

Junior planning team



Introduction

It is a pleasure to introduce Landmark Chambers' team of junior tenants – those up to 10 years' call. I hope this brochure provides a useful synopsis of the talent which we are fortunate enough to offer at the junior end of the Landmark planning practice.

It goes without saying that Landmark members all come from strong academic backgrounds. The intellectual resources that the junior members bring to Chambers are amply illustrated here. There is substantial competition each year for the pupillages offered by Chambers, and we are lucky enough to be able to pick the very best of each year's crop of newly-qualified barristers. Many have post-graduate qualifications, and a number have worked as Judicial Assistants to the Supreme Court justices.

Pupillage at Landmark provides a grounding in the practice of environmental law, property litigation and public law as well as planning. Junior tenants therefore begin to work in planning as part of a set of interconnected practice areas. During the pupillage year, they are exposed to an intense stream of work with their supervisors, often working on major appeals, legal challenges and advice. As well as technique and knowledge, pupils become accustomed to a certain distinctive emphasis on quality, innovation and accessibility that characterises the planning practice here.

By asking a pupil to become a member of Landmark, a judgement has been made by Chambers that the new member is of sufficiently high calibre to develop a silk's practice in due course. The successful outcome of that investment in new members continues to be the bedrock of Landmark's unrivalled planning practice. In rare cases, a junior tenant whose practice has begun and flourished at another set may move and find a natural home at Landmark.

The current group of junior tenants, whose details are found in this brochure, continue to build upon those traditions. They are all of extremely high intellectual calibre. They bring a range of academic accomplishments to their practices, and combine them with evolving expertise and a commercial awareness that comes from exposure to major cases. They have been involved in some of the most important cases of the past few years both as junior counsel being led by more senior members of Chambers and on their own, and offer advocacy and advisory services across the full range of planning practice, acting for public bodies, developers, NGOs and other bodies.

Instructing one of Landmark's junior planning specialists is therefore a cost-effective way to access some of the Bar's most talented and approachable junior practitioners.

I hope you find the brochure helpful and informative. For further assistance, contact Landmark's team of Practice Managers.

Rupert Warren KC
Chair, Landmark Planning Group



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Landmark is an exceptional set for planning with enormous strength in depth. The planning talent is immense and they are extremely active in providing training and contributing to thought-leadership in the planning world.”

Legal 500 2024



Matthew Fraser

Year of call 2013

- BA, Philosophy, Politics and Economics – University of Oxford (2010)
- LLM, Distinction – Birkbeck College (2012)
- BPTC, Outstanding – City University (2013)

Matthew has consistently been ranked among the top barristers in planning law under the age of 35 in the Planning Magazine's Legal Surveys since 2018. He is a member of the Attorney General's B Panel of Counsel. He is ranked as "Up & Coming" for planning law in Legal 500, and in Band 4 for planning law in Chambers & Partners. His advocacy and advisory practice extends to all areas of planning law. Recent significant court cases and inquiries are set out below.

Court cases

Matthew has appeared in 17 reported planning cases in the High Court, Court of Appeal and Supreme Court.

- ***R (Finch) v Surrey CC (2023)***: Leading case in the Supreme Court concerning the scope of "environmental impact assessment" for development projects.
- ***M&S v SSLUHC (2023)***: Legal challenge to the Secretary of State's refusal of planning permission for a new M&S store on Oxford Street.
- ***R (Pearce) v West Berkshire Council (2023)***: Successful defence of planning permission for new sports facilities.
- ***Monkhill Ltd v SSHCLG (2021)***: Meaning of policies providing a "clear reason for refusal" in para. 11(d) of the National Planning Policy Framework.
- ***Peel Investments (North) Ltd v SSHCLG (2021)***: Whether a time-expired plan is "out of date" under para. 11(d) of the National Planning Policy Framework.

Public inquiries/hearings

Matthew has appeared in over 50 public inquiries and planning hearings.

- ***456-472 Oxford Street, London (2023)***: Successful objection (for SAVE) to M&S's called-in application for a new store (with offices above) on Oxford Street.
- ***Land between Lodge Land and Burtons Lane, Little Chalfont (2022)***: Successful demonstration of "very special circumstances" to justify major mixed-use development in the Green Belt.
- ***Land at Grove Farm, Havering (2022)***: Successful appeal against 21 enforcement notices in respect of unauthorised industrial development in the Green Belt.

Get in touch

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Luke Wilcox

Year of call 2013

- MA, Music – Oxford University (2005)
- GDL, Distinction – BPP Law School (2011)
- BPTC, Outstanding – BPP Law School (2013)

Luke's practice encompasses the full spectrum of planning and environmental law. He appears regularly at inquiries and examinations in public, and in the Courts, on behalf of developers, local authorities and the Secretary of State.

Notable highlights include:

- Representing a major housebuilder in an inquiry for several hundred new homes on land allocated for inclusion in the Green Belt in the emerging local plan (with Sasha White KC).
- Representing Gazeley in an inquiry for the development of over 300,000m2 of strategic B8 distribution warehousing on a site which contained a Scheduled Monument (with David Elvin KC).
- Representing Broxbourne LBC in a significant housing inquiry in 2022.
- Representing Bromley LBC in a planning inquiry relating to residential development in the Metropolitan Green Belt.
- Representing Leeds City Council in a four-day inquiry concerning a proposed new mosque.
- Appearing in the examination in public into a number of emerging local plans around the country, including Hart DC, the North Essex Authorities, and Tonbridge and Malling BC.
- Representing the developer in an inquiry concerning a significant mixed-use redevelopment (including almost 500 new homes) in Camberwell (with Neil Cameron KC).

Luke's practice includes wider local government law related to land. He acted for West Berkshire DC in the High Court in a major (£125 million) High Court challenge raising issues of s.123 best value, EU Public Procurement law and the scope of the Aarhus costs regime (with David Elvin KC). He regularly advises both private companies and government bodies on public procurement issues associated with the acquisition of land. He has advised a number of other clients, including

developers and community groups, in respect of the issues arising from public land acquisition (including of surplus NHS land).

Luke's experience includes CPO and compensation. He has advised landowners facing compulsory purchase, and has advised on the operation of s.203 of the Housing and Planning Act 2016 and its legislative predecessors (an area in which his CPO and property practices overlap). He regularly represents clients in CPO compensation disputes, where his extensive experience of property valuation is brought to bear.

Luke has extensive experience of rights of way law (both public and private), and has appeared at several public inquiries for the modification of definitive highways maps and the diversion of highways (including in National Parks). He represented the Ramblers Association in a complex High Court challenge concerning the relationship between the law of prescription, criminal trespass and statutory capacity to dedicate, and has represented a major utilities company in disputes around the existence of historic highways over its development land.

Luke is an assistant editor of the Planning Encyclopaedia (with particular responsibility for the chapters on the Control of Advertisements Regulations), and a contributor to "[The Aarhus Convention – a Guide for UK Lawyers](#)" (edited by Charles Banner).

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Anjoli Foster

Year of call 2014

- BA, Law, First Class — Keble College, Oxford
- Bachelor of Civil Law, Distinction — Keble College, Oxford
- Bar Professional Training Course, Outstanding — University of Law Birmingham

Anjoli is consistently ranked as one of the top junior planning barristers in the country. She is currently ranked by Planning magazine as the second 'Top-Rated Junior Under 35' and the 11th 'Top Rated Junior'. She was also selected by a panel of judges as one of The Planner's Women of Influence 2022. Legal 500 (2023) describes her as follows: "Anjoli's intellect and technical knowledge is first class and beyond question. She is also extremely diligent and practical. She applies all these elements in an extremely user-friendly manner that makes her a real pleasure to instruct."

