



Timothy Corner QC

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Expertise

Planning, Public, Environment, Mediation

Overview

The major part of Tim Corner's practice is in the fields of planning and compulsory purchase and public law, including local government and environmental law. His planning work embraces all types of development and he appears in public inquiries and examinations throughout the country. He also appears in the higher courts and in compulsory purchase compensation cases in the Upper Tribunal (Lands Chamber).

Recent public inquiries include appearances for Sainsbury's (planning appeal, new superstore and over 600 apartments), Berkeley Homes (planning appeal, housing and new school in the Green Belt), Haringey LBC (Wards Corner Compulsory

Purchase Order), Lendlease and Solihull MBC (Touchwood extension CPO-extension to Solihull's main shopping centre), Barratt Group and Hounslow LBC (Hounslow High Street Quarter CPO-redevelopment in Hounslow town centre for housing, leisure and retail uses), Canary Wharf Group and Qatari Diar (Shell Centre/Southbank Place call-in inquiry for major office and housing development opposite Palace of Westminster), Roxhill and Rigby Group (call-in inquiry for 5 million sq. ft. class B development in the Green Belt), and Fairview Homes (appeal inquiries in London and South East).

Tim is currently acting for the Welsh Government on the Wylfa Newydd Development Consent Order.

Tim Corner has extensive experience of planning and public law cases in the higher courts and in the Upper Tribunal (Lands Chamber), and is a former junior counsel to the Crown, A Panel. Recent cases include *Sawkill v Highways England* [2020] EWHC 801 (Dove J, Development Consent Orders, statutory construction), *Burgos & Amayo v Secretary of State* [2019] EWHC 2792 (Jay J, Compulsory Purchase), *R (Hawksworth Securities PLC) v Peterborough City Council* [2016] EWHC 1870 (Lang J, relevance of alternative sites in determining planning applications), *Dartford BC v Secretary of State* [2016] EWHC 649 (Gilbart J, 5 year housing supply and paragraph 49 of NPPF), *Leicester University v Secretary of State* [2016] JPL 709 (Supperstone J, relevance of extrinsic evidence in interpreting planning permissions), *Turner v Secretary of State* [2015] EWCA Civ 582 (Court of Appeal, bias in public law), *R (Foster and Langton) v Forest of Dean DC* [2015] EWHC 2648 (Cranston J and Court of Appeal, Habitats Regulations), *Attorney General v HMB Holdings* [2014] UKPC 5 (Privy Council, valuation in compulsory purchase cases).

Tim is listed by Chambers & Partners as a leading silk in planning law and local government, and in the Legal 500 as a leading silk in planning, administrative and public, and environment law. Chambers & Partners list him as a "Star Individual" in planning.

Judicial Appointments

Deputy High Court Judge 2008

Recorder 2004 (authorised to sit at the Central Criminal Court - the Old Bailey)

Other Appointments

Member, Department of Communities and Local Government Panel of Expert Planning Mediators since November 2012

Member of the Welsh Government Panel of Queens Counsel since 2009

Chairman, Planning and Environment Bar Association 2008-2012

Chairman, Advisory Panel on Standards for the Planning Inspectorate 2006-2010

Member, Joint Oxford Planning Law Conference Committee, 2001-2010

Bencher of Gray's Inn since 2007

Professional Associations

Planning and Environment Bar Association, Administrative Law Bar Association, United Kingdom Environmental Law Association

Publications

Articles in Journal of Planning and Environment Law on planning, environment and human rights

Languages

French, Italian

Qualifications

Tim holds the degrees of MA (Jurisprudence) and BCL (Bachelor of Civil Law) from Oxford University. He was a Demy (Open Scholar) of Magdalen College, Oxford. He is a Deputy High Court Judge and a Recorder (authorised to sit in the Crown Court including the Old Bailey, and the County Court). He is a past Chairman of the Planning & Environment Bar Association and of the Advisory Panel on Standards for the Planning Inspectorate and is a Bencher of Gray's Inn.

