

JUNIOR
PLANNING
TEAM

Introduction

Sasha White KC

Chair, Landmark Planning Group



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.

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



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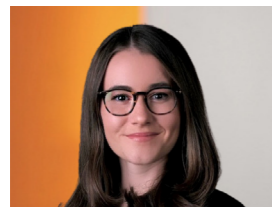
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“

Unparalleled planning set...
confident, professional, hugely
expert, and willing to go more
than the extra mile.”

Chambers & Partners, 2022



Yaaser Vanderman

Year of call: 2012

- LLM — Harvard Law School
- BCL, Distinction — Keble College, Oxford University
- MA (Hons), Law, Double First — Clare College, Cambridge University

Yaaser has been recognised as one of the top planning juniors under 35 in the Planning magazine's Law Survey in previous years. He is also on the Attorney General's B Panel of Counsel and is called to the Northern Ireland Bar. Yaaser's practice covers the breadth of planning and environmental work with a particular focus on infrastructure and energy work. He has been instructed to appear at all levels, including appearing in the Supreme Court eight times since 2019.

Lambeth LBC v Secretary of State for Housing, Communities and Local Government (2019)

Yaaser acted for the developer in this seminal case in the Supreme Court. Following in the footsteps of Trump, the issue was whether an entirely new condition could be implied into a planning permission.

Infrastructure

- Heathrow expansion: Acting for the Second Interested Party, Arora Group in this judicial review of the proposed expansion to Heathrow Airport in the form of a third runway.
- East-West Rail TWAO – Acting for Network Rail in an inquiry lasting 10 weeks in relation to the reinstatement and upgrading of the train line between Oxford and Cambridge.
- Cambridge South Infrastructure Enhancements TWAO – Acting for AstraZeneca in relation to impacts of the new Cambridge South Station on its Cambridge Biomedical Campus.

Energy

- Fracking: Acting for the developer in R (Preston New Road Action Group) v Secretary of State for Housing, Communities and Local Government and Cuadrilla in this Court of Appeal challenge to the first horizontal fracking wells in the UK.
- Underwater gas storage caverns: Currently acting for the developer in Re No Gas Caverns Ltd in a judicial review of a marine licence granted to construct and operate seven gas storage caverns 1km beneath Larne Lough in Northern Ireland with a capacity of 500 million cubic metres.

Residential

Yaaser has acted in a number of inquiries and hearings relating to residential development as well as appearing at the appellate level, most recently in the Court of Appeal in Paul Newman New Homes Ltd v SSHCLG.

Get in touch

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Matthew Dale-Harris

Year of call: 2012

- BA (Hons), First, History – Durham University (2009)
- MSt, Distinction, Late Antique History, Art and Archaeology – Oxford University (2010)
- Graduate Diploma in Law, Distinction – Oxford Brookes (2011)

Matt/Matthew's practice covers environmental and planning law. He has been appointed to the Attorney General's Panel of Counsel (C panel) and is the editor of the Environment section of the Civil Court Practice.

He is ranked in Legal 500 as a leading junior in two categories – Planning Law and Environmental Law – and is described as 'A real talent whose judgement is sound and who conducts himself very impressively in the face of counsel who are more senior than him'. Matthew has been ranked as one of the top barristers under 35 in recent Planning magazine Law Surveys.

Housing

Matt acts for housing promoters of all kinds and for local authorities. Current caseload includes a strategic site for Taylor Wimpey, a golf-course related scheme in the North West, and a CPO regeneration scheme in West London.

Infrastructure

Matt acted for the successful Secretaries of State defending a number of challenges by Buckinghamshire Council to the regime for approving the details of the HS2 project as it passes through the Council's area. He is also acting for the main contractor in the Chilterns section of the railway in relation to the scheme's impact on groundwater bodies.

He has advised Orsted in relation to off-shore wind and has a particular interest in onshore renewables.

Water

Matt acted for the Environment Agency on a ground breaking challenge to scope of the Agency's investigation into the impact of water abstraction for farming and public water supply on the protected habitats of North Norfolk.

He also has and continues to act for soft fruit farmers in the Wye Valley, various parties in relation to nitrate run-off, and the internal drainage boards responsible for draining Lincolnshire.

Birdlife

Matt regularly advises and acts for countryside including the Countryside Alliance and British Association of Shooting and Conservation in relation to the regulation of countryside sports. Interesting recent cases included a challenge to the regime on the burning of peatland heather/brush and a case about the control of pest birds like carrion crow in Wales.

