



Module Specification

Development, Practice and Law

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Part 1: Information

Module title: Development, Practice and Law

Module code: UBLMUC-30-2

Level: Level 5

For implementation from: 2023-24

UWE credit rating: 30

ECTS credit rating: 15

Faculty: Faculty of Environment & Technology

Department: FET Dept of Architecture & Built Environ

Partner institutions: None

Delivery locations: Frenchay Campus

Field: Architecture and the Built Environment

Module type: Module

Pre-requisites: None

Excluded combinations: None

Co-requisites: None

Continuing professional development: No

Professional, statutory or regulatory body requirements: None

Part 2: Description

Overview: Not applicable

Features: Not applicable

Educational aims: See Learning Outcomes

Outline syllabus: The syllabus will be developed around the following themes:

Project inception and the impact of property cycles

Key actors in the development process

The role of the client and the development team

The role of the consultant, including fees, contracts, professional indemnity insurance and professional negligence law

Negotiation, mediation, advocacy and project leadership

Land for development, including site appraisal and the role of environmental impact assessment

Rights and the legal and practical implications of representing these rights in planning decision making process.

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

Part 3: Teaching and learning methods

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.

Module Learning outcomes: On successful completion of this module students will achieve the following learning outcomes.

MO1 Explain and demonstrate how the development process operates within the context of institutional, contractual and legal frameworks

MO2 Demonstrate an understanding of the key stages of the development process, including project inception, site planning and design, construction, marketing and occupation

MO3 Define the type of actors that become involved in the development process, and explain the formal and informal relationships that exist between them

MO4 Explain the concept of rights and the legal and practical implications of representing these rights in decision making processes

MO5 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

MO6 Describe the basic tenets, and explain the practical application, of land, construction, landlord and tenant law in the development context

MO7 Outline, and consider the relative significance of, the various factors that can affect the form, phasing and delivery of a project

MO8 Recognise the importance of professionalism and the role for negotiation, mediation, advocacy and leadership in ensuring successful development outcomes

Hours to be allocated: 300

Contact hours:

Independent study/self-guided study = 228 hours

Face-to-face learning = 72 hours

Total = 300

Reading list: The reading list for this module can be accessed at [readinglists.uwe.ac.uk](https://uwe.rl.talis.com/modules/ubl muc-30-2.html) via the following link <https://uwe.rl.talis.com/modules/ubl muc-30-2.html>

Part 4: Assessment

Assessment strategy: The Strategy:

Both assessment activities 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 assessment tasks are positioned to coincide with different stages of the development process.

The Assessment:

Report - a strategy report that 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.

Presentation - pre-recorded individual presentation + logbook:

The second component is scheduled towards the end of the module and requires the students to deliver a pre-recorded along with a digital logbook, on changes to practice and law relating to the property and planning domains. Presentations will be individual and will be timed at 7 minutes. 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.

Resit Report - a similar brief to that described above, which may include some topic changes.

Resit Presentation - the presentation and digital logbook to a similar brief to that described above, which may include some topic changes.

Assessment components:**Report (First Sit)**

Description: Report (2,500 words)

Weighting: 50 %

Final assessment: No

Group work: No

Learning outcomes tested: MO1, MO2, MO3, MO4, MO7, MO8

Presentation (First Sit)

Description: Pre-recorded presentation + digital logbook (7 mins)

Weighting: 50 %

Final assessment: Yes

Group work: No

Learning outcomes tested: MO5, MO6, MO7, MO8

Report (Resit)

Description: Report (2,500 words)

Weighting: 50 %

Final assessment: No

Group work: No

Learning outcomes tested: MO1, MO2, MO3, MO4, MO7, MO8

Presentation (Resit)

Description: Pre-recorded presentation + digital logbook (7 mins)

Weighting: 50 %

Final assessment: Yes

Group work: No

Learning outcomes tested: MO5, MO6, MO7, MO8

Part 5: Contributes towards

This module contributes towards the following programmes of study:

Urban Planning [Sep][FT][Frenchay][3yrs] BSc (Hons) 2022-23

Urban Planning [Sep][SW][Frenchay][4yrs] BSc (Hons) 2022-23

Property Development and Planning [Sep][FT][Frenchay][3yrs] BA (Hons) 2022-23

Property Development and Planning [Sep][SW][Frenchay][4yrs] BA (Hons) 2022-23

Geography and Planning [Sep][FT][Frenchay][3yrs] BA (Hons) 2022-23

Geography and Planning [Sep][SW][Frenchay][4yrs] BA (Hons) 2022-23

Urban Planning [Frenchay] BSc (Hons) 2022-23

Property Development and Planning [Frenchay] BA (Hons) 2022-23

Urban Planning {Foundation} [Sep][FT][Frenchay][4yrs] BSc (Hons) 2021-22

Urban and Regional Planning {Foundation} [Feb][FT][GCET][4yrs] BSc (Hons) 2021-22

Property Development and Planning {Foundation} [Sep][FT][Frenchay][4yrs] BA (Hons) 2021-22

Property Development and Planning {Foundation} [Sep][SW][Frenchay][5yrs] BA (Hons) 2021-22

Urban Planning {Foundation} [Sep][SW][Frenchay][5yrs] BSc (Hons) 2021-22

Urban and Regional Planning {Foundation} [Oct][FT][GCET][4yrs] BSc (Hons) 2021-22

Geography and Planning {Foundation} [Sep][SW][Frenchay][5yrs] BA (Hons) 2021-22

Geography and Planning {Foundation} [Sep][FT][Frenchay][4yrs] BA (Hons) 2021-22