



HIGHBURY PLANNING  
CONSULTANTS

### Profession

Town Planner

### Current Position

Director, Highbury Planning  
Consultants Limited

### Qualifications

BA (Hons) Town & Country  
Planning, 1976 (Liverpool)

### Professional Associations

Fellow, Royal Town Planning  
Institute, 1983  
Affiliate, RIBA, 2008  
Fellow, Royal Society of Arts, 2010

### Awards

2015 RTPI Silver Jubilee Cup for  
Thames Tideway Tunnel  
2008 RTPI Silver Jubilee Cup for  
CTRL  
2007 RTPI Planning Consultancy  
of the Year (with Arup)  
2006 Waterways Renaissance  
Awards, Foxton Locks Masterplan,  
Commended  
1976 RTPI Prize Student

### Career

Highbury Planning Consultants  
Limited, Director  
*April 2009 - ongoing*  
Ove Arup and Partners, London  
Associate Director  
*June 2003 – April 2009*  
Colin Buchanan & Partners  
Director, 1999 - 2003  
CTRL (Joint Consents Team)  
Deputy Manager  
*1997 - 1999*  
Planning Authority  
Head of Strategic Planning  
Government of Malta, 1991 – 97  
Planning & Consents Team,  
Channel Tunnel, Consultant  
*1987 – 1991*  
Shankland Cox, Consultant  
United Arab Emirates, 1986  
Town and Planning Department,  
Government of Brunei  
Deputy Commissioner  
*1979 - 1985*  
Runcorn New Town Development  
Corporation, Planner  
*1976 – 1979*  
Liverpool City Planning  
Department, Planning Assistant  
*1973 - 1974*

## Chris Stratford FRTPI, FRSA Short CV

### Summary Profile

A Planner and Consents specialist and Sustainable Plan Making and Regeneration advisor, with over 40 years wide-ranging experience. Also, undertaking project coordination and the implementation of planning legislation and procedures in both the public and private sectors. Chris has specialist expertise in collaborating, coordinating and gaining planning consents for major infrastructure and commercial projects (DCO, Hybrid Acts and TCPA processes) in the public and private sectors and in leading and managing major, complex projects and studies and presenting at Board/Council Committee level. Other principal experience is in regional and urban planning, regional and sub regional planning studies, preparing masterplans and development frameworks, land use plans and studies, planning briefs and feasibility studies, public, stakeholder and Members consultation.

### Key Achievements

**2009 – ongoing (Highbury Planning Consultants Ltd)** – set up and have successfully and profitably operated company with an interesting range of technical work during a significant period of recession and subsequently.  
**2004 – 2008 Business development (Arup)** – set up 5 regional office planning teams, growing from 3 staff to over 40 staff in six offices, generating significant growth in fees and profits. Involved in preparing and winning key projects.  
**2004 – 2009 Staff management (Arup)** – created performance and resource management processes and culture supporting team expansion from 30 to over 80 fee earners based across six UK offices over five years. This included staff meetings via video conferencing, the team Intranet site, recruitment, staff appraisals, dealing with staff problems/monitoring - leading to performance improvements and a high staff satisfaction and retention rate.  
**2007 Peterborough Integrated Growth Study (Arup)** – led an innovative study with a multi-disciplined team of 20 professionals creating an overarching sustainable framework for growth that represented a major part of the Council's Core Strategy. Also, provided exemplars methodologies, innovative solutions and fully supported proposals that the client, Government and RTPI recognised.  
**1999 – 2003 New Business and Team Set Up (Colin Buchanan)** – set up new team for strategic, infrastructure and overseas planning that grew to 8 staff generating significant fees. Undertook several key major projects for public bodies in the UK, Ireland and Montserrat.  
**1991 Islington Green Planning Brief and Consents Project** – a pioneering development project in central Islington, partnering the Council, developer and community group. Conceived a new joint approach to preparing a Planning Brief (endorsed by the Council), prepared outline scheme designs and an outline planning application. This led to a successful redevelopment of the site that met the coordinated objectives of the Council, developer and community.  
**1987-90 Channel Tunnel and 1997-1999 Channel Tunnel Rail Link (HS1)** – project management and in planning and development consents and related legislation, including identifying all consent requirements.

### Summary Experience

#### Key UK Planning Consents

July 2010-April 2018 Thames Tideway Tunnel Project advising as Planning Manager for 4 years that gained development consent under the Planning Act 2008 for the Nationally Significant Infrastructure Project (NSIP). In that role he subsequently prepared for delivery through early works consents, key stakeholder



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involvement, Main Contract development, development of stakeholder Agreements and detailed involvement in Nine Elms Regeneration area.

