



# Matthew Small

## Director

BSc (Hons), MSc, MRTPI

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### Areas of expertise

Matthew is an experienced chartered town planner with over 10 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 work.

### Key experience

**Whitgift Shopping Centre, Croydon (Westfield and Hammerson)** – Originally instructed by Westfield in 2012 before advising the JV, Matthew has coordinated the preparation, submission and successful negotiation of two 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 joint venture through a CPO process and the defense of a legal challenge. Matthew's role is ongoing with respect to project implementation and town centre asset management.

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

### Key projects

Whitgift Shopping Centre, Croydon  
Centrale Shopping Centre, Croydon  
Heathrow Expansion Project  
Old Oak North  
St Thomas' Hospital Campus, London  
Egham Leisure Centre  
Ashdene House, Egham

### Key clients

Westfield  
Hammerson  
Heathrow Airport Limited  
OPDC  
Places for People  
King's College London



**Centrale Shopping Centre, Croydon (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.

**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.

**Old Oak North (OPDC)** - Matthew has advised OPDC on the realisation of their development operations 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

**St Thomas' Hospital Campus, London (King's College London)** - Matthew secured detailed planning permission and listed building consent in 2016 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's role included the provision of planning advice and the co-ordination of a large consultant team to prepare, submit and negotiate the consents. Matthew has most recently advised the client on the implementation of the scheme.

**Egham Leisure Centre (Places for People)** - Matthew secured detailed planning consent for the redevelopment of Egham Leisure Centre in 2017. Matthew advised on all planning aspects of the project including the acceptability of a significantly larger centre in the green belt. Matthew coordinated the submission of the application and led on all key discussions with the stakeholders.