



## **Matthew Reed QC**

Call: 1995    Silk: 2017

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## **Expertise**

Planning, Environment, Local Government and Property

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## **Overview**

Matthew was called in 1995 and practices in planning, environmental, local government and local government-related property law.

Matthew was ranked as a leading junior in the planning sections of Chambers & Partners and the Legal 500 from 2008 until he took silk in 2017. Since taking silk, he continues to be ranked as a leader. The guides say he *"is an authoritative presence in conference and he's creative with his arguments."* *"He is very thorough, he always makes the best case he can and he works very well with the client."* *"he has a phenomenal intellect and clients enjoy working with him. Nothing seems to faze him", "his planning knowledge is excellent" with "approachability and commitment", "he is a strong advocate who relates well to clients."* *"A brilliant new silk, he's great on the detail and always well prepared."*, he *"is extremely capable in advocacy and cross-*

*examination – you know you have given your client the best shot”, “a very good choice for the difficult cases”; “a leading junior, excellent at leading detailed cases at inquiry”, “tenacious, meticulous and thorough in cross-examination”, “especially valued for his expertise in cases that combine elements of planning, real estate and environmental law”, “a thorough and efficient handling of cases” and “a first-choice barrister for anything contentious”.*

Matthew routinely appears in all the courts of record including the Supreme Court, the Court of Appeal, Divisional Courts and the High Court as well as the criminal courts, Parliament and the Upper Tribunal (Lands Chamber). He acts for developers, local authorities and NGOs. He has appeared in over 50 reported Court cases and 70 significant inquiries and hearings.

His recent 2019 work has comprised housing development projects involving 3000 houses, major minerals sites new road compulsory purchase projects, energy from waste power stations, transport and work act orders, development agreement arbitrations, developments affecting grade 1 listed buildings, habitat regulations cases, local plan promotion and major planning enforcement and POCA orders.

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## Planning and Local Government

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

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

He has both promoted and objected to large scale housing and retail schemes, industrial developments and infrastructure projects; projects have included a large number of windfarm and renewable energy schemes as well as stadia and port developments. He has promoted waste transfer facilities through appeals and represented authorities objecting to them.

He successfully challenged the East of England and South East England Regional Spatial Strategies. He appeared in *St Albans District Council v Hunston Properties* [2013] EWCA 1610, the landmark decision on the interpretation of NPPF housing policy and the Supreme Court case addressing the giving of reasons in planning decisions, *Dover District Council v CPRE* [2017] UKSC 79. He acted for the Appellant in the landmark Supreme Court case addressing the interpretation of planning permissions in *Lambeth Borough Council v Secretary of State for Communities, Housing and Local Government* [2019].

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

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## Local Government, Compulsory Purchase and Property Law

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

Since taking silk, Matthew has advised on development agreements for major corporations and their interrelationship with the planning system. In 2018, he was involved in a significant arbitration concerning planning exclusions in a conditional contract. He is regularly involved in cases involving the crossover between property law (covenants and other rights) and the planning system.

He is a member of the Bar's parliamentary practitioner association, the Parliamentary Bar Mess. He is a member of the Compulsory Purchase Association.

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## Environment

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

contributor of the Oxford University Press Environmental Law and authored waste chapter of Garner's Environmental Law. He has acted on cases concerned with the permitting process in the heavy industry sector (pottery works, oil and petrochemicals). He has dealt with major infrastructure projects in the environmental field (oil, mining, housing and rail) and has represented two local authorities in a draft water resources management plan inquiry for the Thames Water area. He is currently promoting a major enabling development project for a substantial contaminated land site.

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

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

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## Qualifications

Matthew read history at King's College, Cambridge. He has an MA in Law from City University and was a Middle Temple Jules Thorn Scholar. He is a member of the Planning and Environment Bar Association and is a contributor to Environmental Law (OUP, 2008). Matthew is happy to contribute articles or speak at seminars.

Matthew is a member of the Compulsory Purchase Association and a member of the Parliamentary Bar Mess. He is also a qualified ADR Group Accredited Mediator.