Her practice focuses on all aspects of planning law, including housing, commercial and retail development, infrastructure, energy and compulsory purchase. She frequently appears in planning appeals, local plan examinations and hearings in the High Court and Court of Appeal. Her clients include a range of national and regional housebuilders and land promoters, central government, and local planning authorities.

Some of the notable high-profile cases Anjoli has been instructed on include:

- **Use Class E and new permitted development rights:** Instructed by the government in the High Court and Court of Appeal to defend the widely-discussed legal challenge to the amendments to the General Permitted Development Order and the Use Classes Order, which introduced new permitted development rights to build upwards and the new Use Class E.
- **Brighton Marina:** Acted in the significant public inquiry into the proposed development of 1,000 residential units at the Brighton Marina, consisting of nine buildings ranging from 8 storeys to 28 storeys in height. The decision was called-in by the Secretary of State and was one of the first appeal decisions by the Secretary of State on the approach to the updated NPPF on design matters.
- **Newcastle Quayside:** Appeared in the public inquiry, and subsequently the High Court and Court of Appeal, concerning a dispute over

proposals for 289 apartments in a 14 storey building on the iconic Newcastle Quayside. The contentious matters particularly included quality of design, impact on heritage assets and living conditions.

- **Holocaust Memorial, Westminster:** Represented the Government in a legal challenge to the decision-making on the "called in" planning application for the UK Holocaust Memorial in Victoria Tower Gardens.
- **Tenterden, Kent:** Promoted a scheme for 145 houses, country park and sports pitches on greenfield land. Successfully represented the developer at the three-week planning inquiry, the legal challenge to the grant of permission, and the associated public rights of way inquiry.
- **Surge of Power (Jen Reid) statue, Bristol:** Represented the appellant in an appeal into the installation of a statue of a black female protestor, following the toppling of the statue of slave-trader Edward Colston. The appeal raised highly topical issues of contested heritage and diversity and inclusivity in public spaces.
- **Great Wolf Water Park, Bicester:** Acted in this substantial three-week public inquiry concerning proposals for the country's largest water park. Due to public interest this inquiry was streamed live on YouTube, receiving over 1,000 viewers per day.

Get in touch

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Matthew Henderson

Year of call 2016

- BA, English Language and Literature — University of Oxford (2014)
- GDL — City University (2015)
- BPTC — BPP (2016)

Matthew is a planning specialist and represents developers, local authorities and a range of other parties (including individuals, community groups, parish councils and residents associations) in all areas of planning law. Matthew's planning practice is broad, including both town and country planning and infrastructure planning under the Planning Act 2008. In 2020, Matthew was ranked in Planning magazine's top 20 planning juniors under the age of 35.

- **R(ADVEARSE) v Dorset Council [2020]** EWHC 807 (Admin): Matthew represented the claimant, a local community organisation, in a judicial review of a decision to grant planning permission concerning the approach to the assessment of heritage impact and changes in national planning policy relating to development in the AONB.
- **London Borough of Lambeth v Secretary of State for Housing, Communities and Local Government [2019]** UKSC 33: Matthew represented the London Borough of Lambeth, led by Matthew Reed KC, in an appeal to the Supreme Court concerning the approach to the interpretation of planning permissions and the extent to which it is possible to imply terms into a planning permission.
- **McLennan v Medway Council [2019]** EWHC 1738 (Admin): Matthew represented the local planning authority in a judicial review concerning whether the impact of a proposed development on a neighbour's solar panels was a material planning consideration.
- **HB (LCS) Limited v Chorley BC [2018]** EWHC: Matthew represented the defendant (with Simon Pickles) in this Part 8 claim concerning a dispute over an overage provision in a s.106 agreement. Key issues included the interpretation of the overage clause and whether an alternative dispute resolution clause was engaged.

Matthew has particular experience of public inquiry work. Recent examples include: two appeals concerning residential development in Milton Keynes and the issue of five year housing land supply; an appeal against the refusal of planning permission for an energy from waste facility in Cambridge; an appeal against the refusal of planning permission for high value development of three homes adjacent to the St John's Wood Conservation Area; an appeal concerning enabling development and heritage assets in Cheshire East; three appeals concerning residential development and the issue of five year housing land supply in the East Riding of Yorkshire; and numerous enforcement appeals concerning residential development.

In addition to town and country planning, Matthew's practice also includes infrastructure planning under the Planning Act 2008. Recent examples of this work include: advising a promoter on the incorporation of arbitration clauses into a development consent order for an offshore wind farm; advising the Secretary of State on the drafting of a development consent order for an offshore wind farm; and advising on proposed amendments to a development consent order (with David Elvin KC).

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Ben Fullbrook

Year of call 2016

- BA, History, First Class – Durham University (St Aidan's College) (2009)
- M.St, History, Distinction – University of Oxford (Hertford College) (2010)
- Graduate Diploma in Law, Distinction – BPP University (2015)
- Bar Professional Training Course, Outstanding – BPP University (2016)

Ben has an extensive planning practice, with particular expertise in High Court challenges and inquiries. Ben regularly advises and represents clients on a wide range of planning matters.

He is regularly instructed on:

- Permitted development rights
- Habitats Regulations
- EIA Regulations
- Public Sector Equality Duty
- Air quality issues
- Interpretation of the planning policy, including the NPPF
- Ports and infrastructure projects
- Community Infrastructure Levy
- Section 106 agreements

Ben is the author of **An Introduction to the General Permitted Development Order**, published in June 2021.

Ben's notable Planning Court cases include:

- **R (Widdington Parish Council) v Uttlesford District Council [2023]** EWHC 1709 (Admin): A claim relating to inter alia the treatment of "fall back" development as a material consideration in planning decisions. Ben acted for the successful claimant.
- **R (Friends of West Oxfordshire Cotswolds) v West Oxfordshire District Council [2023]** EWHC 901 (Admin): A claim relating to the discharge of conditions attached to a planning permission. Ben acted for the successful claimant.
- **R (Ibrar) v Secretary of State for Levelling Up Housing and Communities [2022]** EWHC 3425 (Admin): A leading case on the procedure for challenging planning enforcement appeal decisions.

- **Warwick DC v Secretary of State for Levelling Up Housing and Communities [2022]** EWHC 3425 (Admin): A leading case on the interpretation of NPPF Green Belt Policy.
- **R (Friends of the West Oxfordshire Cotswolds) v West Oxfordshire District Council (2023)**: An ongoing challenge to the discharge of conditions attached to a large residential planning permission. Ben acts for the claimant. Permission to proceed to a substantive hearing has been granted.
- **R (Swire) v Canterbury City Council (2022)**: A challenge to the grant of planning permission for a veterinary practice. The claim raised issues relating to the extent that local planning authorities were obliged to have regard to the possibility of changes of use within Class E when granting permission. Ben acted for the claimant. The permission was quashed by consent.
- **R (Failey) v East Riding of Yorkshire Council (2022)**: A challenge to the grant of planning permission for works to a listed building. Ben acted for the claimant. The permission was quashed by consent.
- **R (Collins) v Welsh Ministers (2022)**: A challenge to the decision of an inspector to allow a validation appeal. This was one of the first claims to address the new Class C use classes which are applicable in Wales. Ben acted for the claimant. The decision was quashed by consent.

