

Landmark Chambers

Barrister CV

Scott Lyness KC



Contact us

clerks@landmarkchambers.co.uk

+44 (0) 20 7430 1221



Scott Lyness KC

Call: 1996 Silk: 2020

scottlyness@landmarkchambers.co.uk

Scott Lyness specialises in all aspects of planning and environmental law including infrastructure, energy, housing, commercial and retail. His varied practice encompasses appearances at planning inquiries and examinations and in the Higher Courts.



Expertise

Planning, Environment

Contact Practice Managers

Michael Gooch

020 7421 1305

mgooch@landmarkchambers.co.uk

Jonathan Barley

020 7421 2480

jbarley@landmarkchambers.co.uk

Noel Pudney

020 7421 1398

npudney@landmarkchambers.co.uk

Practice Summary

Scott's varied practice encompasses all aspects of planning both at inquiries and examinations and in the Higher Courts. He has particular expertise in providing strategic and detailed technical advice to guide large-scale and complex development proposals through the consent process, as well as preparing for and appearing at major planning inquiries and examinations.

Throughout his career he has been rated highly in professional directories. He was nominated for Chambers and Partners; Planning Junior of the Year in 2016. Chambers and Partners (2024) say he is "well respected by the client. They trust him with the detail of a complex case"; he is "meticulous, extremely popular with clients and very reassuring. He was described (2023) as "savvy and tenacious"; "his appeal work is pragmatic and highly effective;" "his energy levels and commitment are off the scales. He leaves nothing to chance;" "He is thorough, self-sufficient, client-focused...". The Legal 500 (2024) say that: "Scott is extremely user-friendly and approachable. He is impressive on his feet with a brilliant advocacy style. He is well-liked by clients, with a calming manner which is a key strength. He will always go above and beyond what is required, meaning he will always get stuck in. He is a genuine pleasure to work alongside".

Scott's practice covers major infrastructure and energy-related proposals, including cases covered by the NSIP regime. His work has covered a range of developments including railways, nuclear power stations, gas storage facilities, onshore and offshore wind farms and solar arrays.

His substantial and varied housing experience includes advice on housing need and supply, as well as the wide range of issues commonly associated with residential proposals, including affordable housing and viability. He appears regularly for both housebuilders and local authorities at planning inquiries.

His extensive regeneration experience has included public inquiries into city centre regeneration schemes, often involving issues relating to compulsory purchase, residential and retail development, office and employment floorspace, listed buildings and conservation areas, section 106 obligations and detailed technical issues relating to noise, air quality and transport.

He has considerable expertise of cases involving tall building proposals, particularly in London, which often raise heritage issues.

He has significant experience in promoting and objecting to development plans at examination stage, and in advising on emerging policy.

He advises and acts frequently on environmental issues including EIA and habitats.

Notable cases Scott has been instructed on include:

- Appearing for Historic England at the public inquiry to oppose the "Tulip" (Foster & Partners), a 305m tall visitor attraction in the City near the Tower of London World Heritage Site.
- Acting for Highways England in relation to their proposals for a 10-mile dual carriageway and new junctions on the A428 between Black Cat and Caxton Gibbett.
- Representing the University of Cambridge in connection with proposals for a new station to serve the Cambridge Biomedical Campus.
- Appearing for York City Council at the examination into its Local Plan.
- Appearing at public inquiry to promote a scheme for Market Square, Basildon, involving 492 build-to-rent properties in mixed use development up to 17 storeys.
- Advising Gatwick airport on proposals to reposition its northern runway to allow dual runway operations.
- Advising petitioners on the HS2 Phase 2b: High Speed Rail (Crewe – Manchester) Bill 2022.

He was called to the Bar of England and Wales in November 1996 and to the Bar of Northern Ireland in 2005. He is Chair of Chambers' Pupillage Committee.

Planning

Scott's planning experience is more fully described in the adjacent links. His main practice areas are set out below.

Tall Buildings and London

Scott has extensive related expertise in cases involving tall building proposals, particularly in London, which often raise heritage issues. He acted for:

- For Historic England in its opposition to the “Tulip” (Foster & Partners), a 305m tall visitor attraction in the City near the Tower of London World Heritage Site.
- For Historic England in relation to a series of tall buildings proposals in Hounslow affecting views from the Kew Gardens World Heritage Site (Citroen site, Albany Riverside, Syon Lane).
- The developers promoting 20 Fenchurch Street by Rafael Vinoly.
- The developers promoting 20 Blackfriars Road by Wilkinson Eyre.