Get in touch

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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 been consistently ranked among the top barristers in planning law under the age of 35 in Planning magazine's 2018, 2019 and 2020 Legal Surveys. His advocacy and advisory practice extends to all areas of planning law. Some of his recent court cases and inquiries are set out below.

Dover DC & China Gateway International Ltd v CPRE Kent [2018] 1 W.L.R. 108

Leading case in the Supreme Court concerning the duty on local authorities to give reasons for planning decisions (acting for the developer with Matthew Reed KC).

Monkhill Ltd v Secretary of State for Housing, Communities and Local Government [2020] J.P.L. 175

Meaning of policies providing a "clear reason for refusal" in National Planning Policy Framework para. 11(d) (appeal to Court of Appeal pending).

Peel Investments (North) Ltd v Secretary of State for Housing, Communities and Local Government [2020] J.P.L. 278

Meaning of "out-of-date" in National Planning Policy Framework para. 11(d) (appeal to Court of Appeal pending).

Tower Hamlets LBC v Secretary of State for Housing, Communities and Local Government [2020] P.T.S.R. 111

Interpretation of National Planning Policy Framework para. 196 on harm to heritage assets.

R (Advearse) v Dorset Council [2020] EWHC 807 (Admin)

Judicial review of decision to grant planning permission for major development in the Dorset AONB.

Xyan Holdings v Secretary of State for Housing, Communities and Local Government [2019] EWHC 2907 (Admin)

A s.288 challenge raising issues of interpretation of affordable housing policy in the London Plan and local plan.

Planning Hearings and Inquiries

Over the past few years, Matthew has appeared in over 25 planning inquiries and hearings, representing both local authorities and developers. His experience includes a significant number of housing appeals, a called-in application for major retail development, and several enforcement appeals.

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)

Old Hunstanton Parish Council v Secretary of State for Communities and Local Government [2016] EWCA Civ 996

First case in which the courts have considered the interpretation of local and national planning policies on rural exceptions housing. Appeared as sole counsel for the successful parish council in both the Planning Court and the Court of Appeal.

Newbiggin (VO) v SJ&J Monk [2017] 1 WLR 851

Significant rating case concerning the scope and operation of the assumption that property is in a state of reasonable repair. Appeared in the Supreme Court on behalf of the Joint Interveners, the Rating Surveyors Association and the British Property Federation (with Dan Kolinsky KC).

Faraday Developments Ltd v West Berkshire DC [2016] EWHC 2166 (Admin)

High Court challenge to the execution by West Berkshire Council of a £125 million development agreement for the comprehensive regeneration of land in Newbury. The case raised issues of s. 123 best value, EU law (public procurement and State aid) and the scope of the Aarhus costs regime. Appeared in the High Court for the successful local authority (with David Elvin KC).

Cardtronics (UK) Ltd v Pembrokeshire CC (Divisional Court, January 2018)

Appeal in the context of eligibility for business rates relief. Concerned the proper interpretation of the term "electronic communications apparatus" in the Telecommunications Code, which had never previously been considered by the Courts. Sole Counsel for the successful appellant.

Get in touch

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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 2nd '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."

Tall Buildings

Anjoli has appeared in several public inquiries concerning proposals for tall buildings. Her recent cases include an inquiry into proposals for 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. She has also recently appeared in inquiries relating to tall building proposals at the Newcastle Quayside, as well as Lambeth and Barnet in London.

Greenfield and Green Belt sites

Anjoli regularly appears in public inquiries concerning large scale development on greenfield sites. She has appeared in inquiries relating to large scale housing development on greenfield sites across the country. Notably she also acted in a significant three-week public inquiry concerning proposals for the country's largest water park in Oxfordshire. She also has particular experience in developments in the Green Belt, including appeals for over a million square feet of employment floorspace in the Green Belt in St Helens, and a new prison in Lancashire.

Court Work

Anjoli has appeared in numerous planning judicial reviews and statutory appeals. Her significant cases include defending 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. She also acted in the legal challenge to the decision-making on the "called in" planning application for the Holocaust Memorial in Victoria Tower Gardens.

Energy

Anjoli has experience in energy developments, including acting in a three-week public inquiry in relation to the development of an energy-from-waste plant in Sussex, and proposals for a gasification plant in Sunderland. She was also involved in a legal challenge regarding review of the National Policy Statements on Energy, in light of the UK's targets on carbon.

