
Your job

Job Title: Development Management Team Leader

Service: Development Management and Building Control

Grade: G12

Reporting to:

Service Manager, Development Management & Building Control

The Development Management service plays a key role in the delivery of sustainable growth across Wigan Borough, facilitating the delivery of the aspirations and objectives set out in the statutory development plan, including the adopted Wigan Local Plan Core Strategy and Places for Everyone, and responding to the Council's emerging Local Plan. Through this work, the service helps to provide land for employment and housing, protect and enhance the Borough's built, historic and natural environment, and promote Wigan as a key location for investment and future growth.

This exciting role is part of the Planning and Regeneration division and is at the heart of this agenda. You will be part of the Development Management team, working to the Service Manager as part of the wider Development Management and Building Control service. You will contribute to the delivery of the Council's Progress with Unity missions, creating fair opportunities for all children, families, residents and businesses, and helping all our towns and neighbourhoods to flourish for those who live and work in them.

Your primary role will be to line manage, mentor and develop a team of professional planning and enforcement officers and technical support staff, together with the Council's Trees and Woodlands Officer and Conservation

Officer, in order to deliver a high level of performance with robust, timely and consistent decisions and advice. You will review and update business processes as necessary, identifying and acting on potential efficiencies and better ways of working.

Alongside this, you will be involved in complex and high-profile projects that represent some of the most exciting developments in the North West. This is a senior project sponsorship role rather than a requirement to act as case officer. In this role, you will manage the relationship between the Council and the developer and promote a development team approach, where appropriate formalised through Planning Performance Agreements.

You will represent the Council on projects whose value runs into several millions of pounds, negotiate significant packages of developer contributions, and influence landowners and developers operating nationally in order to secure high-quality and sustainable outcomes. You will also have the opportunity to represent the Service and the Directorate corporately on a range of projects.

Mandatory Statement

The Council is committed to complying with European General Data Protection regulations (UKGDPR) and meeting the requirements of the Information Commissioner's office (regulating data protection compliance in the UK). It is your responsibility to ensure that the work you undertake is compliant with the General Data Protection regulations.

Wigan Council is an active, strong, and committed corporate parent. As a priority, all employees have a responsibility towards the children we look after and care leavers, not just those employed by the Children's Directorate.

In this job you will:

In the next 12 months, you will:

- Familiarise yourself with the departmental policies and procedures.
- Familiarise yourself with the Development Management operating systems used by the Council.
- Make effective links with key teams across the Council.
- Establish effective working relationships with members of the Planning Committee, coordinate Planning Committee agendas, and attend the Chair's briefing and Planning Committee meetings.

On an ongoing basis you will:

- Provide effective leadership to the Development Management team, supporting the delivery of an effective, flexible, responsive and high-performing service.
- Work with the Service Manager to ensure that effective and robust policies and procedures are in place for Development Management and Planning Enforcement.
- Work with colleagues and partners to ensure that Development Management effectively supports regeneration, investment and the delivery of housing, employment and commercial development by ensuring that pre-application enquiries are dealt with efficiently and applications are processed in a timely manner, adopting project management principles where appropriate.
- Support the Service Manager in ensuring that available resources are effectively deployed to achieve appropriate service and performance targets.
- Ensure that complaints and enquiries relating to the service are investigated and responded to in a timely and professional manner through effective service processes and procedures.
- Work with the Service Manager to support the strategic development of the Development Management service and contribute to the development and implementation of the Service Improvement Plan.
- Ensure you operate within GDPR guidelines by regularly reviewing data held and destroying information in line with retention schedules.

In this job you will need:

You must be able to demonstrate the following essential requirements:

- A degree or equivalent qualification in town planning and Chartered Membership of the Royal Town Planning Institute, or demonstrable progress towards achieving Chartered Membership.
- Significant experience of dealing with a range of highly complex major planning applications, prior approval notifications, planning appeals, non-material amendment applications and applications to discharge planning conditions, securing robust outcomes within relevant statutory timescales.
- Experience of achieving positive outcomes through the management, supervision and/or mentoring of professional staff.
- Experience of managing performance and embedding best practice in a busy Development Management service, and the ability to develop and implement a service improvement plan, including contributing towards Planning Committee training to deliver this agenda.
- A high level of awareness of the commercial issues relating to planning and development, and experience of dealing with complex commercial and development funding issues through the planning process.
- Experience of problem solving in a planning and development context, using the planning system and influencing stakeholders to secure outcomes that align with the Council's policies and objectives.
- Excellent communication skills, in written, spoken, graphic and multi-media forms, including the ability to write clear and concise reports on highly complex matters, presenting highly complex planning applications at Planning Committee in a public domain and an ability to appear as expert witness at a Public Inquiry.
- The ability to work well in partnership and collaboratively with other disciplines, both within and outside the council, and to adopt a project management role in the co-ordination of inputs into planning applications in order for a clear communication channel to be established with applicants and their agents.
- An appreciation of and respect for the political dimensions in planning and local government and experience of managing these in the context of development proposals.

- The ability to manage a substantial workload under pressure, meet competing deadlines, work effectively and independently, and make decisions on complex matters with minimal supervision.

Our Culture

For us, it's not just about all we achieve as an organisation, but how we do it. Therefore, all employees are expected to display our **TeamWigan** behaviours.

Be Positive	“ Take pride in all that you do and support and develop yourself and others. ”
Be Accountable	“ Be responsible for making things better, enabling change and supporting improvement. ”
Be Courageous	“ Be open to doing things differently and working collaboratively with others. ”
Be Kind	“ Be helpful, generous and thoughtful towards yourself and others. ”