He has also acted for developers in relation to the redevelopment of the Tolworth Tower site in Kingston incorporating further tall buildings. Other cases in London (beyond the regeneration cases mentioned above) include acting for Chelsea Football Club in relation to the planned redevelopment of its stadium and advising on development affecting safeguarded wharves on the Thames including Peruvian Wharf.

Regeneration, Retail and CPO

His experience has from the early years of practice included public inquiries into city centre regeneration schemes. These cases have often involved issues relating to compulsory purchase, residential and retail development, office and employment floorspace, listed buildings and conservation areas, section 106 obligations and detailed technical issues relating to noise, air quality and transport.

He has advised developers and local authorities in relation to some of the most significant development proposals in London in recent years, including the regeneration of the Earls Court/West Kensington Opportunity Area (development across 57 acres including 7,500 homes) and the redevelopment of Battersea Power Station (including over 2,500 homes).

Other work has included:

- Promoting the compulsory purchase order which led to Liverpool One, the £1 billion mixed use redevelopment of Liverpool city centre.
- Promoting other orders to secure significant retail-led regeneration schemes in Leeds, Nottingham and Derby, major commercial redevelopment at Victoria Transport Interchange.
- Acting in *R (on the application of Sainsbury’s Stores Ltd) v Wolverhampton City Council* [2010] UKSC 20, the leading case on the materiality of considerations to the exercise of powers of compulsory acquisition.
- Advising through to consent on the “Tribeca” scheme for the office- and retail-based regeneration of twelve acres of Belfast city centre.

Plan-making

Scott has significant experience in promoting and objecting to development plans at examination stage, and in advising on emerging policy. Recent cases include acting for Cheshire East Council in relation to its Site Allocations and Development Policies Document, for North Yorkshire County Council, the North York Moors National Park Authority and York City Council on their Joint Minerals and Waste Plan, and York City Council on its Local Plan.

Heritage

Scott has extensive related expertise in cases involving tall building proposals, particularly in London, which often raise heritage issues. He acted for:

- For Historic England in its opposition to the “Tulip” (Foster & Partners), a 305m tall visitor attraction in the City near the Tower of London World Heritage Site
- For Historic England in relation to a series of tall buildings proposals in Hounslow affecting views from the Kew Gardens World Heritage Site (Citroen site, Albany Riverside, Syon Lane).
- The developers promoting 20 Fenchurch Street by Rafael Vinoly
- The developers promoting 20 Blackfriars Road by Wilkinson Eyre.

He has also acted for developers in relation to the redevelopment of the Tolworth Tower site in Kingston incorporating further tall buildings.

Other heritage cases include:

- Advising on the heritage implications of replacing the iconic towers at Battersea Power Station
- Appearing for Historic England at the call-in inquiry into major solar farm proposals on land at the Science Museum, Wroughton, Swindon
- Acting for the National Trust on a challenge to the proposed development of a golf course near the Giant’s Causeway World Heritage Site
- Representing Historic England in its TWAO objection to the Northern Hub railway infrastructure in Manchester.

Infrastructure

Scott’s practice covers major infrastructure and energy-related proposals, including cases covered by the NSIP regime. His work has covered a range of developments including railways, nuclear power stations, gas storage facilities, onshore and offshore wind farms and solar arrays. He has advised or acted for:

- EDF in relation to the Hinkley Point C nuclear power station.
- Highways England in relation to the A428 proposals for Black Cat to Caxton Gibbett improvements.
- Gatwick Airport in relation to its plans to bring the existing Northern Runway into routine use, with the development of supporting infrastructure and facilities.

- The University of Manchester in relation to the impact of the proposed Keuper Gas storage facility in Cheshire on the Jodrell Bank telescope.
- Vattenfall in relation to Thanet offshore windfarm.
- The RSPB in relation to the world's largest offshore windfarm (Hornsea Projects One and Two).