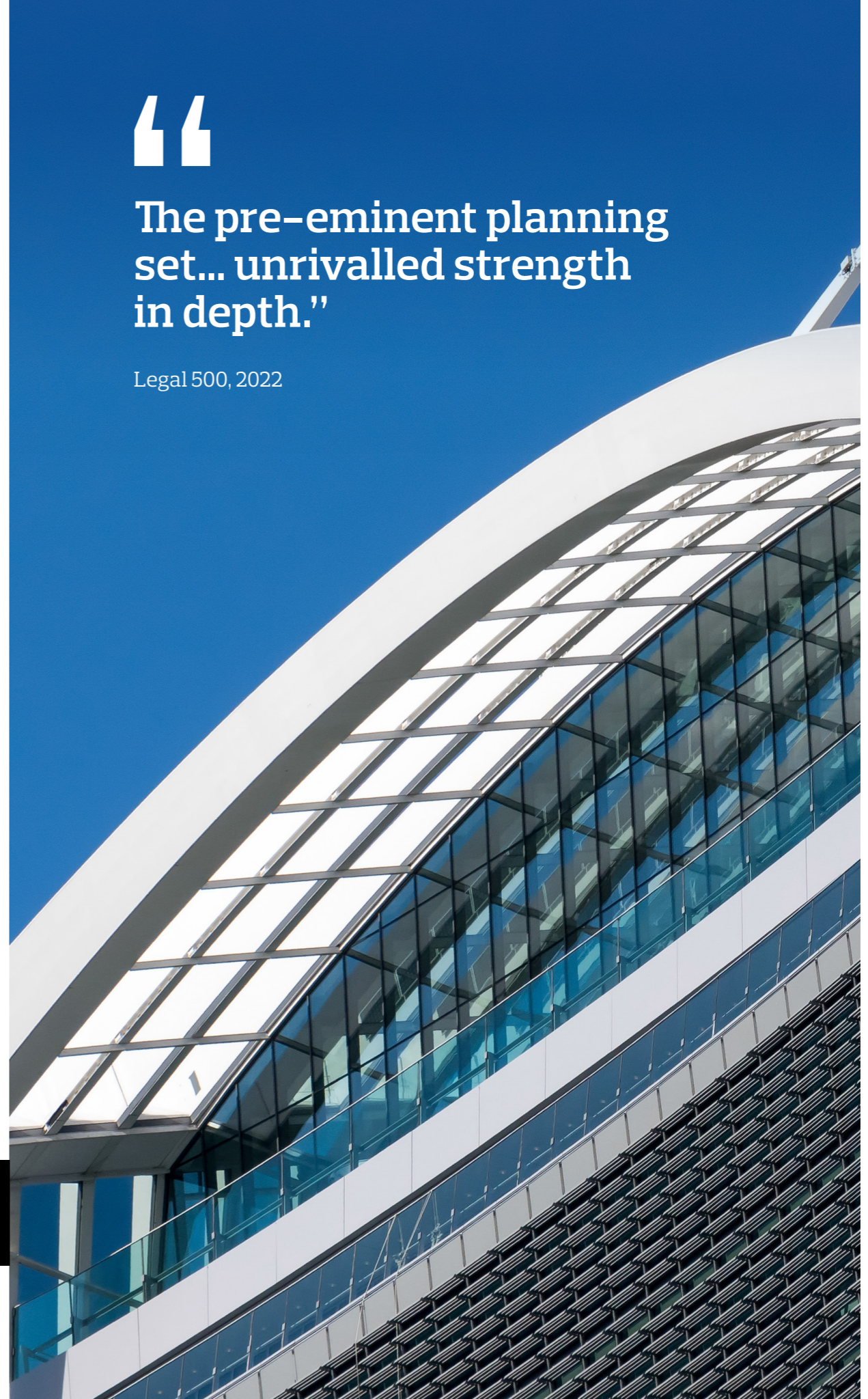
Get in touch

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The pre-eminent planning set... unrivalled strength in depth."

Legal 500, 2022





Hannah Gibbs

Year of call: 2015

- BA, French and History, First Class – Durham University (University College) (2013)
- Institut d'Etudes Politiques de Paris (Sciences Po), Bilingual Exchange Programme Diploma (cum laude) (2012)
- GDL – City University (2014)
- BPTC, Outstanding – City University (2015)

Hannah was called to the Bar in 2015 and joined Landmark Chambers as a tenant in 2016.