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Nick Grant

Year of call 2016

- LLB, First Class – University College London (2013)
- LLM – Harvard Law School (2015)
- BPTC – BPP Law School (2016)

Nick has appeared in public inquiries, the Upper Tribunal, High Court, Court of Appeal, Supreme Court, and on behalf of the UK in front of the UN's Aarhus Convention Compliance Committee. He is on the Attorney General's C panel, is a rising star in the Legal500, is regularly ranked as one of Planning Resource magazine's top junior planning barristers and was most recently ranked is one of their top 5 planning barristers under 35.

- **R (Finch) v Surrey County Council**: The leading case on EIA in the Supreme Court (judgment pending).
- **CG Fry & Son Ltd v SSLUHC [2023] EWHC 1622**: The leading case on whether appropriate assessment under the Habitats Regulations is required at condition discharge stage.
- **Caldwell v SSLUHC [2023] EWHC 2053 (Admin)**: Leading case on the power of enforcement notices to require the removal of operational development.
- **Kane-Laverack v AHGR Ltd [2023] EWCA Civ 428**: Leading case on the meaning of 'live/work'.
- **Powerrapid Ltd v Harlow DC [2023] EWHC 586 (KB)**: Leading case on the scope of costs recoverable following a CPO inquiry.
- **Whitehaven Coal Mine**: Nick is acting in the various challenges to the Whitehaven Coal Mine. At the time of writing these cases are ongoing.
- **Challenges to Asylum Seeker accommodation**: Representing the Home Office in the various challenges to its plans to use disused airfields to accommodate asylum seekers.
- **Berkeley Homes v SSLUHC (CO/1785/2023)**: Represented Berkeley Homes in their challenge to the Secretary of State's dismissal of 165 homes in the High Weald AONB, Kent. Secretary of State agreed to quash the decision by consent.

Housing

Nick regularly appears both promoting and resisting housing developments. Recent inquiries include a 69 unit scheme at Berkeley House, Sevenoaks; a 140 unit scheme at Stocks Farm, Bramley; 200 units in Ansford, Somerset; a 38 unit retirement complex in Bicester; and a tall tower in Manor Road, Ealing.

Energy and Infrastructure

Recent instructions include representing Applicant for the World's first Tidal Stream Demonstration Zone (the Morlais TWA0 in Anglesey), representing the Applicant in the Sunnica Solar Farm DCO, the South Downs NPA in the M3 Junction 9 DCO, Natural England in the Lower Thames Crossing DCO, and the Civil Aviation Authority during periods of the in the Luton Airport DCO.

CPO

Nick is currently promoting the Dudley bus interchange CPO. Recent and ongoing CPO instructions include various compensation claims, such as **Bashir v LB Newham**, **Wernicks v LB Newham**, **Cane v South Hams DC**, and **Whitby v Cheshire East BC**.

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Katharine Elliot

Year of call 2016

- University of Cambridge (Corpus Christi College): Classics, BA (Hons) (starred first class) (2014)
- Kaplan Law School: Graduate Diploma in Law, distinction (2015)
- BPP Law School: Bar Professional Training Course, outstanding (2016)

Katharine accepts instructions in all areas of planning law, advising individuals, local authorities, planning consultants and land agents across a wide range of matters including:

- Air quality
- Water pollution and nutrient neutrality
- Conservation areas, heritage asset management, and assets of community value
- Green belt and National Parks
- Community Infrastructure Levy
- Scope and interpretation of planning permissions
- Estate regeneration
- Traveller/gypsy sites
- Compulsory Purchase Orders
- Traffic Management Orders and Highways Act 1980 issues; and
- Section 106 agreements.

Katharine regularly provides advice and representation in judicial review and statutory challenges to planning decisions, including as sole counsel, as well as at all stages of the planning decision making process.

Katharine regularly provides advice and representation in judicial review and statutory challenges to planning decisions, including as sole counsel, as well as at all stages of the planning decision making process.

Katharine has particular expertise in advising on issues arising from the material change of use of residential property, including as a result of HMO and Airbnb/short term rental usage. She has also provided advice in connection with nationally significant infrastructure projects.

Practice highlights include:

- **Bedford Park Developments v Secretary of State for Levelling Up, Housing and Communities (CO/995/2023)**: Katharine acts as sole counsel for the respondent in this statutory challenge which raises grounds of procedural unfairness,

including alleged departure from the statement of case by the Inspector.

- **McGinley v Secretary of State for Levelling Up, Housing and Communities (CO/1622/2023)**: Katharine acts as sole counsel for the respondent in this statutory challenge against the decision of the Inspector not to grant planning permission for a gypsy/traveller site. Katharine also represents the Secretary of State in a linked enforcement appeal.
- **R (CPRE (Somerset) v South Somerset DC [2022] EWHC 2817 (Admin)**: Katharine assisted Richard Moules as counsel for the claimant in this successful judicial review challenge to a grant of planning permission on the basis of apparent bias on the part of members of the planning committee who determined the application.
- Assisting James Maurici KC in advising on **nutrient neutrality** issues impacting housing development.
- **Land at Ware Park (APP/M1900/W/17/3178839)**: An appeal against the refusal of planning permission for a sand and gravel quarry development in Hertfordshire. Katharine acted as sole counsel for a community action group Rule 6 party in this 11-day inquiry, successfully arguing that the appeal should be dismissed and planning permission refused on the basis that the development threatened to pollute a vital source of local drinking water.

Katharine also provides advice and representation in rating cases which involve consideration of planning law issues.

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Landmark is a clear frontrunner in terms of its depth of experience and knowledge of counsel, providing an enviable choice of counsel, both senior and junior. Landmark is the ‘go to’ chambers on planning and environmental law: always top notch.

Legal 500 2024



Joel Semakula

Year of call 2017

- University of North Carolina at Chapel Hill – BA Political Science and Economics (First Class)
- University of Oxford (Mansfield College) – BA Jurisprudence (with Senior Status)
- BPP University, London – BPTC (Outstanding)

Joel is a specialist planning and property barrister with particular expertise in infrastructure, energy and environment, enforcement, highways, housing, commercial and retail. He regularly appears in public inquiries and a range of other tribunals. His recent clients include national government, local authorities, developers, large commercial entities, charities and residents' groups.

Infrastructure

- **A66 Northern Trans-Pennine DCO (2022):** Appeared for National Highways, as sole counsel, in the public examination for the DCO and advised in respect of limiting judicial review risk in a number of areas including alternative route selection, equalities and discrimination and technical property law matters.
- **M3 Junction 9 DCO (2023):** Appeared for Hampshire County Council – the local highways authority – in the public examination for the DCO focused on securing appropriate mitigation from National Highways.

Local Plans

- **Mole Valley Local Plan (2022):** Acted for residents' group – Bookham Needs You – in the Local Plan examination challenging the soundness of the draft plan on green belt grounds.

Enforcement

- **Shisha (2022):** Acted for the successful appellant business owner (led by Paul Brown KC) in an enforcement appeal where the local planning authority alleged an unauthorised material change of use of a property to a mixed use as a nightclub and shisha lounge and required the cessation of the use (Ref: APP/A5270/C/21/3266240).
- Currently appearing for the enforcement authority – London Borough of Lewisham – in multiple sets of enforcement proceedings in the Magistrates Court.