TWAO work has included acting for the University of Cambridge in connection with proposals for a new station to serve the Cambridge Biomedical Campus, as well as English Heritage and the University of Manchester in relation to proposals by Network Rail for new railways infrastructure as part of the "Northern Hub".

Scott acted for the Systems Operator for Northern Ireland in promoting major proposals for a 138-km long interconnector linking the electricity networks of Northern Ireland and the Republic of Ireland. He advised the Department for the Environment regarding the proposed modification of its planning agreement with George Best City Airport.

Scott is currently acting for clients petitioning against the HS2 Phase 2b: High Speed Rail (Crewe – Manchester) Bill 2022.

Residential

Scott's substantial housing experience involves a variety of cases and includes acting for developers promoting Sherford, a new 5,500-home community east of Plymouth city centre.

Scott has advised developers and local authorities in relation to some of the most significant development proposals in London in recent years, including the regeneration of the Earls Court/West Kensington Opportunity Area (development across 57 acres including 7,500 homes) and the redevelopment of Battersea Power Station (including over 2,500 homes).

Recent work has involved regular appearances acting for both housebuilders and local authorities at planning inquiries and advising on housing need and land supply issues, in relation to both proposals and the preparation of development plans, including the following:

- Market Square, Basildon, 492 build-to-rent properties in mixed use development up to 17 storeys.
- Tolworth Complex, Kingston: change of use of Tolworth House and development of two tall buildings within mixed use scheme including 500 new homes.
- Crewe Road, Shavington, 200 dwellings
- 144 Audlem Road, Nantwich, 104 dwellings
- Cheerbrook Road, Willaston, 120 dwellings
- East Avenue, Weston, 99 dwellings
- Crewe Road, Shavington, 68 dwellings
- Hassall Road, Alsager, 60 dwellings
- Main Road, Shavington, 44 dwellings
- 51 Main Street, Goostrey: housing proposals in consultation zone of Jodrell Bank Observatory.

Commercial/Retail

Scott has for many years acted in a variety of retail cases, including public inquiries into city centre retail-led regeneration schemes. Clients have included Tesco, Sainsbury's and the Co-op, acting in relation to edge- and out-of-centre schemes.

Regeneration work has included:

- promoting the compulsory purchase order which led to Liverpool One, the £1 billion mixed use redevelopment of Liverpool city centre.
- promoting other orders to secure significant retail-led regeneration schemes in Leeds, Nottingham and Derby.
- promoting major commercial redevelopment at Victoria Transport Interchange.
- advising through to consent on the "Tribeca" scheme for the office- and retail- based regeneration of twelve acres of Belfast city centre.

Scott also has experience of proposals involving the application of policy relating to the loss of employment land (Tolworth complex, Kingston - change of use of Tolworth House and development of two tall buildings within mixed use scheme including 500 new homes).

Compulsory Purchase and Compensation

His experience has from the early years of practice included public inquiries into city centre regeneration schemes. These cases have often involved issues relating to compulsory purchase, residential and retail development, office and employment floorspace, listed buildings and conservation areas, section 106 obligations and detailed technical issues relating to noise, air quality and transport.

He has advised developers and local authorities in relation to some of the most significant development proposals in London in recent years, including the regeneration of the Earls Court/West Kensington Opportunity Area (development across 57 acres including 7,500 homes) and the redevelopment of Battersea Power Station (including over 2,500 homes).

Other work has included:

- Promoting the compulsory purchase order which led to Liverpool One, the £1 billion mixed use redevelopment of Liverpool city centre.
- Promoting other orders to secure significant retail-led regeneration schemes in Leeds, Nottingham and Derby, major commercial redevelopment at Victoria Transport Interchange.
- Acting in ***R (on the application of Sainsbury's Stores Ltd) v Wolverhampton City Council*** [2010] UKSC 20, the leading case on the materiality of considerations to the exercise of powers of compulsory acquisition.
- Advising through to consent on the "Tribeca" scheme for the office- and retail- based regeneration of twelve acres of Belfast city centre.

