



Annabel Graham Paul

Call: 2008 [Public Access](#)

Practice areas:

Public Law, Major Infrastructure Projects, Compulsory Purchase and Compensation, Planning, Licensing, Highways, Commons and Open Spaces, Ecclesiastical Law and Religious Liberty, ADR, Local Government, Rating, Environment



Practice Profile

Annabel is a leading junior barrister who has practised at FTB throughout her career across all of Chambers' specialisms.

Clients, judges and the major legal directories recognise her sharp legal mind, practical approach, and advocacy skills. She has appeared without a leader in **planning inquiries of national significance**, such as Jersey Hospital and two of the UK's largest hyperscale datacentre inquiries (both called-in). She acts for developers, planning authorities and objectors alike, and believes that having experience of seeing all sides of a case brings the best results.

Annabel brings experience, good judgement and commercial awareness to give sound advice and robust representation to large developer-teams; providing **strategic advice on major transport infrastructure** (e.g. Cambridgeshire Guided Bus TWAO) and **national energy infrastructure** (e.g. Vyrnwy Frankton DCO). She regularly appears for local authorities and developers in **planning inquiries**, and for local interest groups and individuals and businesses affected by development (e.g. Twickenham Riverside Trust and Smokey's Nightclub CPO inquiries). Her record of successful opposition to compulsory purchase schemes has seen her referred to by professional clients as **'the CPO slayer'**, and she is unintimidated by cases that at first glance look like **David taking on Goliath**. Equally, she has successfully promoted a number of CPOs for **Acquiring Authorities** (e.g. Porthcawl CPO).

Several of Annabel's judicial reviews and s. 288 challenges have **developed the law**. She was Counsel for the claimant in Guerry, and was invited to deliver a lecture on that case at the Oxford Planning Conference. Other cases of note include Wingrove (the first authority on s. 70C, where the Court adopted her submission that applicants only get 'one bite of the cherry') and more recently Ross on solar farm 'overplanting', and Bradbury on Appropriate Assessments. Annabel is a member of the **Welsh Government's A Panel** and provides strategic advice to Government and public bodies on matters of national importance such as post-Brexit fishing policy, phosphates, storm overflow permitting and the Covid-19 inquiry.

In addition to the core areas of planning / CPO / infrastructure / environment, Annabel is expert in a

number of Chambers' more niche areas of practice, including the law of commons and town and village greens, ecclesiastical law, licensing and criminal prosecutions. She regularly sits as a village green Inspector and is a **contributing author to Gadsden on Commons and Greens**. She is noted for the quality of her written reports and the effective and approachable manner in which she conducts public inquiries. Annabel is the **Deputy Chancellor of the Diocese of Oxford** and has appeared in the Consistory Court and the Clergy Disciplinary Tribunal. She acts for a number of **major licensed-operators**, including McDonald's, and has prosecuted and defended high-profile individuals for **environmental offences** (such as prosecuting the housing developer Enzo Sauro for felling a giant redwood tree in Swansea).

Annabel has a keen interest in the development of the profession and sits on the **Committee of the Planning and Environment Bar Association** (and is Representative for Wales). Outside of the law, she brings 'on the ground' political experience to bear as a **Town Councillor and former Mayor of Llandovery in Carmarthenshire**, a role which involves a high degree of tact, understanding and, where necessary, strong leadership, to manage the interests of a group of democratically elected Councillors with diverse political and personal views. As Mayor, she developed her public speaking skills at a number of high-profile official events, including with HRH The King (when he was Prince of Wales). She is also a **Board Member of the London Sinfonietta**, the UK's premier contemporary music ensemble, and has governed the organization through a period of challenge for public funding of the arts. She is passionate about LS's mission to bring the best of contemporary music to diverse audiences.

Annabel lives in Wales and an important part of her practice is Wales-based. She combines FTB's in-depth sectoral experience with local knowledge and **particular expertise in devolved Welsh planning and environmental law and policy**. Annabel also travels extensively and accepts instructions throughout England and Wales, and in other jurisdictions overseas (e.g. Jersey).

Public Law

Annabel has appeared in several landmark judicial reviews and section 288 challenges which have developed the law. She acts for claimants and defendants, and is a member of the Welsh Government's approved panel of Counsel. She is described in Chambers and Partners as being: "very thorough and clever" and having "excellent political antennae". Legal 500 describes her as having "a very sharp legal mind". She was invited to speak at the 2019 JPLC Oxford Planning Conference on 'Shining a Light on the BRE' on daylight and sunlight assessments as a result of her successful appearance in the Guerry case (see below).