Waste

- **Northacre EfW Facility (2022):** Appeared for Westbury Town Council in a 1-day inquiry objecting to the development on air quality and other environmental grounds (Ref: APP/Y3940/W/22/3302008).

Residential

- **DMS Housing (2021):** Appeared, unled, for the successful Rule 6 party in a five-day planning inquiry, which was one of the first appeals to challenge a proposal for Discounted Market Sale housing where key issues were Rural Exception Sites and Very Special Circumstances for Green Belt development (APP/D3640/W/20/3248358).
- Instructed to appear in a number of housing inquiries in 2023.

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Harriet Wakeman

Year of call 2017

- BPTC, BPP Law School (Outstanding)
- University of Cambridge (Downing College) – BA (Hons) Law (First Class)

Harriet is building a broad practice across planning and environmental law, spanning a full range of court, inquiry and advisory work. She is particularly interested in the intersection between planning and environmental law and public law. Legal 500 (2023) describes her as follows: "She is exceptional in mastering large volumes of material (including complex technical evidence), and her research skills are second to none and her written submissions are superb – detailed and compelling". Chambers and Partners (2023) describes her as "an extremely strong practitioner who is great at getting into submissions; her work was of the highest quality".

Harriet accepts instructions, both led and unled, in all areas of planning law, advising individuals, local authorities, planning consultants and land agents across a wide range of matters. She is a member of the Attorney-General's C-panel of counsel.

Harriet accepts instructions from clients at all stages of the planning process, from pre-application through to court challenge. Harriet has acted as sole counsel in planning and enforcement appeals, including appeals involving traveller sites and human rights issues. In addition, Harriet has significant experience in drafting skeleton arguments and pleadings in High Court judicial review proceedings.

Harriet is currently instructed in a number of judicial review claims concerning the funding of cladding remediation work under the Building Safety Fund. In addition, from 2018 – 2022, Harriet acted for the Department for Levelling Up, Housing and Communities in the Grenfell Tower Inquiry which enabled her to develop a detailed understanding of the construction industry and the relevant regulatory and testing regimes.

Harriet is a member of the Planning and Environmental Bar Association, as well as the United Kingdom Environmental Law Association. She recently delivered a talk on topical issues in planning reform which concerned the Levelling Up and Regeneration Bill and the National Planning Policy Framework.

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Isabella Buono

Year of call 2017

- Magdalene College, University of Cambridge (BA Law)
- St John's College, University of Oxford (BCL)
- BPP, London (BPTC)

Isabella has a broad planning practice, covering a full range of court, inquiry and advisory work. She has experience of promoting and resisting complex schemes in sensitive locations, including London tall buildings and residential development in the Green Belt.

Isabella's inquiry experience includes:

- **Greenfield:** Isabella has acted for appellants in a number of greenfield planning appeals, including Land off Spruce Close, Exeter (93 homes) and Land off Swanstree Avenue, Sittingbourne (135 homes), led by Zack Simons.
- **Green Belt:** Isabella acted for the successful appellant at a week-long inquiry into a residential scheme (47 homes) at Maitland Lodge, Billericay, led by Zack Simons.
- **London tall buildings:** Isabella acted for the appellant at a recent call-in inquiry into a mixed-use scheme (including 1,049 homes in buildings up to 18 storeys) on the B&Q site, Cricklewood, led by Sasha White KC. She acted for Hounslow LBC at the call-in inquiry for the Citroen site, Brentford (including 441 homes in buildings up to 18 storeys), led by Ed Grant.
- **Compulsory purchase:** Isabella acted for the acquiring authority and developer at a two-week inquiry into a compulsory purchase order for The Green, Southall, led by Zack Simons. The CPO is designed to facilitate strategic regeneration in the heart of Southall.
- **Infrastructure:** Isabella acted for the acquiring authority and developer at a two-week inquiry into a compulsory purchase order for The Green, Southall, led by Zack Simons. The CPO is designed to facilitate strategic regeneration in the heart of Southall.

Isabella's court experience includes:

- ***R (University Hospitals of Leicester NHS Trust) v Harborough District Council [2023]*** EWHC 263 (Admin): The first and leading case on section 106 contributions sought by NHS trusts for the provision of NHS services. Isabella acted for Leicestershire County Council, which had been granted planning permission for a mixed-use scheme in Lutterworth (including 2,750 homes), led by Zack Simons. The Trust's challenge to the permission was dismissed following a two-day hearing in the High Court in December 2022.
- ***R (Soilleux) v Secretary of State [2023]*** EWHC 204 (Admin): A challenge to a planning permission granted in 2017 and to reserved matters approved under that permission in 2022, raising issues in relation to flood risk. The challenge was refused permission following a day-long hearing in February 2023. Isabella acted for the developer, led by Richard Turney.
- ***R (Tesco Stores Ltd) v Allerdale BC [2022]*** EWHC 2827 (Admin): A challenge to a grant of planning permission for a new Lidl store in Workington, Cumbria, focusing on the interpretation of relevant local plan policies. Isabella acted for Lidl, led by Sasha White KC. Tesco's claim was dismissed following a hearing in the High Court in October 2022.
- As sole counsel, Isabella obtained an injunction to restrain the residential occupation of agricultural land and requiring the removal of caravans.

