



PLANNING MANAGER

JOB DESCRIPTION

Creating Better Life Experiences.
One Home at a Time.

BLOOR HOMES[®]

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| Job title | Planning Manager |
| Department | Land & Planning |
| Responsible to | Planning Director |
| Responsible for | Development Planner, Graduate Planner |

POSITION SUMMARY

To provide planning advice and to deliver outline / full or hybrid planning permissions from the Strategic Land Portfolio to meet the regional business targets and maintain, manage and monitor programmes showing the progress on the allocation of sites for development.

To appoint and coordinate work streams and project teams to achieve necessary technical inputs to planning applications in close dialogue with the Design & Technical Department.

To provide planning advice to the Land Team on both strategic land and immediate land. Support to the regional Planning Director.

KEY WORKING RELATIONSHIPS

Group Land & Planning Directors, Planning Director, Land Team, Managing Director, Design & Technical Team, Design & Technical Director, Group Partnership Director

MAIN DUTIES

1. Supporting the Land Team to deliver the regional planning, land acquisitions and profit targets.
2. To appoint and manage planning, technical and environmental project teams for strategic sites while meeting relevant deadlines within defined budgets. To manage established teams on existing projects.
3. To coordinate the submission of planning applications and or representations through appropriate stages of the planning process.
4. Monitoring and report on site programmes and co-ordinating and managing the necessary actions in conjunction with the Land team and (where necessary) the Design & Technical team.
5. Liaising with the Local Authorities and agreeing mechanisms and action plans with local authority staff to prioritise the delivery of site allocations and planning permissions.
6. To support land team in promotional activities in conjunction with the regional Planning Director
7. To assist the regional Planning Director in the negotiation of Section 106 Planning Obligations and planning condition and providing instructions for solicitors acting for the company.
8. To develop planning strategies for strategic sites in consultation with the regional Planning Director and to report progress on each project at regular Strategic Land Meetings and Regional Land meetings.
9. Chasing progress and coordinating activity and liaison across the company functions to ensure that programmes are adhered to.
10. Chasing progress by local authorities and external agencies / consultees to maintain programmes and discharge individual tasks.
11. Providing written progress updates for landowners' and appointed land agents and attending meetings to keep them informed of planning activities in accordance with contractual obligations.

12. Preparing and updating monthly progress reports for all relevant schemes and highlighting progress or delay against original estimates whilst providing appropriate advice to maintain momentum.
 13. Providing and updating budgets for the planning promotion of retained sites.
 14. Providing assistance and guidance to the Land Team in identifying new land opportunities.
 15. Liaising with regional colleagues to identify opportunities to minimise the negative impact of planning conditions and other planning restrictions on delivery of approved development in a cost-effective or economical manner.
 16. Presenting proposals at consultation events, meetings, committees and planning appeals as necessary.
 17. Assisting with the submission and management of Reserved Matters applications when and as required.
 18. Preparing ad hoc advice to the company relating to any changes in planning policy (National/Local) that may impact the cost or future delivery of new opportunities.
 19. Organising and attending meetings that may be necessary in the performance of your duties.
 20. Complying with and upholding company policies and procedures.
 21. Attending relevant Local Authority Local Plan meetings / examinations and Development Forums as necessary.
 22. Undertaking any additional tasks as may reasonably be required from time to time at the request of the regional Planning Director or the regional Managing Director.
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It is a requirement of Bloor Homes that all staff work in a flexible manner compatible with their job and in line with the objectives of the company. Please note that the job description for this position may be reviewed and amended to incorporate the future needs of the business.