Reported cases include:

- ***RWE Renewables UK Swindon Ltd. v. The Welsh Ministers*** [2025] EWHC 3073 (Admin) (wind farm s. 288 challenge, compliance with Future Wales and Planning Policy Wales in relation to landscape harm and the Stepwise approach for ecological harm)
- ***Ross v. Secretary of State for Housing, Communities and Local Government*** [2025] EWHC 1183 (Admin); [2025] 5 WLUK 263 (interpretation of NPS EN-3 in relation to solar panel overplanting) (leading Stephanie Bruce-Smith)
- ***R (Bradbury) v. Awdurdod Parc Cenedlaethol Bannau Brycheiniog (Brecon Beacons National Park Authority)*** [2024] EWHC 1242 (Admin); [2025] EWCA Civ 489 (Appropriate Assessment procedure, discretion not to quash)
- ***R (Strongroom Ltd.) v. Hackney LBC*** [2024] EWHC 1221 (Admin) (procedural irregularities, discretion

not to quash)

- **Kingston upon Thames RLBC v. Secretary of State for Levelling Up, Housing and Communities** [2023] EWHC 2055 (Admin) (interpretation of NPPF regarding gypsy and traveller sites in the Green Belt, discrimination)
- **R (CPRE (Somerset) v. South Somerset DC)** [2022] EWHC 2817 (Admin) (councillor bias and codes of conduct)
- **Manchester City Council v. Secretary of State for Levelling Up, Housing and Communities** [2022] PTSR 1297 (Admin) (test case on interpretation of s. 174(2B) of the Town and Country Planning Act 1990)
- **R (National Farmers' Union of England and Wales) v. Welsh Ministers** [2022] EWHC 611 (Admin) (challenge to the Water Resources (Control of Agricultural Pollution) (Wales) Regulations 2021, and the all-Wales Nitrate Vulnerable Zone)
- **East Hertfordshire DC v. Connors** [2021] EWHC 2980 (QB) (gypsy and traveller injunction)
- **Backland v Monmouthshire County Council** [2021] EWHC 2185 (Admin) (relationship between building control and planning, non-mains sewerage systems)
- **Ceredigion CC v. Robinson** [2020] EWHC 3425 (Admin) (requirements for an information charging an offence under s. 179 Town and Country Planning Act 1990)
- **Khiroya v Southwark LBC** [2020] UKUT 190 (LC) (deemed consent for the display of advertisements and the running of the burden of a restrictive covenant)
- **R (Guerry) v Hammersmith and Fulham LBC** [2018] 11 WLUK 5 (proper approach to daylight and sunlight assessments and the BRE Guide)
- **R (Tate) v Northumberland CC** [2018] EWCA Civ 1519 (consistency in decision-making)
- **R (Deep Banghard) v Bedford BC** [2017] EWHC 2391 (Admin) (Enforcement Notices, scope of s. 70C Town and Country Planning Act 1990)
- **R (Mansell) v Tonbridge and Malling BC** [2016] EWHC 2832 (Admin); [2017] EWCA Civ 1314 (interpretation of Permitted Development rights, 'fallback', and NPPF presumption in favour of sustainable development)
- **Powys CC v Price** [2016] EWHC 2596; [2017] EWCA Civ 1133 (contaminated land, local government reorganization)
- **R (Tate) v Northumberland CC** [2017] EWHC 664 (Admin) (meaning of 'village', infilling, reasons)
- **R (Wilkinson) v South Hams DC** [2016] EWHC 1860 (Admin) (open space policy, Habitats Directive)
- **R (Forster) v SSCLG** [2015] EWHC 2367 (Admin); [2016] EWCA Civ 609 (grassroots music venues, relationship between planning and licensing regimes)
- **Tanna v Richmond LBC** [2016] EWHC 1268 (Admin) (deliberate concealment, Planning Enforcement Order)
- **R (Jedwell) v Denbighshire CC** [2016] Env LR 24 (Environmental Impact Assessments, cross examination in judicial review, reasons)
- **R (Jedwell) v Denbighshire CC** [2015] Env LR D2; [2016] Env LR 17 (CA) (Environmental Impact Assessment screening opinion validity)
- **R (Calverton Parish Council) v Nottingham City Council** [2015] EWHC 1078 (Admin) (Strategic Environmental Impact Assessment, Green Belt)
- **Nottingham City Council v Calverton Parish Council** [2015] PTSR 1130 (time limits for filing claims)
- **R (Davies) v Carmarthenshire CC** [2015] Env LR 29 (Environmental Impact Assessment, the "Dylan Thomas wind turbine" case)
- **R (Wingrove) v Stratford on Avon DC** [2015] PTSR 708 (Enforcement Notices, s. 70C Town and Country Planning Act 1990)
- **R (Savage) v Mansfield DC** [2015] EWCA Civ 4 (Special Protection Areas, Natural England, s. 106 agreements)
- **R (Vicente) v SSCLG** [2015] PTSR D9 (CA) (procedural irregularity in planning hearing)
- **R (Botley Parish Action Group) v Eastleigh BC** [2014] EWHC 4388 (Admin) (alternative sites for