Thorough and forensic when needed and rises above when appropriate

Legal 500

Cases

03 Apr 2020	Sawkill v Highways England Company Limited [2020] EWHC 801 (Admin)
10 Oct 2019	Burgos & Amayo v Secretary of State for Housing, Communities and Local Government (Wards Corner Regeneration Project CPO)
22 Oct 2018	Wylfa Newydd Nuclear Generating Station Order
26 Jul 2016	R (Hawksworth Securities PLC) v Peterborough Council and others [2016] EWHC 1870 (Admin)
07 Jul 2016	R (Foster and Langton) v Forest of Dean District Council and the Homes and Communities Agency (CI/2015/3167 & 3169)
17 Jun 2016	William Hill Organization Limited v Crossrail Limited [2016] UKUT 275 (LC)
23 Mar 2016	Dartford BC v Secretary of State and Fairview New Homes Limited [2016] EWHC 649 (Admin)
07 Mar 2016	University of Leicester v Secretary of State [2016] EWHC 476 (Admin) [2016] JPL 709
22 Sep 2015	R (Foster and Langton) v Forest of Dean DC and Homes and Communities Agency [2015] EWHC 2648 (Admin) Cranston J
28 Jul 2015	R (London Borough of Islington and London Borough of Camden) v Mayor of London and Royal Mail Group CO/2162/2015 Ouseley J
11 Jun 2015	Turner v Secretary of State for Communities and Local Government [2015] EWCA Civ 582
26 Feb 2015	Turner v Secretary of State for Communities and Local Government [2015] EWHC 375 (Admin) Collins J [2015] JPL 936
20 Feb 2015	R (Archway Sheet Metal Works) v Secretary of State, London Borough of Haringey and Tottenham Hotspur Ltd [2015] EWHC 794 (Admin), Dove J
26 Feb 2014	Attorney General v HMB Holdings [2014] UKPC 5
05 Jun 2013	UK Coal Mining v Secretary of State [2013] EWHC 2142 (Admin)
16 Jan 2013	South Northamptonshire Council v Secretary of State for Communities and Local Government [2013] EWHC 11 (Admin)
13 Apr 2012	Bishopsgate Parking and Powerfocal v Welsh Ministers [2012] UKUT 22 (LC)
11 Feb 2011	Trad Scaffolding Co Ltd v London Thames Gateway Development Corporation [2011] EWHC 314 (Admin)
06 Oct 2010	R (Birch) v Barnsley MBC [2010] EWCA Civ 1180
16 Apr 2010	Badger Trust, R (on the application of) v The Welsh Ministers [2010] EWHC 768 (Admin)
25 Nov 2009	R (First Essex Buses) v Secretary of State for Transport & Essex CC [2009] EWHC 3024 Admin
17 Dec 2008	Organisation for Promotion of Environmental Needs Ltd ('OPEN') v London Borough Tower Hamlets & Bishopsgate Apartments LLP
28 Sep 2008	London & Bath Estates Group Ltd, R (on the application of) v Secretary of State for Communities & Local Government & Anor [2008] EWHC 204 (Admin)
19 Feb 2008	R (Howsmoor) v South Gloucestershire District Council

25 Jan 2008	The Queen on the Application of London & Bath Estates Group Ltd v Secretary of State for Communities and Local Government & (2) London Borough of Hounslow
11 Jun 2007	Leicestershire County Council v Secretary of State for Communities and Local Government and UK Coal Mining Ltd
25 May 2007	R (Kings Cross Railway Lands Group) v Camden LBC [2007] EWHC 1515 (Admin)
27 Nov 2006	Condron v National Assembly for Wales [2006] EWCA Civ 1573; [2006] All ER (D) 359 (Nov)
14 Jul 2005	Stancliffe Stone v Peak District National Park Authority [2004] EWHC 1475
12 Apr 2005	First Secretary of State v Sainsbury's Supermarkets Ltd [2005] EWCA Civ 520
19 Jul 2004	Morbaine Ltd (2) Roberts (Abigail) v (1) First Secretary of State (2) Stoke on Trent City Council (3) Lear Management Ltd [2004] EWHC 1708 (Admin) CO/1961/2004, CO/1959/2004
25 Mar 2004	Scott v Mid-South Essex Justices EWHC 1001 (Admin)
14 Oct 2003	R (Mount Cook Land Ltd and another) v Westminster City Council [2003] EWCA Civ 1346; [2004] JPL 470
26 Nov 2002	R (Medway Council and others) v Secretary of State for Transport [2002] EWHC 2516 (Admin); [2003] JPL 583
27 Feb 2002	Secretary of State for the Environment, Transport and the Regions v Thurrock Borough Council [2002] JPL 1278 (CA)

