

JOB DESCRIPTION

JOB INFORMATION	
Job Role:	North West based, client-side Planning Manager
Job Title:	Town Planner / Planning Manager
Region	North West
Site:	Manchester City Centre
Working Hours:	37.5 Hours per week

POSITION IN THE ORGANISATION	
Reports to:	Regional Director – North West
Responsible for:	Delivery of New and Amendments to existing Planning Consents. Identification of Strategic Land.

OVERALL PURPOSE OF JOB
Working closely with the Regional Director – North West and a small high skilled team within the region to provide in-house expertise on all aspects of the planning process to assist in the delivery of its major projects in the region. In addition, provide planning support to the region in seeking out new greenfield and brownfield opportunities.

GENERAL DESCRIPTION – TASK RELATED
<p>To support the North West region in the successful delivery of the following key tasks.</p> <ul style="list-style-type: none"> • Identification and planning of prospective land acquisitions: <ul style="list-style-type: none"> ○ Monitor 5 year residential and employment land supply across the Region, identifying local authorities that may require new sites to be identified in the short and medium term ○ Working with the Acquisitions Manager for the region and supported by external GIS and strategic planning consultants, undertake strategic land searches within target locations to identify new potential sites

- Undertake planning appraisals / feasibility studies of all potential development opportunities and make recommendations to the Regional Director – North West
 - Oversee the identification of forward land, working in partnership with the Acquisitions Manager for the Region, in line with the Group’s site criteria
 - Formulate planning strategy reports, interpreting planning policy and making clear recommendations, covering land use aspects of site planning in addition to political, social and economic trends.
 - Support the Acquisitions Manager in securing and master planning new land opportunities, assisting in completing the appropriate level of site due diligence.
- Re- planning existing consented sites through close working with the in house delivery team, comprising of the Development Manager, Acquisitions Manager and Project Manager:
 - Organising the submission of Section 73 Applications.
 - Co-ordinating and leading on the negotiation of, including any subsequent amendments to, Section 106 Agreements
 - Where appropriate co-ordinating and managing the submission of new planning applications.
 - Take responsibility for co-ordinating the discharge of planning conditions
 - Create and maintain a planning programme and cost budgets relating to planning schemes.
 - Project presentations and negotiations with internal and external client bodies.
 - Act as main planning point of contact for key stakeholders, including Planning Officers, politicians and landowners
- Manage the successful delivery of new planning applications on both Harworth owned sites and those being promoted through Planning Promotion or Option Agreements.
 - Provision of advice and input into Master planning and planning applications including design details.
 - Appointment and management of third party consultants to provide supporting Planning Reports.
 - Manage key stakeholder and Public Consultation engagement strategies
 - Prepare Planning Strategies to ensure the successful outcome of schemes progressed through the planning process.
 - Prepare and submit effective Planning representations at different stages of the planning promotion process
 - Prepare, collate and submit planning applications, managing the whole process from submission through to release of the Decision Notice
 - Negotiate Section 106 agreement terms, in addition to working with the delivery team on the production of development appraisals and cost plans
 - Organise and take the lead on pre-application meetings with Planning Officers and local members, delivering presentations at exhibitions and round table discussions
 - Manage planning budgets, ensuring cost forecasts are communicated with the deliver team and any variances notified to the Regional Director – North West

- Contribute to group wide planning policy initiatives and collaborate and support the Harworth Strategic planning function to share in - house knowledge and best practice.

QUALIFICATIONS:

A Chartered Surveyor or Town Planner holding an equivalent relevant professional qualification (MRICS or RTPI).

SKILLS & EXPERIENCE:

Minimum 5 years post qualification experience either as a consultant or with a developer/house builder. Both commercial and residential experience preferable.

Detailed knowledge of the planning system and track record of delivering medium to large scale residential planning consents in the North West region, with an established contacts base.

Commercially minded and with extensive experience in managing multi-disciplined teams in all aspects of the planning process, including negotiating Section 106 Agreements.

Key to the role will be effective management of consultants, contractors alongside effective liaison with external stakeholders in delivering individual projects within wider regeneration developments on time and to budget.

Experience of strategic land planning would be of significant benefit.

Possess a high degree of commercial acumen, along with a detailed and considered approach

Enthusiastic and confident team player, working in an energetic and highly competent team.

Mentally agile, articulate and persuasive, possess a high level of personal authority with the ability to challenge in a positive way.