Development Consent Orders

Scott's practice covers major infrastructure and energy-related proposals, including cases covered by the NSIP regime. His work has covered a range of developments including railways, nuclear power stations, gas storage facilities, onshore and offshore wind farms and solar arrays. He has advised or acted for:

- EDF in relation to the Hinkley Point C nuclear power station.
- Highways England in relation to the A428 proposals for Black Cat to Caxton Gibbett improvements.
- Gatwick Airport in relation to its plans to bring the existing Northern Runway into routine use, with the development of supporting infrastructure and facilities.
- The University of Manchester in relation to the impact of the proposed Keuper Gas storage facility in Cheshire on the Jodrell Bank telescope.
- Vattenfall in relation to Thanet offshore windfarm.
- The RSPB in relation to the world's largest offshore windfarm (Hornsea Projects One and Two).

Development Contribution: Section 106 and CIL

Scott has extensive experience of advising on section 106 obligations (including those relating to affordable housing and the application of the CIL regime). This has included advice to BT and the BBC on the CIL implications of prospective redevelopment proposals on their estates.

Development Plans and other planning policy

Scott has significant experience in promoting and objecting to development plans at examination stage, and in advising on emerging policy. Recent cases include acting for Cheshire East Council in relation to its Site Allocations and Development Policies Document, for North Yorkshire County Council, the North York Moors National Park Authority and York City Council on their Joint Minerals and Waste Plan, and York City Council on its Local Plan.

Energy

Scott's practice covers major infrastructure and energy-related proposals, including cases covered by the NSIP regime. His work has covered a range of developments including nuclear power stations, gas storage facilities, onshore and offshore wind farms and solar arrays. He has advised or acted for:

- EDF in relation to the Hinkley Point C nuclear power station (NSIP)
- The University of Manchester in relation to the impact of the proposed Keuper Gas storage facility in Cheshire on the Jodrell Bank telescope (NSIP).
- Vattenfall in relation to Thanet offshore windfarm (NSIP)
- The RSPB in relation to the world's largest offshore windfarm (Hornsea Projects One and Two).
- SSE Renewables on their proposals for a 118 MW windfarm as their largest investment in Northern Ireland (planning inquiry).
- Historic England in respect of the impact of the 60.6 MW Wroughton Airfield Solar Park (planning inquiry).

- The Systems Operator for Northern Ireland promoting major proposals for a 138-km long interconnector linking the electricity networks of Northern Ireland and the Republic of Ireland (planning inquiry and High Court, culminating in ***Minister for Infrastructure v Safe Electricity Ltd and the Executive Office*** [2022] NICA 61 (exercise in statutory interpretation to determine if the relevant Minister breached the Ministerial Code by approving planning permission without referral to the Executive Committee).
- RES UK and Ireland Limited, in judicial review proceedings in Northern Ireland concerning the interpretation of policy applicable to the impact of wind farms on priority habitats: Re Res UK and Ireland Ltd's Application [2018] NIQB 16.

Environment

Scott advises and acts frequently on environmental issues, including EIA and habitats. Case work has included representing:

- Wealden District Council in cases involving the application of the Habitats Directive in cases involving traffic emissions, air quality and impacts on the ecology of the Ashdown Forest Special Area of Conservation (***Wealden DC v SSCLG*** [2017] EWCA Civ 39; ***Wealden District Council v SSCLG, Lewes DC and South Downs NPA*** [2017] EWHC 351 (Admin)).
- North Yorkshire County Council, the North York Moors National Park Authority and York City Council on their policies relating to hydraulic fracturing (and advising the Authority on mining proposals in the Park).
- The National Trust in relation to an application to carry out geological surveys on land at Clumber Park.
- the RSPB regarding proposals for substantial residential-led development at the Grade I listed Jacobean Bramshill House, Hampshire, adjacent to the Thames Basin Heaths Special Protection Area.
- the Shaftesbury Estate on a judicial review concerning enforcement and habitats issues arising from sand dredging in Lough Neagh, Northern Ireland.

Recent work has included advising on environmental considerations relating to consenting processes for quarrying and mining proposals in Northern Ireland.

Minerals and Waste

Scott regularly advises on minerals and waste issues. He represented North York Moors National Park Authority, North Yorkshire County Council and York City Council on their Joint Minerals and Waste Plan, which included policies relating to hydraulic fracturing in the plan area. He has also advised the Authority in relation to proposals for polyhalite mining in the Park.