Inquiries

23 Jul 2020	86 apartments allowed in Brentwood following digital inquiry
25 Sep 2019	Successful planning appeals for 10 and 14 storey mixed use development in Vauxhall
23 Jul 2019	Successful planning appeal for 9 storey building in West London
23 Jan 2019	Wards Corner - Secretary of State confirms regeneration CPO in Haringey
12 Oct 2018	Entrance signage approved for Islington Square development
17 Sep 2018	Cheshire West and Chester Borough Council (Chester Northgate) Compulsory Purchase Order 2017
21 Mar 2018	Green Belt housing and new secondary school allowed in Surrey
14 Mar 2018	Secretary of State allows appeal by Sainsbury's for new store and 683 flats in Ilford
04 Dec 2017	Oxford student accommodation appeal dismissed on heritage grounds
26 Jun 2017	Council of the Borough of South Tyneside (Barrington Street, Coronation Street, East Street, Keppel Street and King Street) Compulsory Purchase Order 2016 and associated Stopping Up Order
18 Oct 2016	Metropolitan Borough of Solihull (Touchwood Extension, Solihull) Compulsory Purchase Order 2015 and the Stopping Up of Highway (West Midlands) Order 201
25 Aug 2016	London Borough of Hounslow (Hounslow High Street Quarter) Compulsory Purchase Order 2015

09 Aug 2016	Housing inquiry in Northampton for Northampton Borough Council
01 Mar 2016	Secretary of State grants permission for Northampton Sustainable Urban Extension
14 Aug 2015	Housing inquiry for Fairview New Homes in Dartford
03 Jun 2015	Re-hearing inquiry for UK Coal PLC – Bradley site, Durham
23 Mar 2015	Housing inquiry for Fairview New Homes in Willesden
06 Jun 2014	Shell Centre Proposals Approved
13 May 2014	Coventry and Warwickshire Gateway call-in inquiry
14 Mar 2014	Cofferidge Close supermarket inquiry for CBRE Investors
12 Dec 2013	Shell Centre Inquiry
04 Oct 2013	Fairview New Homes Inquiry at Dartford
25 Jul 2013	Housing Inquiry for Indigo Planning in Cramlington, nr Newcastle
24 Jun 2013	Lichfield Core Strategy
11 Jun 2013	Fairview New Homes inquiry at Runnymede
11 Mar 2013	Tottenham Hotspur CPO inquiry
30 Sep 2012	Aylesbury Vale Core Strategy
19 Jan 2012	O&H Properties Limited, land at Newton Leys, Aylesbury Vale
23 Nov 2011	UK Coal PLC – Bradley site, Durham
13 Sep 2011	The London Thames Gateway Development Corporation (Bromley By Bow)(South) Compulsory Purchase Order
04 Mar 2011	Sainsbury's supermarkets, Darlington
04 Jan 2011	Sainsbury's supermarkets, Archer Road Sheffield
05 Dec 2010	Hadley Homes, Waltham Forest
04 Jul 2010	Fairview Homes, Croydon
04 May 2010	Sainsbury's Supermarkets, Chesterfield
23 Dec 2009	Kent International Gateway
23 Jul 2009	Daventry Housing Appeals Inquiry
01 Apr 2009	UK Coal PLC – Huntington Lane, Shropshire
30 Mar 2009	Tesco Stores, Birmingham
01 Jan 2009	West Northamptonshire Development Corporation Inquiry
30 Oct 2008	Kirkgate, Huddersfield

10 May 2007	Berwick Retail Inquiry
21 Feb 2006	English Partnerships - Kings Waterfront
13 Sep 2005	Long Moor Surface Mine Site nr Coalville, Leicestershire
01 Sep 2004	Fortune Green Road Inquiry
23 Jun 2004	Pelham Homes
14 Apr 2004	MTV
31 Jan 2004	Tonbridge & Malling Major Sites Inquiry
20 Jan 2004	Delancey London Company Ltd
08 Apr 2003	J Sainsbury
14 Jan 2003	Tesco

Publications

04 Jun 2019	Planning Case Law Update
23 May 2013	Planning Policy and Legislation Update