- residential development, Protective Costs Orders)
 - *R (McClellan) v Lambeth LBC* [2014] EWHC 1964 (Admin) (Conservation areas, trees)
 - *R (Wakil (t/a Orya Textiles)) v Hammersmith and Fulham LBC* [2013] Env LR 3; [2014] Env LR 14 (CA) (Strategic Environmental Assessment, Supplementary Planning Documents, Equalities Duties)
 - *R (San Vicente) v SSCLG* [2012] EWHC (Admin); [2013] EWHC 2713 (Admin); [2014] 1 WLR 966 (CA) (principles on amending grounds after deadline)
 - *R (Agarwal) v University of Nottingham* [2013] EWHC 1015 (Admin) (fitness to practice, professional regulation, striking off)
 - *Reepan & Sons v Bromley LBC* [2013] EWHC 4392 (Ch) (village greens, summary judgment, fairness)
 - *R (Elliott) v SSCLG* [2013] Env LR 5 (Habitats Directive, parks, s. 106 agreements)
 - *R (Bowen West) v SSCLG* [2012] Env LR 22 (Environmental Impact Assessment, radioactive waste)
 - *R (Sandhar) v Office of the Independent Adjudicator* [2011] EWCA Civ 1614 (higher education)
 - *R (Budd) v Office of the Independent Adjudicator* [2010] ELR 579 (higher education)
 - *R (Dullingham Parish Council) v East Cambridgeshire DC* [2010] EWHC 1307 (Admin) (Protective Costs Orders)
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Major Infrastructure Projects

Annabel has experience of major infrastructure through the DCO, DNS, Transport & Works Act and Parliamentary Bill procedures, as well compulsory purchase in the context of major infrastructure projects. She enjoys being part of a team and is described in Chambers and Partners as: “*very commercial*” and “*not afraid to roll her sleeves up and get stuck in. She is very approachable, good to work alongside and is well liked by clients*”.

Annabel has developed a specialist infrastructure and compulsory purchase practice in Wales. Experience includes acting for Green GEN Cymru on the Vyrnwy Frankton 132Kv overhead line DCO (cross-border), Associated British Ports on the M4 relief road around Newport, for the promoters of a new minerals facility including complex access road arrangements in Torfaen, for the council on the Western Power Distribution 132Kv Brechfa Forest Connection Project DCO, for landowners on the Carmarthen West Link Road, for the councils promoting the dualling of the A4119 in RCT and the Llanbedr Access Road Scheme in Gwynedd.

As a member of the Welsh Government’s A Panel of Counsel, Annabel has advised the Welsh Ministers and acted in a number of schemes of strategic importance including Baglan Energy Park’s Western Power Distribution electrical connection and the Wales-wide Nitrate Vulnerable Zone. She brings a rare combination of experience from, arguably, the premier London chambers for infrastructure work together with specialist local knowledge of the devolved legislative and policy position in Wales.

Elsewhere, Annabel has worked on a number of other infrastructure and transport projects, including acting for the promoters of two different Cambridgeshire Guided Bus TWAOs, the principal landowner objector to the Network Rail (Old Oak Common Great Western Mainline Track Access) TWAO, for several public authority petitioners to the HS2 Select Committee in Parliament, for the promoters of the Bristol Rapid Transit Guided Bus TWAO and for the promoters of a new hospital on the Island of Jersey including a technically challenging new access road. She has acted in a lengthy wind farm inquiry in South Cambridgeshire, a solar farm inquiry in Kent and two major datacentre inquiries in the Slough and Hemel Hempstead Availability Zones and has a strong technical understanding of infrastructure schemes. She is the author of the often cited article ‘Noise from Wind Turbines and ETSU-R-97’ in the Journal of Planning

Compulsory Purchase and Compensation

Annabel acts for both acquiring authorities and objectors to CPOs. She is described in Chambers and Partners as being “*very commercial*” and having “*excellent political antennae*”. In addition to her CP experience in the wider context of infrastructure, specific CPO experience includes:

