

# Landmark Chambers

## Barrister CV

Matthew Reed KC



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# Matthew Reed KC

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Matthew practices in planning, environmental, local government and property law.



## Expertise

Planning, Environment, Property

## Contact Practice Managers

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## Practice Summary

Matthew appears in all the courts of record including the Supreme Court, the Court of Appeal, Divisional Courts and the High Court as well as the criminal courts, Parliament and the Upper Tribunal (Lands Chamber). He acts for developers, local authorities and NGOs. He has appeared in over 50 reported Court cases and 100 significant inquiries and hearings.

Matthew's practice ranges from planning, to environmental law, property and local government.

In the planning sphere, Matthew has since 2008 been consistently ranked as a leading barrister in the planning sections of Chambers and Partners and the Legal 500. He is also ranked as a leading silk for planning work and in the top 10 silk for commercial and retail work in the Planning Magazine's 2024 Legal Survey. Matthew is the consultant editor of the compulsory purchase volume of Halsbury's Laws.

Matthew's recent 2022/23 work has comprised:

- A housing development project involving 3000 houses in the north of England
- An appeal relating to a major minerals site in Essex
- A new road compulsory purchase project in the Midlands

- Energy from waste power stations in Essex and north London
- A transport and works act order in southern England
- Development agreement arbitrations relating to schemes in London
- Developments affecting grade 1 listed buildings
- Habitat regulations cases
- Local plan promotion for a London Borough
- Local plan objections in the Midlands.

In the field of environmental law, Matthew is ranked in Chambers and Partners as a leading silk. During 2022/3, he has been dealing with many of the issues arising from nutrient loading in the river system, whether from point source or diffuse pollution, advising local authorities, NGOs and private organisations on the issue.

In 2023, Matthew's property practice has generally related to the cross-over between planning and property, having been involved in litigation on a number of development agreements and options. He has also advised on cases addressing the enforceability of restrictive covenants and easements.

## Planning

Within the planning field, Matthew acts for both private clients and local authorities. He has wide experience in a number of forums, including:

- Appeals
- Called-in applications
- High Court, Court of Appeal and Supreme Court challenges
- Development plan examinations
- Enforcement matters including representation in the Magistrate, Crown and High Courts.

He has both promoted and objected to large scale housing and retail schemes, industrial developments and infrastructure projects; projects have included a large number of windfarm and renewable energy schemes as well as stadia and port developments. He has promoted waste transfer facilities through appeals and represented authorities objecting to them. The list of his inquiries and hearings can be found here [\[hyperlink to cases\]](#)

Matthew has played a significant role in the development of planning law over the course of his practice. He successfully challenged the East of England and South East England Regional Spatial Strategies on the basis of environmental impact assessment principles. He appeared in ***St Albans District Council v Hunston Properties*** [2013] EWCA 1610, the landmark decision on the interpretation of NPPF housing policy, which formulated the approach towards policy-off and policy-on housing need and requirement. He appeared in the Supreme Court case addressing the giving of reasons in planning decisions, ***Dover District Council v CPRE*** [2017] UKSC 79. He represented the Appellant in the Supreme Court case in ***Lambeth Borough***

***Council v Secretary of State for Communities, Housing and Local Government*** [2019] UKSC 33 when he acted for the Appellant in the leading decision concerned with the interpretation of planning permissions. He represented the Respondent in the Court of Appeal on the interpretation of local plan policies addressing the impact of arboriculture in development management decisions in ***R (Plant) v Lambeth Borough Council*** [2023] EWCA 809.

Matthew deals with all areas of compulsory purchase. Particular examples are:

- The promotion of a compulsory purchase of land for the redevelopment proposals of a London football club
- Objecting to a proposed compulsory purchase of a highway in the north of England
- Litigating the compensation due for injurious affection arising from coastal erosion.

He also represents local authorities and defendants in criminal planning cases both in the Magistrates and Crown Courts and has done a large number of cases arising under the Proceeds of Crime Act 2002 including in the Court of Appeal, Criminal Division.

Matthew is ranked as a leading silk in the 2023 Planning Magazine Law Survey and is ranked in the specific list for residential work which contains only 25 barristers. He is a member of the Bar's parliamentary practitioner association, the Parliamentary Bar Mess and a member of the Planning and Environmental Bar Association.

