



Matthew Sharpe

Board Director

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Areas of expertise

Matt is a chartered town planner with 14 years' experience in the private sector and is Board Member of the National Infrastructure Planning Association (NIPA). Matt has a diverse experience in planning, ranging from large-scale regeneration and nationally significant infrastructure projects, the development of strategic planning policy through to acting as planning agent for a range of development projects.

His particular area of specialism includes preparation of town planning strategies for large scale and complex development, outline planning applications, environmental impact assessments and the management of large multidisciplinary teams of architects, designers and EIA teams. He has extensive experience in dealing with high profile and contentious development proposals that have required outputs which are of high quality, legally robust and deliverable.

Most notably, Matt was heavily involved in the Hinkley Point C Development Consent Order application and throughout the key stages Olympic and Legacy development project.

Key experience

East Wick and Sweetwater – Matt is currently leading the East Wick and Sweetwater masterplan. The project relates to 1,500 homes, 20,000sqm of non-residential uses, along with the delivery of a new piece of highway and two new bridges. Matt has secured approval of the Zonal Masterplan and is currently advising on the Reserved Matters submissions for Phases 1 and 2, the discharge of Conditions, Non-Material Amendments (S96A) submission and a Deeds of Variation to the S.106.

Camden OSD – Matt is currently leading the forthcoming planning application for the Camden Over Station Development. The development is expected to include more than 70 units, along with retail and workspace.

Key projects

East Wick and Streetwater
Camden OSD
Waterloo International
Battersea Power Station
Nine Elms OSD
Leake Street Arches
Bank Station
Hinkley Point C
Thames Tideway Tunnel

Key clients

EDF Energy
Transport for London
Thames Water
Olympic Park Legacy Company
Olympic Delivery Authority
Royal Veterinary College
East Wick & Sweetwater Projects Limited
Places for People
Balfour Beatty
LCR



Waterloo International Terminal Retail – Matt secured planning permission for a new shopping centre in WIT including more than 12,000sqm of A1 to A4 and D2 uses.

Battersea Power Station, Hybrid Planning Permission – Matt secured planning permission for the eastern entrance for the new tube station at Battersea Power Station. This required full coordination with the scheme promoted by BPSDC for the OSD. Key issues related to need to secure flexibility for the design of the above ground structures in order to take account of emerging station designs.

Nine Elms OSD, Full Planning Permission – Matt Secured full planning application for c. 330 homes, 5,000 sqm of employment and 500 sqm of retail and leisure uses. Matt prepared the overall planning strategy and led the pre-application process, including stakeholder engagement and community consultation.

Leake Street Arches, Change of Use, Shop Front and Advertisement Consent – Secured permission for 2,500sqm of cafes, bars, retail and leisure uses. Key issues related to the impact on the conservation area, impact on amenity from nighttime uses and the ventilation and extract issues from the restaurant uses.

Arches Portfolio – Planning appraisals, planning strategy, CIL Advice: Prepared a planning appraisal of TfL's arches to identify potential new uses.

Bank Station TWAO – 2014 to 2015: provided advice to TfL to during the preparation of the application for the TWAO and during the public inquiry.

Hinkley Point C, Application for a Development Consent Order (EDF Energy) – Hinkley Point C has one of the largest and most complex applications submitted in the UK. Matt was responsible for developing the Requirements and Obligations (planning conditions and s106 planning obligations), preparing the description of development for the Order, preparing the 'Mitigation Routemap' and advice relating to the level of detail and environmental statement.

Thames Tideway Tunnel – Matt advised Thames Water regarding the application for Development Consent, under the Planning Act 2008. Matt's role related to drafting the DCO Requirements and advice relating to the mitigation strategy for the Environmental Statement.