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## Recommendations

He has been described in *Chambers & Partners* as:

- "He has a phenomenal intellect and clients enjoy working with him. Nothing seems to faze him".
- "His planning knowledge is excellent" with "approachability and commitment".
- "He is a strong advocate who relates well to clients." "A brilliant new silk, he's great on the detail and always well prepared."
- "one of the most hard-working, determined barristers around. He has a very good knowledge of planning law, especially with environmental issues, and is extremely capable in advocacy and cross-examination - you know you have given your client the best shot. A very good choice for the difficult cases"; he is described as "a leading junior, excellent at leading detailed cases at inquiry".
- "tenacious, meticulous and thorough in cross-examination".
- "especially valued for his expertise in cases that combine elements of planning, real estate and environmental law".
- "solid and straightforward".
- "He will go far as he is very driven".
- "A top choice for local authorities seeking a well-regarded junior with a range of experience. He has particular expertise in the housing sector".
- "regarded as one of the top planning juniors currently working in the field. He excels in a wide range of cases including appeals at all levels, enforcement matters and the promotion of or objection to development in the residential, retail and industrial sectors. His work for both government bodies and private corporations has earned him an excellent profile".
- "His strengths are his seemingly endless energy and enthusiasm for the matter, together with the immense amount of preparation and ability to cross-refer to the evidence."
- "He has a very good mind and is fantastically talented. I am not at all surprised that he got silk."
- "His work for both government bodies and private corporations has earned him an excellent profile in the market".

The *Legal 500* comments on Matthew:

- "Matthew is extremely bright and able to absorb large volumes of complex information at pace. His forensic approach to cross-examination is also highly effective. A further strength of Matthew's is his personable style, which means he is able to engage well with a wide range of audiences including clients and Planning Inspectors."
- "his knowledge of planning law is second to none".
- "a thorough and efficient handling of cases".
- "a first-choice barrister for anything contentious".
- "He has excellent knowledge of planning and public law."
- "He is accessible and approachable".

## An authoritative presence

Chambers & Partners

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### Cases

21 May 2019	Supreme Court hears important case on interpretation and implication in respect of planning permissions.
21 May 2019	Lambeth Borough Council v Secretary of State for Housing, Communities and Local Government [2019] UKSC
11 Jan 2019	Friends of the Earth v Environment Agency [2019] Env. L.R. 19
17 Oct 2018	Gorton v London Borough of Lewisham [2018] EWHC
20 Apr 2018	Lambeth BC v Secretary of State for Housing, Communities and Local Government [2018] EWCA Civ 844
28 Mar 2018	R v Rainbird Tower Hamlets [2018] EWHC 657
06 Dec 2017	Dover DC & China Gateway International Ltd v CPRE Kent [2017] UKSC 79
01 Dec 2017	R (Trickett) v Cornwall Council [2017] EWHC 3166
16 Oct 2017	CPRE v Dover District Council [2016] EWCA Civ 936
03 Oct 2017	London Borough of Lambeth v SSCLG and others [2017] EWHC 2412 (Admin)
19 Jul 2017	Lambeth Borough Council v Secretary of State for Communities and Local Government [2017] EWHC 2412
12 Jul 2017	R (oao St Albans District Council) v Secretary of State for Communities and Local Government [2017] EWHC 1751
01 Dec 2016	R (oao Hill) v Stroud DC [2016] EWHC
29 Nov 2016	Barton v Secretary of State for Communities and Local Government [2016] EWHC
04 Nov 2016	R (Palmer) v Herefordshire Council [2016] EWCA
04 Oct 2016	Bourne Leisure (Hopton) Limited v Great Yarmouth Harbour Board [2016] UKUT 44
14 Sep 2016	R (oao CPRE) v Dover District Council [2016] EWCA 936
16 Dec 2015	CPRE v Dover District Council and China Gateway International [2015] EWHC 3808 (Admin)
06 Oct 2015	R v Kohali [2016] 1 Cr App. R (S) 30
09 Jul 2015	Dairy Crest Ltd v London Borough of Merton [2015] EWHC 2468
05 May 2015	R (oao Flemming) v Wiltshire Council [2015] EWHC 1260
13 Mar 2015	St Albans District Council v Secretary of State for Communities and Local Government [2015] EWHC 655
19 Feb 2015	R (Silus Investments SA) v Hounslow Borough Council [2015] EWHC 358

