, green spaces, landscaping, trees, placement of street trees, species, biodiversity measures.	Nature
Public realm	Hard landscape and public realm	Types, materials, street furniture, art	Public spaces
Resources			
Environment	Energy efficiency and climate change	Land use, flood mitigation, adaptation, flexibility and adaptability, future proofing, energy efficiency, overheating, carbon reductions, orientation, renewables.	Resources, Lifespan

Application of size and type of development

- 5.9 The National Model Design Code assumes a typical medium size development or a phase of a larger scale development of no more than 150 dwellings. Content of site-specific codes for Developments that are smaller or larger scale, particularly for strategic sites, will have different requirements for content and detail. The table below sets out a generic assumption on the level of detail that might be expected.



Design principles	Content	Development scale				Development type				
		Small sites below 10	Sites or phases below 150	Sites or phases above 150	Sites above 500	Rural	Semi – Rural	Suburban/edge of settlement	Urban	Central Urban
Context										
Site/character appraisal	Summary of site key features, context	*	*	*	*	*	*	*	*	*
Site constraints	Access, topography, landscape features, local character, morphology, open spaces, services, ecology, views, vistas		*	*	*	*	*	*	*	*
Masterplan										
Regulating plan/masterplan	Combines Movement, Building Form, Block Layout and Form, Height and Massing, Access, Views		*	*	*		*	*	*	*
Land use	Disposition of land uses, dwelling numbers, tenure distribution	*	*	*	*	*	*	*	*	*
Phasing	Phasing large scale, character areas				*					
Movement										
Infrastructure	Green and blue infrastructure, services, utilities			*	*			*	*	*
Movement	Hierarchy of street pattern, transport routes, active travel plan, access		*	*	*	*	*	*	*	*
Street types	Typologies, pedestrian and vehicular movement, widths and heights, materials and details		*	*	*			*	*	*



Parking strategy	Parking strategy, requirements, layout and technical details		*	*	*		*	*	*	*
Building Form										
Block layout	Block pattern + typology, urban grain, plot depths, building lines, setbacks, public + private realm	*	*	*	*	*	*	*	*	*
Block form	Building heights, massing, widths + block proportions,		*	*	*		*	*	*	*
Block frontages	Building façade, entrances	*	*	*	*	*	*	*	*	*
Landscape										
Landscape principles	Open spaces, uses, landscaping, trees inc street trees, species, biodiversity, environmental mitigation		*	*	*		*	*	*	*
Public realm	Public realm, types, hard landscaping, materials, furniture, art		*	*	*		*	*	*	*
Resources										
Environment	Energy, adaptation measures, orientation, renewables, adaptability.	*	*	*	*	*	*	*	*	*

Worked example of Local Design Guide

5.10 Guidance will be produced to demonstrate how the National Design Guide and the National Model Design Code can be used to produce a local design guide or code. A worked example is required to demonstrate how the NMDC template might be developed to apply locally. The following assumptions will be made for the Worked Example:

- Respecting and enhancing local context by using established principles of urban form to create character, in line with the principles set out in the National Design Guide
- Below 150 dwelling development
- Suburban, edge of settlement brownfield or greenfield site
- Potentially part of a wider regeneration initiative
- Development of c50dw/Ha, for 'gentle density'
- Mix of houses and flats
- Local context to be assumed
- Flat site

5.11 The worked example could be developed as a design code that can be imposed in appropriate circumstances where LPAs have not developed a local design code – or modified by LPAs to apply locally.

Community engagement process

5.12 Developing a local design guide offers the opportunity to engage positively with local communities at the earliest stage of plan making so they have a say in the character and design quality of their neighbourhood. A model approach to community engagement in developing a local Design Code will be set out. This will follow the principles set out in Planning Practice Guidance - Design: Process and Tools –



Community Engagement section. This emphasises the importance of specific techniques such as design workshops at the early stages of design brief development of sites and areas.

- 5.13 A suggested model community engagement process will be required to support the National Design Guide.

Updating the National Design Guide

- 5.14 The following sections of the National Design Guide may need to be enhanced to frame the use of the new tools, with further detail and illustrations, where relevant:

Part 2: The Ten Characteristics

- Context - further detail on character appraisal that supports a local code;
- Identity – elevational proportions, symmetry, window treatment, materials to respect and enhance local context and create character;
- Block form – further detail on block size type and structure, height to width ratios, street proportions, grain and plot size;
- Movement – characteristics of streets to accord with Manual for Streets principles;
- Nature - street trees, their placement, selection and species;
- Public Spaces – reference to landscape details including streets and hard landscape.