- The London Borough of Richmond upon Thames (Twickenham Riverside) CPO inquiry (acted for the Twickenham Riverside Trust in respect of the use of s. 19 ALA 1981 for open space exchange)
- Chichester District Council (Tangmere) CPO inquiry (acted for the landowner objector resulting in settlement on the first day of the inquiry)
- The Bridgend County Borough Council (Porthcawl Waterfront Regeneration) CPO (acted for the successful promoter)
- St. Nicholson’s Shopping Centre, Maidenhead CPO (acted for Smokey’s nightclub at inquiry resulting in the Inspector refusing to confirm the CPO on account of the impact on Smokey’s)
- Shepherds Bush Market CPO inquiry (acted for a group of shopkeepers at inquiry; the Inspector recommended that the CPO was not confirmed)
- Croydon Whitgift Centre CPO inquiry (acted for NatWest at inquiry resulting in successful negotiations with the promoter)
- Advising acquiring authorities on the drafting and procedures for making CPOs e.g. for the dualling of the A4119 in Coedely in Rhondda Cynon Taf, for the Llandbedr Access Road Scheme in Gwynedd
- Wrexham Industrial Estate Access Road (acted for the council in the Upper Tribunal (Lands Chamber))
- Crossrail compensation (acted for Eurofoods in Upper Tribunal (Lands Chamber) proceedings)
- HS2 compensation (advising on various blight notice proceedings) (and author of ‘Full Speed Ahead’ (on HS2 and statutory blight provisions) in Estates Gazette 2014, 1433, 44-46 (with Craig Howell Williams KC))
- Acted for various acquiring authorities in Lands Tribunal proceedings – see e.g. *Khiroya v Southwark LBC* [2020] UKUT 190 (LC)

Since the move to a reserved model of powers in the Wales Act 2017 and the consequent devolution of compulsory purchase to Wales, Annabel has developed a specialist compulsory purchase practice in Wales, advising authorities on the Circular and Guidance and providing seminars to improve knowledge on the procedures.

Planning

Planning law represents the core of Annabel’s practice. Chambers and Partners notes Annabel as being “*brilliant in planning inquiries*”, a “*fantastic advocate*” whose cross-examinations “*demonstrate great skill*” and an “*ability to adapt to the twists and turns of a fast changing situation*.” “*She has the ability to pull together the strands of a case extremely quickly and present it in the best light. She has a complete control and command of document bundles and an ability to multi-task on her feet which is highly impressive.*”

Other comments include that: "*She really pursues the case very well indeed, and she's good intellectually, as well as good in her manner with people and witnesses.*" "*She has excellent political antennae. She puts clients at ease and instils confidence.*" She is "*bright, commercial and client-friendly*" and "*a real pleasure to work with*".

Planning Inquiries

Annabel has acted with leading architects, urban designers and associated professionals. Large-scale inquiry experience includes:

- **Land North West of Mays Lane, Barnet** (gypsy and traveller development, Green Belt) (2025)
- **Land South of M20, Adlington, Kent** (solar farm design, overplanting, heritage and landscape impact) (2025)
- **Former Gas Works Site, Christchurch** (retirement living, flood risk, heritage) (2025)
- **Abbots Langley Datacentre, Hemel Hempstead** (data centre need, Availability Zones, landscape harm, Green Belt) (2025)
- **Rectory Farm, Kings Langley** (Appropriate Assessment, adequacy of SANG mitigation and use of conditions, housing development) (2024)
- **Land west of London Lane, Ascott under Wychwood, West Oxfordshire** (National Landscape impact, impact on PROWs, housing and affordable housing need) (2024)
- **North London Business Park, Barnet** (tall buildings, townscape harm) (2024)
- **Railway Street, Hertford** (retirement living, adequacy of affordable housing provision, viability, heritage, design, living conditions) (2023)
- **Millfield Lane, East Herts** (gypsy and traveller development, sustainability, visual and landscape harm, need) (2023)
- **Woodlands Park Datacentre, Slough** (data centre need, Availability Zones, landscape harm, Green Belt) (2023)
- **The Ballroom, Ealing** (heritage, alternative viable use, fallback) (2023)
- **Our Hospital Project, Jersey** (promoting a new hospital for the island designed by Llewelyn Davies architects) (2022)
- **Elephant and Castle student accommodation** (tall building, design, townscape) (2022)
- **Tenterden, Ashford** (with Craig Howell Williams KC) (large scale housing scheme, landscape, biodiversity) (2022)
- **Bicester Sports Association redevelopment** (open space, recreational development, sustainability) (2021)
- **265 Burlington Road, Merton** (tall building, housing, townscape impact) (2021)
- **Great Wolf Leisure Centre, Oxfordshire** (with Douglas Edwards KC) (traffic, landscape, design) (2021)
- **Tir Pentwys Mine** (with Morag Ellis KC) (engineering operations) (2019)
- **Hurlingham Road office and flexible retail / restaurant space** (height and mass, character and appearance of Conservation Area) (2019)
- **Guildford Station redevelopment** (mixed use development including a new station designed by Rolfe Judd, with Morag Ellis KC) (2017)
- **Creekside Village East, Deptford** (mixed use development next to Trinity Laban School of Dance designed by Squire & Co.) (2016)
- **Hampton Fields, Aylesbury** (3,000 house urban extension, with Robin Purchas KC) (2013)
- **South Cambridgeshire Wind Farm** (impact on bats, heritage) (2010)
- **Brighton Marina** (mixed use development designed by Allies & Morrison, with Keith Lindblom KC (as he then was)) (2010)
- **South Warwickshire NHS Trust** - appeared at numerous housing inquiries pioneering the