She practises in all areas of planning, environmental and public law. She advises and acts for developers, individuals, local authorities, local residents' groups, NGOs and other interested parties. She has substantial experience in High Court proceedings, informal appeal hearings, inquiries and magistrates' court enforcement proceedings.

Her broad public law and local government practice gives her a strong foundation in all aspects of judicial review. As such, Hannah is well placed to deal with planning judicial reviews and statutory challenges (including section 288 challenges) as sole counsel or led.

Hannah represented North Yorkshire County Council as junior counsel in the Court of Appeal and High Court in *Samuel Smith v North Yorkshire CC* [2018] EWCA Civ 489, an important case on Green Belt policy in the NPPF. She is currently acting in the Supreme Court proceedings led by Dan Kolinsky KC.

Hannah regularly acts for clients in planning appeal hearings and inquiries, some of which have concerned major residential, regeneration and infrastructure projects. Her recent notable inquiries (as junior counsel) include the Howbury Park Strategic Rail Freight Interchange (led by Tim Mould KC), the Whitechapel Estate, and the Sainsbury's Foodstore in Whitechapel (both led by Reuben Taylor KC).

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

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

Ben is a barrister at Landmark Chambers specialising in planning and public law. Ben has a particular expertise in planning high court challenges, having appeared both led and unled in a number of significant cases, including in the Court of Appeal. Ben has also been instructed to appear at s.78, local plan and DCO planning inquiries on behalf of developers, local authorities and interested parties. Ben is the author of “An Introduction to the General Permitted Development Order” (Law Brief Publishing, 2021).

Notable High Court Challenges

R (Swire) v Canterbury City Council [2022] **EWHC 390 (Admin)**

This was a judicial review of the approval of a masterplan pursuant to an outline planning permission for a large development in Canterbury. The claim raised an important issue about the interpretation of the words “in accordance with” when linked to plans approved by an outline condition. Ben acted for the Claimant, led by Daniel Kolinsky KC.

R (Cross) v Cornwall Council [2021] **EWHC 1323 (Admin).**

This was a high profile challenge to the grant of planning permission for a large dwelling in the Cornwall AONB on the grounds of failure to give reasons. Ben acted on behalf of the successful claimant. The case received extensive press coverage.

R (Fraser) v Shropshire Council [2021] **EWHC 31 (Admin).**

This was a challenge to a grant of planning permission for Extra Care accommodation. The claim raised novel issues relating to age and disability discrimination and the application of the public sector equality duty.

Finney v Welsh Ministers [2019] EWCA Civ 1868

This was one of the leading planning cases of 2019. It related to the interpretation application of s.73 of the Town and Country Planning Act 1990. Ben successfully represented the Appellant as sole counsel in the Court of Appeal.

Notable Inquiry appearances

Maidstone Local Plan Examination (2022). Ben is currently instructed to appear on behalf of a Parish Council which is objecting to elements of the Maidstone Draft Local Plan. The examination is ongoing.

Chandler's Garage, Angmering (2022). This was a 4 day inquiry relating to the construction of a 33 unit retirement living facility in the setting of a listed building and conservation area. Ben successfully defended the appeal (unled) on behalf of the local planning authority despite the authority not being able to demonstrate a 5 year housing land supply.

Cattle Market, Honiton (2022). This was a 4 day inquiry relating to the construction of 57 dwellings for older peoples' accommodation in the setting of a listed building. Ben acted for the successful appellant led by Sasha White KC. Notably, this appeal was a redetermination after previous refusal was quashed following a successful s.288 claim in which Ben also acted for the appellant.

Land at Market Square, Basildon (2021). This was an 8 day inquiry relating to a proposal for a mixed use development in Basildon town centre, comprising 492 apartments in three blocks of up to 17 storeys. Ben acted for the successful appellant, led by Scott Lyness KC.

Get in touch

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Tom Morris

Year of call: 2016

- Cambridge University (Corpus Christi College), BA History (First Class)
- Cambridge University (Corpus Christi College), MSci History and Philosophy of Science
- GDL, BPP University
- BPTC, University of Law (Outstanding, top of year in Opinion Writing)

Tom brings a knowledge of planning and compulsory purchase law to his property practice. He appeared in a three-week planning inquiry on behalf of a major developer (led by Rupert Warren KC), and (unled) on behalf of a successful rule 6 party in a two-week inquiry following a developer's appeal against a refusal of permission for 150 houses on the edge of a small Suffolk town. He has also acted in enforcement inquiries, both for appellants and local authorities, and appeared in the Magistrates' Court on planning, council tax and environmental enforcement issues.

