



# PLANNING MANAGER



## ABOUT THE ROLE

The Planning team in an operating division works closely with the land and technical teams to ensure deliverable and viable planning consents are secured. The Planning Manager manages planning activities in relation to land purchase (both short and long term) to ensure that appropriate planning consents are obtained cost effectively.

Responsible for: Planning Assistant / Planning Graduate

Responsible to: Land and Planning Director

## KEY RESPONSIBILITIES

### 1. MANAGEMENT OF THE BUSINESS

- The post holder actively participates as part of the company's management team in the general running of the company, achieving the company's targets; and seeking to positively influence the progression and growth of the company.

### 2. MANAGEMENT OF THE DEPARTMENT

- Assist in the effective management of the company's planning function by helping to ensure that best practices are followed, costs are controlled, and the department maximises revenue generation and contribution to the company's operating profit.

### 3. PLANNING APPRAISAL

- Undertake Planning Appraisals of potential development sites, identify risks, and make recommendations on the prospects of achieving planning permission and the likely timeframes.

### 4. PLANNING APPLICATIONS & APPEALS

- Prepare and manage applications and planning appeals for residential and mixed use developments of varying scale involving both brownfield and greenfield sites across the country.
- Engage in negotiations with officers, local community groups and other stakeholders at both pre-application and post - application submission stages, including attendance at meetings where necessary.

## **5. PLANNING POLICY PROMOTION**

- Ensure land it is effectively promoted through the management of policy representations to emerging Local Plan consultations and attendance at Examinations where appropriate.
- Monitor and advise on the way in which changes in planning policy, legislation, and regulation are likely to shape the planning strategies and investment decisions made by the Company.

## **6. PEOPLE MANAGEMENT**

- Help ensure the planning team operates in accordance with Company policies and procedures and develop a strong understanding of development opportunities and competitor activity.

## **7. MEETINGS**

- Prepare papers for inclusion in Company Board Pack, update the Board and Management team on planning appraisals for land acquisitions and case management; and advise on general planning matters and inform of relevant changes in National, Divisional and Local policies and advise of any likely impact of such changes.
- Attend Management meetings and Land/Planning meetings and keep the management team fully informed of issues and progress.

## **8. WORKING RELATIONSHIPS**

- Build strong working relationships with colleagues within all disciplines; and work collaboratively with Local Authorities, other public bodies, House Builder Federation representatives, local agents, land owners, other developers and Consultants.

## **THE PERSON**

What kind of person are we looking for?

- Chartered Member of the Royal Town Planning Institute (RTPI)
- Strong Negotiation skills
- Excellent verbal and written communication skills
- Ability to research and analyse key baseline information
- Effective problem solver
- Proven ability to work under pressure and against tight timeframes
- Good commercial awareness
- Confident decision maker
- Ability to manage varied work streams in parallel

These are illustrative duties and the job holder will be expected to become involved in a range of work to enable the department to respond effectively to the requirements of the Company.