

Landmark Chambers

Barrister CV

Neil Cameron KC



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Neil Cameron KC

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"Neil takes complex issues and simplifies them so that they are easily understood by clients, inspectors, judges and opponents! He is able to address the most bizarre left field questions and answer them easily and in a reassuring way." - Legal 500



Expertise

Planning, Environment

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Planning

Neil has extensive experience in planning, compulsory purchase, parliamentary and environmental work. He was joint head of Landmark Chambers from 2015-2018. He sits as a Deputy High Court Judge, including in the Planning Court.

Major planning inquiries include Custom House (Grade 1 listed building in the City of London), The Tulip (305 m tall visitor attraction in the City of London), Cribbs Causeway (retail), Burgess Business Park (residential and commercial mixed use) King's Lynn incinerator proposal (energy from waste), Leeds NGT (Transport and Works Act).

He has deep knowledge and experience in residential schemes at section 78 appeals and at local plan examinations.

He has acted for retirement housing developers over many years.

He acted in Parliament on petitions in relation to Crossrail and HS2. In 2023 he appeared for the Greater Manchester local authorities on the HS2 Phase 2b Bill. He promoted the Middle Level Act 2018 in the House of Commons and House of Lords opposed bill committees.

Court appearances include:

Supreme Court:

- *R (Wright) v. Forest of Dean and Resilient Severndale* [2019] UKSC 53 (whether payments to a community benefit fund are a material consideration)
- *Dover District Council v. CPRE* [2017] UKSC 79 (the duty on local planning authorities to give reasons)
- *Morge v. Hampshire County Council* [2011] UKSC 2 (consideration of the Habitats Directive -2011).

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Chambers and Partners 2023

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"He is calm and measured and an excellent technical lawyer."

Legal 500 2023

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Compulsory Purchase and Compensation

Neil has promoted a number of town centre, housing and other compulsory purchases orders including the English Partnerships Liverpool Pathfinder CPO, the Arsenal Football Club CPO, housing CPOs in Stockton, town centre CPOs including Blyth, and the 2015 Sugar House Lane CPO (a 9.6 ha site in East London). He appeared for the major objector at the Coventry City Centre South CPO inquiry in 2023. He also appears in the Lands Chamber on compensation cases. He has advised on compensation and appropriate alternative development issues arising from the HS2 scheme.

Energy

Neil advised Intergen on section 36 Electricity Act applications and applications to vary section 36 consents to construct and operate 900 MW power stations, and related applications at Spalding and at Coryton including gas and electricity connections

and (300 MW) battery storage.

He advised on the Keadby section 36C Electricity Act application.

He has advised on offshore wind projects with Habitats Directive implications.

He has advised on depleted field gas storage and salt cavity gas storage. He appeared at the Holford gas storage planning inquiry.

He has advised on storage of nuclear fuel, on biomass generating stations, and on carbon capture and storage.

Environment

He has particular experience in Habitats and EIA cases. He represented Hampshire County Council the successful party in the Morge litigation in the High Court, Court of Appeal, and Supreme Court. He has also dealt with habitats issues (appropriate assessment) at planning inquiries for residential, business uses, and energy from waste.

Heritage

Neil has been involved in many cases involving development proposals which affect heritage assets and their settings, ranging from proposals in the setting of World Heritage Sites to development in conservation areas. He acted for English Heritage and Westminster City Council in their application for judicial review of the failure by the Secretary of State to call in the Elizabeth House scheme which would affect the Westminster WHS, and has advised on many tall and other buildings in and around the City of London, both for the City Corporation and for developers, including the Tulip inquiry 2020, and the Custom House inquiry 2022.

Infrastructure

Neil acted for the promoters of the Leeds NGT trolley vehicle system at the Transport and Works Act order inquiry in 2014, for the Wolverhampton tram extension in 2015, the Birmingham Eastside tram extension in 2017, and the Wednesbury to Brierley Hill tram extension 2019.

He is advising on the Cambridge guided bus route schemes.

He is acting for the Greater Manchester authorities on the HS2 Phase 2b Bill.

He promoted a scheme for a marshalling yard and wharf side facilities for Red Funnel in the Isle of Wight (2017 inquiry).

Planning Appeals, Inquiries and Hearings

Neil has wide experience of section 78 appeals, including experience of inquiries and hearings in the virtual format.