He acted for the mining operator on a challenge to a permission for gold mining in Northern Ireland: ***In the Matter of an application by William Donnelly*** [2018] NICA 44.

Recent work has included advising on environmental considerations relating to consenting processes for quarrying and mining proposals in Northern Ireland.

Planning Appeals, Inquiries and Hearings

Scott has acted in multiple significant planning appeals, inquiries and hearings. See the highlights section below for notable examples.

Planning Judicial and Statutory Reviews

Scott has acted in multiple significant planning Judicial Reviews and Statutory Reviews. See the highlights section below for notable examples.

Transport Orders and Parliamentary Bills

TWAO work has included acting for the University of Cambridge at the TWAO inquiry regarding proposals by Network Rail for a new station to serve the Cambridge Biomedical Campus.

Scott also acted for English Heritage and the University of Manchester in relation to the TWAO inquiry regarding proposals by Network Rail for new railways infrastructure in Manchester as part of the “Northern Hub”.

Scott is currently acting for clients petitioning against the HS2 Phase 2b: High Speed Rail (Crewe – Manchester) Bill 2022.

Environment

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- the Shaftesbury Estate on a judicial review concerning enforcement and habitats issues arising from sand dredging in Lough Neagh, Northern Ireland.

Recent work has included advising on environmental considerations relating to consenting processes for quarrying and mining proposals in Northern Ireland.

Air Quality

Scott advises regularly on air quality issues relating to applications for planning permission and development consent, as well as the preparation of development plans. He has extensive expertise in the technical aspects of air quality assessment and the

application of law legal duties and policy relating to air quality.

He acted for Wealden District Council in cases involving the application of the Habitats Directive in cases involving traffic emissions, air quality and impacts on the ecology of the Ashdown Forest Special Area of Conservation (**Wealden DC v SSCLG** [2017] EWCA Civ 39; **Wealden District Council v SSCLG, Lewes DC and South Downs NPA** [2017] EWHC 351 (Admin)).

Climate Change and Emissions Trading

Scott advises clients regularly on climate change assessments for the purposes of environmental impact assessments to support applications for planning permission and development consent. His infrastructure work often involves advising on GHG emissions and compliance with national policy statements. [And add in a link to the Infrastructure Page.

Ecology and Biodiversity

Scott has extensive experience of advising on ecology and biodiversity, particularly in the context of Habitats Regulations assessments prepared to support applications for planning permission and development consent, as well as the preparation of development plans. He acted for:

- Wealden District Council in cases involving the application of the Habitats Directive in cases involving traffic emissions, air quality and impacts on the ecology of the Ashdown Forest Special Area of Conservation (**Wealden DC v SSCLG** [2017] EWCA Civ 39; **Wealden District Council v SSCLG, Lewes DC and South Downs NPA** [2017] EWHC 351 (Admin)).
- The National Trust in relation to an application to carry out geological surveys as permitted development associated with minerals exploration on land at Clumber Park.
- the RSPB regarding proposals for substantial residential-led development at the Grade I listed Jacobean Bramshill House, Hampshire, adjacent to the Thames Basin Heaths Special Protection Area.
- the RSPB in relation to the impacts of offshore windfarm development at Hornsea 1 and 2 on affected SPAs.
- the Shaftesbury Estate on a judicial review concerning enforcement and habitats issues arising from sand dredging in Lough Neagh, Northern Ireland.

RES UK and Ireland Limited, in judicial review proceedings in Northern Ireland concerning the interpretation of policy applicable to the impact of wind farms on priority habitats: **Re Res UK and Ireland Ltd's Application** [2018] NIQB 16.

Energy

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- EDF in relation to the Hinkley Point C nuclear power station (NSIP)
- The University of Manchester in relation to the impact of the proposed Keuper Gas storage facility in Cheshire on the Jodrell Bank telescope (NSIP).

