

<b>Module Code:</b>	AUR538
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<b>Module Title:</b>	Planning & Building Regulations
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<b>Level:</b>	5	<b>Credit Value:</b>	20
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<b>Cost Centre(s):</b>	GABE	<u>JACS3</u> code:	K190 (ADT) K220 (CM)
		<u>HECoS</u> code:	100122 (ADT) 100149 (CM)

<b>Faculty</b>	FAST	<b>Module Leader:</b>	David Cheesbrough
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Scheduled learning and teaching hours	30 hrs
Guided independent study	170 hrs
Placement	0 hrs
<b>Module duration (total hours)</b>	<b>200 hrs</b>

<b>Programme(s) in which to be offered (not including exit awards)</b>	Core	Option
BSc (Hons) Architectural Design Technology	✓	<input type="checkbox"/>
BSc (Hons) Construction Management	✓	<input type="checkbox"/>

<b>Pre-requisites</b>

**Office use only**

Initial approval: 29/08/2019

Version no: 1

With effect from: 01/09/2019

Date and details of revision:

Version no:

## Module Aims

The module aims to provide students with knowledge of the development and control of Town and Country Planning in the United Kingdom, with regards for the role of contemporary Planning Authorities in the preparation of policy and the implementation of control in respect of land use.

The module will provide the student with an appropriate grounding in the work of public and private sector Building Inspectors in defining and enforcing the requirements of Building Regulations, with the many Parts of the Regulations being studied and the knowledge applied to real world scenarios.

## Intended Learning Outcomes

Key skills for employability

- KS1 Written, oral and media communication skills
- KS2 Leadership, team working and networking skills
- KS3 Opportunity, creativity and problem solving skills
- KS4 Information technology skills and digital literacy
- KS5 Information management skills
- KS6 Research skills
- KS7 Intercultural and sustainability skills
- KS8 Career management skills
- KS9 Learning to learn (managing personal and professional development, self-management)
- KS10 Numeracy

### At the end of this module, students will be able to

### Key Skills

At the end of this module, students will be able to		Key Skills	
1	Explain the impact of development upon the environment and describe the key legislative drivers which seek to manage this impact through the creation and implementation of town planning policy.	KS1	KS4
		KS5	KS6
		KS7	
2	Identify and articulate the social and political issues which impact upon planning, design and development in the natural and built environments.	KS1	KS5
		KS6	KS7
3	Explain the purpose of the Building Regulations and describe the application, approval and sanction processes in respect of development.	KS1	KS4
		KS5	KS6
		KS7	
4	Identify and describe examples of good and bad practice in respect of approved documents	KS1	KS3
		KS6	

### Transferable skills and other attributes

- Students will understand the role of fellow professionals within the Construction Industry.
- Students will develop a knowledge of the legislation governing the development of land and property in the UK.
- Students will understand the processes involved in achieving approval for schemes.

### Derogations

*None*

### Assessment:

#### Indicative Assessment Tasks:

The module will be assessed through two submissions:

#### Assessment 1:

An essay which considers the creation and implementation of town planning policy in managing the impact of development upon society and the environment

#### Assessment 2:

A series of exemplars that illustrate the strategic purpose of the Building Regulations and requires the student to advise upon compliance with Approved Documents.

Assessment number	Learning Outcomes to be met	Type of assessment	Weighting (%)	Duration or Word count (or equivalent if appropriate)
1	1 & 2	Essay	50%	2,000
2	3 & 4	Coursework	50%	2,000

### Learning and Teaching Strategies:

The learning and teaching strategy will be a series of formal lectures which describe the development, administration and enforcement of contemporary Planning and Building Control policy in the United Kingdom.

Access to policy, applications and associated documentation which remain extant in the public domain will feature throughout the delivery of the module. Such source material will form the basis of tutorials and group discussions to provide students with real-time experiences of potentially contentious aspects of the development control process.

Specialist guest speakers from the planning and building control professions will be invited to contribute to the delivery.

Site visits undertaken as part of this or other associated modules will provide appropriate vehicles for aspects of Town Planning and Building Control to be considered in site-specific contexts.

The assessment will provide an opportunity for summative feedback to help enhance and develop the student skillset required for Level 5

### **Syllabus outline:**

Consideration of the purpose, processes and requirements of Town Planning in the United Kingdom to include:

- Devolved authority
- Development Plans
- Application, approval, refusal and appeal
- National and local guidance
- Sustainability
- Conservation and heritage
- Examples of good and bad practice will enable the student to fully appreciate the role of Town and Country Planning in the modern Construction Industry.

Consideration of the purpose, processes and requirements of the Building Regulations in the United Kingdom to include:

- A history of the development of building control
- Devolved authority
- The Building Act 1984
- The Building Regulations
- Application, approval, refusal and appeal
- The Approved Documents
- Plan vetting, inspection and compliance

**Indicative Bibliography:****Essential reading**

Cullingworth, B., (2015), *Town and Country Planning in the UK*. 15th ed. Abingdon: Routledge.

Tricker, R. and Alford, S. (2017), *Building Regulations in Brief*. 9th ed. London: Routledge.

**Other indicative reading**

Planning Policy Wales [www.gov.wales/topics/planning](http://www.gov.wales/topics/planning)

Building Control Wales [www.gov.wales/topics/planning/buildingregs](http://www.gov.wales/topics/planning/buildingregs)

The National Planning Policy Framework [www.planningportal.gov.uk](http://www.planningportal.gov.uk)

Building Control Journal [www.rics.org](http://www.rics.org)

Town and Country Planning Act 1990

Planning (Listed Buildings and Conservation Areas) Act 1990

Environmental Protection Act 1990

Planning Act 2008 [www.planningportal.gov.uk](http://www.planningportal.gov.uk)

The Building Act 1984

Building Regulations Approved Documents [www.planningportal.gov.uk](http://www.planningportal.gov.uk)

Students will be guided to online resources during the length of the course and through the VLE.

**Other sources:**

IHS Database [www.ihsti.com](http://www.ihsti.com)

