**ABOUT THE ROLE**

To contribute to managing the Company’s Land Bank to ensure that development sites (greenfield/brownfield) are progressed through the Planning System as efficiently as possible; and provide planning expertise as required regarding new development opportunities.

The role will involve working on projects from inception to completion from day one and you will be given a level of ownership of projects that very few planners experience. You will provide pre-acquisition planning advice, project-manage planning applications and where appropriate complete the requisite reports and supporting documents. You will follow each project to its successful conclusion.

Responsible for: Planning Assistant / Planning Graduate

Responsible to: Planning Director

**KEY RESPONSIBILITIES**

1. **MANAGEMENT OF EXTERNAL CONSULTANTS**

* Ensure all consultants understand Redrow’s objectives and are designing to the appropriate and local authority requirements as well as other regulatory body requirements.
* Assist with optimising pre planning layouts as well as performing design audits on consented schemes.
* Organise geo-tech and geo-environment inspections
* Organise acoustic, daylight reports, structural, sustainability reports etc
* Good knowledge of the planning system particularly non-material amendments and s73 applications etc.
* Build strong relationships with planning officers, highways officers etc within your region.
* Monitor fee budgets.
* Understand the technical opportunities and constraints of a construction site.

1. **MANAGEMENT OF EXISTING SITES WHERE CONSTRUCTION HAS COMMENCED**

* Management of all planning conditions including fee proposals, obtaining documents and submission;
* Handling of enforcement queries and complaints;
* Ongoing liaison with Local Authority officers to maintain positive relationships;
* Generation and maintenance of condition trackers ;
* Resolution of issues arising as construction continues due to deviation from planning permission: amendment of planning permission through non material amendments/s73 applications, amendment of s106 through deed of variation;
* Attendance of site based project meetings providing planning input;
* Planning advice in terms of potential re-planning to intensify site or amend mix to improve viability;
* Provide reports and updates to senior management team as required.

1. **MANAGAMENT OF PLANNING FUNCTION WHERE SITE IS OWNED BUT PLANNING STATUS DOES NOT ALLOW CONSTRUCTION TO COMMENCE**

* Facilitate the timely submission of Planning applications of sites within our ownership through appointment of appropriate project team to provide specialist input  including fee proposals, instruction and management and
* Working up of Planning Application pack whilst advising and interacting with other departments: technical/sales/commercial/construction to understand and minimise issues to these department as a result of the planning process and to best promote our product and house range;
* Assessment of planning issues
* Advise on compliance with Planning Policy at National, Local Authority and Neighbourhood level

1. **PROVIDE PLANNING ADVICE ON PROPOSED FUTURE SITE PURCHASES**

* Undertake Planning Appraisals of potential development sites
* With appropriate assistance review all Design layout drawings at key stages of design and development to ensure compliance with the company requirements eg, Viability, Planning Application, Tender, and Pre Start.
* Identify suitability, status and likelihood of support by the relevant local authority by informing of potential planning constraints and opportunities.

1. **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.