



Senior Planning Programme Manager Development

Job description

£75,000 pa | Permanent | Full time | Closing date – 5pm Monday 28th October 2024

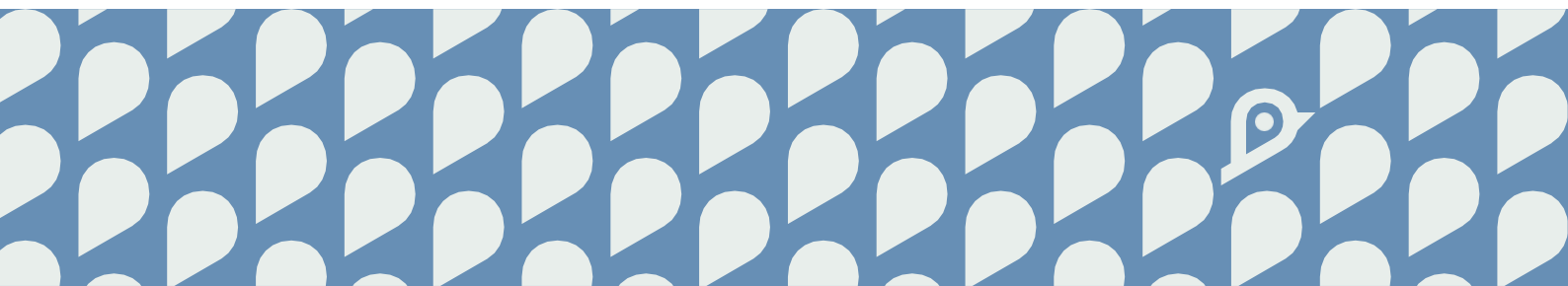
Carpenters Estate

The Carpenters Estate covers a 28-acre site in the heart of vibrant Stratford and the Queen Elizabeth Olympic Park. The Estate is located next to the East Bank (a new powerhouse for innovation, creativity, and learning) Westfield Stratford City and with a new entrance to Stratford Station, one of the UK's busiest stations. Populo is actively building links with our new neighbours, such as UCL, V&A and Sadler's Wells.

The Carpenters Estate is the latest phase of the Olympic Legacy and will create over 2,300 modern homes built with high quality materials, designed to last a lifetime. Houses and maisonettes will sit at the centre with taller buildings towards to the edge, with 50% of the accommodation to be genuinely affordable. Over 40% of the existing homes will be retained, mainly located in two of the estate's post-war towers, which are to be stripped back to the concrete frames and comprehensively refurbished.

The plans include a brand-new state-of-the-art community and sports facilities, within Phase 1, with better designed and connected streets, new neighbourhoods, public parks, shops and businesses. The masterplan includes 28,000 sqm of non-residential commercial space, including education, cafes and restaurants, shops, sports provision, workshop and office space and a hotel. Much of this will be focused on the new station entrance and gateway site, Phase 3, Station Quarter.

To date Populo have delivered a resident-led masterplan and successful ballot (73% approval) and recently received outline planning approval from LLDC. Phase 1, James Riley Point, received detailed planning consent in 2023 and is due to start on site this summer, along with a series of meanwhile projects. These include the transformation of an old management office into a commercial hub with retail, food & beverage, workshops and Populo's new office; a new community green, sports and play space; and a community train café.





This is an opportunity to work on a ground-breaking masterplan for the future of the Estate, co-designed with residents and Populo. We are now growing the team to ensure the successful delivery of one of the largest and most ambitious estate regeneration and restoration projects in London. If successful you will be responsible for the delivery of two of the early phases, including 600 homes, supporting infrastructure, commercial, leisure and retail space.

Populo Living's Portfolio

Populo Living is Newham's solely owned Housing Company and started life as an investment vehicle for the Council as a PRS developer. The Company now has an RP, Populo Homes, and delivers regeneration and consultancy services to the Council, with over 1,000 properties in management.

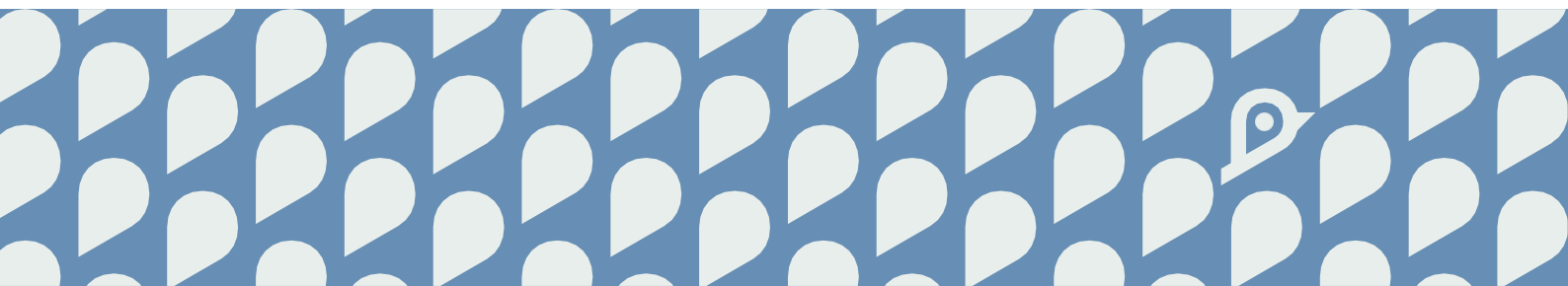
Other schemes that have recently gained planning, and that you are likely to be working on, include Pier Road and Cyprus, which recently gained planning and together will be providing 556 homes in the south of the Borough; with broader regeneration area masterplans being taken forward for North Woolwich and Beckton being planned to deliver thousands of additional homes for the Borough. Populo is also developing key initiatives to boost housing capacity in the borough through its Green Lofts initiative, to transform its Victorian housing stock, and a series of garage sites targeted for family housing.