Part 3: The National Model Design Code

- Design principles to include in a local design code;
- The template, design parameters including a description of how the template is used to create a Local Design Code or Guide;
- A model community engagement process for developing a Local Design Code;
- Worked example of Local Design Guide.

Application of the National Model Design Code

Stakeholder engagement

- 5.15 As it is to be included as a change to the National Planning Policy Framework (NPPF) we will need to consult on the scope of the Code prior to it coming into effect. Consultation will be through structured workshops and road testing with industry and local government. A series of 4 workshops are planned during the development process, on the content, application and community engagement themes.
- 5.16 Cross Government engagement will be required and officials from other Government departments will be involved in the consultation workshops.

Scope of services required

- 5.17 MHCLG wishes to appoint a built environment design consultancy to prepare an illustrated National Model Design Code template to include in the National Design Guide and to amend the relevant sections within the National Design Guide to reflect the code requirements. MHCLG will provide a background paper and guidance on the scope of the National Model Design Code template and the appointed consultants will build on the brief using their expertise to refine the scope and develop the illustrated National Model Design Code template.
- 5.18 External resources are required to deliver the requirements and support the aims identified above due to:
- Need for urban design, architectural and landscape support to finalise the scope and write the model design code, as these resources and skills are limited in MHCLG.
 - Need for expertise in the application of domestic and international design codes, as these resources and skills are limited in MHCLG.



- Need for expertise in producing supporting illustrations and diagrams that support the model design code template.
- Support for written text to support modifications to the National Design Guide and the model design code template.
- Support in the production of a web-based code.
- Support in the delivery of workshops.
- Support in setting out a model community engagement process to support the national design code template and other processes for applying the template.

- 5.19 Consultants will have appropriate skills and track record of delivering design codes for the public and private sector include urban design, planning, landscape architects and architectural consultancies, and some specialist third sector groups. The consultancy should include proven expertise and track record in engaging with communities to identify their preferences.
- 5.20 The process will require facilitated consultation with the public planning and highways sector and private development and consultant sectors. The commission will require an appreciation of the policy context, an ability to develop design guidance and good communication and supporting graphic skills.
- 5.21 External stakeholder engagement during the process of producing the code will be in the form of structured, online workshops and managed by a facilitator who will be appointed directly by MHCLG. A programme of facilitated workshops will be arranged as set out in Appendix A. The appointed consultant will be expected to input into the structure of the workshops and their outcomes.
- 5.22 Due to the ongoing situation with COVID-19 and the need to maintain social distancing, there is a requirement for the workshops to be delivered using an online format. Note that due to the workshops being held on-line, there will be limited attendees, and subsequently there will be an emphasis on wider stakeholder consultation following production of the draft code template and worked example. The Consultant shall be required to comply with legislation related to COVID-19 and take into account government guidance in its delivery of the services.

6. DETAILED REQUIREMENT

- 6.1 Critically review the scope of the National Model Design Code template against existing domestic design codes at a local and neighbourhood level. Tenderers are invited to submit additional information or ideas that they consider may be relevant to the requirement including in response to the recommendations of the BBBBC report.
- 6.2 Work with MHCLG to review and agree the scope of the National Model Design Code template, including the level of prescription, and how it is applied within the planning process.
- 6.3 Assist MHCLG in attending and presenting at a series of four half-day workshops with officials and a stakeholder sounding board, to be agreed at the kick-off meeting, to review the draft proposal and proposed, its purpose, use, application and coverage.
- 6.4 Work with MHCLG to produce a first draft of the text for a National Model Design Code template, taking into account the feedback from the stakeholder workshops.



- 6.5 Propose images and illustrations to support the text, drawing from existing illustrations, photos and other relevant material. Obtain approvals for use of images and attribute credits.
- 6.6 Present and agree the illustrated draft National Model Design Code template with MHCLG.
- 6.7 Work with MHCLG officials to co-ordinate input from other agencies including other Government departments and statutory consultees, as part of the consultation process.
- 6.8 Work with MHCLG officials to produce a final illustrated text draft of the code template, covering the application of the code at a national level and the design parameters to be included in local codes.
- 6.9 Work with MHCLG to make final edits to the text and images for the National Model Design Code template and format as Part 3 of the National Design Guide, published as a downloadable pdf on Gov.uk
- 6.10 Critically review the final online version of the downloadable pdf—and make or recommend making amendments, including recommendations for maintaining and updating the National Model Design Code template in the future.

