Matthew Small
Director

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BSc (Hons), MSc, MRTPI

matthew.small@quod.com

Areas of expertise

Matthew is an experienced chartered town planner with over 13 years in the private sector during which time he has gained a strong professional understanding of all key areas of the industry, including major town-centre regeneration, large-scale infrastructure (including airport work), mixed-use development, commercial and residential.

Matthew has been instructed on a number of high profile, large scale mixed-use regeneration projects, particularly in London, which have involved the provision of strategic planning advice, the coordination of large project teams and the day-to-day management of the projects. Matthew combines his technical knowledge to tackle all aspects of the planning process to deliver positive solutions for his clients.

Matthew's experience includes CPO and DCO work.

Key experience

Heathrow Expansion Project (Heathrow Airport Limited) - Matthew has been an integral member of the Quod team advising HAL on all planning matters related to the proposed Heathrow expansion to accommodate a third runway. Matthew has advised the Planning, Property, Commercial and Environmental Teams on the emerging off-airport masterplan, and has undertaken significant evaluation work with respect to a number of uses/ operators who would be affected by the proposals including preparing consenting strategies for their reprovision. Matthew contributed to the drafting of DCO documents and fed into stakeholder and commnity engagement workstreams.

Key projects

Heathrow Expansion Project

Whitgift Shopping Centre, Croydon

Gilston Park Estate

Brent Cross Cricklewood Regeneration Area

Old Oak North

Egham Leisure Centre

Maria Fidelis School, Euston

Egham Gateway West

St Thomas' Hospital Campus, London

Centrale Shopping Centre, Croydon

Key clients

Heathrow Airport Limited

Unibail-Rodamco-Westfield

Hammerson Plc

Places for People

Aberdeen Standard

Old Oak and Park Royal Development Corporation

Runnymede BC

LCR

King's College London

Whitgift Shopping Centre, Croydon (Unibail-Rodamco-Westfield and Hammerson) – Originally instructed by Westfield in 2012 before advising the JV, Matthew has coordinated the preparation, submission and successful negotiation of two major outline planning applications to redevelop the Whitgift Shopping Centre and surrounding land in Croydon town centre. Matthew's involvement is ongoing to enable the clients to realise their aspirations to provide a comprehensive retail-led mixed-use development including leisure uses, office uses, community facilities and in the region of 1,000 new homes, in addition to enhanced public realm and infrastructure improvements. Matthew has previously advised the 'JV' through a CPO process and the defence of a legal challenge.

During the course of 2014 Matthew completed a 10 month secondment at Westfield where he provided 'in-house' planning support to the Development Team.

Gilston Park Estate (Places for People) – Matthew is part of the Quod team providing planning advice on the creation of a new community comprising 10,000 homes in the former Green Belt. Matthew is retained by Places for People to assist in the preparation of an outline planning application to facilitate the creation of a new community across 6 individual villages, founded on Garden City principles. The project also involves two river crossings, to be secured through detailed planning persimmons.

Brent Cross Cricklewood Regeneration Area (Hammerson and Aberdeen Standard) – Matthew is part of the Quod team who coordinated, prepared and submitted a S73 application following the grant of outline planning permission in October 2010 for a new metropolitan town centre which includes 7,500 new residential properties, circa 100,000m2 retail floorspace, 395,000m2 office floorspace, alongside extensive social infrastructure, open space and public transport. Matthew is part of the consultant team that continues to provide planning advice on a range of planning matters during the implementation of the development.

Old Oak North (OPDC) - Matthew has advised the Development Corporation on the realisation of their development aspirations for Old Oak North. Matthew has provided advice on the preparation of the draft local plan, a series of planning applications to deliver major new infrastructure, residential and commercial floorspace, and land assembly issues.

Egham Leisure Centre (Places for People & Runnymede Borough Council) - Matthew secured planning permission for the demolition and redevelopment of the existing Egham Leisure Centre, providing the borough's first publicly accessible swimming pool. The redevelopment of the site formed a strategically important part of the Council's regeneration program. The site is located in the Green Belt, in an area liable to flood and with significant ecological constraints.

Egham Gateway West (Places for People & Runnymede Borough Council) - Matthew was instructed to advise Places for People on the redevelopment of an underused site in Egham Town Centre, which includes listed buildings and has Conservation Area status. Matthew helped secure planning permission and listed building consent in 2019 for student accommodation, residential, cinema and town centre uses. Since securing permission, Quod has advised on implementation and a series of amendments.

St Thomas' Hospital Campus, London (King's College London) - Matthew secured detailed planning permission and listed building consent for King's College London to comprehensively redevelop the southern end of St Thomas' Hospital to provide a modern, commercially flexible facility for medical and education use. Matthew has most recently advised the client on the implementation of the scheme.

Centrale Shopping Centre, Croydon (Unibail-Rodamco-Westfield and Hammerson) - Matthew advises the JV with respect to ongoing asset management within the town centre. This role requires the preparation and submission of numerous planning applications to ensure that existing and future operators have suitable premises to trade from.