

Landmark Chambers

Barrister CV

Graeme Keen KC



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Graeme Keen KC

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Graeme is a specialist in planning, environmental, compulsory purchase and public law. He has extensive experience as an advocate at Public Inquiries, Hearings and Examinations.



Expertise

Planning, Environment

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Practice Summary

Graeme's clients include developers, landowners, local planning authorities and he is instructed by solicitors and planning consultants. His practice covers advocacy and advisory work and he frequently appears at Public Inquiries, Hearings and Examinations.

Graeme is currently instructed on a range of matters including: the promotion at appeal of several housing developments in England, including in the Green Belt and National Landscapes (AoNB), the promotion of a c.1,300 home development on MoD land in Kent, several logistics and industrial developments and two Local Plan Examinations.

Graeme is listed in *Planning Magazine's* Top Rated Planning Silks 2023, Chambers and Partners and Legal 500.

Planning

Graeme is a highly experienced Public Inquiry advocate who acts for developers, local government and other interested parties. His advisory and appeal work includes: housing; logistics; retail; heritage; highways; schools; major infrastructure projects; compulsory purchase; and enforcement. Much of his Inquiry work has involved appeals recovered by the Secretary of State. Graeme also acts both for and against local planning authorities at Local Plan Examinations and appears at Development Consent Order hearings. His court experience ranges from High Court work (including judicial review and statutory appeals) to the Magistrates Court (including defending prosecutions for breach of enforcement notices).

Graeme provides strategic advice on the preparation of development schemes and technical advice on the expert evidence required to support applications and appeals. He regularly works with large teams on projects, including expert witnesses in a wide range of disciplines.

Graeme is listed in Planning Magazine's Top Rated Planning Silks 2023, Chambers and Partners and Legal 500.

On-going matters include:

The promotion (including at appeal) of several residential developments in, for example, Surrey, Wiltshire, Hampshire, Dorset, Oxfordshire, Lincolnshire, London, (and includes sites in the Green Belt and National Landscapes (AoNB)), the promotion of logistics and industrial developments in Hampshire and Surrey, the promotion of land for allocation - for large scale residential and commercial development - in several emerging Local Plans. Advising on the promotion of two emerging Local Plans.

Compulsory Purchase and Compensation

Graeme has considerable compulsory purchase experience, in particular at Inquiry, where he has promoted CPOs for a wide variety of developments including: housing; an academy school; highways schemes; and regeneration projects (including: Liverpool, Preston, Slough and Blackburn). Graeme has also acted for objectors to CPOs, for example in relation to protecting commercial interests and heritage assets, including successfully opposing Manchester's CPO of the former London Road Fire Station.

Commercial/Retail

Examples of Graeme's commercial/retail work include the following cases: Newlink Business Park; Project Newton; Earl Road Handforth Dean; Barracks Mill.

Development Consent Orders

Examples of Graeme's development consent orders work include the following cases: Sizewell C and East Anglia One North Off Shore Wind Farm.

Development Contribution: Section 106 and CIL

Examples of Graeme's Section 106 and CIL work include the following cases: Lemans Barn Farm, Broke Hill.

Development Plans and other planning policy

Examples of Graeme's development plans work:

- Local Plans promoted include: County Durham, Nottinghamshire Minerals, New Forest and Salisbury.
- Promoting allocation of land etc. include: Crawley, Maidstone, Cranbrook and Wycombe.

Green Belt

Examples of Graeme's Green Belt work include the following cases: [Great Moreton Hall](#) and [Treetops Guildford](#).

Heritage

Examples of Graeme's heritage work include the following cases: [Great Moreton Hall](#), [National Express Depot Stansted](#), [Westleaze](#) and [the Hoover Building](#).

Highways, Footpaths and Rights of Way

Examples of Graeme's highways work include the following cases: [Newlink Business Park](#); [National Express Depot Stansted](#) and [Moor Street](#).

Minerals and Waste

Examples of Graeme's minerals and waste work include the following case: [Nottinghamshire Minerals Plan](#).

Planning Appeals, Inquiries and Hearings

Examples of Graeme's planning appeals, inquiries and hearings may be found on his [Planning page](#).

Residential

Graeme has been involved in multiple appeals, please see the list of cases and inquiries further down the page.

Environment

Graeme has been instructed on a number of high-profile Public Inquiries involving environmental matters (including: Dibden Bay, USAF Upper Heyford, Culworth Solar Farm and Broadbridge Farm) and Examinations in Public of Local and Minerals Plans (including the Durham County Plan and the Nottinghamshire Minerals Plan), involving the assessment and scrutiny of Sustainability Appraisals etc. He regularly advises on Environmental Impact Assessments and the content of Environmental Statements. Graeme also has expertise in defending environmental prosecutions in relation to matters such as waste disposal

and pollution.