- Vattenfall in relation to Thanet offshore windfarm (NSIP)
- The RSPB in relation to the world's largest offshore windfarm (Hornsea Projects One and Two).
- SSE Renewables on their proposals for a 118 MW windfarm as their largest investment in Northern Ireland (planning inquiry).
- Historic England in respect of the impact of the 60.6 MW Wroughton Airfield Solar Park (planning inquiry).
- The Systems Operator for Northern Ireland promoting major proposals for a 138-km long interconnector linking the electricity networks of Northern Ireland and the Republic of Ireland (planning inquiry and High Court, culminating in **Minister for Infrastructure v Safe Electricity Ltd and the Executive Office** [2022] NICA 61 (exercise in statutory interpretation to determine if the relevant Minister breached the Ministerial Code by approving planning permission without referral to the Executive Committee).
- RES UK and Ireland Limited, in judicial review proceedings in Northern Ireland concerning the interpretation of policy applicable to the impact of wind farms on priority habitats: *Re Res UK and Ireland Ltd's Application* [2018] NIQB 16.

Environmental Assessment (Environmental Outcomes)

Scott regularly advises on the preparation of environmental impact assessments to support applications for planning permission and development consent, often in relation to major infrastructure projects or city centre regeneration schemes. He acted for the National Trust in Northern Ireland on a judicial review challenge to a Ministerial to grant permission for a new golf resort close to the Giants' EIA submitted with the application: **An Application For Judicial Review By The National Trust** [2013] NIQB 60. See pages on Scott's planning profile [here](#).

Habitats and Species

Scott has extensive experience of advising on ecology and biodiversity, particularly in the context of Habitats Regulations assessments prepared to support applications for planning permission and development consent, as well as the preparation of development plans. He acted for:

- Wealden District Council in cases involving the application of the Habitats Directive in cases involving traffic emissions, air quality and impacts on the ecology of the Ashdown Forest Special Area of Conservation (**Wealden DC v SSCLG** [2017] EWCA Civ 39; **Wealden District Council v SSCLG, Lewes DC and South Downs NPA** [2017] EWHC 351 (Admin)).
- The National Trust in relation to an application to carry out geological surveys as permitted development associated with minerals exploration on land at Clumber Park.
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RES UK and Ireland Limited, in judicial review proceedings in Northern Ireland concerning the interpretation of policy applicable to the impact of wind farms on priority habitats: **Re Res UK and Ireland Ltd's Application** [2018] NIQB 16.

Waste

Scott regularly advises on minerals and waste issues. He represented North York Moors National Park Authority, North Yorkshire County Council and York City Council on their Joint Minerals and Waste Plan, which included policies relating to hydraulic fracturing in the plan area. He has also advised the Authority in relation to proposals for polyhalite mining in the Park.

He acted for the mining operator on a challenge to a permission for gold mining in Northern Ireland: ***In the Matter of an application by William Donnelly*** [2018] NICA 44.

Recent work has included advising on environmental considerations relating to consenting processes for quarrying and mining proposals in Northern Ireland.

Wildlife

Scott has extensive experience of advising on ecology and biodiversity, particularly in the context of Habitats Regulations assessments prepared to support applications for planning permission and development consent, as well as the preparation of development plans. He acted for:

- Wealden District Council in cases involving the application of the Habitats Directive in cases involving traffic emissions, air quality and impacts on the ecology of the Ashdown Forest Special Area of Conservation (***Wealden DC v SSCLG*** [2017] EWCA Civ 39; ***Wealden District Council v SSCLG, Lewes DC and South Downs NPA*** [2017] EWHC 351 (Admin)).
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- the Shaftesbury Estate on a judicial review concerning enforcement and habitats issues arising from sand dredging in Lough Neagh, Northern Ireland.

RES UK and Ireland Limited, in judicial review proceedings in Northern Ireland concerning the interpretation of policy applicable to the impact of wind farms on priority habitats: ***Re Res UK and Ireland Ltd's Application*** [2018] NIQB 16.

Qualifications

- Graduated in law as a Marvell Prizewinner from Hull University in 1995

Recommendations

"Well respected by the client. They trust him with the detail of a complex case"; he is "meticulous, extremely popular with clients and very reassuring."

Planning, Chambers and Partners 2024

"Scott is extremely user-friendly and approachable. He is impressive on his feet with a brilliant advocacy style. He is well-liked by clients, with a calming manner which is a key strength. He will always go above and beyond what is required, meaning he will always get stuck in. He is a genuine pleasure to work alongside"

Planning, Legal 500, 2024

"He is savvy and tenacious, and his appeal work is pragmatic and highly effective." "His energy levels and commitment are off the scales. He leaves nothing to chance." "He is thorough, self-sufficient, client-focused, and pragmatic."