Tom recently acted for a cycling café in west London in its widely reported dispute with the local planning authority, which had issued a claim against it for an injunction to enforce a planning enforcement notice. The local planning authority discontinued its claim shortly before the trial.

Tom is also instructed to draft submissions to be made to planning committees, and to attend committee meetings to make submissions. In response to one application for permission to develop 150 houses, Tom drafted and made submissions to a planning committee resulting in a deferral of an application and in its subsequent refusal, despite officers recommending permission be granted. He acted for a rule 6 party in the resulting planning inquiry. In response to a different application for 300 houses, his submissions also led to permission being refused despite officers recommending that permission be granted.

Separately, Tom has advised:

- on a development turning on issues including the need for planning permission, planning enforcement, and parallel issues of landlord and tenant law;
- commercial clients on enforcement matters generally;
- a developer on the applicability of GDPO rights to a development on green belt land;
- local authorities on the interpretation of planning permissions, including historical permissions;
- local authorities on time limits on the commencement of development;
- on breach of condition notices;
- on neighborhood plan-making; and
- on the applicability of human rights law to challenges to compulsory purchase orders.

Tom has also worked with David Elvin KC on the interaction between the law of compulsory purchase and human rights. Also led by David Elvin KC, Tom has worked on ransom value in the CPO context.

Get in touch

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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 specialises in planning, infrastructure, compulsory purchase and environmental law. He regularly appears in public inquiries, the Upper Tribunal, High Court, and has acted as sole counsel before both the Court of Appeal and (on behalf of the United Kingdom) the UN's Aarhus Convention Compliance Committee. He is on the Attorney General's C-panel of counsel, is ranked as one of *Planning Resource magazine's* top planning barristers under 35 and is listed as a "rising star" for planning in the Legal 500.

Energy and Infrastructure

Nick appeared (with James Maurici KC) for the successful applicant Menter Môn, in a four-week TWAO inquiry into the world's first Tidal Stream Demonstration Zone (Morlais, TWA/323412). At the time of writing, he is representing the applicant (with Richard Turney) in the Sunnica Energy Farm DCO (Ref EN010106).

Housing

Nick regularly appears in housing hearings and inquiries. He acted as sole counsel for Churchill Homes in promoting a 38 unit site in Bicester (APP/C3105/W/3287556), and for Stop the Towers (a rule 6 party) in objecting to a tall tower in Ealing (App/A5270/W/21/3268157). He appeared (alongside Sasha White KC) for the successful promoter of a 200 unit scheme in Castle Cary (APP/R3325/W/20/3259668) (both at inquiry and in the subsequent s. 288 hearing); and represented Berkeley Homes (with James Maurici KC) in a 4 week call-in inquiry in Kent (APP/M2270/V/21/3273015) and in promoting the site through the local plan process.

Waste and commercial work

Nick appeared as sole counsel for Rule 6 parties objecting to large commercial warehouses in Rickmansworth (App/P1940/W/21/3289304) [2022] PAD 36) and an Energy from Waste plant in Horsham (APP/P3800/W/18/3218965).

CPO

A number of projects (such as Morlais and Sunnica) have involved CPO elements. Moreover, Nick is currently advising (with Rob Walton KC) the promoter of a CPO for a major regeneration scheme in Dudley; and has regularly acted for both claimants and acquiring authorities in compensation claims. He was regularly instructed by the DfT to arise on planning, property and CPO matters arising from HS2.

High Court work

Nick regularly appears in the High Court on behalf of both local authorities and the secretary of state. He is appearing for the Government (alongside Richard Moules) in *Richmondshire DC v SSLUHC CO/2463/2022*, on the issue of nutrient neutrality, and (also with Richard Moules) responded to the pre-action letter arising from the infamous "Homebuilders Federation" opinion on the application of habitats regulations at reserved matters stage. He has appeared in the High Court (with Myriam Stacey KC) in *AHGR Ltd v Kane-Laverack in the High Court* ([2022] EWHC 2025 (Ch)), the leading case on live/work permissions.

Get in touch

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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 and environment law, advising individuals, local authorities, planning consultants and land agents across a wide range of matters including:

- Air quality and water pollution;
- Conservation areas, heritage asset management, and assets of community value
- Community Infrastructure Levy
- Estate regeneration
- Compulsory purchase orders
- Traffic Management Orders and Highways Act 1980 issues
- Section 106.

