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| **Job title:**  | Senior Strategic Planning Manager |
| **Department:**  | Strategic Land |
| **Responsible to:**  | Managing Director, Strategic Land |
| **Responsible for:**  | Planning Assistant (new role) |

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| **Job Purpose:**  |
| A leadership role within the Strategic Land Team, with a responsibility for leading the planning promotion of the strategic portfolio. The role will involve forming and implementing planning strategies to secure sites, planning permission or allocation through Local Plan promotion. The aim is to secure permissions and provide a pipeline of sites to achieve the overall business objective that at least 60% of our homes are delivered from strategic sites. |

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| **Main Duties and Responsibilities:** * Lead on the planning promotion of the strategic land portfolio, based in Chorley this role will cover the three operating regions of Story Homes (Cumbria & Scotland, North East and North West).
* Assist in the production of a Strategic Land Strategy that will take into consideration regional land requirements, targeting market areas that align with the Story brand. The strategy will consider changes to planning policy and housing/employment need.
* Produce ad-hoc planning advice to the business to update on emerging planning policy
* Produce site assessments for new opportunities to include policy analysis, planning history and advising on the material considerations to consider the developability of a site
* Attend interviews either independently or with the relevant land lead for land acquisition
* Form and guide complex developments from concept to outline permission/allocation. This will include the identification and engagement with key stakeholders and decision makers.
* Local Plan promotion of the portfolio including the managing of consultants, engaging with Local Authorities and other stakeholders
* Provide input into viabilities concerning affordable housing requirements, commuted sum payments, obligations and CIL.
* Network and build relationships with Council planning officers, local politicians and members of the public engaged in the planning process.

**Take a leadership role in the delivery of the medium-long term land strategy to meet growth and business plan*** Promote and protect the Story Homes brand in all activities
* Identify land which meets Story Homes KPI’s
* Manage and co-ordinate the pre-application activity including the appointment of consultant teams
* Liaise with the planning teams in the regional offices to promote best practice and share

**Maximise planning opportunities to achieve the business plan*** Lead and manage the performance of the planning function
* Effectively lead, manage and secure transfer sites in line with planned timescales, maximising margins and return on capital
* Manage the property portfolio, maximising profits for the business including the planning budget
* Identify and minimise risks and issues to achieve targets and standards
* Assist in the transfer of sites into the Regions
* Produce Board reports for Business Plan, acquisition, project updates and planning submission

**Drive best practice and continuous improvements to meet growth agenda** * Monitor and review competitors, implementing innovative ways of working to gain competitive advantage
* Ensure lessons learned are analysed and implemented
* Engage teams, stakeholders, customers and colleagues to drive efficiencies and improved ways of working

**Effective stakeholder and network relationship management*** Ensure that all stakeholders both internally and externally are identified
* Create and use network of contacts to maximise the potential opportunities and contacts
* Identify opportunities to promote the brand and raise its profile in all targeted areas
* Develop relationships with key decision makers in external bodies
* Proactively manage all stakeholders expectations
* Promote best practice thinking and ways of working internally and externally

**Training & Development*** Develop, manage and implement a Training and Development Plan in accordance with identified timeframes
* Coach and develop the Trainee Planner/Planning Assistant to maximise their performance
* Provide wider updates to team following attendance at CPD events
* Attendance at CPD events, provide presentations afterwards for team development
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| **Key Attributes** | Core:* Able to provide advice that is commercially focused and recognises our ambition to deliver aspiration homes across the North
* Problem solver and can do attitude
* High level of organisational and analytical skills
* Excellent networking and communication skills
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| Desirable: |
| **Qualifications/****Experience** | Core:* RTPI qualified
* At least 5 years’ experience within housebuilding, consultancy, land promoter or local authority
* Experience of promoting sites through the Local Plan process.
* Knowledgeable in relation to the preparation and submission of planning applications and appeals.
* Experience in the negotiation of S106 agreements with councils.
* Networking contacts such as landowners, land agents, solicitors, local government officers, and planning consultants.
* Strong understanding of national and local planning policy.
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| Desirable: |

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| **I confirm I have read and understood my job description.** |
| Employee Name |  | Date |  |
| Employee Signature |  | Date |  |
| Line Manager Signature |  | Date |  |

I*t is a requirement of Story 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.*