He has particular knowledge and experience of major city and town centre developments and heritage issues, and appeared at the 2014 Smithfield General Market inquiry, the 2015 Swiss Cottage tall building inquiry, the 2015 Farringdon East over site development inquiry, and Burgess Business Park 2019, the Tulip 2020, Park Plaza Hotel Park Royal 2020, Swindon Science Park 2021, Custom House 2022.

He also appears at hearings (e.g. Orbit Homes 2023, Sonning Care Home proposal 2023).

Commercial/Retail

Commercial cases range from science parks (Swindon 2021, Cambridge 2022) and business parks, to offices in the City of London, to hotels (Park Plaza Park Royal 2020).

Retail cases include discount foodstores (for ALDI) to regional shopping malls (the Cribbs Causeway inquiry 2017).

Development Contribution: Section 106 and CIL

He appeared in one of the first CIL judicial reviews (***Orbital Shopping Park v. Swindon Borough Council***) and regularly advises on CIL and 106 issues.

Development Plans and other planning policy

He has promoted and appeared at many local plan examinations.

He acted for the Mid Sussex Developer Forum 2016-2017, and for groups of developers at the Guildford local plan examination 2018 and Tandridge local plan examination 2019).

He is acting on the promotion of a major residential and commercial development in a local plan.

Planning Judicial and Statutory Reviews

Supreme Court:

- ***R (Wright) v. Forest of Dean and Resilient Severndale*** [2019] UKSC 53 (whether payments to a community benefit fund are a material consideration)
- ***Dover District Council v. CPRE*** [2017] UKSC 79 (the duty on local planning authorities to give reasons).
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Residential

His housing cases range from local plan examinations (e.g. acting for the Mid Sussex Developer Forum 2016-2017, and for groups of developers at the Guildford local plan examination 2018 and Tandridge local plan examination 2019), city centre and town centre mixed use schemes to greenfield sites (e.g. Mitton inquiry 2022), and older persons housing (for Churchill Retirement Living). He has up to date experience of housing land supply issues in different regions.

He has particular knowledge and experience in dealing with viability, in particular in the Roden Street, Ilford inquiry 2017, Highbury Quadrant inquiry 2021, and numerous Churchill Retirement Living inquiries (including Hertford 2023).

Transport Orders and Parliamentary Bills

Neil has experience of promoting and opposing private and hybrid Bills. He appeared for a number of petitioners on the Crossrail Bill, including five local authorities.

He acted for Staffordshire County Council, the LB of Camden, Euston Estate, Cemex and a number of other petitioners on Phase 1 of the HS2 Bill.

He is acting for the Greater Manchester authorities on the HS2 Phase 2b Bill.

He acted for the promoter of the Middle Level Bill Act 2018 in opposed bill committees in the House of Commons and in the House of Lords.

Environment

Neil has extensive experience in planning, compulsory purchase, parliamentary and environmental work. He was joint head of Landmark Chambers from 2015-2018. He sits as a Deputy High Court Judge, including in the Planning Court.

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He has deep knowledge and experience in residential schemes at section 78 appeals and at local plan examinations.

He has acted for retirement housing developers over many years.

Neil has experience of advising on a wide range of issues including the steps necessary to engage section 203 Housing and Planning Act 2016 so as to authorise breaches of covenants and interference with rights to light.

He acted in Parliament on petitions in relation to Crossrail and HS2. In 2023 he appeared for the Greater Manchester local authorities on the HS2 Phase 2b Bill. He promoted the Middle Level Act 2018 in the House of Commons and House of Lords opposed bill committees.

Court appearances include:

Supreme Court:

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Legal 500 2023

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ADR

Neil is a member of the Chartered Institute of Arbitrators (MCIArb).

Qualifications

- Graduate of Durham University

Recommendations

"Neil Cameron's knowledge of the law is flawless." "Very good advocacy and a great style."

Planning, Chambers and Partners, 2024

"Neil has an incredible ability to retain information and an extensive knowledge of case law. Clients can always rely on his sound judgement and the breadth of his knowledge, and experience in planning means that he is quickly able to boil a case down and get to the heart of the matter. Neil is always up to speed with the latest case law and able to quickly identify the implications of a new case for a matter. His advice is clearly articulated which enables you to decide a clear path forward."

Planning, Legal 500, 2024

"He is outstanding. Neil combines a very pragmatic and approachable style with superb legal skills and technical expertise." "He is calm and measured and an excellent technical lawyer." "I found Neil to be very approachable, willing to take time to discuss strategy and detailed technical points, and always providing clear and considered advice to the client."