Get in touch

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Peter Sibley

Year of call 2017

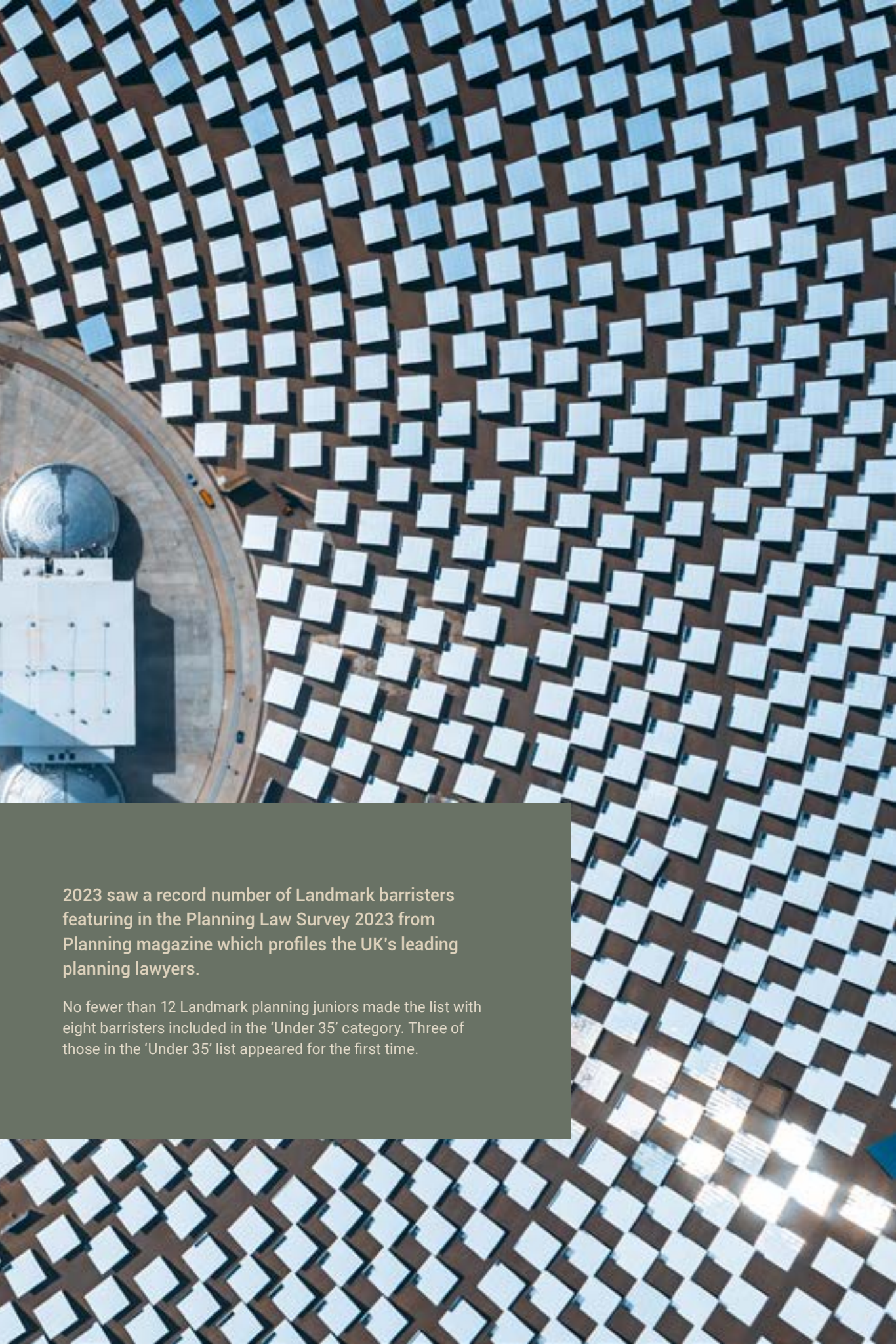
- University of Cambridge, Jesus College – BA Law – Double First
- University of Cambridge, Hughes Hall – LLM – First (joint highest mark in college)
- Nottingham Law School – BPTC (Very Competent)

While a pupil, he gained experience of and assisted with a wide range of planning matters, including:

- Advising on a variety of planning law issues including the eligibility requirements to submit a blight notice and liability to community infrastructure levy.
- Preparing a witness statement to be used in a judicial review of a decision of the Building Safety Fund.
- Attending planning inquiries, including in relation to large housing developments in Hounslow and in Sheffield.

Get in touch

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2023 saw a record number of Landmark barristers featuring in the Planning Law Survey 2023 from Planning magazine which profiles the UK's leading planning lawyers.

No fewer than 12 Landmark planning juniors made the list with eight barristers included in the 'Under 35' category. Three of those in the 'Under 35' list appeared for the first time.



Siân McGibbon

Year of call 2017

- BA (Law)
- PhD Law (Ongoing, University College London)
- LLM (Distinction)
- Bar Professional Training Course (BPTC)

Siân has a varied practice spanning all areas of planning, infrastructure, and environmental law. She has experience of acting for planning authorities, land owners, developers, and individuals from advisory stages through to final hearings and appeals. She has a particular interest in cases which raise issues at the intersection of planning, public, and environmental law.

Recent reported cases and court highlights include:

- ***R (Webb) v. Bromley London Borough Council* [2023]** EWHC 2091: Siân acted for the local authority in successfully defending this application for judicial review, as sole counsel at the permission stage and subsequently led by Richard Drabble KC and Paul Brown KC at the substantive hearing of this judicial review. The case raises issues of wider importance regarding declaration of interests by voting members of local authority planning committees.
- ***Thurrock London Borough Council v. Persons Unknown* (QB-2019-02738, awaiting judgment):** Siân was instructed as junior counsel for the local authority (led by Tim Straker KC) in this application for injunctive relief pursuant to section 187B Town and Country Planning Act 1990. The case will return for final determination following judgment by the Supreme Court in *Wolverhampton City Council v. London Gypsies and Travellers* (2022/0046).
- ***Silochan v. Cedeno (Town and Country Planning Division)* [2023]** UKPC 5: Siân appeared before the Privy Council as junior counsel for the successful appellants in this significant appeal which raised questions of general importance regarding the proper approach to construction, prosecution, and sentencing of planning offences.

Recent advisory work includes:

- Advising a developer in relation to the sequencing of works and implications of the judgment of the Supreme Court in ***Hillside Parks Ltd v. Snowdonia National Park Authority* [2022]** UKSC 30 for proposals involving overlapping planning permissions.
- Advising a local campaign group in relation to grounds for judicial review of a decision by the Environment Agency to grant an environmental permit for a major incineration operation.
- Advising a local authority in relation to an appeal against a decision to issue a certificate of lawful commencement of development at a site in north London which attracted significant local controversy.

Siân is assistant editor of the academic journal *Judicial Review*, and is on the Lexis Expert Panel for planning and environmental law. She is a member of both the Planning and Environmental Bar Association (PEBA) and UK Environmental Law Association (UKELA).

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Alex Shattock

Year of call 2018

- BA, Law – Oxford University (2012)
- Doctor of Philosophy (PhD), International Law – Cambridge University (2018)
- LLM, Ranked 1st in year – London School of Economics (2013)
- BPTC – University of Law (2017)

Alex accepts planning instructions from individuals, community groups, local authorities and property developers, and regularly advises on a range of planning issues. He is often instructed as sole counsel against leading planning KCs in inquiries and judicial review/statutory review claims.

Notable instructions include:

- **Land off Lodge Road, Hurst.** Sole counsel for the Rule 6 Party in a two week inquiry concerning sustainability, transport, housing land supply and biodiversity issues.
- **The Goose House, Pyebush Lane, Buckinghamshire.** Sole counsel for the local planning authority in a two week enforcement inquiry. Alex successfully argued that the construction of a dwelling was not caught by the four-year rule as it was part and parcel of the change of use.
- **Land east of Bredon Road and Tewkesbury Road, Mitton.** Acting for the developer in a two week inquiry concerning AONB and transport issues. Led by Neil Cameron KC.
- **Silverthorne Lane, Bristol.** Acting for the developer in a called-in inner-city urban regeneration scheme. Led by James Maurici KC. In allowing the scheme the Secretary of State and the Inspector accepted the many benefits, including the equality benefits, of the scheme.

- **Vastern Road, Reading.** Acting for the developer in a large riverside property development in a highly constrained location. Led by Tim Corner KC.
- **R (CARA) v North Dorset District Council [2021]** EWHC 646 (Admin): Successful late judicial review of a planning permission for a large caravan site in an Area of Outstanding Natural Beauty (brought 6.5 years out of time). Led by Richard Turney.

Alex's briefing note on the Levelling Up and Regeneration Bill, written with Paul Brown KC, has been widely circulated and [attracted a signed written response from the Secretary of State.](#)

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Kimberley Ziya

Year of call 2018

- BA, Law with French Law – University of Oxford, Lady Margaret Hall
- BPTC – University of Law, London

Kim practises across the spectrum of planning law: regularly appearing at public inquiries on behalf of both developers and local planning authorities; representing both claimants and defendants in judicial review and s.288 appeal proceedings; and advising on a wide range of planning related issues. Kim also practises in property law and is developing a particular specialism in the areas of overlap between the two disciplines such as land options, restrictive covenants and compulsory purchase.

