

Planning and Development

Module Descriptor

Module Code: PLN7PLD

Version: V9.00

Status: Final

Date: 15/09/2022

Summary Module Details

Module details

Module Title: Planning and Development

Module Leader: Matthew Smith

Module Mode: Supported online learning

Semester: Autumn (UK) and Spring (UK)

Level: 7

Credits: 20

Learning Hours: 200

Contact & Study Hours

Directed Study Time: 60hrs (30%)

Self-directed Study Time: 70hrs (35%)

Assessment Study Time: 70hrs (35%)

Assessment Type

Coursework: 100%

Computer Marked Assessment: 0%

Self-directed Research Project: 0%

Portfolio: 0%

Module summary

This module provides an introduction to planning law and the planning process relevant to property development. The property development process, site selection and financial appraisal of development sites and their funding are considered. The module blends the basic knowledge of planning law with the real estate implementation of a development project.

Taken on which Programmes

MBA Construction and Real Estate (C)

MSc Building Surveying (C)

MSc Real Estate (E)

Core (C) or Elective (E)

Module Aims

The module aims to examine:

- The context of planning within property development projects.
- Principles of site layout and design and to introduce methods of appraisal of the financial viability of development schemes.
- Sources of funding for development projects.

Module Learning Outcomes

- LO1. Critically evaluate complex commercial real estate scenarios to support and develop evidence-based, purposeful conclusions for a range of professional stakeholders.
- LO2. Identify and analyse existing and emerging planning and development policies and practices, synthesising information to communicate effective explanations and sustained arguments.
- LO3. Organise subject-specific knowledge, theory, and practice to create informed and justified decisions concerning complex planning and development situations.
- LO4. Critically appraise incomplete data and apply appropriate techniques and analysis to develop solutions to planning and development problems.

Indicative Module Content

Module topics

- **Introduction to planning law**

What is planning and who are the key players in the planning process? The topic introduces the laws, regulations and planning guidance documents relevant to the planning process in the UK. Students will consider how planning interacts at its various levels, from nationally significant infrastructure and regional strategic planning, down to local plans and neighbourhood planning. Comparison of UK arrangements with selected international case studies.

- **Planning policy**

Property development requiring planning permission is set in context against a definition of what constitutes development, and what is defined as 'permitted development'. The planning application process is considered in detail, taking into account those material matters which may influence a local planning authorities' decision. An applicant's rights of appeal against a planning decision are considered. Comparison of UK arrangements with selected international case studies.

- **Planning permission and legal agreements**

The grant of planning permission is often associated with a legal agreement between the applicant and local planning authority, under which the applicant undertakes certain obligations. Such obligations must be reasonable and can be relevant to the application land or require monies to be paid.

Obligations are often referred to Section 106, from the appropriate section of the 1990 Act, and they must relate directly to the proposed development.

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Comparison of UK arrangements with selected international case studies.

- **Planning conditionality in development agreements; Judicial review**

In any development agreement for the sale of land, the grant of planning permission is very often the basis for determining the price to be paid by the developer to the landowner. Such development agreements are, in effect, conditional contracts for sale. In this topic students will distinguish between conditional contracts and options and will consider, in detail, what conditions might be attached to any planning permission which may make the development scheme non-viable. Comparison of UK arrangements with selected international case studies.

- **Design and sustainability**

Sustainability has become a fundamental theme which is relevant to the consideration of all planning applications. This topic acknowledges the relevance of sustainability to both the design of buildings and the choice of materials used to construct them, but also considers sustainability in the wider context in the use of resources for heating, hot water, refuse disposal and car parking.

Students will observe that sustainability influences property valuation through consumer choice on the buildings we occupy.

Review of international approaches to sustainability in building design using selected case studies.

- **Development case study**

The case study, a new large office development, brings the subject of property development to life. Comparison of a UK study with selected international case studies.

- **The real estate development process**

Students will consider the factors which influence the choice of location for a variety of sectors, and where suitable development sites might be found for uses. Students will look also at the identity of each of the major players in the development process, from landowners and developers to users and planning authorities. Comparison of UK arrangements with selected international case studies.

- **Development appraisal: the residual method**

The valuation of development land by using the residual method of valuation to determine its value is widespread. This topic examines, in detail, the methodology of this system of valuation, and observes some of the criticisms that have been levelled against it. It identifies the shortcomings of the method and uses sensitivity analysis to show where critical "inputs" lie.

- **Development appraisal: alternative methods**

Alternative methods of valuation for development are studied and the advantages and suitability of these methods are considered in detail.

This content will be reviewed and updated regularly to reflect the legal, moral and financial changes in professional standards and practice.

Overview of Summative Assessment

Module learning outcomes	Assessment	Word count or equivalent	Weighting
LO1, LO2, LO3	Assessment 1 Coursework	2,000	40%
LO1, LO2, LO3, LO4	Assessment 2 Coursework	3,000	60%

Module Pass Mark (as a weighted average of all assessments): 50%

Key Module Learning Resources

Core sources and texts

The core reading resources within each module will be provided via the specific Virtual Learning Environment (VLE) module pages and within the e-Library. Additional reference material and supplementary resources to support your studies are available through the UCEM e-Library.

Module tools

Students will have access to study materials, dedicated academic support, student forums, and learning activities via an online learning platform (VLE).

The module page on the VLE is broken down into structured study weeks to help students plan their time, with each week containing a mixture of reading, case studies, videos/recordings and interactive activities to go through. Online webinars/seminars led by the Module Leader can be attended in real time and provide opportunities to consolidate knowledge, ask questions, discuss topics and work through learning activities together. These sessions are recorded to support students who cannot attend and to enable students to recap the session and work through it at their own pace. Module forums on the VLE provide further opportunities to discuss topics with other students, complete collaborative work and get extra help from the module team.

Professional online resources

The e-Library provides access to trusted, quality online resources, selected by subject specialists, to support students' study. This includes journals, industry publications, magazines, academic books and a dissertation/work-based library. For a list of the key industry specific and education resources available please visit [the VLE e-Library](#).

Other relevant resources

Access is also provided to further information sources that include the British Library and Open University UK catalogues, as well as providing a monthly current awareness service entitled, **Knowledge Foundations** - a compendium of news, research and resources relating to the educational sector and the Built Environment.

The module resource list is available on the module website and is updated regularly to ensure materials are relevant and current.