



# Matthew Sharpe

## Senior Director

BA (Hons), Dip TP, MRTPI

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### Areas of expertise

Matt is a chartered town planner who has worked in the private sector since 2002. He is Board Member of the National Infrastructure Planning Association (NIPA) and 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, promoting NSIPs, outline planning applications and the management of large multidisciplinary teams, designers and EIA specialists. 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.

### Key experience

**East Wick and Sweetwater** – Matt is currently leading the East Wick and Sweetwater masterplan. The project relates to 1,850 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 five reserved matters applications for Phases 2 to 7 on the discharge of Conditions, Non-Material Amendments (S96A) submission and a Deeds of Variation to the S.106.

**Sizewell C Development Consent Order** – Matt is leading the development of the requirements and planning obligations, the mitigation route map and strategic planning advice relating to the level of detail and environment commitments that must be achieved.

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

### Key projects

East Wick and Sweetwater  
Wellcome Genome Campus  
Development Project  
Sizewell C DCO  
Waterloo London  
Leake Street Arches  
Bank Station  
Hinkley Point C  
Thames Tideway Tunnel

### Key clients

East Wick & Sweetwater Projects  
Limited  
Wellcome  
Places for People  
Balfour Beatty  
LCR  
EDF Energy  
Transport for London  
Thames Tideway Tunnel



**Battersea Power Station, Hybrid Planning Permission –**

Secured planning permission for the eastern entrance for the new tube station at Battersea Power Station. 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 –** 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.

**Barking Riverside TWAO -** Provided planning advice to TfL during the preparation of the application for the TWAO and throughout the public inquiry. Responsibility related to the review of key application documents, peer review of key witness statement for the Inquiry, the Supporting Statement and the Statement of Case.

**Thames Tideway Tunnel –** Matt advised Thames Water on the DCO application for the Thames Tideway Tunnel. Matt drafted the DCO requirements and provided ongoing advice regarding the mitigation strategy.

**Northern Line Extension TWAO: 2012 to present (TfL) -** Provided planning advice to TfL from the application stage through to implementation. Responsibility related to drafting of witness statements, the Supporting Statement, input to the Statement of Case and planning advice in support of TfL's compulsory acquisition of land.

**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 –** Undertook a planning appraisal of TfL's arches to identify potential new uses.

**Bank Station TWAO –** 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.