requirement for s. 106 contributions towards hospital running costs

Advisory Work and High Court Challenges

Annabel regularly advises on Assets of Community Value, permitted development rights, CIL and s. 106 contributions, as well as legal issues relating to conditions, and a number of her High Court cases have related to such (e.g. *Savage v Mansfield DC*, *Elliott v SSCLG*, *Mansell v Tonbridge and Malling DC*). She is the author of 'The Community Infrastructure Levy: How it will Operate in Practice' J.P.L. 2009, 1267-1282.

Several of her cases have been test cases on the interpretation of planning law, for example *Manchester CC v SSLUHC* on the interpretation of s. 174(2B) of the 1990 Act and *Wingrove* and *Banghard* on s. 70C of the 1990 Act. For a list of reported cases, please see under the heading 'Public Law'.

Plan Making

Experience includes:

- Successfully promoted the Kent Minerals and Waste Local Plan
- Successfully halted the Vale of Aylesbury Plan at a preliminary examination session on behalf of Taylor Wimpey on account of a failure to comply with the 'duty to co-operate'
- Acted for a landowner at the examination of the Sevenoaks ADMP resulting in main modifications being made on housing numbers in light of *Hunston Properties*
- Objected to a gypsy / traveller allocation in the Newport LDP in the vicinity of a major strategic allocation on behalf of owners / developers of the site resulting in withdrawal of the allocation. Issues included Welsh planning policy for gypsies and travellers and SEA
- Successfully quashed the Hammersmith & Fulham's Supplementary Planning Document for Shepherds Bush Market (see *R (Wakil (t/a Orya Textiles)) v Hammersmith & Fulham LBC*)
- Successfully acted for three local authorities in resisting a challenge to their adoption of the Greater Nottingham Aligned Core Strategies (see *Calverton PC v Nottingham City Council*). Issues included Hunston Properties housing numbers, Green Belt and SEA
- Advised a number of local authorities on the soundness and procedural issues arising from Local and Neighbourhood Plan preparation

Chambers and Partners notes that she is someone who: "*works incredibly hard, and you can go to her and she will quickly and without pretence give you a view. She's never uncomfortable if put on the spot*".

Planning Enforcement & Advertising

Annabel has a particular interest and specialist knowledge of planning enforcement and lawfulness. She is the author of 'The 10 Year Rule and Breaches of Condition: A Critique of *Ellis v. SSCLG* and *Chiltern DC*' [2010] J.P.L. 157 - 167, which is cited in *Planning Law Practice and Precedents* (Sweet & Maxwell).

She regularly appears in the criminal courts in planning enforcement and related matters, including prosecuting and defending in environmental offences. She has substantial expertise in dealing with POCA 2002 applications to confiscate the proceeds of crime. She was instructed to prosecute a housebuilder in Swansea for felling a giant ancient redwood tree, a case which received widespread attention in the national press following his conviction.

Annabel is "*very useful and also very quick - she will turn things around quickly and appreciates when urgency is needed*" (Chambers and Partners).