Planning, Chambers and Partners, 2023

"Scott is responsive, considered and straight talking. He is competitive, thoughtful, and leads junior colleagues very effectively on complex cases."

Planning, Legal 500, 2023

"Scott is very thorough, a strong advocate and a pleasure to work with. He is very measured and does everything efficiently."

Planning, Chambers and Partners, 2022

"Scott is meticulous and detail-oriented. He is able to grapple with vast amounts of information whilst maintaining a clear focus on what is important. Scott's level of understanding of the complexities of the legal issues we were dealing is second-to-none and his approach is calm, methodical and calculated."

Planning, Legal 500, 2022

"He provides user-friendly, excellent advice and assistance on complex planning cases. Scott is authoritative and diligent and he sees the wood for the trees."

Planning, Chambers and Partners, 2020

"He is authoritative, diligent and sees the woods for the trees." "Hard-working, approachable and capable of considering risk at all angles."

Planning, Chambers and Partners, 2020

"His ability to engage with highly technical information and understand the nuances of a client's position is unprecedented. He is a pragmatic practitioner who goes the extra mile to deliver the best possible outcome." "A top-notch junior, he's meticulous, interacts very well with clients and is at the top of his game."

Chambers and Partners

"A fantastic reputation for his wide-ranging planning practice, acting for developers, planning authorities and other parties at all levels." "One of the best barristers I have had the pleasure of working with, including Q[K]Cs." "Scott's ability to understand technical scientific evidence is to be commended, as is his ability to calmly ensure that all that is needed is covered."

Chambers and Partners

"A good way with clients and a down-to-earth manner. He is a very capable junior barrister who is a rising star." "I love his pragmatic attitude. Nothing is too much trouble for him." He is "very thorough and has a really good grasp of the issues."

Chambers and Partners

"Clients appreciate his approachable manner and depth of knowledge." "A rising star at the Planning Bar who understands clients' needs thoroughly." He "is outstanding in terms of his command of detail and his commitment to the project. Of everyone I have seen at the Bar in the past year, I am most impressed by him."

Chambers and Partners

"A highly recommended planning practitioner."

Legal 500

"Understands and interprets complex scientific information in an intelligible way." "User-friendly and highly rated for complex planning cases."

Legal 500

"A strong advocate with good attention to detail." "Gets to grips with complex planning matters."

Legal 500

"One of the leading juniors at the Planning Bar and impresses with his powers of analysis and level-headedness."

Legal 500

He "has an excellent instinct for what is important and what is not, yet he puts professional teams at ease and gets the best out of them."

Legal 500

Cases and inquiries

28 10 22 Minister for Infrastructure v. Safe Electricity (2022)

01 09 22 Syon Lane, Isleworth

01 07 22	City of York Local Plan examination
01 11 21	Tolworth Complex, Kingston
31 03 21	Albany Riverside, Brentford
26 05 20	Thanet Offshore Windfarm Examination
26 05 20	Doraville Windfarm Inquiry, County Tyrone
26 05 20	Tandridge Local Plan examination
26 05 20	Heythrop College, Kensington Square
26 05 20	Redevelopment of the Citroen site, Brentford
01 02 20	Transport and Works Act 1992: Proposed Network Rail (Cambridge South Infrastructure Enhancement Order)
13 09 19	Inquiry into Northern Ireland's largest proposed windfarm
29 10 18	Cheerbrook Road, Willaston, 120 dwellings
29 10 18	144 Audlem road, Nantwich: 104 dwellings
29 10 18	Crewe Road, Shavington, 200 dwellings
29 10 18	Crewe Road, Shavington, 68 dwellings
29 10 18	Main Road, Shavington, 44 dwellings
29 10 18	Tyrone-Cavan Interconnector
29 10 18	Main Street, Goostrey
29 10 18	Grade I listed Jacobean Bramshill House, Hampshire
29 10 18	Examination of Joint Minerals Plan for North Yorkshire County Council, the North York Moors National Park Authority and York City Council
29 10 18	Hassall Road, Alsager, 60 dwellings

