

A Quod profile



Matthew Small

Director

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Areas of expertise

Matthew is an experienced chartered town planner with over 17 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, mixed-use development, residential, commercial and large-scale infrastructure.

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 and expertise includes CPO and DCO work.

Key experience

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

Key projects

Whitgift and Centrale Centres, Croydon
West Hendon Regeneration
West Sussex Delivery Programme
Co-Living (Various)
Stonestreet Green Solar
Whitton Community Centre
Heathrow Expansion Project
Old Oak North
Egham Gateway West
Egham Leisure Centre
Gilston Park Estate
Maria Fidelis School, Euston
St Thomas' Hospital Campus, London

Key clients

Unibail-Rodamco-Westfield
Barratt London / MTVH
Lovell Partnership / WSCC
Halcyon Development Partners
The Soco
Evolution Power Limited
One Medical
Heathrow Airport Limited



Matthew has previously completed a year-long secondment at Westfield where he provided 'in-house' planning support to the Development Team.

West Hendon Regeneration (Barratt London / MTVH) –

Matthew is advising on the planning strategy and delivery of the West Hendon Regeneration development to provide c. 2,350 new homes on the former Estate. Matthew has recently coordinated and submitted applications for 732 homes (reserved matters for the final phases) plus 350 new homes (via a standalone 'drop in' application). The strategy has involved a series of amendments to the original 2013 Hybrid Permission to facilitate greater heights and larger footprints across the site, whilst also navigating the associated complex planning, environmental and legal issues. Matthew's role is ongoing through the delivery stages.

West Sussex Delivery Programme (WSCC and Lovell Partnership) –

Matthew is advising a JV between WSCC and Lovell Partnership regarding the delivery of over 600 new homes across a number of local authorities (including Arun, Adur and Crawley). Matthew leads on all matters from strategic planning advice to the preparation and determination of planning consents. The sites are of varying size and complexity, including smaller brownfield locations and larger greenfield sites outside of settlement boundaries.

Co-Living (Various Clients) – Matthew is an integral member of Quod's Co-Living and Student Housing Advisory Team, who are acting for a number of clients looking at co-living opportunities, primarily in London. Matthew's role includes site appraisals, engagement with local authorities. and ongoing advice. Clients include Halcyon Development Partners and The Soco.

Stonestreet Green Solar (Evolution Power Limited) – Matthew is part of the Quod team currently preparing a DCO application for a new solar farm in Kent. Matthew's role includes the preparation of key application documents (including the Planning Statement and the Design Approach Document) and ongoing consultation with statutory consultees (including the host authorities).

Heathrow Expansion Project (Heathrow Airport Limited) -

Matthew was 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 advised the Planning, Property, Commercial and Environmental Teams on the emerging off-airport masterplan, undertaking significant evaluation work with respect to a number of uses / operators who would be affected by the proposals including preparing

Places for People
Aberdeen Standard
OPDC
Runnymede BC
Richmond Council
Camden Council
King's College London



consenting strategies for their reprovision. Matthew contributed to the drafting of DCO documents and fed into stakeholder and community engagement workstreams.

Corfton Road Surgery, One Medical – Matthew recently obtained planning permission for the redevelopment of the existing surgery to provide a larger and more up-to-date NHS facility to serve an enlarged patient base. Central to achieving permission was maintaining an ongoing close relationship with Ealing Council and important local stakeholders, including the local Conservation Area Advisory Panel.

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 BC) – 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.

St Thomas' Hospital Campus, London (King's College London and NHS) – Matthew obtained planning and listed building consents for the Trust and KCL for the part demolition, part alteration and part refurbishment of the Block 9 and Prideaux buildings at the St Thomas' Hospital Campus to provide academic and commercially flexible professional floorspace for medical education purposes. Of particular importance to gaining the required consents was the early engagement with Lambeth Council, Historic England and other local stakeholder groups to ensure that the Grade II listed buildings were preserved in accordance with regulating bodies and with the support of local groups. Quod is currently retained by the Trust and KCL with respect to scheme implementation and delivery.

Gilston Park Estate (Places for People) – Matthew has been part of the Quod team providing planning advice on the creation of a new community comprising 10,000 homes in the former Green Belt. Quod is retained by Places for People to facilitate the creation of a new community across 6 individual villages, founded on Garden City principles.