



## MODULE SPECIFICATION

Part 1: Information			
Module Title	Development, Practice and Law		
Module Code	UBLMUC-30-2	Level	Level 5
For implementation from	2019-20		
UWE Credit Rating	30	ECTS Credit Rating	15
Faculty	Faculty of Environment & Technology	Field	Architecture and the Built Environment
Department	FET Dept of Architecture & Built Environ		
Module type:	Standard		
Pre-requisites	None		
Excluded Combinations	None		
Co- requisites	None		
Module Entry requirements	None		

Part 2: Description
<p><b>Educational Aims:</b> See Learning Outcomes</p> <p><b>Outline Syllabus:</b> The syllabus will be developed around the following themes:</p> <p>Project inception and the impact of property cycles</p> <p>Key actors in the development process</p> <p>The role of the client and the development team</p> <p>The role of the consultant, including fees, contracts, professional indemnity insurance and professional negligence law</p> <p>Negotiation, mediation, advocacy and project leadership</p> <p>Land for development, including site appraisal and the role of environmental impact assessment</p> <p>Rights and the legal and practical implications of representing these rights in planning decision making process.</p>

## STUDENT AND ACADEMIC SERVICES

Defining development and securing planning permission (and the role of permitted development in a UK context).

Securing planning permission, including the role of the development plan and material considerations

Understanding the grant of permission

Project phasing and site acquisition

Appealing planning decisions (and, in a UK context, judicial review)

Investigating land restrictions

Understanding the role of flooding, contamination and biodiversity in shaping development proposals

Procuring construction, including the issuing of contracts and project management

Successfully managing an investment property

Risk appraisal and risk mitigation

Project marketing and promotion

**Teaching and Learning Methods:** Contact time: 72 hours

Assimilation and development of knowledge: 148 hours

Exam preparation: 40 hours

Coursework preparation: 40 hours

Total study time: 300 hours

Scheduled learning on this module will include interactive lectures (supported by the module website), which will be used to introduce key elements of the syllabus. In class activities will seek to aid knowledge and skills development, and offer the opportunity to develop critical thinking. Through the supported activities and discussions, learners will build upon the fundamental concepts covered in the lectures and begin to apply their understanding. To build upon the professional emphasises of the module, a range of speakers will be invited to assist to provide examples of real-life projects and development experiences. Local field trips will be arranged to support the module and associated assessment (e.g. site visits and visits to a local planning committee).

Independent learning will include time engaged with essential reading, undertaking tutor-guided formative exercises that are integral to the course programme, and coursework preparation.

### Part 3: Assessment

Both components of assessment are focused around a fictitious development scenario that requires students to develop proposals for a complex site. The project is developed progressively and the two components of assessment are positioned to coincide with different stages of the development process.

Component B - strategy report:

Component B represents the first milestone and requires the students to appraise a development site and/or proposal in the context of site conditions, planning policy and relevant procedural and legislative requirements. The complexity of the chosen site will help to check against plagiarism.

To develop the report the students will need to undertake a site visit and undertake a series of in-class activities. Students will be provided with guidance each week on how to develop their work, while there will also be an opportunity for draft work to be reviewed.

## STUDENT AND ACADEMIC SERVICES

<p>Component A - individual presentation:            The second (controlled) component is scheduled towards the end of the module and requires the students to deliver a presentation on changes to practice and law relating to the property and planning domains. Presentations will be individual and will be timed at 15 minutes (ten minutes in the form of a presentation, followed by five minutes of questions). Students will provide a supporting handout alongside their presentation. Students will be provided with appropriate support. This will include a reminder about effective presentation techniques.</p> <p>Resit:            Students will be required to rework and resubmit previous assignments.</p>			
First Sit Components	Final Assessment	Element weighting	Description
Report - Component B		50 %	Report (2,500 words)
Presentation - Component A	✓	50 %	Individual Presentation (15 minutes)
Resit Components	Final Assessment	Element weighting	Description
Report - Component B		50 %	Report (2,500 words)
Presentation - Component A	✓	50 %	Individual Presentation (15 minutes)