## Environment

In the environmental field, Matthew has particular expertise in contaminated land matters, appearing at the first special site contaminated land case in the country, representing major corporations in contaminated land appeals and remediation notice cases and appearing in the High Court on contaminated land issues.

He was the environmental permitting (pollution) section contributor of the Oxford University Press Environmental Law and authored waste chapter of Garner's Environmental Law.

He is listed in Chambers and Partners as a leading silk in environmental law.

He has acted on cases concerned with the permitting process in the heavy industry sector (pottery works, oil and petrochemicals).

He has dealt with major infrastructure projects in the environmental field (oil, mining, housing and rail) and has represented local authorities in a draft water resources management plan inquiry for the Thames Water area.

He has promoted a major enabling development project for a substantial contaminated land site.

He is currently advising a number of bodies on diffuse and point-source nutrient pollution.

In Matthew's highways law practice, he has represented clients on rights of way and highway (including major road) inquiries and has appeared in both the High Court and the Court of Appeal on traffic regulation and New Roads and Street Works cases.

He was a contributor to Environmental Law (OUP, 2008) and Garner's Environmental Law until 2016. He is a member of the United Kingdom Environmental Law Association.

## Property

Matthew has advised on development agreements for major corporations and their interrelationship with the planning system. He has, for example, been involved in a significant arbitration concerning planning exclusions in a conditional contract.

He is regularly involved in cases involving the crossover between property law (covenants, easements and other rights) and the planning system including the following:

- Effect of a development agreement on subsidy control legislation and governance legislation
- The uplift payable on an option agreement
- the need for covenants to capture development profits.

## Local Government

Matthew's local government work include compulsory purchase and compensation cases in which he has appeared at inquiries and in the Upper Tribunal (Lands Chamber). He has promoted CPOs on housing, highway and regeneration projects and acted for claimants and objectors to numerous compulsory purchase schemes. Matthew's compensation practice has dealt with a wide-range of matters, including mining and railway projects. In Parliament, Matthew has represented local authorities objecting to Crossrail and promoting private bills in the Lords.

## ADR

ADR Group Accredited Mediator

## Qualifications

- History at King's College, Cambridge
- MA in Law at City University
- Middle Temple Jules Thorn Scholar

## Recommendations

"Matthew is exceptionally user-friendly and knowledgeable. He instantly puts clients at ease."

**Planning, Chambers and Partners, 2024**

"Matthew has excellent knowledge of environmental law. A silk who makes you feel you are in safe hands."

**Environment, Legal 500, 2024**

"Matthew takes on a complex matter and masters it very quickly, with real diligence, good humour and effective interaction. His advocacy is pitch perfect; he makes his points really effectively but in a way which is respectful to the inspector and the witnesses. A real find."

**Planning, Legal 500, 2024**

"Matthew provided first-rate advocacy; his advice throughout was always thoroughly considered and generally excellent."

"Matthew was highly collaborative and his advocacy skills are second to none." "Matthew knows his stuff and goes the extra mile for clients. He is a solid and safe pair of hands." "He is a superb analyst and a delight to work with."

**Planning, Chambers and Partners, 2023**

"Matthew's strengths are unquestionably his forensic approach to matters, twinned with his calm and unflappable manner. He manages to balance his very friendly and open nature with a strong air of authority. Matthew's advice, both oral and written, is always clear and thoroughly researched."

**Planning, Legal 500, 2023**

"He has a working style that makes him approachable, friendly and grounded." "Matthew provides concise and clear advice. He is a good advocate."

**Planning, Chambers and Partners, 2022**

"Matthew has the ability to command the confidence of the professional client as well as councillors. He has the ability to understand complex technical information and to cross-examine on it; the ability to understand expert evidence and to see its weak points; the ability to make a weak case stronger. Exceptional grasp of planning law and procedure."

**Planning, Legal 500, 2022**

"Matthew is an authoritative presence in conference and he's creative with his arguments." "He is very thorough, he always makes the best case he can and he works very well with the client."

**Planning, Chambers and Partners, 2021**

"His work for both government bodies and private corporations has earned him an excellent profile in the market." "I was astounded by the speed and diligence with which he understood, synthesised and examined the key issues of the case." "He goes the extra mile for clients."

**Planning, Chambers and Partners, 2020**

"He has a phenomenal intellect and clients enjoy working with him. Nothing seems to faze him." "His planning knowledge is excellent" with "approachability and commitment."