Qualifications

Graeme is a graduate of King's College London where he read Law. After graduation he attended the Inns of Court School of Law, Bar Vocational Course, and worked as a part-time lecturer in Constitutional Law at King's College London.

Graeme regularly gives papers at Landmark seminars and has conducted seminars on Planning Law at University College London, on the M.Phil. Town and Country Planning Course, lectured for the Local Government Group, Central Law Training, the RTPI, PINS training week and various other organisations. He also provides training for council members and officers.

Recommendations

"Graeme is very much at the top of his game. A pleasure to work with, very effective and user-friendly." "Graeme is a go-to senior adviser. He has an understanding of Local Authority working, with commercial knowledge to provide detailed insight into matters."

Planning, Chambers and Partners, 2024

"Graeme is scrupulously fair and honourable, as well as having a remarkably acuity of mind for somewhat abstruse areas of law. He is a first-class lawyer and a talented and effective advocate."

Planning, Legal 500, 2024

"Graeme is excellent to work with. He is very accessible and supportive." "Graeme is very approachable and accommodating and has provided excellent advice." "He is exceptional on all points."

Planning, Chambers and Partners, 2023

He is described in the directories as "exceptional on all points." "Graeme is very approachable and accommodating and has provided excellent advice." "Graeme is excellent to work with. He is very accessible and supportive."

Chambers and Partners, 2023

"Very thorough, gets to the key issues straightaway and adds value from the outset with insightful and experienced input on overall strategy. His eye for the detail is perfectly balanced with a pragmatic and commercial outlook. He is an absolute star and a pleasure to work with."

Planning, Legal 500, 2023

"Highly experienced in planning law. He acts in cases relating to housing, urban development and renewable energy, among others. Keen is also frequently called upon to appear in compulsory purchase disputes and inquiries covering the full spectrum of planning law."

Planning, Chambers and Partners, 2022

"Graeme is a very calm individual who is direct and focused on the task ahead." "He gives clear, concise advice and uses sound tactics and a no-nonsense approach."

Planning, Chambers and Partners, 2022

"Graeme puts clients at ease and explains points in a clear way. Calm and cool under pressure. Excellent advocacy skills and ability to read the situation/mood of an Inspector."

Planning, Legal 500, 2022

"Very personable. Meticulous preparation. Excellent management of the appeal team to bring out the best in each. Excellent results."

Legal 500, 2021

"An expert in both planning and environmental law whose experience ranges from local plan examinations through to major infrastructure projects. He also handles a number of cases relating to housing, retail and highways..." "He offers outstanding attention to detail and extensive experience. He is a pleasure to deal with."

Chambers and Partners, 2019

"Very detail-oriented and gets on really well with clients and planning consultants. He produces very strong work and is both very commercially astute and a real problem solver... thoroughly pragmatic, intelligent and experienced... able to effortlessly pull on case law from memory. He is very experienced in housing land supply issues and major housing appeals generally."

Chambers and Partners, 2018

"...fine attention to detail, with calm authority and excellent advocacy."

Legal 500, 2018

Cases and inquiries

01 01 24 Jersey Farm, Crawley

25 10 23 Lower Broadbridge Farm, Horsham

01 06 23 Invicta Barracks, Maidstone

01 10 22 Newlink Business Park, Newark

01 06 22 Lemans Barn Farm, Surrey

01 05 22 Great Moreton Hall, Cheshire

01 01 22	Alfold Crossways, Surrey
05 11 21	Broke Hill, Sevenoaks
05 10 21	Sizewell C
14 06 21	Project Newton
22 02 21	Send Hill, Surrey
18 01 21	Westminster CC v Simit Sarayi
03 12 20	East Anglia One North and East Anglia Two Offshore Windfarms – Development Consent Orders sought by Scottish Power Renewables
19 11 20	Cranbrook Plan
29 10 20	Nottinghamshire Minerals Local Plan
14 02 20	Westminster CC v Simit Sarayi
06 02 20	Durham Local Plan Examination in Public
07 01 20	Buriton Barn
17 12 19	Former Wyevale Garden Centre Alfold
10 09 19	National Express Coach Depot, Stansted
19 08 19	Garden Hill, Steep
04 06 19	Westleaze, Charminster Appeal
24 04 19	Birches Crematorium Appeals
27 09 18	Wycombe Local Plan Examination in Public
13 07 18	Sandwich Road, Dover
13 07 18	Shaw Drive, Scartho
13 07 18	Clay Lane, Yapton

