CONCEPT

Urban Planning and Development Control Course: Zoning, Local Plans and Planning Applications

11 – 15 July 2027
Jeddah - Corniche four-star



Urban Planning and Development Control Course: Zoning, Local Plans and Planning Applications

Ref: 1640_25965 **Date:** 11 – 15 July 2027 **Location:** Jeddah - Corniche four-star **Fees:** 19500 SAR

Introduction:

Urban planning and development control, covering zoning, local plans and planning applications, is a 1-week course for municipal planners, development control officers, developer planning teams and planning consultants, ending with a Zoning Amendment and Planning Application Assessment Report for a case site. Weak plan hierarchies, unclear zoning codes, inconsistent density controls and poorly reasoned decisions lead to appeals, unauthorised building and development that ignores the adopted plan. Nominees already prepare plans, check submissions or advise applicants, and work through case studies on plot data, drawings and decision reports. CoreConcept Training Center delivers this urban planning and development control course.

Course Objectives:

- Trace how regional, structure, local and detailed plans set policy for a site and identify which plan governs a given application
- Draft zoning code provisions that define permitted, conditional and prohibited uses, density limits, setbacks, height and lot coverage
- Calculate floor area ratio, coverage, height and parking requirements for a plot and test a scheme against them
- Validate and assess planning applications against plan policies, material considerations and consultee responses, and write a reasoned decision report
- Set planning conditions and negotiate planning obligations that are relevant, enforceable and proportionate to the impacts of a development
- Handle variance requests, appeals and enforcement against unauthorised development through documented, defensible procedures

Target Audience:

- Municipal planning staff responsible for preparing local and detailed plans and zoning amendments
- Development control staff responsible for validating, assessing and recommending decisions on planning applications
- Building permit and enforcement staff responsible for site inspections and action against unauthorised development
- Developer planning team staff responsible for preparing planning submissions and negotiating conditions
- Planning consultants responsible for site appraisals, planning statements and appeal cases for clients
- Land and subdivision staff responsible for plot layouts, parcel records and infrastructure reservations

Course Outline:

Day 1: Planning Systems, Plan Hierarchy and Development Control Foundations

- Plan Hierarchy Map From Regional to Detailed Plans
- Plan-Led Versus Discretionary Development Control Systems Compared
- By-Right and Discretionary Approval Routes for Planning Applications
- Development Control Unit Roles, Delegations and Committee Decisions
- Current-State Review of a Local Planning Authority Caseload

Day 2: Zoning Models, Land-Use Classes and Density Controls

- Euclidean Zoning Districts and Land-Use Class Schedules
- Form-Based Codes Regulating Frontage, Massing and Building Type
- Performance and Incentive Zoning With Density Bonus Mechanisms
- Overlay Zones for Heritage, Flood and Airport Height Limits
- Floor Area Ratio, Lot Coverage and Height Envelope Calculation

Day 3: Local Plans, Subdivision and Planning Application Assessment

- Local Plan Policy Drafting and Land Allocation Schedules
- Subdivision Layout Standards for Plot Size and Infrastructure Reservations
- Planning Application Validation Checklist and Submission Requirements
- Setback, Parking Standard and Daylight Checks on Submitted Drawings
- Officer Decision Report Structure Weighing Material Considerations

Day 4: Conditions, Obligations, Variances, Appeals and Enforcement

- Planning Condition Drafting Tests for Relevance and Enforceability
- Planning Obligations Negotiation for Developer Contributions and Restrictions
- Variance and Conditional-Use Permit Requests Assessed Against Hardship Criteria
- Non-Conforming Uses, Rezoning Requests and Spot Zoning Risks
- Appeal Statement Preparation and Enforcement Notice Procedure

Day 5: Case Study on a Zoning Amendment and Application Assessment

- Case Site Constraints Plan and Applicable Plan Policies
- Case Zoning Amendment With Revised Density and Use Schedule
- Case Planning Application Compliance Matrix Against Zoning Code
- Case Conditions and Obligations Schedule With Enforcement Triggers
- Zoning Amendment and Planning Application Assessment Report Completion

Skills You Will Gain:

- Plan Hierarchy Interpretation
- Zoning Code Drafting
- Density and Floor Area Calculation
- Subdivision Layout Review
- Planning Application Appraisal
- Planning Condition Drafting
- Developer Contribution Negotiation
- Planning Enforcement Case Handling

Why Attend This Course:

- Deliver a Zoning Amendment and Planning Application Assessment Report for a case site to the head of planning or the planning committee
- Decide whether a scheme meets the zoning code, needs conditions or obligations, or should be refused with clear reasons
- Avoid lost appeals, unenforceable conditions and unauthorised building that arise from poorly reasoned planning decisions
- Share validation checklists, density calculation sheets and decision report templates with case officers and applicant teams

Conclusion:

Back at work, the participant gives the head of planning or the planning committee a Zoning Amendment and Planning Application Assessment Report that tests a scheme against the plan hierarchy, the zoning code and density controls, and sets conditions, obligations and enforcement triggers. The planning unit uses it to decide on zoning changes and live applications in a consistent, defensible way, while developer teams use it to shape compliant submissions. After its first use, the unit should review decision times, appeal outcomes, condition discharge and breach cases and refine its checklists and code wording.

Frequently Asked Questions FAQ:

What should participants know before an urban planning and development control course?

Participants should already prepare plans, assess planning submissions, prepare applications for developers or advise clients on planning matters. Basic reading of site plans and drawings is expected. Bringing an anonymised application, zoning extract or decision report makes the case work more useful.

How does urban planning and development control differ from a sustainable city or urban design course?

It covers the regulatory side of planning: plan hierarchy, zoning codes, density controls, application assessment, conditions, obligations, appeals and enforcement. Sustainable city and urban design courses focus on district design, mobility and public space concepts rather than how individual development decisions are made and defended.

Why does floor area ratio matter in urban planning and development control?

Floor area ratio sets the total floor area a plot may carry relative to its size. Combined with setbacks, height limits and lot coverage, it controls density and built form while leaving designers flexibility in how floor space is arranged on the site.

What do participants take back from the urban planning and development control course?

Participants take back a Zoning Amendment and Planning Application Assessment Report for a case site, with a compliance matrix, density calculations, a conditions and obligations schedule and enforcement triggers, plus validation and decision report templates for their own unit.