7. KEY MILESTONES

- 7.1 The Potential Provider should note the following project milestones for the production of the National Model Design Code template that the Authority will measure the quality of delivery against:

Milestone	Description	Timeframe
1	<p>Inception and preparation:</p> <ul style="list-style-type: none"> Briefing workshop chaired by MHCLG. Agree roles and responsibilities, brief, programme, consultation process and programme and Reporting and contract management 	Within week 1 of Contract Award
2	<p>Develop Design Code Structure:</p> <ul style="list-style-type: none"> Desk top study on existing design codes types to supplement work carried out by MHCLG on optimum content for design code template and design parameters. 	Within week 3 of Contract Award
3	<p>Stakeholder engagement:</p> <ul style="list-style-type: none"> Workshop 1 – Implementation and process Workshop 2&3 – Design code content Workshop 4 – Community engagement and model process 	Within weeks 2-8 of Contract Award



Milestone	Description	Timeframe
4	Draft design code proposals: <ul style="list-style-type: none"> Develop written code and prepare supporting diagrams and illustrations. 	Within week 7-8 weeks of Contract Award
5	Final proposals: <ul style="list-style-type: none"> MHCLG to finalise policy and legal status, Minister approval for the public consultation period. 	Within 8 -10 weeks of Contract award.
6	Final proposals: <ul style="list-style-type: none"> Develop worked example modelled on draft design code and prepare supporting diagrams and illustrations 	Within 8-12 weeks of Contract Award
7	Public consultation:	Within 12 – 18 weeks of Contract award
8	Publish document: <ul style="list-style-type: none"> Finalise document for uploading to Gov.uk and amendments to the National Design Guide. 	From end of consultation period (which will require an indicative 6 weeks) to end of November 2020

7.2 The Potential Provider should note the following project milestones that the Authority will measure the quality of delivery against for the production of a worked example of how the National Model Design Code could be applied in the planning system to a typical large-scale development.

Milestone	Description	Timeframe
1	Identify location and typical site characteristics for site of c150 homes in low/medium density context	2 weeks from agreed draft National Model Design Code design principles
2	Draft design principles applying National Model Design Code criteria	2 weeks
3	Test in workshop with cross-section of central/local Government, industry, consultants' representatives	1 week
4	Finalise requirements, publish Example of Local Design Code	2 weeks

8. AUTHORITY'S RESPONSIBILITIES

8.1 MHCLG will be responsible for working with the Supplier to provide timely responses to queries, including where recommendations are made and providing access to relevant contacts within and outside the team and department.



9. REPORTING AND CONTRACT MANAGEMENT

- 9.1 Reports on the delivery of the project will be made to the Lead Project Management Contact at MHCLG. The details of what is expected in these reports will be agreed at the inception meeting.
- 9.2 Given the short nature of the contract a fortnightly written update will be required as well as regular meetings throughout the contract, the frequency of which will be decided at the inception meeting.
- 9.3 A mid-way contract review meeting will require a contract report providing an update on the delivery to date against the key milestones. A mid-way date will be agreed with the successful provider.
- 9.4 In the event of poor performance of the Supplier, MHCLG will in the first instance work with the Supplier to identify issues and develop an improvement plan. In the event of continuing poor performance of the Supplier the MHCLG will require early termination of the contract with all work on the project to cease.

10. VOLUMES

- 10.1 Not Used.

11. CONTINUOUS IMPROVEMENT

- 11.1 The Supplier will be expected to continually improve the way in which the required Services are to be delivered throughout the Contract duration.
- 11.2 The Supplier should present new ways of working to the Authority during mid-way Contract review meetings.
- 11.3 Changes to the way in which the Services are to be delivered must be brought to the Authority's attention and agreed prior to any changes being implemented.

12. SUSTAINABILITY

- 12.1 Potential Providers should take account of potential environmental, social and economic sustainability issues in respect of the NPPF in their submissions.

13. QUALITY

- 13.1 Resources deployed by the Potential Suppliers should have relevant professional expertise and qualifications for the tasks.

14. PRICE

- 14.1 Price for the work should be calculated on a time and resource basis measured against the delivery of the key milestones set out in section 7. Staff day rates should be submitted with a breakdown of resources deployed.
- 14.2 Prices are to be submitted via Annex C – Price Schedule excluding VAT.
- 14.3 The maximum budget range to support the production of the publishable National Model Design Code template to form Part 3 of the National Design Guide and worked example is between £60,000 to £80,000 exc. VAT.