Inquiry work

Kim has appeared in many successful planning appeals. Including: acting for the developer of a student housing scheme in Bristol faced with a flooding objection from the Environment Agency

(led by John Litton KC); for Uttlesford District Council in opposing a housing appeal in the countryside on landscape and heritage grounds (led by Paul Brown KC); and for the developer of a housing regeneration scheme in Leeds where the issues included an alleged breach of the public sector equality duty (led by Sasha White KC).

Kim has also appeared as sole counsel at planning enforcement inquiries (for both the local planning authority and appellants) and is currently instructed to attend a hearing for a major provider of older persons accommodation.

Court Work

Kim was instructed (led by Alex Goodman) in the appeal against the Court of Appeal's decision in **R (Day) v Shropshire Council [2020]** EWCA Civ 1751, which was heard by the Supreme Court in December 2022. The appeal concerned the grant of planning permission for housing development on part of a recreation ground disposed of by a town council without complying with the statutory requirements for disposals of public open space.

Kim has appeared in a number of planning judicial reviews in the High Court including challenges to a planning permission granted by a local authority for development at a children's outdoor activity centre on noise grounds (led by David Forsdick KC); a consent granted by a local authority to fell a protected oak tree, which included an application for interim relief; and the City of London's grant of planning permission for the Fleet Street redevelopment (led by Charles Banner KC and Richard Harwood KC).

Advisory Work

Kim regularly advises on the full spectrum of planning and environmental law matters. This includes advising on the lawfulness of a release of pine martens in the Forest of Dean; draft Neighbourhood Plan policies setting high sustainability standards for new developments; and disposals of public open space by local authorities. This is in addition to advising on the prospects of success of planning appeals and judicial reviews as part of her inquiry and court work. Her property expertise makes her particularly qualified to advise on cross-over areas such as restrictive covenants, rights to light, options agreements, compulsory purchase and other land acquisition and management issues.

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Georgina Fenton

Year of call 2019

- University of Durham (Collingwood College) – BA in English Literature (First)
- University of Law – Graduate Diploma in Law (Distinction)
- The University of Law – Bar Professional Training Course (Very Competent)

Georgie is developing a varied practice across all areas of planning and environmental law. Her recent work includes:

- Acting as sole counsel in a number of planning inquiry appeals on grounds A, C, D and F concerning applications for CLEU and enforcement notices.
- Drafting judicial review grounds for the Environmental Law Foundation to challenge the revocation of an Environmental Traffic Regulation Order. The grounds were later successful in the High Court (*R. (Keyhole Bridge User Safety Group) v Bournemouth, Christchurch and Poole Council [2021]* EWHC 3082 (Admin)).
- Drafting a Statement of Case for a section 78 planning appeal regarding a quarry in an Area of Outstanding Natural Beauty.
- Research and advisory work for the RSPB.

Georgie has provided advice to developers, local authorities, and local residents on a number of varied planning issues including:

- Conversion from a Class 3 dwellinghouse to Class C4 House in Multiple Occupation under Schedule 1 Town and Country Planning (Use Classes) Order 1987.
- Time limits for enforcement under section 171B Town and Country Planning Act 1990.
- Soundness and deliverability of proposed Local Plans policies.
- Interpretation of affordable housing policies in a London Borough's Local Plan and the London Plan.
- The prospects of an appeal against a planning inspectorate decision relating to viability and affordable housing issues.

Georgie developed her experience in planning law before pupillage as a judicial assistant in the Court of Appeal to Lord Justice Lindblom. During her time as a judicial assistant Georgie worked on a variety of planning cases, including:

- *R. (on the application of Plan B Earth) v Secretary of State for Transport [2020]* EWCA Civ 214 regarding the expansion of Heathrow Airport.
- *R. (on the application of William Corbett) Respondent v Cornwall Council [2020]* EWCA Civ 508 which considered whether conflict with a single policy in a local plan renders planning permission incompatible with the local plan as a whole.
- *Alison Hook v Secretary of State for Housing, Communities and Local Government and Surrey Heath Borough Council [2020]* EWCA Civ 486 which considered whether an agricultural occupancy condition attached to an application for planning permission was sufficient to ensure a dwelling was not "inappropriate development" in the Green Belt.

As a pupil, Georgie gained experience of and assisted with a wide range of planning matters, including attending and assisting with planning inquiries including the 55 West inquiry, a 100% affordable 144-flat scheme in West Ealing and drafting summary grounds of defence in several planning Judicial Reviews.

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Joe Thomas

Year of call 2019

- University of Oxford (Jesus College) – BA History (Modern) and English
- Open University – BA Law – 1st Class
- Teach First Leadership Program – Outstanding

Joe accepts instructions in all areas of planning and environment law, advising potential claimants, local planning authorities, parish councils, planning consultants and developers. Joe has represented claimants, local authorities, parish councils, community groups and property developers.

Joe contributed to the planning elements of the Supported Housing (Regulatory Oversight) Act 2023.

Joe is regularly instructed to appear in planning inquiries alongside and against established silks. Joe has appeared in large-scale planning inquiries both led and unled including the increase of flights at Luton airport, large scale developments on the Green Belt and the construction of residential towers in London. Joe has particular experience cross-examining expert witnesses with specific experience with cross-examining experts on daylight and sunlight impacts, landscape and visual impact assessments, highways as well as viability assessments.

Joe has also had experience appearing before inquiries for the deregistration and exchange of Town and Village Greens. Joe has appeared at numerous planning inquiries. Highlights include:

- *Land at Marshcroft – East of Tring (APP/A1910/W/22/330992)*: A called-in appeal against refusal for planning permission for an exceptionally large windfall development outside the plan process (1,400 dwellings) on the Green Belt. Key areas in dispute were the extent of the impact of the proposed development, the proper approach to the 'very special circumstances' under the National Planning Policy Framework and the extent of harm to landscape and visual receptors. Joe represented the Combined Objectors group unled.

- *17-37 William Road, London NW1 3ER (APP/X5210/W/21/3284957)*: An appeal against planning permission for a 15 storey tower for purpose built student accommodation. Key issues included the impact of the development on daylight and sunlight, fire safety, design and heritage. Joe represented the London Borough of Camden, led by Sasha Blackmore.
- *Expansion of flights from Luton Airport from 18 million passengers per annum (mppa) to 19 million passengers per annum*: A called-in appeal for variation of conditions to retrospectively approve an increase in passenger numbers from Luton airport. The key areas of dispute were carbon emissions, noise impacts and enforcement. Joe represented the Combined Objectors group unled.

Joe has also provided pro-bono strategic guidance to community groups including the successful #fightthetower campaign resisting a large office development adjacent to Brixton Conservation Area.

Joe is a contributory editor to Garner's Environmental Law and previously contributed to the Journal of Planning and Environment Law and Planning magazine.

Get in touch

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Barney McCay

Year of call 2019

- University of Pennsylvania – LLM (Distinction)
- Cambridge University – BA History and Politics (First)
- BPP University – GDL (Distinction)
- City University – BPTC (Outstanding)

Barney practises in planning and environmental law, and related areas such as public procurement and subsidy control. He regularly appears in the High Court and at inquiries. Barney is a UKELA working group convenor, a contributor to Garner's Environmental Law and headnotes for the Journal of Planning and Environmental Law.

