



Homes England

Director, Planning & Place

Department	Greater Cambridge Development Corporation
Reports To	Deputy CEO
Grade	Director
Job Level	21-22
Location	Cambridge
JD Reference	C1702N
Team Size / Direct Reports	Approx. 11 with c2-4 Direct Reports

Our Role and Mission

Greater Cambridge is a major contributor to the UK economy and a critical hub for employment in the UK. However, it faces critical, interlocking constraints that are preventing it from realising its full economic potential. These include, housing supply and affordability, insufficient transport and mobility and water scarcity.

Supporting the Cambridge economy to grow is fully aligned with the government's number one mission in its Plan for Change to boost economic growth and raise living standards by creating strong foundations to secure Britain's long-term future.

On 23 July 2026, Government established the Greater Cambridge Development Corporation (GCDC). Its mission is to make Greater Cambridge an even better place to live and work than it is today. It will be responsible for unlocking and deploying very significant public and private capital investment to address constraints on growth through delivering major housing, social, green and blue infrastructure and accelerate delivery of strategic development opportunities.

To enable this GCDC will have a full range of delivery powers, including planning powers covering decision making on strategic scale developments and in time, Local Plan making powers.

This role is being recruited by Homes England to support the establishment and operation of the Greater Cambridge Development Corporation. The successful candidate will initially be employed by Homes England and will work predominantly on matters relating to the Greater Cambridge Development Corporation and its activities.

Job Purpose

The post holder will work with economic, housing and other technical experts, local government, business, community and other stakeholders, to:

- (i) provide strategic leadership of the Planning & Place Directorate, including setting the direction of the Directorate's activities and management of its budget
- (ii) lead the setup of GCDC as a local planning authority (subject to the Parliamentary approval of the GCDC Planning Functions Order)
- (iii) Lead the next phase of work on the Corporation's Framework for Good Growth, including engagement with stakeholders and local communities.
- (iv) provide direction and strategic leadership to support unlocking and accelerating development on GCDC's priority sites that will contribute to the overall growth ambition as set out in Framework for Good Growth.
- (v) Lead work on developing and delivering a Quality placemaking framework for GCDC.

The role will be accountable for an team of 11 FTE initially, growing as GCDC moves towards becoming the Local Planning Authority for strategic development management and plan making functions. The role will be required to collaborate extensively with local stakeholders including local government partners as part of the arrangements for setting up and delivering the GCDC statutory planning function.

The post holder will be accountable for an initial Directorate budget of c.£2m to support this initial phase of work, including managing external consultants as an intelligent client.

Key Relationships

The role will require working collaboratively with a wide range of partners. Principal partners include:

- Greater Cambridgeshire Local Authorities and their constituent bodies, the Cambridgeshire and Peterborough Combined Authority and the elected Mayor.
- Leaders, Members and officers of Cambridgeshire local authorities, the Greater Cambridgeshire Shared Planning Service (GCSPS), and Councillors (district, ward and parish)
- Local stakeholders, including business and university, landowners, developers, and promoters
- The GCDC Board and sub-committees, including planning committee.
- Colleagues across the GCDC
- MHCLG and other Government bodies.

Key Accountabilities & Responsibilities

1. Shape and lead a strategically impactful team with the right capabilities and capacity to support the work of the GCDC specifically around planning policy, development management, design, sustainability, and placemaking.
2. Lead the strategic planning and place-making work necessary to shape and deliver the GCDC business plan, including the set-up of the statutory planning function.
3. Be the accountable officer to take the Corporation's Framework for Good Growth out to stakeholders and communities in Greater Cambridge and proactively manage the interaction with existing and emerging local and strategic plans.
4. Develop efficient working relationships with key stakeholders including local authorities and national government.
5. Proactive problem-solving approach, working collaboratively internally and externally on a multidisciplinary basis, leveraging convening power to bring together local authorities, markets and partners.
6. Be part of the Senior Leadership Team and be active in shaping and developing GCDC's strategic priorities, culture and ways of working
7. Provide strategic leadership and professional planning advice to support the delivery of new and existing development sites and opportunities, including working with stakeholders to drive delivery.
8. Management and oversight of the relevant Assistant Directors and Heads of within the Planning & Place Directorate, who are responsible for the development of planning policy and development management (subject to approval of the GCDC planning functions order). Ensure appropriate resource management plans are in place to deliver this work.
9. Provide for effective project governance, risk management measures and quality assurance in the work of the Planning & Place Directorate.

Key Skills, Knowledge & Experience

1. Substantial experience of successfully leading teams and managing change, demonstrating high levels of personal awareness and effectiveness.
2. Qualified at relevant degree, equivalent relevant professional qualification or experience, ideally with MRTPI eligibility.
3. A strong understanding of the current government policies and priorities pertinent to Greater Cambridge, together with an understanding of the workings of Government.
4. Senior leadership level experience in the built environment sector, in particular in managing a statutory planning service.
5. Senior leadership level experience of the following functions: development plan preparation, development management and delivery of large scale economic and housing growth, complex infrastructure schemes, strategic scale regeneration projects, and delivery of exemplary design quality and place-making.
6. An excellent understanding and demonstrable practical experience of all aspects and stages of the planning system including strategic planning, planning policy, development management, as well as a good working knowledge of CPO.

7. An accomplished senior leader able to demonstrate the ability to navigate through complex environments and find creative, responsive and agile ways to solve problems
8. Outstanding oral, written and inter-personal communication skills.
9. Strong skills in convening and managing an extensive network of partners internally and externally, including leadership of relationships and contracts with external consultants.
10. Proven strategic leadership skills including the ability to build and lead impactful and high performing teams.
11. Demonstrable experience of service mobilisation, transformation, or organisational change.

Key Performance Measures

1. Effective management of the Directorate's activities and budget
2. Set up of GCDC as a local planning authority in accordance with the start date for planning powers set out in an approved GCDC Planning Functions Order
3. Deliver the next phase of work on the Corporation's Framework for Good Growth, including engagement with stakeholders and local communities.
4. Develop and implement a programme of action that will assist with the unlocking and acceleration of priority sites in order to contribute to the overall growth ambition as set out in Framework for Good Growth.
5. Lead work on developing and delivering a Quality placemaking framework for GCDC.

Values and key behaviours

 Respectful As the core principle, this runs through all our values and behaviours	 Impactful We combine our commercial expertise with social purpose to deliver value for money and maximise our positive impact	 Accountable We are empowered to lead by example, take responsibility for our actions and speak up for what's right	 Innovative We are bold, creative thinkers who embrace change, never stop learning and always look for a better way to do things	 Inclusive We recognise and value everyone as individuals and draw strength from our differences	 Collaborative We share information, align priorities, and use our collective knowledge and experience to achieve great results
---	---	--	---	---	--

Further information about the Greater Cambridge Development Corporation

Click [here](#) to learn more about the GCDC and its mission.