Subsequently, since November 2014, he was appointed as Stakeholder & Consents Manager (West) commencing in January 2015, responsible for managing 12 staff (covering planning, environment, third party infrastructure, communications and property/compensation) and was part of the Tideway West management team of 7 senior staff, responsible for assurance of the West contract of £450m. He undertook this full time role for 2 years in the crucial period of main works contractor start up and the initial period of key consents, implementing the DCO that he had helped secure. A key role was advising and assisting the Joint Venture contractors on the appropriate approach and in advice on preparing and obtaining consents. In January 2017 he transferred and undertook the role of Stakeholder & Consents Advisor for 4 days a week, responsible for troubleshooting, strategic local authority liaison, representing Tideway at all community events, advice on compensation and communications, dealing with key issues and key stakeholders and team advice.

2010 Crossrail advising sub consultants and a main contractor bidding for tunnelling and station contracts on consents procedures and requirements

2010 Blackwall Reach Regeneration Project advising London Borough of Tower Hamlets on scheme development of 2,300 housing and mixed uses, planning strategy and assessing the outline planning application documentation

2005-2007 Nirah Project prepared outline planning application and all supporting documents and undertook negotiation with local planning authorities

2005-2007 BSKyB prepared masterplan, outline planning application, full application for Phase 1, supporting documentation/S106 negotiation to success

2002-2003 Shellhaven Project on behalf of Thurrock Council assessed EIA and planning documentation for outline planning application, developed negotiation strategy and prepared public inquiry evidence

1997-1999 Channel Tunnel Rail Link Project Deputy Consents Manager and led two teams for St. Pancras and Kent that prepared planning applications, coordinated technical engineering inputs, undertook consultation and submission monitoring. Also, closely involved in 'Partnering Agreement' development with contractors that led to 100% success with all consents

1991-1997 Major Projects, Malta Planning Authority assessed applications and EIAs for major hospitals (public and private), hotels, offices, private secondary schools, residential complexes/town and mixed use schemes

1987-1990 Channel Tunnel Project determined consent requirements, context reports, prepared planning and all other development consents, consultation and submission monitoring, in concert with main contractors and clients

### **Key UK Regional, Regeneration Frameworks and Masterplans**

Regional planning (East of England) and sub regional studies (Cambridge), Environmental Impact Assessment preparation, Green Belt development issues, housing land supply and major project planning consents. Since 2005, has worked on major planning consents, Development and Regeneration Frameworks and Masterplans for various local authorities, UDC, URCs and other Agencies.

Chris has a reputation for successful technical project management for major planning studies, planning frameworks and complex consents projects, often



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involving intensive stakeholder, public and Members consultation. He excels in leading teams, undertaken public sector plan-making and policy preparation, consultation, strategic planning (sub regional and local authority level) and preparing sound and robust planning documentation and linking plan making and consents. Key projects have been presented to Boards and Council Committees.

### Overseas

This has comprised 16 years in a different range of public sector roles:

2000-2003 Co. Kerry & Galway, Ireland (Project Director for 5 sub-regional, LUTS and major urban planning projects)

2001-2002 Montserrat, Caribbean (Project Director for new capital town Action Area Plan following significant volcano/hurricane damage)

1991-97 Malta (Manager of the Strategic Planning Unit)

1986 UAE (Implementation Advisor for the Eastern Region Masterplan)

1979-85 Brunei (Deputy Commissioner for the National Planning Authority)

Area Action Plan preparation, regional policy and development, international planning competition procedures and evaluation and strategic land use planning issues at regional and national levels. Undertaking development coordination for a regional/urban planning authority and the implementation of its Structure Plan - preparing an Implementation Strategy, national Subject Plans/Studies, Integrated Development Programme and capital budgeting, action area planning and development briefs, establishment of a National Park, major project assessment and coordination of planning for a large, mixed use development. Advice on the gaining of planning consents for major public and private sector projects.

### Current and Recent Work

#### **Thames Tideway Tunnel (July 2010 – April 2018)**

A new 20-mile long storage and transfer tunnel for wastewater (Nationally Significant Infrastructure Project (NSIP)) that gained development consent in September 2014 after a 4-year consultation, application and finally Examination process. **The project has won a number of prestigious awards including: 'RTPI Silver Jubilee Cup Winner in 2015'.**

Chris, as Planning Manager, led a team of town planners responsible for the relationship with the local authorities in the western section of the route (5 local authorities and 10 key sites), including the Leaders, Members and other pan-London stakeholders. The process involved five stages of consultation from the early design phase through to the submission of the application for development consent, with integration on site selection, engineering and architectural design, environmental impact, property issues and impact mitigation throughout. He was responsible for negotiating 5no Statements of Common Ground, Section 106 Agreements (5no) and several Property and Asset Protection Agreements with western local authorities and other stakeholders; and he prepared, with his team, the documentation used during each stage of consultation and for the submission of the application for development consent and reviewing other DCO documents. He was responsible for co-representing the project's technical and coordinating interface with Vauxhall Nine Elms Battersea regeneration area.