Experience includes:

- Successfully acted for Hendrewennol, South Wales' largest PYO fruit farm, at a lengthy enforcement inquiry in which she also obtained full costs against the Council
 - Successfully acted for LB Ealing in securing removal notices for prominent billboard advertisements on the A40 which had been erected consequent to alleged internal employee fraud
 - Appeared in numerous enforcement inquiries concerning a multitude of scenarios from the mundane to the bizarre, and often involving complex legal argument, see e.g. *Goodwin v Wokingham Borough Council* [2013] P.A.D. 5.
 - Applications for planning injunctions under s 187B of the Town and Country Planning Act 1990 as well as obtaining emergency out-of-hours injunctions in the High Court, including in relation to gypsies and travellers (see e.g. *East Hertfordshire DC v. Connors* [2021] EWHC 2980)
 - Criminal prosecutions in the Magistrates' and Crown Court for planning and advertising offences, including in POCA proceedings, and civil actions for damages arising from planning acts e.g. unlawful direct action (see e.g. *Ceredigion CC v. Robinson* [2020] EWHC 3425 (Admin)). Annabel is a contributing author to Phillips & Norris, *The Law of Regulatory Enforcement and Sanctions* (OUP)
 - Obtaining Planning Enforcement Orders in the Magistrates' Court (and Annabel successfully appeared in *Tanna v LB Richmond* on PEOs)
 - Detailed knowledge of LPA use of s. 70C TCPA 1990 (Annabel successfully appeared in the two leading authorities on s. 70C: *Wingrove v Stratford on Avon* and *Banghard v Bedford BC*) and s. 174(2B) TCPA 1990 (appeared successfully for the LPA in the leading authority on this power in *Manchester CC v. SSLUHC*)
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Licensing

Annabel has been ranked in Legal 500 as a Leading Junior in Licensing Law in which she is described as “a real asset to Chambers”. Highlights include:

- Successful defence of review proceedings acting for Brighton's oldest gay pub, The Bulldog, before sub-committee and in the Magistrates' Court, allowing them to remain open to 4am following a spate of homophobic attacks and sex offences
 - Acted for Westminster City Council in two reviews in relation to 'Aura' nightclub in Mayfair and 'Metra' nightclub in Leicester Square
 - Appeared in a number of high profile cases for McDonalds e.g. in their Knightsbridge restaurant
 - Experience of taxi licensing and related offences. Annabel secured a significant POCA confiscation order against the owner of a taxi company who was using unlicensed drivers, including his elderly mother, to carry out jobs such as school runs. The case was complicated by the fact that the Defendant was also a member of the council's own licensing committee
 - Annabel is well placed to deal with cases where issues of planning and licensing overlap. Following a high-profile campaign supported by Kate Moss and Sir Ian McKellen amongst others, Annabel successfully acted for the owner of The George Tavern in Stepney, a public house and grassroots live music venue, in the Court of Appeal - see *Forster v SSCLG*, a case which considers the interrelationship between the planning and licensing regimes. She also successfully acted for Smokey's nightclub in Maidenhead objecting to the compulsory purchase of their club.
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Highways, Commons and Open Spaces

Annabel has developed a substantial town and village green and rural affairs practice, including frequently acting as an Independent Inspector for registration authorities. Annabel is ranked in Legal 500 as Leading Junior in Agriculture.

She is a contributing author to the leading practitioner text in this area, 'Gadsden on Commons and Greens' (Sweet & Maxwell).

Annabel has acted as an Independent Inspector in the following TVG and commons applications which, between them, have concerned all of the most familiar scenarios:

- Hatherden, Hampshire
- Monxton, Hampshire
- Pennard Green, Swansea
- Hoylake Beach, Wirrel
- Bunyards Farm, Kent
- Gwrych Castle, Conwy
- Broxbourne Common, Hertfordshire
- Cryalls Lane, Kent
- Grove Park Avenue, Kent
- Colston's Field, Bristol
- Abergele, Conwy
- Asker Lane Fields, Derbyshire
- Deal, Kent
- Goudhurst, Kent
- Eastville, Bristol
- Westgate-on-Sea, Kent
- Marden, Kent
- Laundry Fields, Bristol
- Henbury, Bristol
- Easter Garden, Clifton, Bristol
- Beckenham High Street, Bromley

She has also appeared for parties at TVG inquiries (both objectors and applicants), footpath inquiries and in the High Court, and regularly advises in writing on the subject, including making detailed written submissions on matters such as statutory incompatibility.

Her wider rural affairs practice includes advising on common land, highways and rights of way, Wildlife and Countryside Act 1981 offences, SSSIs, SACs and SPAs, and the 'right to roam'. She has been instructed on behalf of the Trail Riders Fellowship and Green Lane Association in relation to Public Spaces Protection Orders and also by the British Association of Caving concerning whether the CROW Act permits caving as part of 'open air access'.

Annabel has advised highway authorities on parking and bus lane enforcement, street trading, the introduction of Controlled Parking Schemes and engine idling. She is the author of a paper produced for the RAC Foundation on Clamping on Private Land.

