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| **Job Title**: | **Strategic Land and Planning Manager** |
| **Business**: | **TW Strategic Land** |
| **Division**: | **South** |
| **Department**: | Strategic Land |
| **Office Location** | TBC – Milton Keynes, Borehamwood, Leicester or Bury St Edmunds |
| **Reports to**: | Strategic Land Regional Director (Eastern) |
| **Main Interfaces**: | Strategic Land Regional Director and Land Director, Regional teams, Local Planning Authorities, landowners and consultants |

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| **Overall Purpose** |
| Responsible for managing the Strategic Land portfolio in the operating areas covered by the North Thames, East Anglia, East Midlands and South Midlands Regional Business Units. |

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| **Key Activities** |
| * The promotion of sites through the planning process with a view to securing allocations of land for housing
* The making of planning applications and the handling of appeals.
* The appointment of external consultants
* The identification of new strategic land opportunities
* Liaison with landowners over progress on site promotion
* Responsibility for the renewal/extension of options
* Input into the production of developer collaboration agreements
* The monitoring of Local Development Framework documents, housing land supply and competitor activity
* Community engagement on site promotions and planning applications
* Management of planning and acquisition activity to deliver key targets
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| **Management** |
| * Management of external consultants to ensure that they deliver effectively, on time and to budget
* Management of fee spend in line with budget forecasts
* Taking ownership of project viability
* Acting as interface with the regional team to ensure that business unit requirements are met on planning applications
* Liaison with statutory bodies to assist in the resolving of technical and design issues.
* Production of monthly progress reports on key projects
* ***Financial***
* Must be able to produce scheme viabilities
* Must be able to produce and manage budgets and professional fees
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| **Communication** |
| * Liaise with Regional team in the production of technical and layout information in support of applications
* Communicate well at all levels internally within the group and externally with public bodies, consultants, landowners and the general public/local community
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| **Commercial Acumen** |
| * Be commercially aware of TW’s contractual obligations on each land deal in order to ensure that these can be met before committing expenditure to a given project
* Ensure that infrastructure and S106 obligations are capable of being supported by the scheme commercially and contractually.
* Aim to secure best value when appointing consultants with close control kept over cost
* Be able to forecast likely fee spend accurately.
* Be conversant with land values, build and infrastructure costs in producing scheme viabilities
* Embrace innovative solutions to resolve technical and design issues.
* Work with the regional team to ensure the most desired and economical decisions are made and implemented into the design.
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| **Development** |
| * Full understanding of corporate vision and strategic policies
* Full understanding of government planning policy, the Local Plan process and housing land supply issues
* Full understanding of option/collaboration agreements and related land issues
* Must undertake continual professional development
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| **CDM & Compliance** |
| Embrace Health and SafetyCompliance with internal procedures and Operating Framework |

If you would like to be considered for the role please send your CV to Isobel Greevy (Isobel.Greevy@taylorwimpey.com) by close of business on Friday 17th April 2015. In your application please confirm geographic mobility and preferred office location.

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| **Qualification** | **Essential** | **Desirable** |
| RICS/MRTPI |  | ✔ |
| Degree |  | ✔ |

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| **Key Experience** |
| Experience in strategic land and planning |