**Chambers and Partners**

"He is a strong advocate who relates well to clients." "A brilliant new silk, he's great on the detail and always well prepared."

"Tenacious, meticulous and thorough in cross-examination."

#### **Chambers and Partners**

"One of the most hard-working, determined barristers around. He has a very good knowledge of planning law, especially with environmental issues, and is extremely capable in advocacy and cross-examination – you know you have given your client the best shot. A very good choice for the difficult cases"; he is described as "a leading junior, excellent at leading detailed cases at inquiry."

#### **Chambers and Partners**

"Solid and straightforward." "He will go far as he is very driven." "A top choice for local authorities seeking a well-regarded junior with a range of experience. He has particular expertise in the housing sector."

#### **Chambers and Partners**

"Regarded as one of the top planning juniors currently working in the field. He excels in a wide range of cases including appeals at all levels, enforcement matters and the promotion of or objection to development in the residential, retail and industrial sectors. His work for both government bodies and private corporations has earned him an excellent profile."

#### **Chambers and Partners**

"His strengths are his seemingly endless energy and enthusiasm for the matter, together with the immense amount of preparation and ability to cross-refer to the evidence." "He has a very good mind and is fantastically talented. I am not at all surprised that he got silk."

#### **Chambers and Partners**

"Matthew is extremely bright and able to absorb large volumes of complex information at pace. His forensic approach to cross-examination is also highly effective. A further strength of Matthew's is his personable style, which means he is able to engage well with a wide range of audiences including clients and Planning Inspectors."

#### **Legal 500**

"His knowledge of planning law is second to none." "A thorough and efficient handling of cases." "A first-choice barrister for anything contentious." "He has excellent knowledge of planning and public law." "He is accessible and approachable."

#### **Legal 500**

"He has a phenomenal intellect and clients enjoy working with him. Nothing seems to faze him", "his planning knowledge is excellent" with "approachability and commitment", "he is a strong advocate who relates well to clients." "A brilliant new silk, he's great on the detail and always well prepared."

#### **Legal Directories**

He "is extremely capable in advocacy and cross-examination – you know you have given your client the best shot", "a very good choice for the difficult cases"; "a leading junior, excellent at leading detailed cases at inquiry", "tenacious, meticulous and thorough in cross-examination."

#### Legal Directories

"Especially valued for his expertise in cases that combine elements of planning, real estate and environmental law", "a thorough and efficient handling of cases" and "a first-choice barrister for anything contentious."

#### Legal Directories

## Cases and inquiries

29 09 23	Land near Leatherhead, Surrey Green Belt Housing and Integrated Retirement Community Proposal
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06 09 23	Kingsland High Street, London
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11 07 23	Southbourne, West Sussex housing proposal
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11 07 23	R (Plant) v Lambeth Borough Council [2023] EWCA 809
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11 06 23	Clapham Common festival
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22 03 23	Rivenhall, Essex Proposed waste management facility
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08 03 23	R (oao Strongroom Limited) v London Borough of Hackney [2023] EWHC 488
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02 12 22	R (on the application of Plant) v Lambeth LBC [2022] EWHC 3079 (Admin)
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21 10 22	Former London Television Centre
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19 09 22	Rhoscrowther, Pembrokeshire Windfarm
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19 07 22	Lewes redevelopment
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19 07 22	Astley House, Lewes redevelopment
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05 07 22	Shropshire Local Plan Examination
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03 05 22	De Jesus and others v London Borough of Brent
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03 02 22	Regents Wharf redevelopment
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21 12 21	Stapleford, South Cambridgeshire
04 08 21	Cheshunt Football Club
20 07 21	Clanage Road, Bristol
19 04 21	Arlington Works, London
18 12 20	8 Albert Embankment
13 11 20	Nixon and East Hertfordshire District Council v Secretary of State for Housing, Communities and Local Government [2020] EWHC 3036
18 08 20	Wavendon, Milton Keynes
13 07 20	Grenville Works, London
16 04 20	Oxford Street, London
27 01 20	R (oao Advearse) v Dorset Council [2020] EWHC 807
29 10 19	R (Mills) v Hammersmith & Fulham London Borough Council defending a challenge to a controlled parking zone order
27 08 19	Tower Hamlets London Borough Council v Secretary of State for Housing , Communities and Local Government [2019] EWHC 2219
13 06 19	Copthorne Road
13 06 19	Energy from Waste Power Station, Ratty's Lane, Hoddesdon
21 05 19	Lambeth Borough Council v Secretary of State for Housing, Communities and Local Government [2019] UKSC
15 02 19	East West Rail project
11 01 19	Friends of the Earth v Environment Agency [2019] Env. L.R. 19
21 11 18	Poynton Relief Road, Cheshire
11 11 18	Jubilee Way, Kings Hill
17 10 18	Gorton v London Borough of Lewisham [2018] EWHC