29 10 18	AB v Hammersmith & Fulham LBC and Fordstam CO/2264/2017 (2017)
29 10 18	Mary Howe v East Northants and Roxhill Warth No. 2 Ltd CO/2914/2017 (2017)
29 10 18	Muller Strategic Properties Limited v Cheshire East Council CO/4066/2017F (2017)
29 10 18	In the matter of an application by SEAT for Judicial Review
29 10 18	In the matter of an application by RES UK & Ireland Ltd for Judicial Review [2018] NIQB 16
29 10 18	East Avenue, Weston, 99 dwellings
17 07 18	Keuper Gas Storage Project
10 07 18	Trinity Quarter CPO, Leeds
10 07 18	Tesco, Bridgewater Park, Banbridge
10 07 18	UK Border Agency's Immigration Reporting Centre, Hounslow
10 07 18	20 Blackfriars Road, London
10 07 18	Warwick Road, Kensington & Chelsea
10 07 18	Croydon Gateway CPO
10 07 18	Sherford New Community
10 07 18	South Downs National Park
10 07 18	Belfast Metropolitan Area Plan
10 07 18	Craigavon Area Plan
10 07 18	Peruvian Safeguarded Wharf, London
10 07 18	Former Vaux Brewery, Sunderland
10 07 18	Broadmarsh CPO, Nottingham
10 07 18	Liverpool PSDA CPO

10 07 18	Derby Eagle Centre CPO
10 07 18	Tesco, Castlereagh Road, Belfast
10 07 18	Victoria Way, Greenwich
10 07 18	Former Delamere Forest School
10 07 18	Land east of Rope Lane, Shavington
10 07 18	Mare Street, Hackney
10 07 18	Holly Drive, Northwich
10 07 18	Land at Steel Cross, Crowborough
10 07 18	Boal Car Park, Belfast
10 07 18	Land at Pool Lane, Winterley; Land at Old Mill Road, Sandbach; Land at Dingle Farm, Sandbach
10 07 18	Land at Science Museum, Wroughton
10 07 18	Shepham Lane, Polegate
10 07 18	Asda, Newtownards
10 07 18	Land at Whyteleafe Road, Caterham
10 07 18	Network Rail (Ordsall Chord) Order
10 07 18	Sprucefield Centre, Lisburn
10 07 18	Honey Farm, Polegate, East Sussex
10 07 18	Leeds Bradford International Airport
10 07 18	Victoria Transport Interchange CPO
10 07 18	Tyrone Cavan Interconnector
10 07 18	Oaklands, Hailsham

10 07 18	Land at South Downs Road, Lewes
10 07 18	Hornsea Offshore Windfarm
10 07 18	Green Close, Harrow
10 07 18	College Lane Stopping Up Order, London Borough of Camden
26 06 18	Manchester Piccadilly and Oxford Road Capacity Scheme TWA Order
26 06 18	Bargate Homes, Frensham Vale
26 06 18	Land east of Hassall Road, Alsager
26 06 18	Hornsea Offshore Windfarm 2
26 06 18	Land at Crewe Road, Alsager
30 05 18	Tesco Stores Ltd v Department of the Environment (Planning Service) [2011] NICA 23
30 05 18	Application by Corbo Ltd for leave to apply for judicial review (NI)
30 05 18	Application by Musgrave Retail Partners for leave to apply for judicial review (NI)
30 05 18	Application for Judicial Review by the National Trust [2013] NIQB 50
29 05 18	Application for Judicial Review by River Faughan Anglers [2014] NIQB 34
21 03 17	Wealden District Council v Secretary of State for Communities and Local Government, Lewes District Council and South Downs National Park Authority [2017] EWHC 351 (Admin)
01 02 17	Court of Appeal rules on Ashdown Forest air quality and habitats challenge
11 05 16	Court of Appeal grants permission in Wealden habitats and AONB case
10 07 15	Newry Chamber of Commerce's application for judicial review [2015] NIQB 65
20 03 15	Secretary of State grants permission for called-in Swindon solar park
19 09 14	Called-in Swindon solar park inquiry closes

Publications

Changes to Schemes

The Boundary between the 1990 and 2008 Acts

2018 Case Law Update

Statements of Community Involvement

The Revised NPPF - Local Plans

Legal Challenges to Plans

The New EIA Directive