01 Jan 2015	R (oao Palmer) v Cornwall Council [2015] EWHC
30 Jul 2014	Copas v Secretary of State for Communities and Local Government [2014] EWHC 2634
18 Jun 2014	R (oao Pemberton International Ltd) v Lambeth Borough Council [2014] EWHC 1998
16 Jun 2014	R (oao McClellan) v Lambeth London Borough Council [2014] EWHC 1964
28 Jan 2014	R (oao Rapose and Haq) v Wandsworth London Borough Council [2014] EWHC 469
20 Dec 2013	Class J permitted development rights challenge
20 Nov 2013	St Albans District Council v Hunston Properties Limited [2013] EWCA 1161
31 Oct 2013	Attijariwafa Bank v Secretary of State for Communities and Local Government [2013] EWHC 3296
19 Jul 2012	Preston City Council v Oyston Angel Charity [2012] EWHC 2005
01 Feb 2012	Hertfordshire County Council v Secretary of State for Communities and Local Government [2012] JPL 836; [2012] EWCA 1473
02 Nov 2011	R (oao IA) v Secretary of State for Communities and Local Government and Wandsworth LBC [2011] EWCA 1253
08 Jul 2011	Wealden DC v Warley [2012] Env LR 4
01 Jul 2011	Helioslough v Secretary of State for Communities and Local Government and St Albans District Council [2011] EWHC 2054
27 Jul 2010	Hertfordshire County Council v Veolia [2010] EWCA 887
01 May 2010	R (Parker) v West Sussex County Council [2010] EWHC
29 Apr 2010	Waverley BC v Harper [2010] EWHC 1175 (Admin)
19 Feb 2010	Herts County Council v Veolia Water [2010] EWHC 278
03 Feb 2010	High Court dismisses contaminated land remediation notice judicial review
01 Feb 2010	Redland Minerals v SoS for the Environment food and Regional Affairs [2010] EWHC
01 Jan 2010	Brent London Borough Council v Adilsons Ltd [2010] All E & R (D) 233
01 Sep 2009	Mohammed v London Borough of Waltham Forest, September 2009
27 Apr 2009	Royal Borough of Kingston v Secretary of State for Communities and Local Government [2009] EWHC 1121
23 Oct 2008	St Albans District Council v Patel [2009] Env. L.R. 22
29 Jul 2008	Noalong v Secretary of State [2008] EWHC 2136
02 Nov 2007	Hertfordshire County Council v National Grid [2008] 1 All E.R. 1137
18 Oct 2006	National Grid v Lafarge Aggregates [2006] EWHC 2559
03 Oct 2005	Waltham Forest BC v First Secretary of State [2005] EWHC 3335
24 May 2004	Guildford BC v First Secretary of State [2004] EWHC 1291

14 Oct 2003	St Albans DC v Daniels [2003] EWHC 2485
06 Feb 2003	Steetley Woburn v Secretary of State for Transport [2003] EWHC 2093
01 Jan 2003	Doncaster MBC v First Secretary of State [2003] EWHC 993
01 Jan 2001	Akumah v London Borough of Hackney [2001] EWCA Civ 1946
12 Feb 1998	Berkeley v. Secretary of State [1998] Env. L.R. 741

