

Landmark Chambers

Barrister CV

Anjoli Foster



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Anjoli Foster

Call: 2014

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Anjoli has been ranked third in Planning Magazine's list of top-rated planning barrister's under-35 and eighth in the top-rated juniors. Clients describe her as a real pleasure to instruct, and that she leads client teams with sensitivity and clear direction.



Expertise

Planning

Contact Practice Managers

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Practice Summary

Anjoli's practice focuses on all aspects of planning and environmental law, including housing, commercial and retail, infrastructure, energy, compulsory purchase and enforcement work. She frequently appears in planning appeals and in the Planning Court. Her clients include a range of national and regional housebuilders and land promoters, central government, local planning authorities, and environmental groups.

Anjoli is consistently rated as one of the top junior planning barristers in the country. She is 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*.

Her practice focuses on all aspects of planning law, including housing, commercial and retail development, infrastructure, energy and compulsory purchase. She frequently appears in planning appeals, local plan examinations and hearings in the High Court and Court of Appeal. Her clients include a range of national and regional housebuilders and land promoters, central government, and local planning authorities.

Some of the notable high-profile cases Anjoli has been instructed on include:

- **Use Class E and new permitted development rights:** instructed by the government in the High Court and Court of Appeal to defend 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.
- **Brighton Marina:** acted in the significant public inquiry into the proposed development of 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.
- **Newcastle Quayside:** appeared in the public inquiry, and subsequently the High Court and Court of Appeal, concerning a dispute over proposals for 289 apartments in a 14 storey building on the iconic Newcastle Quayside. The contentious matters particularly included quality of design, impact on heritage assets and living conditions.
- **Holocaust Memorial, Westminster:** represented the Government in a legal challenge to the decision-making on the “called in” planning application for the UK Holocaust Memorial in Victoria Tower Gardens.
- **Barnet House:** a public inquiry into proposals for mixed residential and commercial development in Whetstone town centre, London, consisting of several buildings, including a 14 storey tower.
- **Tenterden, Kent:** promoted a scheme for 145 houses, country park and sports pitches on greenfield land. Successfully represented the developer at the three-week planning inquiry, the legal challenge to the grant of permission, and the associated public rights of way inquiry.
- **Surge of Power (Jen Reid) statue, Bristol:** represented the appellant in an appeal into the installation of a statue of a black female protestor, following the toppling of the statue of slave-trader Edward Colston. The appeal raised highly topical issues of contested heritage and diversity and inclusivity in public spaces.
- **Great Wolf Water Park, Bicester:** acted in this substantial three-week public inquiry concerning proposals for the country’s largest water park. Due to public interest this inquiry was streamed live on YouTube, receiving over 1,000 viewers per day.
- **Kennington, Lambeth:** promoted over 250 residential units, including a 29-storey tower, in central London, on behalf of the developer at a planning inquiry.
- **Mornings Mill Farm, Wealden:** represented the developer in an inquiry promoting proposals for comprehensive development including 700 houses, 8,600 sqm of employment floorspace, a medical centre and a school.

In her spare time, Anjoli is an active tennis player, representing her county of Warwickshire, as well as the All England Lawn Tennis Club and Cumberland Lawn Tennis Club.

Prior to joining Landmark Chambers, Anjoli was a Law Scholar at Keble College, Oxford University. She graduated with a first-class degree and went on to obtain a distinction in the Bachelor of Civil Law also at Keble College, Oxford. She also spent a year working at the Law Commission.

Planning

Anjoli is consistently ranked as one of the top junior planning barristers in the country, including being listed in the top 4 planning juniors under 35 in the *Planning Magazine* Law Survey 2021.

Anjoli's practice focuses on all aspects of planning and environmental law, including housing, commercial and retail, infrastructure, energy, compulsory purchase and enforcement work. She frequently appears in planning appeals and in the Planning Court. Her clients include a range of national and regional housebuilders and land promoters, central government, local planning authorities, and environmental groups.

Some of the notable high-profile cases Anjoli has been instructed on include:

- **Use Class E and new permitted development rights:** instructed by the government to defend 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.
- **Holocaust Memorial, Westminster:** represented the government in a legal challenge to the decision-making on the "called in" planning application for the UK Holocaust Memorial in Victoria Tower Gardens.
- **Brighton Marina:** acted in the public inquiry into the proposed development of 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.
- **Newcastle Quayside:** appeared in this public inquiry into proposals for 289 apartments in a 14 storey building on the iconic Newcastle Quayside. The inquiry considered issues relating to high-quality design, heritage and living conditions.
- **Barnet House:** a public inquiry into proposals for mixed residential and commercial development in Whetstone town centre, London, consisting of several buildings, including a 14 storey tower.
- **Tenterden, Kent:** promoted a scheme for 145 houses, country park and sports pitches on Greenfield land. Successfully represented the developer at the three-week planning inquiry, the legal challenge to the grant of permission, and the associated public rights of way inquiry.
- **Surge of Power (Jen Reid) statue, Bristol:** represented the appellant in an appeal into the installation of a statue of a black female protestor, following the toppling of the statue of slave-trader Edward Colston. The appeal raised highly topical issues of contested heritage and diversity and inclusivity in public spaces.
- **Nine Mile Ride, Wokingham:** appeared in this public inquiry which was the first appeal to assess the effect of COVID-19 on housing land supply. This is listed as one of the top 10 appeal decisions of 2020 by Planning Magazine.
- **Energy National Policy Statements:** acted in the climate change challenge to the government's review of the National Policy Statements which determine how decisions are made on proposals for large fossil fuel development.
- **Great Wolf Water Park, Bicester:** acted in this significant three-week public inquiry concerning proposals for the country's largest water park. Due to public interest this inquiry was streamed live on YouTube, receiving over 1,000 viewers per day.
- **Kennington, Lambeth:** promoted over 250 residential units, including a 29-storey tower, in central London, on behalf of the developer at a planning inquiry.
- **Hillthorn Farm, Sunderland:** appeared at an inquiry involving proposals for a gasification plant, which resulted in over 10,000 objections from local residents and was commented on in Prime Minister's Questions in February 2020.
- **Mornings Mill Farm, Wealden:** represented the developer in an inquiry promoting proposals for comprehensive development including 700 houses, 8,600 sqm of employment floorspace, a medical centre and a school.

- **Haughley Park, Mid Suffolk:** acted on behalf of the owner of the Grade I listed Haughley Park house and grounds, concerning the 'agent of change' principle and the effect of future development on the existing wedding and music festival business.
- **Imperial House, Windsor and Maidenhead:** promoted a major mixed-use scheme, including over 200 residential units and 16,389 sqm of office floorspace in a planning inquiry.
- **Cross examination of Planning Inspectors:** represented the developer in a rare legal case where the High Court was successfully persuaded to require a Planning Inspector to be cross-examined in relation to decisions taken at a planning appeal.

Qualifications

- University of Law, Birmingham – Bar Professional Training Course (Outstanding)
- Keble College, Oxford – Bachelor of Civil Law (Distinction)
- Keble College, Oxford – BA in Law (First Class)

Recommendations

"Anjoli is a fantastic junior barrister with keen attention to detail and a wide range of expertise ranging from planning inquiries, court-related work as well as rights of way inquiries."

Planning, Legal 500, 2025

Very bright, very astute [and] very personable"; "I've seen her on their feet a couple of times, and she is a really polished and professional advocate."

Planning Magazine 2024

"Anjoli is at the top of her game and is one of the most impressive juniors in the planning Bar. Her credentials are exceptional, working on some of the most high-profile planning cases in recent times. She is extremely diligent, personable and easy to work with."

Planning, Legal 500, 2024

"She is up-and-coming with a clear view and vision as to the approach to complex cases. One of the brightest stars in the set." "Anjoli is able to seamlessly combine her enormous intellect, professional knowledge and ability with an extremely personable and approachable manner." "Outstanding in all matters."

Planning, Chamber and Partners, 2023

"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."

Planning, Legal 500, 2023

"Anjoli is very personable when client-facing. She understands and grasps the issues really quickly." "She is very down to earth and is not concerned about overcomplicating things. She is straightforward, and her advice is always easy to work with."

Planning, Chamber and Partners, 2022

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Chambers and Partners, 2022

"Continues to stand out for her technical ability and her ability to work with a wide range of clients" and "a star of the future".

Planning Magazine, Planning Law Survey, 2022

"Thorough and persuasive and leads client teams with sensitivity and clear direction. A true rising star at the Planning Bar." "There is simply no other female planning barrister who is doing the same quality of work as her currently."

The Planner, Women of Influence, 2022

Cases and inquiries

10 09 24 215 homes allowed on appeal in Barnsley

03 05 24 Inspector refuses permission for development "not worthy" of the iconic Newcastle Quayside

01 12 23 Permission granted for "last piece in the jigsaw" of Elephant Park

Publications

Garner's Environmental Law, contributor to the chapters on Air Pollution and Light Pollution

'Relief from Sanctions and Procedural Default in the Public Law Context', by Anjoli Foster and Miriam Seidler (published in Judicial Review, Volume 21, December 2016)

Research assistant to Professor Anne Davies for the textbook 'Employment Law' by ACL Davies (Longman Law Series, 2015)
