**Design and Planning Manager**

An exciting opportunity has arisen for an experienced Design and Planning Manager to join our Technical team. We are currently looking for an accomplished professional who shows great leadership and decision making skills.

The successful candidate will be expected to deliver the highest quality design and most commercially viable planning permissions by leading, developing and motivating a team of Design and Planning Executives.

You will also coordinate activities and communications between sites, internal departments and external stakeholders - planning applications and design packages to the region.

 This role is a great challenge for someone who has excellent interpersonal and communication skills, attention to detail and can effectively contribute to the development of the Technical Department.

**The Role:**

* Lead and manage a team of internal Design and Planning Executives and External Architects to achieve targets.
* Liaise and co-ordinate design information with the Engineering team to insure adoptable and approval standards are met.
* Develop and coach Design & Planning Executives to the required standards.
* Drive planning applications, alongside Technical Director and Land & Planning Director,
* Co-ordinate with the technical team to deliver accurate designs and approvals from inception to completion, including all supporting documents.
* Ensure all Key Performance Indicator targets are reached across all areas of Technical in line with business aspirations.
* Provide the primary communication channel between the design team, other internal departments and external agencies.
* Be aware of and implement a high level of CDM, deputising for the regional Principle Designer, identifying foreseeable risk in designs and taking action to risk out, in line with company policy.
* Provide knowledge/expertise to react to changes in legislation as dictated by industry standards of Building Control, NHBC and planning law.
* Manage community consultations, enquiries and reactions of the surrounding population to planning applications.
* Alongside Technical Director and Land & Planning Director, manage and drive Section 106 agreements, identifying the commercial impact and negotiating commercially viable contributions with authorities.
* Follow and adhere to company procedures and standards of performance as laid down by the business unit in the Operating Framework (OF).
* Manage the regional house type portfolio, elevation treatments and design criteria of sites with commercial acumen.
* Manage and drive the discharge of planning conditions and Section 106 obligations.
* Manage information flow to the TW Web site for pipeline sites.
* Manage Design and delivery of landscaping, POS and Play Equipment.
* Manage Ecology, Noise and Arboriculture requirements of schemes.
* Manage team holidays and cover.

**The Person:**

* Computer literate with knowledge of AutoCAD
* Excellent understanding of the planning and layout process
* Wide experience of planning and development within the house building industry
* Experience of managing teams
* Ability to undertake layout design in-house and to manage and assess external designs
* Thorough understanding of planning, design technical and regulatory requirements
* Ability to interpret reports and make suitable recommendations
* Ability to work to tight deadlines and prioritise
* Track record of negotiating successful planning approvals
* Undertaking how to create value from design and the impact of the business of design changes
* Established relationships with key enablers in the design, planning and NHBC.

**In order to be successful in this role you must be able to prove eligibility to work in the UK.**

**The Company:**

Taylor Wimpey is a FTSE 100 business and one of the largest residential developers in the UK, building new homes and communities across England, Scotland and Wales.

Our vision is to become the UK’s leading residential developer for creating value and delivering quality. We build over 10,000 homes each year, from one-bedroom apartments to six-bedroom houses all across the country.

Our people are passionate about the house building industry and about our customers. Culturally we pride ourselves in having a diverse work force with an opportunity to grow a career in a variety of environments. We look to develop our people in the skills and areas they are most interested in so if you are looking to join a thriving company going through an exciting period then please get in touch.