Overview of Role

- Management of the planning process for Carpenters Estate masterplan, detailed phases and other emerging projects for Populo Living.
- To supplement the internal delivery team expertise and resources; supporting effective development management; accelerated planning consents and housing delivery.
- To be the lead interface with the London borough of Newham's Planning Department and Populo's dedicated Principal Planning Officer, building effective relationships, rationalising processes and agreements, and coordinating planning work on the various phases and projects.
- To support the management and coordination of the various planning consultant teams, to standardise and tailor scopes, and improve efficiency and value for money.
- The role will be based in the Stratford office, reporting into the Deputy CEO, with up to two days per week working from home.

Responsibilities

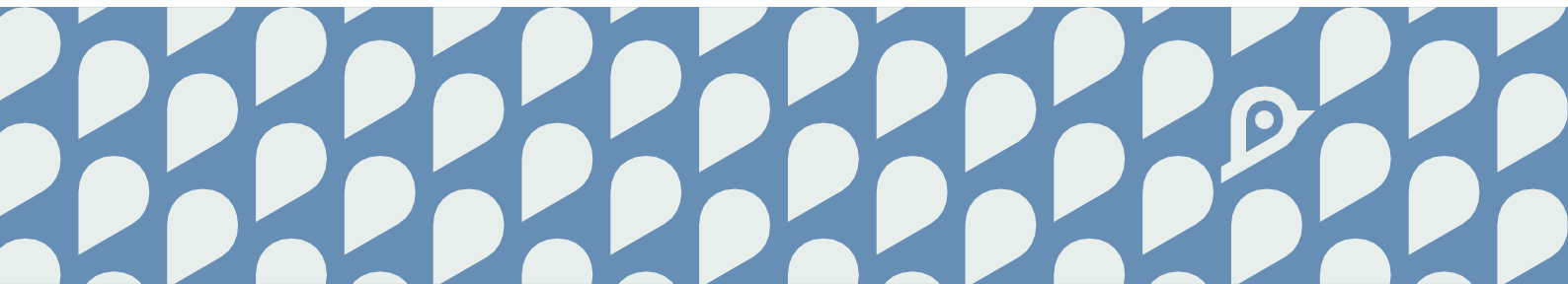
- Working with our Development Managers, consultant teams, the Local Authority and Populo's dedicated Principal Planner, you will co-ordinate and prepare planning submissions relating to ongoing and new developments to demanding timescales. The submissions may





include reserved matters, non-material/minor material amendments, full planning applications, and the discharge of planning conditions.

- You will use your technical knowledge and experience to give day-to-day advice and apply your initiative freely in decision making to inform strategy, approach and decisions, taking ownership of your own workstreams and decisions.
- You will support in the preparation of development briefs and delivery strategies, in conjunction with development and design managers, to ensure these strategies are comprehensive and deliverable.
- You will lead strategic planning outcomes, considering future implications and risks for projects in the near- and longer-term and securing commercially appropriate solutions within planning permissions.
- You will attend, and minute, relevant meetings, including project meetings with the consultant team, pre-application meetings with the Local Authority, and consultation meetings with stakeholders and other bodies.
- You will liaise with, and work to maintain effective relationships with, local authority officers and other stakeholders about planning matters, through managed and unmanaged (ad-hoc) channels to deliver efficient planning outcomes, using listening, influencing and negotiating skills as appropriate.
- You will take ownership of relationships with planning consultants and project team consultants generally, motivating teams as appropriate to achieve project milestones, ensuring business needs are met effectively and efficiently.
- You will also use your interpersonal skills to develop strong working relationships with a series of internal departments. The role will also involve undertaking ad-hoc property-related, development, economic, planning, design, cost and occupier research for current and pipeline projects.
- You will review, comment on and draft reports to support planning submissions.
- You will negotiate and interpret planning conditions and/or S106 Agreements, as well as monitor compliance with and assist in the delivery and performance of obligations in S106 Agreements. The role will also involve monitoring compliance with existing planning consents.
- You will generate a comprehensive record of Planning Applications, and supporting documents for each project, and ensure this information is accessible, monitored and kept up-to-date.
- You will ensure the client and company design and technical standards and specifications are complied with through the procurement and development processes.





- You will commission and evaluate planning related technical reports and specialist surveys, as well as legal due diligence, for the projects as required for planning purposes in conjunction with development managers, in compliance with statutory regulations and company governance.
- You will review and challenge design proposals based on cost, quality and suitability for purpose
- You will work closely with engagement and communications colleagues to ensure residents are fully informed; provide updates and content for newsletters, website, etc; and meet with external stakeholders and the public as appropriate to your projects, including attendance at consultation events.
- You will support the management and measurement of community wealth building initiatives and Newham Council's Corporate objectives.
- You will undertake effective monitoring and reporting in accordance with agreed procedures and within delegated authority and audit requirements
- You will be expected to attend relevant Committee and Cabinet meetings.
- You will promote and ensure collaborative working with other teams and LB Newham to build and maintain effective and productive working relationships and ensure delivery of development targets and plans.
- Comply with the Equalities Framework policy, supporting good working practice and fair opportunities for all staff, and understanding of the benefits of equality and diversity.
- To undertake such other duties, and training as may be reasonably required by Populo Living, and which are consistent with the general level of responsibility of this post.

To apply

If you are interested in being considered for this role please email a CV to Sasha Grant Sasha.Grant@populoliving.co.uk by **5pm on Monday 28th October 2024**.

