

Job Code: xxx **Planning Manager**

Reporting to: National Land Director

Purpose: Management of all aspects of planning within Lovell Strategic Land

Achieving Results

- To prepare planning appraisals, inform and implement strategies for the promotion of residentially led strategic land with the aim to achieve planning consents at the earliest opportunity which are viable, buildable and sets the vision for the site.
- Maintaining the processes and systems for planning and ensuring that they are always effective and proficient.
- Setting and meeting deadlines for specific tasks
- Efficient support to colleagues in the strategic land team

Managing the Process

- Assist in developing the Strategic Land Strategy by advising on planning policy trends, assessing housing need and supply, and target areas.
- Provide support and assistance to the Strategic Land Team in site assessment including development capacity studies, assessment of site constraints, advising on prevailing/emerging planning policy, preparing planning appraisals on the likelihood of success to achieve site allocations and in what timeframe.
- Project manage all aspects of planning for Strategic Land to deliver optimum planning permissions at the earliest opportunity either via site promotion through the local plan, planning applications or appeal.
- Prepare, review, adapt planning strategies to respond to changes in the National Policy Framework, Strategic Plans, Local Policies, or site-specific circumstances.
- Represent the company at any hearing/inquiry, public examinations, pre-application, post consultation and committee meetings with Local Authorities/PINS.
- Monitor Local Plan progress. Co-ordinate production of submission material for all aspects of the local plan process.
- Advise/monitor key planning metrics e.g., 5YHLS, housing need/supply, and AMR performance.
- Manage, monitor, submit scoping and screening opinions.
- Influence and or co-ordinate the preparation of development briefs.
- Manage masterplan development through concept/feasibility/outline/ scheme design work stages.
- Project Manage the preparation and submission of planning applications.
- Prepare, submit and process appeals, including the ability to prepare proofs of evidence.
- Develop planning risk, sustainability and sequential assessments for sites.
- Audit planning submissions to ensure compliance to avoid legal challenges and in acceptable formats to Local Authorities.
- Preparing political audits for Local Authorities and advise on Council priorities for their communities
- Devise and implement strategies for enhancing third party/neighbour/community relationships.
- Monitor stakeholder and statutory consultee objections and devise options to resolve/respond.

- Negotiate planning obligations and monitor performance.
- Ensure that all planning commitments, obligations, agreements & conditions are satisfied.
- Negotiate any necessary planning amendments, variations or additional consents deriving from changes.
- Prepare presentation material to support community and stakeholder engagement
- Undertake site visits to understand site characteristics and the locality its within
- Attending meetings with the team, consultants, landowners, agents, and regions as required
- Manage budgets, procure consultants and co-ordinate to deliver in accordance with the programme
- General administration, including management of databases, programmes, trackers, and business reports.

Serving the Customer (Internal and External)

- Maintaining/developing a network of contacts to include consultants, government bodies, local authorities
- Liaising with Regions to collaborate on information required to progress land/planning and update on progress of strategic land opportunities.
- Manage all aspects to of stakeholder events which may include consultant introductions, public consultation or meetings with landowners, councils, other developers/land promoters.
- Supporting senior colleagues in land/planning reporting to the Board and or assessing/progressing sites.
- Supporting junior colleagues to develop their skill set.

Delivering Quality

- Ensuring that all reports/correspondence meet the Lovell Brand Guidelines and Strategic Land in-house style.
- Reports, research, data analysis and correspondence to be quality checked before issue to set and maintain the high standards required.
- Promoting strategic land sites through the local plan process in an efficient timeframe and to budget; ensuring that optimum development solutions are delivered.
- Effecting risk management to remove the blockers to development and identifying opportunities for improvement.
- Ensuring that all aspects of site assessment, the planning process, negotiations, and stakeholder engagement are undertaken in accordance with company governance and statutory requirements.

Technical Skills and Knowledge

	Basic	Intermediate	Advanced
RTPI Qualified (minimum 5-years PQE)			
Extensive knowledge of Planning Framework/Planning Legislation			
Experienced in advising on planning policy and the plan-making process			
Competent negotiation skills			
Good knowledge of MS Packages			
Knowledge of UK Residential Property Market			

Communication skills – verbal and written			
Health & Safety (Including CDM relating to design)			
Knowledge of Relevant Lovell IT systems			

Training Matrix

A training matrix for this role, which includes all the compulsory training, which is required, is published on the People Development intranet pages. Full course descriptions explaining the content of these courses are also available on Lovell Academy.