Subsequently, in the delivery set up stage he has delivered early works consents, ongoing key stakeholder involvement, Main Contract development, development of further stakeholder Agreements and continued and detailed involvement in



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Nine Elms Regeneration area. His key areas of experience then were:

- Delivery of Schedule 3 Requirement planning consents and preparing Consents Registers with Environment and Transport teams
- Involvement in stakeholder management and liaison and issue resolution, collaboratively with management and other technical teams
- Assist preparing and implementing Stakeholder Agreements/Asset Protection Agreements, with the Property and Third Party Infrastructure teams
- Assisting the Delivery and Engineering teams resolve issues
- Liaison with Environment teams on key issues and contractor documentation
- Liaison with the Communications team on key meetings, public/stakeholder enquiries, letters and document reviews and issue resolution
- Liaison/issue resolution with management, Central Delivery team,

Communications, Property and Client on Nine Elms Regeneration area issues

Since November 2014, he was appointed as Stakeholder & Consents Manager (West) commencing in January 2015 responsible for managing 12 staff (covering the fields of planning, environment, third party infrastructure, communications and property/compensation) and was part of the Tideway West management team of 7 senior staff. This management team is responsible for assurance of the West contract of £450m, in particular assisting the West Joint Venture Contractor teams. He undertook this full time role for 2 years in the crucial period of main works contractor start up and the initial period of key consents, implementing the DCO that he had helped secure. This role involved:

- Review of draft consent submissions in planning and environment
- Liaison with 5no local authorities and other pan-London stakeholders in technical and communications matters
- Coordination, liaison with and assurance of main works Joint Venture contractor's consents' teams work, submissions and approach (including planning, environment, transport, communications/consultation, design and third party infrastructure)
- Liaison with resident/community/amenity groups
- Implementation of property agreements and liaison with stakeholders
- Decision making within management team for consents/stakeholder matters

Then, in January 2017 he transferred that role and undertook the role of Stakeholder & Consents Advisor for 4 days a week. This role is responsible largely for troubleshooting, strategic local authority liaison, liaison/audit/review of Joint Venture contractor teams submissions and approach, representing Tideway at all community events, advice on compensation and communications, dealing with key issues and key stakeholders and overall team advice.

### **Crossrail Consents and Bidding Process (June 2010)**

Working through sub consultants of a main contractor, offering consents advice and supporting consents elements of the tendering process to Crossrail London Rail Links Ltd for several tunnelling and station contracts.

### **Blackwall Reach Regeneration Project (February – May 2010)**

For London Borough of Tower Hamlets assessing scheme development, developing scheme options, review of Planning Strategy, assisting LBTH officers and assessing all outline planning application documentation, including ES,



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Design & Access Statement and Planning Statement.

### **Gillette Site, Osterley (Jan – March 2010 and March 2012)**

For the Bonnington Group preparing a Strategic Planning Delivery Issues Paper that undertook a full planning policy assessment, assessed delivery options for amending the current planning consent, reviewed adjacent sites and recommended the way forward. Also, critically reviewed adjacent BSKyB planning application and prepared representation letter to LB Hounslow.

### **Aylesbury Town Centre Masterplan (Sept 2009 – August 2010)**

For Aylesbury Vale Advantage (AVA), the conversion of Draft Masterplan to Final, with extensive engagement with AVDC/BCC Members and stakeholders, project selection methodology and priority project selection, assistance with additional supporting studies, amended Draft Masterplan and attained approval from AVA Board, Aylesbury Vale District Council and Buckinghamshire County Council.

### **London Borough of Barnet Open Spaces, Sports and Recreational Facilities Needs Assessment (May 2009 – December 2010)**

Assisted in finalising the PPG 17 assessment involving policy reviews, survey of 300 sites, developing a methodology, analysis and recommendations for quantity, accessibility, quality standards and improvements, previously undertaken at Arup.

### **Other Key Projects and Contributions**

#### **Aylesbury Town Centre Draft Masterplan (Oct 2008 – May 2009)**

Wider town centre masterplan, covering Vision, proposals to suit the economic climate and the longer term and focused on deliverability for a client group of Aylesbury Vale Advantage, AVDC, EP, Vale of Aylesbury PCT and SEEDA.

**Hendon & East End NDC Regeneration Framework (2005, April 2008–Sept 2009)** - Project Director for the preparation of a Framework (following completion of a NRA survey) with both the NDC and Sunderland City Council for the improvement of the area and as an input to the Core Strategy.