Ecclesiastical Law and Religious Liberty

In 2022, Annabel was sworn in as the Deputy Chancellor of the Diocese of Oxford. In that role, she acts as an independent judge of the Consistory Court (alongside the Chancellor HHJ David Hodge), overseeing legal issues across the Diocese, especially those which relate to the use of and alterations to church buildings and land.

Annabel has acted in Clergy Disciplinary Matters under the Clergy Discipline Measure 2003 before the Tribunal. She acted on behalf of the Designated Officer in the case of *The Revd Jonathan Aldwinckle* (April 2025) concerning a charge of conduct unbecoming or inappropriate to the office and work of a clerk in Holy orders within s. 8(1)(d) of the Clergy Discipline Measure 2003.

Annabel also has significant experience as an advocate in the Consistory Court, and acted for the Archdeacon of Southend, in respect of a faculty petition for works to a church to facilitate the expansion of London Southend Airport. She also acted for the petitioners (with Thomas Seymour) in an appeal to the Arches Court of Canterbury which resulted in the demolition of a nursery and community building unlawfully erected at Christ Church, Spitalfields.

ADR

Annabel has acted for a party in a mediation concerning alleged professional negligence in the planning context. She has also acted in formal negotiations regarding the terms of a consent order for the quashing of a planning permission.

Annabel understands the commercial desirability of avoiding litigation where possible. She is described in Chambers and Partners as “*very commercial*”, “*good in her manner with people*”, “*practical*” and “*very approachable*”.

Local Government

Early on in her career, Annabel undertook lengthy secondments with local authorities in both urban and rural settings (for LB Haringey and Surrey Heath BC) and thus has first-hand experience of the workings of local government.

As well as her planning and environment, highways and greens and licensing practice, where she regularly acts for councils of all types, Annabel has experience in a wide number of local government areas:

- Housing: Annabel has advised on major works to leasehold properties, tendering and consultation, and has appeared in the Leasehold Valuation Tribunal.
- Public procurement: Annabel has advised on this subject and also on bias and fairness.
- Regulatory prosecutions: Annabel is very at-home in the criminal courts and familiar with criminal procedure, having worked in Haringey’s Criminal Litigation team for 4 months, and has prosecuted a number of local authority offences including planning, environment, tree felling, waste, food safety, dangerous dogs, school non-attendance. On the other side, she has been successful in

securing low fines for high-profile individuals following guilty pleas. Annabel has provided substantial procedural advice to the Marine Management Organisation on criminal enforcement of marine and environmental offences. She is a contributing author to Phillips & Norris, *The Law of Regulatory Enforcement and Sanctions* (OUP, 2011). She has made successful applications for case stated to the Divisional Court (e.g. *Ceredigion CC v. Robinson* [2020] EWHC 3425 (Admin)) concerning the requirements for an information charging an offence under s. 179 Town and Country Planning Act 1990.

- **Local Government Organization:** She has also dealt with central points regarding local government organization, Codes of Conduct and Councillor behaviour in a number of High Court cases e.g. *Powys CC v Price* [2016] EWHC 2596; [2017] EWCA Civ 1133 concerning the effect of local government re-organization on continuing liability for contaminated land and *R (CPRE (Somerset)) v. South Somerset DC* [2022] EWHC 2817 (Admin) concerning Councillor bias and the effect of a breach of a Code of Conduct.

Rating

Annabel has represented rate-payers and billing authorities in the Magistrates' Courts in contested hearings into business rates liability, including in relation to empty rates and relief for charities. She successfully stopped a judicial review of a District Judge's decision to decline to state a case in relation to whether premises were used wholly or mainly for charitable purposes. Annabel has also acted for a quarry owner in the Valuation Tribunal resulting in a successful settlement agreement.

Environment

Annabel's practice encompasses all aspects of environmental law, either as a sole topic or in cases where environmental issues overlap with other regimes such as planning. A number of her High Court cases have developed the law in this area. For example, *Powys CC v. Price* concerning liability for contaminated land, *Backland v. Monmouthshire* on drainage, *NFU v. Welsh Ministers* on the all-Wales nitrate vulnerable zone, and a number of cases on the Habitats Directive (e.g. *Wilkinson v. South Hams*, *Savage v. Mansfield*, *Elliot v. SSCLG*, *Bradbury v. Brecon Beacons National Park*) and EIA and SEA (e.g. *Jedwell v. Denbighshire*, *Davies v. Carmarthen CC* (the 'Dylan Thomas wind turbine case') and *Bowen West v. SSCLG*).