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## Inquiries

29 May 2019	Copthorne Road
15 Feb 2019	East West Rail project
21 Nov 2018	Poynton Relief Road, Cheshire
13 Jun 2018	Energy from Waste Power Station, Ratty's Lane, Hoddesdon
15 Dec 2017	Sir Christopher Wren Hotel, Windsor
01 Aug 2017	Singledge Lane, Dover
04 Jul 2017	Hampton Riviera
23 May 2017	Palace Gardens, London, W8
28 Mar 2017	Nexus Schools Trust, Farnborough
23 Mar 2017	South Cambridgeshire Local Plan examination
07 Feb 2017	Luton Borough Council Local Plan examination
03 Oct 2016	St Albans Local Plan examination October 2016
16 May 2016	Oaklands College, Hertfordshire, 2016
08 Mar 2016	London Road, St Albans, 2016
09 Feb 2016	Hanstead, Hertfordshire, 2016
12 Jan 2016	Bisham, Berkshire, 2016
16 Sep 2015	West End, Woking, 2015
23 Jun 2015	Scarcho, Lincolnshire, 2015
02 Jun 2015	Route 39 Academy, North Devon, 2015
17 Mar 2015	Thaxted Road, Saffron Walden, 2015
06 Jan 2015	Under the Hill, South Downs National Park, 2015
06 Jan 2015	Selborne, South Downs National Park Authority, 2015

09 Sep 2014	Sussex Road, Petersfield, South Downs National Park, 2014
08 Jul 2014	Action Park, Essex, 2014
01 Jul 2014	BRE, Hertfordshire, 2014
14 Jan 2014	Portland Academy, Dorset, 2014
14 Nov 2013	Essex County Minerals Local Plan, 2013
23 Apr 2013	Orchard Wharf, Tower Hamlets, London, 2013
06 Feb 2013	8 Albert Embankment, Lambeth, London, 2013
05 Feb 2013	Sewell Park, St Albans, 2013
30 Jan 2013	Nansen Road, Wandsworth, 2013
23 Oct 2012	Elsenham Quarry, Essex, 2012
17 Jul 2012	Windmill Golf Club, Milton Keynes
01 May 2012	Greenacres, Essex
24 Apr 2012	Long Acre, Essex
20 Mar 2012	Harpenden Road, Harpenden
13 Mar 2012	Stanton, Suffolk
01 Jan 2012	Wayford Bridge, Broads National Park, 2012
20 Sep 2011	Cogges Link Road Compulsory Purchase Order Inquiry, Oxfordshire
04 May 2011	Hampton Park II, Salisbury
05 Apr 2011	Beaumont School, St Albans
01 Jan 2011	Palm Nurseries, Guildford
01 Jan 2011	Maldon windfarm inquiry
15 Jun 2010	Thames Water Management Plan
01 Mar 2010	Wallace Way, Hitchin
01 Nov 2009	Railfreight Terminal, St Albans, November 2009
01 Oct 2009	Grise wind farm, Lake District
08 Sep 2009	Berrier Hill wind farm, Lake District
02 Mar 2009	Oaklands College, St Albans
02 Mar 2009	Oaklands College, St Albans
05 Jan 2009	Tottenham High Road
08 Oct 2008	Mixed Office and Residential Development of land at TRL Headquarters, Bracknell Forest

18 Sep 2008	West Berkshire Green Composting Processing Appeal
04 Sep 2008	Hertfordshire Golf and Country Club
11 Mar 2008	Cumbria Windfarm Inquiry (Hoff Moor)
01 Dec 2007	Strategic Railfreight Interchange, St Albans
01 Jul 2007	Port gains approval in Thames Gateway
01 Jan 2007	Enfield Town Tower Block Development
01 Jan 2007	Sandridge Special Site
01 Jun 2005	Thames Gateway inquiry
01 Jan 2005	London Borough of Waltham Forest Unitary Development Plan
01 Jan 2003	London Gateway
01 Dec 2000	Barnfield Drive, Chichester

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## Publications

17 Mar 2021	BIICL's webinar series - Rising Sea Levels: Climate Displacement as a Human Right Violation
30 Nov 2020	Planning High Court Challenges Annual Conference, Part 3 - webinar
30 Jun 2020	The examination of a Neighbourhood Plan
30 Jun 2020	Neighbourhood Plans: The Latest Law And Policy - Webinar
14 May 2020	Dealing With Housing Need In A Green Belt Authority
14 May 2020	Developing In The Green Belt - Webinar
04 Jun 2019	Planning Enforcement Case Law Update
30 Jan 2017	The Environmental Information Regulations 2004 Presentation
30 Jan 2017	Environmental Information Regulations
01 Mar 2012	Decentralisation and Localism Act - Local Authority Powers, Governance and Standards