During the 11-day *Ware Park inquiry (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, 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 has particular expertise in advising on issues arising from the material change of use of residential property, including HMOs and Airbnb rental.

Get in touch

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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 developing a varied practice covering all aspects of planning, infrastructure and procurement law. Examples of his recent instructions, as both sole and junior counsel, include:

- Acting for a residents' group in a local plan examination challenging the soundness of a plan on green belt grounds.
- Appearing for a Town Council in a 1-day inquiry objecting to the development of an energy from waste facility on air quality and other environmental grounds.
- Acting for the commercial developer (led by James Maurici KC) in a ten-day planning inquiry appealing the decision to refuse planning permission for a mixed-use development in Uttlesford.
- Acting for the successful Rule 6 Party (local residents' group) in a five-day planning inquiry, which was one of the first appeals to challenge a proposal for DMS housing where key issues were Rural Exception Sites and Very Special Circumstances for Green Belt development.
- Acting for the successful Parish Council in the High Court to challenge the lawfulness of a Certificate of Lawful Existing Use or Development ("CLEUD") for a motocross track in an AONB.
- Acting for the successful appellant business owner (led by Paul Brown KC) in an enforcement appeal where the local planning authority alleged the material change of use (without planning permission) of a property to a mixed use as a nightclub and shisha lounge and required the cessation of the use.
- Acting for a local residents' group to challenge the adoption of the Local Plan.
- Acting for the successful Parish Council (led by Sasha Blackmore) to challenge a new housing development of 64 dwellings in a small village on the basis that it was outwith the resolution to grant.
- Appearing at a pre-inquiry meeting for the Hatfield Aerodrome Quarry Appeal concerning mineral extraction where impact on water quality in the local area was a key concern.
- Acting for the relevant highways authority and local transport authority (led by Richard Turney) on highways and compulsory acquisition issues related to the DCO of the Aquind Interconnector between France and England, including making oral representations before the Examining Authority.
- Advising the relevant Minerals Planning Authority on planning enforcement options to secure the developer's compliance with the restoration of a former colliery site.
- Advising the Royal Society for the Protection of Birds on environmental issues as part of the examination in the Sizewell C DCO to build and operate a new nuclear power station.
- Providing advice and drafting on matters such as deliberate concealment risk, certificates of lawful use and proposed development, heritage issues, EIA development, CIL, inappropriate development in the green belt and AONB, climate change, s.73 and s.96A applications, permitted development, conservation areas, habitats concerns, permitted development rights, planning conditions and s.106 obligations and costs in planning inquiries.

Joel also regularly investigates corporate complaints on behalf of local authorities against planning departments.

Get in touch

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Harriet Wakeman

Year of call: 2017

- University of Cambridge (Downing College): BA (Hons) Law: 1st Class
- BPTC, BPP Law School: Outstanding

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.

Harriet has previously been instructed in a number of cases 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.

Get in touch

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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 and environmental law practice, covering a full range of court, inquiry and advisory work. Her recent work includes:

Inquiries

- Maitland Lodge, Billericay: Acting for the appellant on an appeal for 47 homes on a site in the Green Belt. Led by Zack Simons.
- Biopark, Welwyn Garden City: Acting for the appellant on an appeal for 289 homes in Welwyn Garden City. Led by Zack Simons.
- The Green, Southall: Acting for the acquiring authority, promoting a compulsory order intended to facilitate strategic regeneration in Southall, including 564 new homes and 3,000sqm of non-residential floor space. Led by Zack Simons.

Court

- *R (Tesco) v Allerdale BC*: Acting for Lidl, as an interested party to Tesco's challenge to the grant of planning permission for a new Lidl store in Cumbria. Led by Sasha White KC.
- *R (University Hospitals of Leicester) v Harborough District Council*: Acting for the developer in a case concerning NHS requests for section 106 contributions to meet the costs of extra patients arising from a housing development. Led by Zack Simons.

Before joining Landmark, Isabella spent nearly two years as the Judicial Assistant to the President of the Supreme Court, Lord Reed of Allermuir. She gained experience of a variety of public, planning and environmental law matters, including in:

- *Heathrow Airport Ltd v Friends of the Earth* (on the Government's approach to international climate change commitments when designating the Airports National Policy Statement); and
- *CPRE Kent v Secretary of State for Communities and Local Government* (on the application of the Aarhus costs cap when permission to bring an environmental challenge is refused).