17 07 18	BRE, Hertfordshire, 2014
17 07 18	Portland Academy, Dorset, 2014
17 07 18	Sewell Park, St Albans, 2013
17 07 18	Orchard Wharf, Tower Hamlets, London, 2013
17 07 18	8 Albert Embankment, Lambeth, London, 2013
17 07 18	Nansen Road, Wandsworth, 2013
17 07 18	Elsenham Quarry, Essex, 2012
17 07 18	Harpenden Road, Harpenden
17 07 18	Stanton, Suffolk
17 07 18	Wayford Bridge, Broads National Park, 2012
20 04 18	Lambeth BC v Secretary of State for Housing, Communities and Local Government [2018] EWCA Civ 844
28 03 18	R v Rainbird Tower Hamlets [2018] EWHC 657
15 12 17	Sir Christopher Wren Hotel, Windsor
06 12 17	Dover DC & China Gateway International Ltd v CPRE Kent [2017] UKSC 79
01 12 17	R (Trickett) v Cornwall Council [2017] EWHC 3166
16 10 17	CPRE v Dover District Council [2016] EWCA Civ 936
03 10 17	London Borough of Lambeth v SSCLG and others [2017] EWHC 2412 (Admin)
01 08 17	Singledge Lane, Dover
19 07 17	Lambeth Borough Council v Secretary of State for Communities and Local Government [2017] EWHC 2412
12 07 17	R (oao St Albans District Council) v Secretary of State for Communities and Local Government [2017] EWHC 1751
04 07 17	Hampton Riviera

23 05 17	Palace Gardens, London, W8
28 03 17	Nexus Schools Trust, Farnborough
23 03 17	South Cambridgeshire Local Plan examination
07 02 17	Luton Borough Council Local Plan examination
01 12 16	R (oao Hill) v Stroud DC [2016] EWHC
29 11 16	Barton v Secretary of State for Communities and Local Government [2016] EWHC
04 11 16	R (Palmer) v Herefordshire Council [2016] EWCA
04 10 16	Bourne Leisure (Hopton) Limited v Great Yarmouth Harbour Board [2016] UKUT 44
03 10 16	St Albans Local Plan examination October 2016
14 09 16	R (oao CPRE) v Dover District Council [2016] EWCA 936
16 05 16	Oaklands College, Hertfordshire, 2016
08 03 16	London Road, St Albans, 2016
09 02 16	Hanstead, Hertfordshire, 2016
12 01 16	Bisham, Berkshire, 2016
16 12 15	CPRE v Dover District Council and China Gateway International [2015] EWHC 3808 (Admin)
06 10 15	R v Kohali [2016] 1 Cr App. R (S) 30
16 09 15	West End, Woking, 2015
09 07 15	Dairy Crest Ltd v London Borough of Merton [2015] EWHC 2468
23 06 15	Scarho, Lincolnshire, 2015
02 06 15	Route 39 Academy, North Devon, 2015
05 05 15	R (oao Flemming) v Wiltshire Council [2015] EWHC 1260
17 03 15	Thaxted Road, Saffron Walden, 2015

