

OPEN BOOK EXAMINATION
UNIVERSITY OF MANCHESTER

Plan Making and the Development Process

Release: 18th January 2021 at 02:00pm (GMT)

Submission Deadline: 25th January 2021 at 02:00pm (GMT)

PLEASE READ THE FOLLOWING INFORMATION CAREFULLY

- Please read over the examination paper carefully before beginning. The examination paper is **4** pages.
- The examination paper consists of two essay questions. Answer BOTH of these questions.
- **The maximum word count for each answer is 1200 words.** This is an absolute maximum limit (+10% **does not** apply). Essays longer than 1200 words will not be marked.
- You will not be penalised for answers that are shorter than the limit: answers will be given credit for being comprehensive, rather than for being a certain length.
- You are expected to provide in-text citations to the literature as appropriate, but you do not need to provide a reference list / bibliography at the end of each essay. If you decide to include a bibliography at the end of your exam, your bibliography will not count towards the maximum word length.
- The word count includes in-text citations.
- Use standard word processing software and submit your exam script as a Word Document.
- Ensure that you enter your **student ID number** at the top of the word document. Please **do not** add your name or surname or any other identifying information anywhere in the document.
- Ensure that you write question numbers for each of your responses and that you only submit one single document.

- Save your submission file using your **student ID number** as your file name e.g. 566789990.doc
- When you submit your word document to Turnitin, enter your **student ID number** **ONLY** in the 'Submission title' field e.g. 566789990.

By submitting your exam script you declare that the work submitted is your own and that you understand the [University's Policy on Academic Malpractice](#).

P.T.O

Answer **BOTH** questions.

1. Framley, a fictional inner-city area of Manchester, is one of the most densely populated areas in North England and has been ranked in the country's top ten most-deprived neighbourhoods.

In its draft Greater Manchester Spatial Framework, the Greater Manchester Combined Authority pledged to transform the area with £1bn investment. If the spatial framework is adopted, around 1000 new homes are proposed to be built on a mixture of vacant brownfield and greenfield land in the area.

However, some residents in Framley are worried that there will not be enough affordable housing built as part of the plans, and that the loss of public green space resulting from the proposed development will not be replaced by equivalent or better provision in terms of quantity and quality in a suitable location.

Concerned residents have recently formed a community group to explore what they can do to have some influence over the development and growth of their local area.

In your response, please discuss **the opportunities available within the planning system** for Framley community group **to be involved in decision making and guide the development to meet their community's needs.**

2. A planning inspector was appointed by the Secretary of State to determine an appeal made by Care Homes Developer Ltd against Scarfolk Council's decision to refuse to grant outline planning permission for a retirement village on the green belt outside the town.

The Scarfolk Local Plan was adopted in 1998, and it cannot demonstrate a five-year housing land supply. However, the Council is currently preparing a new Local Plan which will replace the existing development plan if adopted. During public consultation prior to its submission for the examination, the draft local plan received a high number of positive comments and strong local community support.

The application to build 65 care homes by Care Homes Developer Ltd was initially refused by the Council on the grounds that the proposed scheme would not accord with adopted local plan policy in respect of development in the countryside outside settlement boundaries and would harm the green belt due to inappropriateness, loss of openness and encroachment into the countryside. In its refusal, the Council also suggested there was no local need for care homes in the local area. In the Council's emerging local plan, the same site was allocated for 150 high quality market dwellings.

P.T.O

The inspector needs to make a decision to whether allow the appeal and grant outline planning permission for the proposed retirement village development or dismiss the appeal.

In your response, please **discuss** the necessary steps the inspector needs to take to reach a decision **in reference to the appeals procedures within the planning system** and **what information the inspector needs for material consideration to make a decision.**

END OF EXAMINATION PAPER