



Associate Planning Consultant, opportunity for partnership

Competitive salary, plus bonus/share options

Northern Home Counties/flexible

THE OPPORTUNITY

Even though you get a buzz from working in the property & planning industry (either Private or public sector), have you had enough of corporate ladders, glass ceilings and the politics which goes with them? Would you like to benefit directly from your hard work and skills?

We have a unique opportunity to join a small, dynamic, rural based Land and Planning Consultancy Business with a large and growing portfolio of land and property-owning clients and development sites at the heart of the CamMKOx, as a pivotal part of their growing team. As a successful, qualified Senior Planner or Associate Surveyor with 5+ years PQE, you have perhaps already considered setting up your own consultancy practice but it feels too great a risk, as you are in the ascendancy in your career in either private surveying/town planning consultancy or Local Authority Planning.

We can offer you exceptional opportunities to use your energy and ambition with a portfolio of projects waiting and remuneration to reflect your role in bringing them to fruition and securing a successful result. You will quickly be part of the growth strategy of the business, working on a mix of short-term Planning Consultancy Projects as well as Strategic Development Sites. With a high degree of autonomy but support from a small, professional team, you will have the freedom to grow your own practice within the business and the prospect of becoming an equity partner in the business.

Although we are under an hour from Central London, as the majority of our clients and Consultancy projects are for a mix of agricultural, equestrian and rural business properties, a personal interest and experience in one or more of these areas would be an advantage. Your extensive knowledge of planning policies and processes combined with strong presentation, report-writing and inter-personal skills will enable you to take on projects and manage them effectively and professionally, from business proposals through to negotiating conditions with the Local Planning Authorities.

THE COMPANY

The business was founded in 2001, by an entrepreneurial qualified chartered surveyor, who has grown up in the farming/rural landowning community in Bedfordshire with strong personal links. The practice has been built on delivering in three key work streams – Rural Surveying, Rural Planning Consultancy and Land Promotion – from single house through to 120 house sites. In addition to a portfolio of land and property-owning clients with whom we have ongoing relationships, the business has a growing range of strategic development sites and track record of success in bringing sites forward.

Based in a barn conversion in a rural location, between Milton Keynes and Cambridge, the office is accessible from both the A1 and M1. There is flexibility for this role in both office based and home working in the short and longer term, although our client base is very much in the Northern Home Counties.

Currently a team of 4 with two remote base associates, we aim to be inclusive and friendly with a balance of hard work and enjoyment. Dog friendly.

WHAT THE ROLE ENTAILS

The following outlines the role's responsibilities in more detail, however as a business which is light on its feet, there is also potential to shape the role to fit personal interests and new opportunities.

- Site/property assessment, strategy development and preparing client proposals
- Managing planning & development projects from instruction to completion
- Preparing, submitting and shepherding planning applications; negotiating with Planners
- Briefing/managing specialist outside consultants to projects
- Negotiation of option and promotion agreements with Developers
- Preparing Local Plan representations and cases for development
- Lodging appeals and potentially appearing at Informal & formal Hearings
- Developing client relationships; stakeholder management
- Being part of the team developing business strategy
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YOUR EXPERIENCE, SKILLS, APTITUDES & QUALIFICATIONS

To perform this role effectively you will have:

- Significant working experience in Planning Process and Policy (private or public sector)
- A graduate, 5+ years PQE; Ideally RTPI qualification or RICS + working towards RTPI
- Strong project management skills
- Articulate, with strong report writing skills
- Numerate, with business acumen; IT literate
- Proven skills in managing stakeholders and clients, good at relationship building
- Self-motivation, initiative and entrepreneurial spirit
- Be professional, personable and a good team player
- Have a natural interest in agriculture, equestrian, conservation, field sports or rural life
- Ambition to succeed and be prepared to work hard for your personal success
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WHAT YOU WILL RECEIVE IN RETURN

We will offer a basic salary of up to £45k for the right candidate reflective of your experience, qualifications and skills, made up of a competitive basic pay, plus generous bonus scheme (with a direct benefit from successful land promotion projects).

We will support you in your professional and career development. You will also find yourself part of a friendly and professional team in a growing company which welcomes your ideas, values your efforts and rewards your successes.

In addition, we can offer the opportunity to move towards an equity share in the business and land promotion projects.

22 days holiday per annum plus 8 bank holidays.

Bring your (well behaved) dog with you to work

If this sounds potentially interesting, please email Elaine at efranklin@landscape.co.uk, in confidence, either with a contact number for an initial chat to discuss the role, or attaching a CV and outlining your interest in this role. Please use the title 'Planning Role' in the Subject box of the email.