13 03 15	St Albans District Council v Secretary of State for Communities and Local Government [2015] EWHC 655
19 02 15	R (Silus Investments SA) v Hounslow Borough Council [2015] EWHC 358
06 01 15	Under the Hill, South Downs National Park, 2015
06 01 15	Selborne, South Downs National Park Authority, 2015
01 01 15	R (oao Palmer) v Cornwall Council [2015] EWHC
09 09 14	Sussex Road, Petersfield, South Downs National Park, 2014
30 07 14	Copas v Secretary of State for Communities and Local Government [2014] EWHC 2634
08 07 14	Action Park, Essex, 2014
18 06 14	R (oao Pemberton International Ltd) v Lambeth Borough Council [2014] EWHC 1998
16 06 14	R (oao McClellan) v Lambeth London Borough Council [2014] EWHC 1964
28 01 14	R (oao Rapose and Haq) v Wandsworth London Borough Council [2014] EWHC 469
20 12 13	Class J permitted development rights challenge
20 11 13	St Albans District Council v Hunston Properties Limited [2013] EWCA 1161
14 11 13	Essex County Minerals Local Plan, 2013
31 10 13	Attijariwafa Bank v Secretary of State for Communities and Local Government [2013] EWHC 3296
19 07 12	Preston City Council v Oyston Angel Charity [2012] EWHC 2005
17 07 12	Windmill Golf Club, Milton Keynes
01 05 12	Greenacres, Essex
24 04 12	Long Acre, Essex
01 02 12	Hertfordshire County Council v Secretary of State for Communities and Local Government [2012] JPL 836; [2012] EWCA 1473
02 11 11	R (oao IA) v Secretary of State for Communities and Local Government and Wandsworth LBC [2011] EWCA 1253

20 09 11	Cogges Link Road Compulsory Purchase Order Inquiry, Oxfordshire
08 07 11	Wealden DC v Warley [2012] Env LR 4
01 07 11	Helioslough v Secretary of State for Communities and Local Government and St Albans District Council [2011] EWHC 2054
04 05 11	Hampton Park II, Salisbury
05 04 11	Beaumont School, St Albans
01 01 11	Palm Nurseries, Guildford
01 01 11	Maldon windfarm inquiry
27 07 10	Hertfordshire County Council v Veolia [2010] EWCA 887
15 06 10	Thames Water Management Plan
01 05 10	R (Parker) v West Sussex County Council [2010] EWHC
29 04 10	Waverley BC v Harper [2010] EWHC 1175 (Admin)
01 03 10	Wallace Way, Hitchin
19 02 10	Herts County Council v Veolia Water [2010] EWHC 278
01 02 10	Redland Minerals v SoS for the Environment food and Regional Affairs [2010] EWHC
01 01 10	Brent London Borough Council v Adilsons Ltd [2010] All E & R (D) 233
01 11 09	Railfreight Terminal, St Albans, November 2009
01 10 09	Grise wind farm, Lake District
08 09 09	Berrier Hill wind farm, Lake District
01 09 09	Mohammed v London Borough of Waltham Forest, September 2009
27 04 09	Royal Borough of Kingston v Secretary of State for Communities and Local Government [2009] EWHC 1121
02 03 09	Oaklands College, St Albans

05 01 09	Tottenham High Road
23 10 08	St Albans District Council v Patel [2009] Env. L.R. 22
08 10 08	Mixed Office and Residential Development of land at TRL Headquarters, Bracknell Forest
18 09 08	West Berkshire Green Composting Processing Appeal
04 09 08	Hertfordshire Golf and Country Club
29 07 08	Noalong v Secretary of State [2008] EWHC 2136
11 03 08	Cumbria Windfarm Inquiry (Hoff Moor)
01 12 07	Strategic Railfreight Interchange, St Albans
02 11 07	Hertfordshire County Council v National Grid [2008] 1 All E.R. 1137
01 07 07	Port gains approval in Thames Gateway
01 01 07	Enfield Town Tower Block Development
01 01 07	Sandridge Special Site
18 10 06	National Grid v Lafarge Aggregates [2006] EWHC 2559
03 10 05	Waltham Forest BC v First Secretary of State [2005] EWHC 3335
01 06 05	Thames Gateway inquiry
01 01 05	London Borough of Waltham Forest Unitary Development Plan
24 05 04	Guildford BC v First Secretary of State [2004] EWHC 1291
14 10 03	St Albans DC v Daniels [2003] EWHC 2485
06 02 03	Steetley Woburn v Secretary of State for Transport [2003] EWHC 2093
01 01 03	Doncaster MBC v First Secretary of State [2003] EWHC 993
01 01 03	London Gateway
01 01 01	Akumah v London Borough of Hackney [2001] EWCA Civ 1946

01 12 00 Barnfield Drive, Chichester

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12 02 98 Berkeley v. Secretary of State [1998] Env. L.R. 741

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01 01 70 Buttington, Wales

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