



HIGHBURY PLANNING
CONSULTANTS

Chris Stratford FRTPI, FRSA

CV

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
Member, Institute of Directors,
2014

Awards

2015 RTPI Silver Jubilee Cup for
Thames Tideway Tunnel
2008 RTPI Silver Jubilee Cup for
CTRL (HS1)
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

Summary Profile

A Town Planner, Consents specialist and Area Sustainable Plan Making and Regeneration advisor, with over 50 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 (particularly recently with Local Plan review work), regional and sub regional planning studies, preparing area plans, 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 a varied and interesting range of technical work over 15 years, as set out below.

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/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 supported proposals that client, Government and RTPI recognised.

1999 – 2003 Team Set Up and Develop New Business (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 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.

Overseas Planning (1979-85, 1986, 1991-97 and 2000-2003) – several projects with public bodies over a total of 16 years in Brunei, UAE, Malta, Ireland and Montserrat. The work involved major projects, area planning and master planning and planning policy generation, as detailed below.



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Summary Experience

Key UK Planning Major Projects Consents

December 2024 – April 2025 Meyrick Estates Management Ltd/Bodorgan Marine Limited (BML) this involved promoting aquaculture development within three Offshore Windfarms in the Irish Sea (named Mona, Morgan and Morecambe). I prepared a total of 8 deadline substantive written submissions, attended two Issue Specific Hearings. The work involved considerable research, inputs and coordination of client, barrister and technical specialists, review and submission to PINS and liaison with Applicants.

March and August 2024 Medworth Energy from Waste Combined Heat and Power Facility, Fenland District Council (FDC) this involved two short commissions: providing advice on JR options following a thorough review of relevant Examination documentation (subsequently used in an unsuccessful JR); and, providing FDC's formal response to the promoter's subsequent Correction Order.

September 2020 – December 2023 Lower Thames Crossing, Thurrock Council (Deputy Project Director and Project Director during Examination Stage) leading the Stantec team in advising Thurrock Council in its opposition to main elements and impacts of the LTC project. Leading and coordinating all technical and planning matters across the 50+ team of Stantec specialists and Council officers. During most of 2023 leading the Council's response to the DCO Examination, preparing/coordinating all 31 submissions, attending Hearings and all liaison with Examining Authority, including Member presentations and Senior officer advice and briefings.

July 2018 – March 2020 Lower Thames Crossing, National Highways (NH) advising on the preparation of the DCO on matters relating to consultation and technical engagement. Responsible for all directly affected (six) local authority engagement, staffing consultation events and advising on many DCO technical matters. Preparing Papers for NH decision making, meeting notes and other stakeholder correspondence.

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

Subsequently, from 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.

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.

2005 – 2007 Nirah (National Institute for Research into Aquatic Habitats) Project prepared outline planning application and all supporting documents and undertook negotiation with local planning authorities. It secured



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planning consent, but was delayed and not completed.

2005 – 2007 B SkyB prepared masterplan, outline planning application for all eight phases, full application for Phase 1, supporting documentation/S106 negotiation to success.

2002 – 2003 Shell Haven 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.

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, with main contractors and clients.

Key UK Regional, Regeneration Frameworks, Masterplans and Local Plans

March – August and October 2024 Thurrock Local Plan Review and Management, Thurrock Council this involved two concurrent commissions: a full Local Plan Review (as set out below) and acting temporarily for 3-months as Local Plan Manager (with subsequent follow-up briefings).

Regional planning (East of England) and sub regional studies this included a major Sub Region Study including a full Green Belt Review (Cambridge, 2000-2001), East of England Regional Economic Strategy Sub Regional Study (2001-2002), Stansted/M11 Corridor Development Options Study (2003), London Riverside Regeneration Framework (2005-2007), Peterborough Integrated Growth Study (2007), Brixton Town Centre Framework (2008), Hendon & East End NDC Regeneration Framework (2008-2009), Aylesbury Town Centre Masterplan (2008-2009), which included Environmental Impact Assessment preparation, Green Belt development issues, housing land supply and major project planning consents. Since 2001, has worked on major planning consents, Development and Regeneration Frameworks and Masterplans for various local authorities, UDC, URCs and other Agencies.

Throughout all this work, Chris had a reputation for successful technical project management for major planning studies, planning frameworks and complex consents projects, often involving intensive stakeholder, public and Members consultation. During this period, he excelled 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 17 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



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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

December 2024 – April 2025 Meyrick Estates Management Ltd/Bodorgan Marine Limited (BML)

This involved promoting aquaculture development within three Offshore Windfarms in the Irish Sea (named Mona, Morgan and Morecambe). I prepared a total of 8 deadline substantive written submissions, attended two Issue Specific Hearings. The work involved considerable research, inputs and coordination of client, barrister and technical specialists, review and submission to PINS and liaison with Applicants.