Planning

- Acting (with John Litton KC) at the Mornings Mill Farm inquiry, which examined a proposal for 700 dwellings (appeal allowed with costs).
- Acting (with Zack Simons) at the NW Bicester Ecotown inquiry, which concerned a proposal for 530 dwellings (appeal allowed).
- **Worcestershire Acute Hospitals NHS Trust v Malvern Hills District Council [2023]** EWHC 1995 (Admin): Acting (with Zack Simons) for the IP, Worcestershire CC, in a challenge brought by an NHS Trust to the decision of three local authorities to grant permission for 2,204 dwellings without a section 106 contribution to the Trust. The IP supported the defendant authorities, and the appeal was dismissed.
- **Ariyo v Richmond Upon Thomas London Borough Council [2023]** EWHC 2278 (Admin): Acting as sole counsel in the High Court for a claimant who challenged an authority's decision to grant retrospective permission for restaurant development. The permission was quashed.

Infrastructure and procurement

- Advising (with Neil Cameron KC) a party ahead of an inquiry to examine whether a TWAO should be granted to authorise a major new transport route.
- Advising contracting authorities and economic operators on the procurement and subsidy control implications of development agreements and land acquisitions.

- Advising on the terms of section 106 agreements, particularly in relation to infrastructure projects and renewable energy schemes, and on assets of community value.
- Acting as sole counsel at an inquiry which will examine whether permission should be granted for a waste incinerator.

Environmental

- **R (The Humane League UK) v SSEFRA [2023]** EWHC 1243 (Admin): Acting (with Richard Turney) in a challenge to Defra's purported policy on the keeping of "fast-growing" breeds of chicken.
- Acting as sole counsel in judicial review proceedings against the decision of a local authority to grant a temporary traffic regulation to enable a significant bus diversion. The case settled on favourable terms.
- Acting in an environmental challenge to the Secretary of State's decision to consent to a new coal mine in Cumbria.
- Advising a national charity on the implications of the Retained EU Law (Revocation and Reform) Bill for environmental protections.

Get in touch

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Charles Bishop

Year of call 2020

- Université Panthéon-Assas (Paris II) – Certificat supérieur de droit français (2015)
- University of Oxford (Wadham College) – London School of Economics and Political Science – LLM (Distinction) (2017)
- BA Law with French Law (2.1) (2016)
- University of Law – BPTC (Very Competent) (2019)

Charles practises across all areas of planning, infrastructure and environmental law. He regularly acts in high-profile and public interest cases. His clients include developers, local authorities, statutory undertakers, NGOs and local residents. In 2023, he was named one of Planning magazine's top planning barristers under 35.

Court work

- **Water quality:** Acting for WildFish in its judicial review claim of the government's flagship strategy for tackling sewage discharges by water companies (led by David Forsdick KC).
- **Conservation areas:** Acting for the developer in a judicial review claim of the designation of the Lancaster Moor Conservation Area, leading to the decision being re-taken and costs awarded against the local authority (led by Sasha White KC).
- **DCO challenges:**
 - Acting for local residents in a judicial review claim of the DCO for the East Anglia ONE North and East Anglia TWO offshore windfarms (led by Richard Turney). A hearing is listed before the Court of Appeal.
 - Acting for National Highways resisting a judicial review claim of the A428 Black Cat to Caxton Gibbet Development Consent Order 2022 (led by Reuben Taylor KC).
 - Advising local residents on a proposed judicial claim of a recent highly controversial development consent order decision.
- **Special development orders:** Acting for the claimant in a successful challenge to a Special Development Order granting planning permission for asylum accommodation at the Napier Barracks (led by Alex Goodman KC with Alex Shattock).
- **Emergency permitted development rights:** Acting for the claimant challenging the Home Secretary's reliance on an emergency permitted development right to use the Wethersfield Airbase for asylum accommodation (led by Alex Goodman KC).

Inquiry and examination work

- **London tall buildings and estate regeneration:** Acting unled for the local community Rule 6 party at a two-week inquiry in relation to the last remaining plot of the former Heygate Estate in Elephant and Castle.
- **Housing schemes:**
 - Acting for the successful developer in a two-week inquiry in respect of 160 homes in Croxley Green (led by James Maurici KC).
 - Acting for the successful developer in a two-week inquiry in respect of 200 homes in Billericay (led by John Litton KC).
 - Waste recycling: acting for the successful developer in a six-day recovered appeal relating to a waste metal recycling centre in West Norwood (led by James Maurici KC).
- **Energy infrastructure:** Acting for National Grid in its promotion of the Yorkshire Green Development Consent Order.

Advisory work

- Advising a football club on a new stadium proposal.
- Advising a national charity on the legal implications for blind people of continuous footways.

Get in touch

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Harley Ronan

Year of call 2021

- LLB, First Class, University of Kent
- PhD in Law, Birkbeck, University of London,
- Bar Vocational Studies, Distinction, City, University of London,
- Master's Degree in Urban Studies, Summa Cum Laude, Universities of Brussels, Vienna, Copenhagen and Madrid

Harley is building a practice across planning and environmental law.

He has experience across a wide range of planning, environment and infrastructure matters:

- Advising on a wide range of planning matters, including judicial reviews of planning decisions, s.78 appeals, heritage and conservation issues, planning enforcement, s.106 agreements and appropriation under the Local Government Act 1972.
- Drafting pleadings and submissions for court proceedings and inquiries. In particular, Harley drafted Summary Grounds of Resistance which resulted in permission being refused by the High Court to challenge an Inspector's decision to refuse to grant a certificate of lawful development.
- Planning Inquiries and judicial reviews. Harley recently acted (with John Litton KC) for the appellant in a planning inquiry for 150 homes in the open countryside. Harley assisted James Neill in *R (Suliman) v Bournemouth, Christchurch and Poole Council* [2022] EWHC 1196 (Admin), in which James successfully defended a judicial review of a local authority's decision to grant planning permission for a substantial mixed-use development. He also assisted in a number of s.78 appeals and other inquiries, including an appeal against the refusal of planning permission for a large-scale residential development, and a CPO inquiry. Harley has also assisted a number of silks in Chambers on planning and highway disputes.

Harley has a particular interest in public rights of way, commons, and town and village green. He has assisted with a DMMO inquiry, and has published work in the Modern Law Review on recent developments in town and village green law.

Harley has a Master's degree in Urban Studies which explored issues in urban planning and development. As part of his studies, he met policy makers and local government officials in cities across Europe, providing a valuable insight into planning policy.

Get in touch

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“
These [Landmark] barristers take on complex disputes involving Green Belt and environmental considerations, matters of government policy, and both rail and air infrastructure. The set's diverse client base runs the gamut of developers, property owners, central government and local authorities throughout the UK.”

Chambers & Partners, 2024



Rebecca Sage

Year of call 2021

- Cambridge University, Trinity Hall – BA Archaeology and Anthropology
- BPP University – Graduate Diploma in Law (Distinction)

Rebecca is building a varied practice covering all aspects of planning and environmental law. She has a particular interest in the intersection between planning and property issues.

Rebecca was formerly an advisory lawyer at the Ministry for Housing, Communities and Local Government (as it was), where she was the lead lawyer for local and neighbourhood planning. Whilst at MHCLG, she advised on various planning law matters including the 2018 consultation on the revised National Planning Policy Framework. She is a contributor to Garner's Environmental Law and headnotes for the Journal of Planning and Environmental Law.