### Part 4: Teaching and Learning Methods

Learning Outcomes	<p>On successful completion of this module students will achieve the following learning outcomes:</p> <table border="1"> <thead> <tr> <th>Module Learning Outcomes</th> <th>Reference</th> </tr> </thead> <tbody> <tr> <td>Explain and demonstrate how the development process operates within the context of institutional, contractual and legal frameworks</td> <td>MO1</td> </tr> <tr> <td>Demonstrate an understanding of the key stages of the development process, including project inception, site planning and design, construction, marketing and occupation</td> <td>MO2</td> </tr> <tr> <td>Define the type of actors that become involved in the development process, and explain the formal and informal relationships that exist between them</td> <td>MO3</td> </tr> <tr> <td>Explain the concept of rights and the legal and practical implications of representing these rights in decision making processes</td> <td>MO4</td> </tr> <tr> <td>Display a knowledge of planning and environmental law as it relates to development, including an understanding of how development is defined and planning permission granted</td> <td>MO5</td> </tr> <tr> <td>Describe the basic tenets, and explain the practical application, of land, construction, landlord and tenant law in the development context</td> <td>MO6</td> </tr> <tr> <td>Outline, and consider the relative significance of, the various factors that can affect the form, phasing and delivery of a project</td> <td>MO7</td> </tr> <tr> <td>Recognise the importance of professionalism and the role for negotiation, mediation, advocacy and leadership in ensuring successful development outcomes</td> <td>MO8</td> </tr> </tbody> </table>		Module Learning Outcomes	Reference	Explain and demonstrate how the development process operates within the context of institutional, contractual and legal frameworks	MO1	Demonstrate an understanding of the key stages of the development process, including project inception, site planning and design, construction, marketing and occupation	MO2	Define the type of actors that become involved in the development process, and explain the formal and informal relationships that exist between them	MO3	Explain the concept of rights and the legal and practical implications of representing these rights in decision making processes	MO4	Display a knowledge of planning and environmental law as it relates to development, including an understanding of how development is defined and planning permission granted	MO5	Describe the basic tenets, and explain the practical application, of land, construction, landlord and tenant law in the development context	MO6	Outline, and consider the relative significance of, the various factors that can affect the form, phasing and delivery of a project	MO7	Recognise the importance of professionalism and the role for negotiation, mediation, advocacy and leadership in ensuring successful development outcomes	MO8
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Contact Hours	<p><b>Independent Study Hours:</b></p> <table border="1"> <tr> <td>Independent study/self-guided study</td> <td>228</td> </tr> </table>		Independent study/self-guided study	228																
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## STUDENT AND ACADEMIC SERVICES

	<b>Total Independent Study Hours:</b>	228
	<b>Scheduled Learning and Teaching Hours:</b>	
	Face-to-face learning	72
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	<b>Hours to be allocated</b>	300
	<b>Allocated Hours</b>	300
Reading List	<p><i>The reading list for this module can be accessed via the following link:</i></p> <p><a href="https://uwe.rl.talis.com/modules/ublmuc-30-2.html">https://uwe.rl.talis.com/modules/ublmuc-30-2.html</a></p>	

### Part 5: Contributes Towards

This module contributes towards the following programmes of study:

Geography [Sep][FT][Frenchay][4yrs] MPlan 2018-19  
 Master of Planning [Sep][FT][Frenchay][4yrs] MPlan 2018-19  
 Geography and Planning [Sep][FT][Frenchay][3yrs] BA (Hons) 2018-19  
 Property Development and Planning [Sep][FT][Frenchay][3yrs] BA (Hons) 2018-19  
 Urban Planning [Sep][FT][Frenchay][3yrs] BSc (Hons) 2018-19  
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