March – August & October 2024 Thurrock Local Plan Review and Management, Thurrock Council

The Local Plan Review work involved advising the Council on current progress with its emerging Local Plan, covered by nine main tasks: reviewing past Local Plan proposals, detailed review of evidence base to identify gaps and adequacy, latest national policy reviews and best practice Local Plans, Local Plan team/resource recommendations, review of past consultations to determine key issues, review of latest IIA and ongoing recommendations for SA, review of key major projects and recommendations on Local Plan programme (including a full detailed programme), Business Plan, financing and all summarised in 50 recommendations. Providing clear recommendations for each task and working with a range of Council senior leadership and officers.

The Local Plan Manager temporary role involved regular team meetings, preparatory work and technical reviews to begin changes to the professional culture, set up a number of key progress monitoring systems, developing progress on Duty to Cooperate, the finalisation of the latest Local Plan Consultation Report, critical evidence studies and a range of other matters critical to the Local Plan progress. Finally, contribution to Council Papers on formal changes to the Local Plan programme and additional resource and finance requirements. Subsequent follow-up briefings are to be held in October 2024.

March and August 2024 Medworth Energy from Waste Combined Heat and Power Facility, Fenland District Council (FDC)

This involved two short commissions: providing advice on JR options following a thorough review of relevant Examination documentation (subsequently used in an unsuccessful JR); and, providing FDC's formal response to the promoter's subsequent Correction Order.

September 2020 – December 2023 Lower Thames Crossing, Thurrock Council

For two years operating as Deputy Project Director in assessing all NH proposals, coordination and attending all consultation and technical engagement and preparing and coordinating technical responses to NH and for the Council. For all of 2023, preparing the Council's Business Case for funding (under its S114 Notice) for continuing its engagement with PINS and NH during the Examination and then Project Director of all Council involvement in the Examination, including coordinating and preparing key parts of all 31 main submissions, responding to all relevant ExA Questions, leading and attendance at some 20 Issue Specific, Compulsory Acquisition and some Open Floor Hearings, S106 and all CPO negotiations and all liaison with the Examining Authority.



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July 2018 – March 2020 Lower Thames Crossing, National Highways (NH)

Assisting the External Affairs team as the frontline of all NH external consultation and technical engagement and responsible for such engagement and meetings with the six directly affected local authorities (Kent CC, Gravesham BC, Medway Council, Essex CC, LB Havering and especially Thurrock Council). Undertook preparation of key technical papers for NH decisions, led on all external consultee meetings and provided key advice to the external affairs team of 15 staff, including liaison with all other sections of the NH LTC team.

Thames Tideway Tunnel (July 2010 – April 2018)

A new 20-mile long storage and transfer tunnel for wastewater (Nationally Significant Infrastructure Project (NSIP)) gained development consent in September 2014 after a 4-year consultation, application and finally Examination.

The project has won a number of prestigious awards including: 'RTPI Silver Jubilee Cup Winner in 2015'.

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. 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 preparing 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 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

In 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



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- 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; and, implementation of property agreements/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.

Other Key Projects and Contributions

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

For the Bonnington Group prepared 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 representations to LB Hounslow.

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, Design & Access Statement and Planning Statement.

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) with Arup

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

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

Wider town centre masterplan, covering Vision, proposals to suit the economic climate and 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 (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)

Project Director for 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 supporting proposals that client, Government and RTPI recognised.



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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 and Phase 1 full application, negotiation of S106 Agreement and securing approval. Submission of planning applications for key major buildings.

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

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. **This work was commended in Strategy and Master planning 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. This work involved policy reviews, a Green Belt Review, Cambridge and surrounding settlement capacity studies, public transport studies, housing, economic and employment forecasts and a range of potential development growth options against a range of sustainability options – all involving significant stakeholder consultations and a complete GIS database.

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

Preparing a detailed 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 a number of marketing packages for subsequent international developer interest.

Channel Tunnel Rail Link (CTRL or HS1), (RLE/Bechtel) (1997-99)

The CTRL (HS1) 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



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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 success.

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 in central Islington, London, involving setting up a new 10-step path to planning approval. This involved a coordinated approach between all three parties, Council approval of the separate Planning Brief and the involvement of six architectural firms in developing site layout/use options.

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. Also, involved in managing the PA's response to over 15 major development projects.

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.

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)

Head of Strategic Planning team that led on a range of master planning, subdivision and development control projects. 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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