13 07 18	Hoover Building
13 07 18	Church Lane Wistaston
13 07 18	London Road and Abbey Road Inquiries
13 07 18	Harman Technologies Inquiry
13 07 18	Guildford College Hearing
13 07 18	Cromwell Road Hearing
13 07 18	Gibraltar Farm
13 07 18	Wheeler St Nurseries
13 07 18	Moorfields, Willaston
13 07 18	Park Road, Willaston
13 07 18	Ford Lane, Yapton
06 07 18	Treetops, Guildford
01 05 18	Earl Road, Handforth Dean
11 07 17	Barracks Mill
18 04 17	Nottingham CC v Sneinton Markets
01 04 17	Durham CC v Bradwell
27 03 17	Yapton s.288 Challenge
01 03 16	Moor Street
08 12 15	Liverpool City Council & Plus Dane Group v SSCLG & Save Britain's Heritage
06 05 15	High Court quashes Cinderford superstore permission for the third time
09 03 15	Long-running Cinderford supermarket dispute returns to the High Court

09 03 15	R (Evans) v Basingstoke & Deane Borough Council and Vitacress Salads Limited [2013] EWCA Civ 1635; [2013] EWHC 899 (Admin)
02 12 14	Commissioners Road, Strood
18 11 14	Allington Lane, Fair Oak
14 10 14	R (on the application of Tesco Stores Ltd) v Forest of Dean DC [2014] EWHC 3348 (Admin)
14 10 14	West End Farm, Chipping Norton
17 06 14	Liverpool Welsh Streets Planning and CPO Inquiries
25 03 14	London Borough of Islington v Mayor of London [2014] EWHC 751 (Admin)
10 03 14	R (on the application of Fox Strategic Land and Property Ltd) v Chorley BC [2014] EWHC 1179 (Admin)
28 01 14	Chatham Waters
17 12 13	Aegon UK Property Fund & Scottish Widows plc v Cherwell DC & LXB [2013] EWHC 2572 (Admin) and 3968 (Admin)
26 11 13	Foreman Road & Kingston House, Ash
31 10 13	Babbacombe Road, Torquay
01 09 13	Woodgate Centre Public Inquiry
01 12 12	R. (on the application of Zurich Assurance Ltd (t/a Threadneedle Property Investments)) v North Lincolnshire Council [2012] EWHC 3708 (Admin)
01 10 12	Culworth Photovoltaic Park Inquiry (November 2011/March & October 2012)
01 09 12	Freckleton Link Road CPO and SRO Inquiry
04 01 12	The Curve Slough CPO Inquiry
01 01 12	R (Wetherell) v Westminster City Council
12 12 11	Sedgemoor Game Farm
01 12 11	Bridlington AAP Examination

01 10 11	Athelstan Way Inquiry
01 06 11	London Road Fire Station CPO Inquiry
20 01 11	Stafford Borough Council v Secretary of State for Communities and Local Government & McCluskey
01 09 10	Porthmadog Gas Works
07 07 10	Basildon District Council v Anderson & Others
28 05 10	Preston Tithebarn Inquiry
10 11 09	Carland Cross Wind Farm
21 09 09	McMullens Brewery
01 07 09	Land adjacent to Abercynon South railway station
03 03 09	Kensington High Street
01 10 08	Former RAF Upper Heyford, Bicester, Oxfordshire
30 09 08	RAF Upper Heyford, Bicester, Oxfordshire
25 06 08	High Court rejects judicial review of Fullabrook Windfarm
06 03 08	Court of Appeal refuses permission to challenge Darwen Academy CPO
24 01 08	High Court dismisses challenge to Darwen Academy CPO [2008] EWHC 62 QB
01 01 08	Ifield Community College Public Inquiry (October and December 2007 and January 2008)
01 10 07	Port of London Authority v Transport for London [2008] RVR 93
11 07 07	R (Persimmon Homes Ltd) v Secretary of State For Communities & Local Government and Cherwell District Council
01 01 07	Darwen Academy CPO Inquiry
01 11 06	Chalfont Lodge Nursing Home Inquiry
01 05 06	Burnham-on-Sea Tesco Inquiry

01 12 04 Darlington BC v Lingfield Properties Ltd

01 06 04 Bristol CPO

01 12 03 Promotion of the New Forest District Local Plan First Alteration (Sep-Dec 2003)

01 12 02 Dibden Bay Deep Sea Container Terminal (Nov 2001 - Dec 2002)

01 01 01 Stapel v. Bellshore Property Investments Ltd