15. STAFF AND CUSTOMER SERVICE

- 15.1 The Authority requires the Potential Provider to provide a sufficient level of resource throughout the duration of the National Model Design Code Contract in order to consistently deliver a quality service to all Parties.



- 15.2 Potential Provider's staff assigned to the National Model Design Code Contract shall have the relevant qualifications and experience to deliver the Contract.
- 15.3 The Potential Provider shall ensure that staff understand the Authority's vision and objectives and will provide excellent customer service to the Authority throughout the duration of the Contract.

16. SERVICE LEVELS AND PERFORMANCE

- 16.1 The Authority will measure the quality of the Supplier's delivery by:

KPI/SLA	Service Area	KPI/SLA description	Target
1	Delivery of draft text	A draft of the written code and supporting diagrams and illustrations will be presented at the end of Milestone 4 para 7.1	100%
2	Delivery of final text and illustrations	A final document in a publishable format and amendments to the National Design Guide will be presented at contract end	100%

17. SECURITY REQUIREMENTS

- 17.1 The inception meeting will be held online. The Authority will organise and provide dial-in details to the Supplier.

18. INTELLECTUAL PROPERTY RIGHTS (IPR)

- 18.1 The consultancy will obtain permissioned and accredited use of images that are not already available for Government use.
- 18.2 The IPR of the final document, which will be published on the GOV.UK website, will rest with the Authority.

19. PAYMENT

- 19.1 Payment will be made in 3 stages against the following milestones set out in paragraph 7.1:
- 19.1.1 On completion of Milestone 4. After the draft design code proposals are agreed - 45%
- 19.1.2 On completion of Milestone 5. and 6. After final text and images are agreed – 35%
- 19.1.3 On completion of Milestone 8. Sign-off on the final document for publication– 20%
- 19.2 Payment can only be made following satisfactory delivery of pre-agreed certified products and deliverables.
- 19.3 Before payment can be considered, each invoice must include a detailed elemental breakdown of work completed and the associated costs sent to the Lead Project Management. A valid purchase order number must be quoted on all invoices.



20. LOCATION

- 20.1 Work will primarily take place at the Supplier's own premises or online.
- 20.2 No travel (T&S) expenses will be payable for work undertaken at the Supplier's own premises, in MHCLG's offices or other locations in London (within M25). All other travel (T&S) expenses will be payable as per Annex F (Travelling and Subsistence Expenses for Contractors) of the Terms and conditions



Appendix A – **Draft schedule of workshops**

	THEME	CONTENT	STAKEHOLDERS	CONTENT/APPROACH
1	DESIGN CODE CONTENT 1	Understanding context Land use Building form Block Form Movement Landscape	Academics Specialist consultants, property agents Urban Design Specialists, Academy of Urbanism (AoU), Urban Design Group (UDG) Royal Institute of British Architects (RIBA), , Royal Town Planning Institute (RTPI), Landscape Institute (LI) Design advisors, Design Council, other government departments (OGDs), Department for Environment, Food and Rural Affairs (DEFRA), Department for Transport (DfT), Department for Business, Energy and Industrial Strategy (BEIS), Department for Education (DfE) Homes England	Proposal for discussion by Planning Directorate (PD)/MHCLG and content developed in workshop led by facilitator
2	DESIGN CODE CONTENT 2	Further evolution of code requirements Developing options and applications Application in central urban areas Illustrations to support applications	Academics Specialist consultants, property agents Urban Design Specialists, AOU, UDG RIBA, RTPI, LI Design advisors, Design Council OGDs, DEFRA, DfT, BEIS, DfE Homes England	Proposal for discussion by PD/MHCLG and content developed in workshop led by facilitator



	THEME	CONTENT	STAKEHOLDERS	CONTENT/APPROACH
3	IMPLEMENTATION & PROCESS	Level of prescription and how applied in the planning system Site or area-based approaches Application to development typologies, urban to rural, transect Process for policy or legislation and implications	Legals PD, Planning Policy Reform, Development Plans, Development Management Developers, property agents Planning consultants Academics	Paper by PD/MHCLG for facilitated discussion led by facilitator
4	COMMUNITY ENGAGEMENT	Model approaches to community engagement specific to coding Approaches in relation to scales of development Content of code requiring community support	Specialist consultants and agencies Academics Design Team Development Management	Paper for discussion, referencing PPG Design on community engagement, to develop in workshop led by facilitator