Get in touch

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Peter Sibley

Year of call: 2017

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

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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Landmark Chambers is widely recognised as the leading set for high-profile and nationally significant infrastructure planning inquiries and similar cases.

Chambers & Partners, 2022



Alex Shattock

Year of call: 2018

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

Alex practices in all aspects of planning and environmental law. He is particularly interested in pollution, climate change and the overlap between equality law and planning.

Alex has worked for a variety of environmental NGOs and campaigners including Extinction Rebellion, WWF, Friends of the Earth, ClientEarth, the Good Law Project, RSPB, the Environmental Law Foundation and Rights: Community: Action, and Urban Squirrels.

Notable instructions include:

- A 2022 climate change challenge to the grant of planning permission for an exploratory oil and gas well. Reported by the BBC.
- *R (Cox and others) v Oil and Gas Authority*: Instructed by Extinction Rebellion in a judicial review of the Oil and Gas Authority's approach to the statutory definition of maximising economic revenue. Led by David Wolfe KC with Merrow Golden.
- *Bioabundance v South Oxfordshire District Council*: a section 113 Local Plan challenge brought on, inter alia, climate change grounds. Reported by the BBC, the Guardian and the Planner.

- *Rights: Community: Action v SSHCLG*: Acting for the claimant in an environmental and equality challenge to the recent permitted development and use class changes. Led by Paul Brown KC.
- Instructed by Friends of the Earth to oppose a new deep coal mine in Cumbria at a 4-week planning inquiry. Led by Paul Brown KC. Reported by the BBC.
- Acting for the claimant in an environmental challenge to a segregated asylum camp built at Yarl's Wood immigration detention centre. Success at the pre-action stage. Led by Alex Goodman. Reported by the BBC, Independent and Guardian.
- *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.
- *Haytop Country Park*: Sole counsel for a Rule 6 Party in a seven day planning inquiry in which the developer had expanded a caravan site after unlawfully felling 100+ protected trees. Cross-examination on landscape, heritage, arboriculture, and planning. Opening submissions quoted in local media.
- Advising clients on a proposed judicial review relating to endemic river pollution.

Get in touch

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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

In her first three years of practice, Kim has appeared in ten successful planning appeals. These included: 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 is 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 will be heard by the Supreme Court in December 2022. The appeal concerns 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.

Get in touch

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Georgina Fenton

Year of call: 2019

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

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.

Get in touch

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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 aspires to develop a varied practice covering all aspects of planning. While a pupil, Joe gained experience of and assisted with a wide range of planning and environmental matters, including:

- Written advice on planning and environmental issues such as the interaction of the planning regime with the Forestry Act 1967, the calculation of Benchmark Land Value for vertical extensions, the application of the EU Waste Directive where potential waste materials are lent to customers before being reused.
- Drafted defence and summary grounds on various planning and environmental issues such as whether a large supermarket chain had met the sequential test within the NPPF and whether a Local Authority had provided adequate reasons for their decisions supporting the supermarket; whether a planning inspector had correctly dealt with previous decisions; the status of quashed decisions as a material consideration.
- Planning inquiries and hearings, such as a large multistage housing estate in Bedfordshire and the Tandridge Local Plan Examination in Public.

Get in touch

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Charles Bishop

Year of call: 2020

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

Charles is developing a varied practice across all areas of planning, infrastructure and environmental law. His recent planning work includes:

- Acting as junior counsel (led by James Maurici KC) for the successful developer in a six-day recovered appeal relating to a proposal for a waste metal recycling centre in West Norwood.
- Acting as junior counsel (led by James Maurici KC) for the successful developer in a two-week inquiry relating to a proposed development of 160 homes in Croxley Green, raising issues including heritage, design, landscape and housing supply.
- Acting as junior counsel for the claimant SASES (led by Richard Turney) in a judicial review of the grant of development consent for the East Anglia ONE North and East Anglia Two offshore windfarms (reported in the East Anglian Daily Times). Permission has been granted on all grounds.
- Advising on a proposed judicial review of a recent controversial development consent order decision.
- Acting as junior counsel for the claimant in a judicial review of a Conservation Area designation. Permission was granted in April 2022.
- Acting as junior counsel (led by John Litton KC) for the developer in an inquiry relating to a proposed development of up to 200 homes in Billericay, raising issues including Green Belt and housing supply.
- Acting for the claimant in a successful challenge to the Town and Country Planning (Napier Barracks) Special Development Order 2021 which grants planning permission for use of an army barracks in Kent as asylum accommodation (led by Alex Goodman with Alex Shattock) in *R (Hough) v Secretary of State for the Home Department* [2022] EWHC 1635 (Admin). Lieven J held that the Secretary of State had breached the public sector equality duty in making the Order. The case was reported on the front page of the Sunday Mirror, in the Guardian and Planning magazine. An appeal has been lodged in respect of other matters. An appeal has been lodged in respect of other matters. Acting for a local authority (led by Sasha Blackmore) in relation to a complex enforcement matter, including applying for a s187B injunction and resisting a parallel Part 7 claim.
- Advising a housing developer (with James Maurici KC) on habitats issues arising from Natural England's advice on nutrient neutrality issues.
- Acting in planning enforcement prosecutions in the Magistrates' Court.
- Regularly advising on a wide variety of other planning matters, such as grounds for bringing a claim for judicial review of grants of permission, s106 agreements, local plan policies and conditions.

Charles headnotes for the Journal of Planning and Environmental Law (from 2021 to 2022).

Get in touch

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Barney McCay

Year of call: 2019

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

Barney has experience in planning, environmental and infrastructure matters. He is a convenor of UKELA's Planning and Sustainable Development Working Group and, while studying in the US, took MBA courses on real estate development at the Wharton School. Barney's recent work includes:

- Acting (with John Litton KC) for the developer in the Mornings Mill Farm inquiry, which examined a proposal for comprehensive development comprising 700 dwellings. The inquiry considered a range of issues including five-year housing land supply and the effects of the development on local infrastructure and the environment. The appeal was allowed (with full costs) less than three weeks after the inquiry concluded.
- Advising on the merits of applying for judicial review of the decision of a local authority not to require prior approval for the installation of infrastructure.
- Advising a developer on the merits of an application to list land as an Asset of Community Value and its effects on the underlying application for planning permission.

During pupillage, Barney was supervised by Richard Turney and worked on a range of planning, environmental and infrastructure matters, including:

Infrastructure projects: drafting submissions for the promoter, Northumberland County Council, at a three-week public inquiry into the high-profile Northumberland Line scheme. Press coverage [here](#), [here](#) and [here](#).

Planning judicial review: drafting pleadings and skeleton arguments to challenge grants of planning permission for retail schemes.

Environmental regulatory proceedings: advising on the Environment Agency's approach to enforcement action and working an enforcement appeal.

Environmental judicial review: working on judicial review proceedings that concerned the compatibility of the Government's "net zero" target with its approach to oil and gas exploration and development (*Cox v OGA* [2022] EWHC 75 (Admin)). Press coverage [here](#).

Permitted development: drafting advice on whether the Government could rely on permitted development rights to secure consent for a high-profile development.

During pupillage, Barney also assisted Russell Harris KC at a public inquiry into the redevelopment of four mansion blocks in Westminster, and worked with other members of chambers (including Lord Carnwath CVO and Jenny Wigley KC) on various planning and rating issues.

Get in touch

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Harley Ronan

Year of call: 2021

- 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
- LLB, First Class, University of Kent

Harley is building a practice across planning and environmental law.

During pupillage Harley gained 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 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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Rebecca Sage

Year of call: 2021

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

Rebecca seeks to build a varied practice covering all aspects of planning and is particularly interested in the intersection between planning and property issues.

During pupillage, Rebecca assisted with a wide range of planning and infrastructure matters which included:

- Drafting defence and summary grounds on various planning issues including challenges to the grant of planning permission for large scale development and grounds for interested parties.
- Written advice on a range of planning and infrastructure issues including permitted development rights and the right to 'build up', potential enforcement action for breach of planning condition, general vesting declarations made under project-specific statutory powers and general advice to a homeowner concerning the process for confirming a CPO for estate regeneration.
- Planning inquiries for developments which include a crematorium in Buckinghamshire and waste disposal facility in Hampshire, and planning hearings including the Maidstone Local Plan Examination in Public and Net Zero Teesside Project DCO.

Rebecca also gained experience in environmental law issues which included:

- The Environment Agency's power to issue stop notices relating to offences under the Environmental Protection Act 1990 and the "end of waste" process under the Waste Framework Directive.
- Statutory nuisance under the Environmental Protection Act 1990.
- Advice on SEA and EIA issues, including the application of EIA to highways works.

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