She is comfortable dealing with complex technical information and has written two often cited articles in the *Journal of Planning Law* on such subjects: 'Noise from Wind Turbines and ETSU-R-97' and 'Shining a Light on the BRE' on daylight and sunlight.

Annabel has provided a number of complex, strategic advices to the Welsh Government and Natural Resources Wales on topical environmental matters such as post-Brexit fishing policy and permitting, phosphate impact on rivers and storm overflow permitting.

Chambers and Partners states that she is "very strong technically" and "able to take on a lot of information and extract the key points".

Qualifications

- Called: 2008 (Middle Temple)
- MA (Oxon) (1st class) (Music)
- GDL (City University)
- BVC (BPP) (Outstanding)
- Queen Mother's Scholarship, Middle Temple

Publications

Books

- Gadsden on Commons and Greens (Sweet & Maxwell, 3rd edition, 2020) (author of chapter on 'The Welsh Position')
- Gadsden on Commons and Greens (Sweet & Maxwell, 2nd edition, 2011), author of chapters on 'The Use and Development of Common Land', 'The Welsh Position' and co-author of the chapter on 'Registering New Greens'
- Phillips & Norris, The Law of Regulatory Enforcement and Sanctions (OUP, 2011) (contributing author)

Journal Articles

- 'Shining a light on the BRE' J.P.L. 2019, 13 Supp (Shining a Light), OP21-OP26 (following a lecture Annabel gave at the 2019 Oxford Planning Law Conference)
- 'Devolution: overview of the environmental provisions of the emerging Wales Bill' Env. Law 2016, 96, 26-27
- 'Protective Costs Orders in environmental cases' S.J. 2015, 159(3), 28
- 'Full Speed Ahead' (on HS2 and statutory blight provisions) E.G. 2014, 1433, 44-46
- 'Noise from Wind Turbines and ETSU-R-97', J.P.L. 2013, 3, 271-276
- 'Understanding the CPR' S.J. 2013, 157 (4), 21
- 'Is the promptitude requirement in judicial review proceedings compatible with EU law?', S.J. 2012, 156/19
- 'Local Government Decisions', S.J. 2011, 155
- 'The 10 Year Rule and Breaches of Condition: A Critique of Ellis v. Secretary of State for Communities and Local Government and Chiltern DC' J.P.L. 2010 157 - 167 (cited in Planning Law Practice and Precedents (Sweet & Maxwell, looseleaf) at [8.16B])
- Commentary on Yetkin v. Newham London Borough Council, R.W.L.R. 2010 135-138
- 'Infrastructure Planning Commission: challenge or opportunity' J.P.L. 2009, 13 Supp., 7-23 (assisted Robert McCracken QC)
- 'The Community Infrastructure Levy: How it will operate in practice' J.P.L. 2009, 1267 - 1282 (with Gregory Jones QC)

Annabel speaks regularly at seminars both in Chambers and elsewhere.

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Charitable and Other Roles

- Trustee and Council Member, London Sinfonietta (the UK's premiere contemporary classical music ensemble)
- Llandovery Town Councillor (former Mayor 2018-2019)
- Committee Member, Planning and Environmental Bar Association (PEBA Representative for Wales, member of working groups on Wellbeing at the Planning Bar and Women at the Planning Bar)
- Deputy Chancellor of the Diocese of Oxford

Quotes

"Annabel is approachable, responsive, and brilliant in planning inquiries."

Chambers and Partners, 2026

"Clear, concise, personable. Excellent cross-examination skills"

Legal 500, 2026

"Annabel was a fantastic advocate and dealt with cross-examinations extremely effectively."

Chambers and Partners, 2025

"Annabel shows excellent advocacy skills, and an ability to pull together the strands of a case extremely quickly and present it in the best light. She has a complete control and command of document bundles and an ability to multitask on her feet which is highly impressive."

The Legal 500, 2025

"Annabel's bright, commercial and client-friendly."

Chambers and Partners, 2025

"Annabel's advocacy is very strong and she has an ability to adapt to the twists and turns of a complex fast changing situation for cross-examination and for submissions to an inspector. Written submissions are also strong but her cross-examination demonstrates great skill."

Legal 500, 2024

"She really pursues the case very well indeed, and she's good intellectually, as well as good in her manner with people and witnesses."

Chambers and Partners, 2023

"She has excellent political antennae. She puts clients at ease and instils confidence."

Chambers and Partners, 2023

"She is very thorough and clever; a real asset."

Chambers and Partners, 2023

"She is a very bright barrister with great attention to detail." "She provides efficient and effective advice."

Chambers and Partners, 2022