Planning, Chambers and Partners, 2023

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Planning, Legal 500, 2023

"Neil is calm and analytical and has extensive planning law knowledge." "He is very approachable and an excellent advocate."

Planning, Chambers and Partners, 2022

"An excellent communicator, distilling complex facts and summarising well for the client, answering questions posed in instructions very clearly, always finding a practical solution where there is one to be found."

Planning, Legal 500, 2022

"He is a very clear thinker who sets out the legal considerations clearly in advance, so we can see where the issues are going, and he gives clear, candid advice." "His attention to detail is excellent and he's very commercial."

Chambers and Partners, 2021

"Neil is very thorough, analytical, and does not leave a stone unturned. He is always very well prepared, and prepares detailed agenda notes in advance of conferences so one can properly think through the issues. He is also a very effective advocate in planning inquiries, and his cross-examination is particularly strong."

Legal 500, 2021

"Always extremely forensic and clear in his analysis and effective in his problem solving, drafting suggestions and general advice." "A formidable person to be against."

Planning, Chambers and Partners, 2020

"Excellent at inquiry, his cross-examination is highly effective."

Legal 500, 2020

Cases and inquiries

17 06 24 Inspector grants planning permission for tall building in Lambeth

18 04 23 Coventry City Centre South CPO confirmed

30 06 22 Proposal to convert the Grade I listed Custom House to a hotel refused on appeal

12 01 21 Park Plaza Park Royal

03 11 20 The Tulip

07 02 20 Pale Lane planning inquiry

07 02 20 Wednesbury to Brierley Hill tram extension Transport and Works Act inquiry

07 02 20 Old Norwich Road, Ipswich planning inquiry

07 02 20 Guildford Local Plan Examination

21 01 20 Wokingham inquiry

21 08 19 Burgess Business Park inquiry

22 07 19 R (Wright) v. Forest of Dean and Resilient Energy [2019] UKSC 53

17 07 19 Supreme Court to consider meaning of "material planning consideration"

02 07 19 Tileyard inquiry

11 04 19 Visao Ltd v Secretary of State [2019] 276 (Admin)

13 11 18 Aldi Gillingham planning inquiry

11 09 18 225 Marsh Wall planning inquiry

03 07 18 Smithfield General Market and Annex Inquiry

03 07 18	Smithfields Inquiry
03 07 18	King's Lynn Incinerator Inquiry (February to April 2013)
03 07 18	Leeds New Generation Transport (NGT)
03 07 18	Wolverhampton Tram Extension
03 07 18	Farringdon East Oversight Development
03 07 18	Sugar Quay, Lower Thames Street, London
26 06 18	Middle Level Bill – House of Lords opposed bill committee
29 05 18	R (on the application of Peel Land and Property Investment Plc) v Hyndburn BC [2013] EWCA Civ 1680
03 05 18	Supreme Court grants permission to Resilient Energy to appeal on the question of whether a community benefit fund can be a material planning consideration
06 12 17	Dover DC & China Gateway International Ltd v CPRE Kent [2017] UKSC 79
17 10 17	Roden Street Ilford planning appeal
16 10 17	CPRE v Dover District Council [2016] EWCA Civ 936
05 09 17	Cribbs Causeway planning appeal
18 07 17	Red Funnel East Cowes planning appeal
06 12 16	Boot v Elmbridge Borough Council
28 10 16	Mid Sussex Local Plan examination
28 07 16	2016 Loader v Rother District Council – Court of Appeal
03 03 16	R (Orbital Shopping Park Swindon Ltd) v Swindon Borough Council [2016] EWHC 448 (Admin), Patterson J
16 12 15	CPRE v Dover District Council and China Gateway International [2015] EWHC 3808 (Admin)
14 07 15	100, Avenue Road, Swiss Cottage
06 05 15	Waterside Park

20 12 13	Class J permitted development rights challenge
10 06 10	R (Morge) v Hampshire County Council [2010] EWCA Civ 608
01 01 10	Thameside Terminal inquiry
01 11 09	Ram Brewery Inquiry
24 03 09	High Court dismisses challenge to Edge Lane West, Liverpool Compulsory Purchase Order
01 03 09	Aston Down Airfield Inquiry
01 02 09	RAF Staff College Inquiry
13 11 08	Smithfield General and Annex Market, London EC1
04 07 08	ABP v Hampshire County Council
27 09 06	Pascoe v Secretary of State [2006] EWHC 2356 (Admin)
01 10 01	The Heron Tower inquiry