**Peterborough Integrated Growth Study (April 2007 – Feb 2008)** as above.

#### **Brixton Town Centre Framework (Jan 2007 – Feb 2008)**

Project Director to update/develop previous work involving developing a Vision, establishing objectives and parameters, a Masterplan, identify relevant options, provide design guidance, develop outline work packages/ briefs for key sites.

**NIRAH Freshwater Visitor Experience/Science Park, Bedford (May 2005 – Oct 2007)** - Preparation of an outline planning application including an ES, TA and RCI (including all relevant consultation) for this major, national tourist facility, research centre and science park (similar to the Eden project).

**Masterplan and Major Planning Applications (OPA) for BSKyB in Osterley (Jan 2005 – Sept 2007)** - Planning history research, planning context and policy analysis inputs and preparation of planning application strategy, plus its implementation and preparation of OPA, negotiation of S106 Agreement and securing approval. Submission of planning applications for key major buildings.

#### **Regeneration Framework for London Riverside (March 2005 – Jan 2007)**

Overall project director (leading 5 other sub consultants) and planning and regeneration inputs to major spatial framework for LTGUDC and the LDA.

#### **Foxton Locks Masterplan (March – May 2005)**

Project Director for masterplan for funding for British Waterways to develop a major tourist attraction based on its historic importance. Commended in Strategy



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and Masterplanning category at the BURA Waterway Renaissance Awards 2006.

### **Stansted/M11 Corridor Development Options Study (April - June 2003)**

Study Director to examine urbanisation implications of four possible growth scenarios for Stansted Airport in a wider sub regional study area. Examined key issues, developed possible spatial options and preferred recommendations on each scenario, inputting to RPG14.

### **Shell Haven, Thurrock (May 2002 – June 2003)**

Project director of a multi-disciplined team assessing and responding to the environmental assessment and supporting planning documents submitted by P&O/Shell for outline planning consent and developing a strategy for negotiations.

### **East of England Regional Economic Strategy Sub Regional Study (Oct 2001 – Oct 2002)**

Supervision of team to determine the land use and transport implications of pursuing an enhanced economic growth scenario. This work informed the new RPG 14 and Structure Plan/UDP Reviews.

### **Cambridge Sub-Region Study (May 2000 – Sept 2001)**

Led multi-disciplined team for an assessment of options for new housing, supporting its world/national role in knowledge-based industries and heritage.

### **Little Bay Town Centre Action Area Plan, Montserrat (Feb 2001 – June 2002)**

Preparing a plan for a new capital town centre, following the destruction of Plymouth by volcanic activity. It involved an SEA, assessment of infrastructure requirements, feasibility assessments and preparation of marketing packages.

### **Channel Tunnel Rail Link, (RLE)/Bechtel (1997-99) - the CTRL project has won a number of prestigious awards including: 'RTPI Silver Jubilee Cup Winner for High Speed 1' 2008 and the London Mayor's Award 'Planning Excellence - HS 1 Rail Link' 2008**

Deputy Manager of the Planning and Consents Team (PACT), with a staff of 30, responsible for gaining all planning and heritage consents for the Project (some 500), within an agreed programme.

Also, led two teams for St. Pancras and Kent that prepared planning applications, coordinated technical engineering inputs and undertook consultation and submission monitoring; involving a close relationship with the Environmental team in preparing and gaining consents. Closely involved in 'Partnering Agreement' development with main works contractors that led to 100% success.

### **Joint Consents Team, Channel Tunnel, Eurotunnel and TML (1987-90)**

Member of a team preparing planning and technical submissions to obtain consents, involving extensive consultations with the client and contractor, local planning authorities, Government departments, statutory authorities and environmental bodies. Key elements included determining consent requirements, context reports, preparing planning and all other development consents, consultation and submission monitoring, with main contractors and clients.

### **Planning Authority (PA), Government of Malta (1991-97)**

Management of the Strategic Planning Unit (of some 25 staff); member of Steering Committee for a major mixed-use development project (£350 million); and, member of various Government inter-departmental liaison committees.

### **Consultant, Islington Green Development Project, London, Local Community Group and Imry Merchant Developers (1991)**

Consultant to a local community group funded by the developers and involving direct Council participation, to initiate and coordinate development of a 1.5ha site



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in Islington, London, involving setting up a new 10-step path to planning approval.

**Senior Planner/Development Coordinator, Implementation Stage of Master Plan for Al Ain and Region, Shankland Cox, UAE (1986)**

Senior member of team, working with the Town Planning Department (TPD), to improve its operation, coordination of planning functions and assistance in the development process and advice on Structure Plan implementation.

**Acting Deputy Commissioner Town and Country Planning Department, Government of Brunei (1979-85)**

Preparation of ToR and coordination of an international competition for the State of Brunei Master Plan (recommendations on selection, analysis of short-listed submissions and technical advice).

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