She advises on a wide range of planning and infrastructure issues, with recent advice including:

- Advising a property owner on the prospects of challenging a decision to uphold an enforcement notice relating to the construction of a building without planning permission.
- Advising a local resident concerning the scope of a section 106 agreement and the prospects of enforcing a local authority's obligations thereunder.
- General advice on the scope and application of permitted development rights, including Class E and the right to 'build up'.
- Advising a local authority on liability to pay compensation under Part 1 of the Land Compensation Act 1973.
- Providing advice for the Environmental Law Foundation on the prospects of judicially reviewing a decision not to list a local garden as an asset of community value.

Her experience also includes:

- Acting (led by Richard Turney) for Coventry City Council in promoting the Coventry City Centre South CPO, which was confirmed following a 3-day inquiry.
- Acting (with Paul Brown KC and Nick Grant) for the Secretary of *State in Braintree DC v Secretary of State for the Home Department* [2023] EWHC 1076 (KB) in which the High Court struck out an application for an injunction under s.187B of the Town and Country Planning Act 1990 made in relation to the use of land at RAF Wethersfield to accommodate asylum seekers. The decision was subsequently upheld by the Court of Appeal.

During pupillage, Rebecca assisted with several section 78 inquiries which involved issues including green belt policy, waste policy and landscape impacts. She also assisted in drafting pleadings for various High Court planning challenges. Her advisory work encompassed a range of planning, infrastructure and environmental law issues including advice on SEA and EIA, planning enforcement, general vesting declarations made under project-specific statutory powers, the power to issue stop notices relating to offences under the Environmental Protection Act 1990, and issues arising from the potential acquisition of common land for highways improvement works.

Get in touch

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Sophie Gibson

Year of call 2022

- University of Oxford, University College – BA Law (First Class)
- University of Oxford, University College – Bachelor of Civil Law (Distinction)
- University of Law – Bar Practice Course (Outstanding)

Sophie is building a varied practice across all areas of planning, with a particular interest in the overlap between planning, property and local government.

Sophie has expertise in statutory trusts, public rights of access to open space, rights of way, and the disposition and appropriation of land by local authorities under the Local Government Act 1972 after *R (Day) v Shropshire Council* [2023] UKSC 8. During pupillage, she provided substantial assistance to Alex Goodman KC, lead counsel for the successful Appellant in Day, with formulating grounds of review of planning decisions based on the Public Health Act 1875, Open Spaces Act 1906 and Green Belt Act 1938. Sophie's property background makes her well-placed to receive instructions on these issues, as well as questions of enforceability of section 106 agreements.

Additionally, Sophie assisted her supervisor Richard Turney and other senior members of Chambers with a wide range of planning, infrastructure and environment matters. In this capacity she acted for claimants, defendants, and interested parties, including commercial bodies, developers, local authorities, local residents, and community action groups. The matters included:

Planning inquiries: Acting for developers and landowners in several section 78 TCPA 1990 appeals concerning large-scale mixed-use and residential developments and assisting with the preparation of expert witnesses in planning, landscape, highways, transport and flooding.

Compulsory Purchase Orders: Drafting opening and closing submissions for the promoting Council in the Coventry City Centre South CPO inquiry. The Order was confirmed and enables the assembly of land interests to deliver a mixed-use redevelopment of Coventry's city centre, including new commercial uses together with c. 1,500 homes.

Infrastructure and Development Consent Orders:

Preparing expert witnesses for an Issue Specific Hearing in the Sunnica Energy Farm Development Consent Order addressing landscape and visual impact, historic environment, in-combination impacts, traffic and transport. The 500MW solar farm scheme involves four sites in Cambridgeshire and Suffolk and, if approved, would be one of the largest solar farms in Europe.

High Court planning: Drafting skeletons and pleadings in judicial review and statutory appeals of decisions in respect of various matters, ranging from the Home Secretary's plans to accommodate up to 1,700 asylum seekers at Wethersfield Airfield, to the Secretary of State for Business, Energy and Industrial Strategy's decision not to assess the environmental effects of downstream emissions resulting from new licenses for oil and gas extraction.

Waste: Advising the operators of a gold mine on whether a by-product of mining is "waste" within the EU Waste Framework Directive or has reached "end of waste" status, requiring consideration of complex issues of fact and law surrounding the status and applicability of EU law post-Brexit.

Enforcement: Advising a local authority on whether it was expedient to take enforcement action by way of Enforcement Notices and a Stop Notice in relation to a breach of a permission for the winning and working of minerals and deposit of mineral waste at a landfill.

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Edward Arash Abedian

Year of call 2022

- City Law School – Graduate Diploma in Law (Distinction)
- University of Cambridge – MPhil Historical Studies (Distinction), BA History
- Inns of Court College of Advocacy – PGDip in Bar Practice (Distinction)

Ed is developing a practice across all areas of planning, infrastructure and environmental law.

His recent instructions include:

- Defending planning enforcement actions brought under the Town and Country Planning Act 1990.
- Prosecuting offences committed under the Environmental Protection Act 1990 in the Magistrates' Court.
- Advising an environmental campaigner and NGO on sewage matters, water quality and safety concerns in respect of English beaches.
- Advising in relation to the review of mineral permissions concerning former mineral working sites.

During pupillage, Ed was supervised by Guy Williams KC and worked on a range of planning, infrastructure and environmental matters, including:

Planning and enforcement: Advising on breaches of planning control in relation to a change of use from office building to nursery; advising on strategies to regularise unauthorised uses on land used for commercial waste oil operations; and advising on the correct interpretation of procedure for directions made under Art.4 and Sch.3 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Compulsory purchase and land compensation:

Working on the confirmation of orders made under s.226(1)(a) of the TCPA 1990 for the compulsory purchase and redevelopment of South Acton Estate (assisting Guy Williams KC) and Woolwich Exchange (assisting Reuben Taylor KC and Guy Williams KC).

Environmental judicial review: Working on an oral renewal hearing that sought permission to challenge the grant of planning permission by the Secretary of State for exploratory gas drilling in Surrey.

Highways: Working on an appeal brought before the Court of Appeal against a local authority's refusal to remove a dropped kerb crossover providing vehicular access which was installed pursuant to s.184(11) of the Highways Act 1980.

Ed gained further experience in infrastructure, compulsory purchase and compensation issues during pupillage by:

- Marshalling with the Hon. Mr Justice Holgate in *R (Together against Sizewell C Ltd) v SoS for Energy Security and Net Zero* [2023] EWHC 1526 (Admin), a challenge to the decision to grant a Development Consent Order for the Sizewell C Nuclear Power Station.
- Assisting Tim Corner KC and Guy Williams KC in *SoS for Transport v Curzon Park Limited* [2023] UKSC 30, concerning the determination of certificates of appropriate alternative development (CAADs) in relation to HS2.
- Working with Lord Carnwath CVO on an early neutral evaluation dealing with the correct scope of s.10A of the Land Compensation Act 1961.

This year's outstanding performance in the year's Planning legal survey demonstrates the high quality of Juniors that we are fortunate to have in Landmark's ranks. It's crucial for our clients that we continue to support and develop the very best up and coming talent in order to provide the very best service not just now but in the years to come."

Rupert Warren KC, Head of the Planning Group

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