



## Craig Howell Williams KC

Call: 1983 QC: 2008

### Practice areas:

**Planning, Public Law, Major Infrastructure Projects, Environment, Compulsory Purchase and Compensation, ADR**



## Practice Profile

Craig Howell Williams KC specialises in planning, environment and related areas of public law. He is acknowledged as a leading practitioner in the field and has acted in some of the most high profile cases.

Craig is consistently rated as a leading planning silk in Chambers and Partners Directory and in Legal 500, and was a top rated planning silk in the Planning Magazine Survey 2023. Commendations in recent directories include: "a superb barrister"; "intellectually smart and astute"; "his cross-examination is courteous and polite but ruthlessly effective"; "incredibly hardworking and a modern silk"; "Craig is a master strategist"; "a fantastic advocate and adviser"; "A go-to on planning and CPO matters"; "great to work with, great with clients and gives top notch advice and representation"; "The trust you can place in the quality of his case preparation is without comparison – and that thoroughness shines through with the clients come the execution of the case at the inquiry or hearing"; "Craig is an incredibly strong advocate with a tenacious appetite for detail. His preparation is incredibly thorough, leaving no stone unturned. Craig is proactive and his advice is delivered commercially and with conviction".

He represents developers, landowners, operators, local authorities, and third parties at public inquiries (planning appeals and local plan hearings) and in the Courts and other Tribunals. He is regularly involved in large planning/major infrastructure schemes, including strategic sites, urban extensions, town centre developments, airport expansions, transport infrastructure, local development plans, CPOs, heritage related developments and employment, leisure, retail and other commercial projects.

He was appointed and has served as Junior Counsel to the Crown (B Panel) and since taking silk has appeared in a number of significant court cases.

He was appointed by the Secretary of State to serve as the Lead Assistant Commissioner for the West Midlands region to hold hearings and report into proposals to modify Parliamentary constituency boundaries.

He is a CEDR Accredited Mediator, a member of the RICS President's Panel and and a RICS Accredited Evaluative Mediator, a member of the Chartered Institute of Arbitrators and a member of the RICS

President's Mediation Panel. He was appointed to serve on the first DCLG's Planning Mediation Services Panel. appointed to serve on the first DCLG's planning Mediation Services Panel. ([See his separate ADR/mediation profile](#)).

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## Planning

Craig has extensive experience and a wide ranging practice in the field of planning law. He is acknowledged as a leading practitioner in the field and has acted in some of the most high profile cases.

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His court work in relation to planning cases is separately noted under Public Law.

Craig is consistently rated as one of the leading planning silks in Chambers and Partners and Legal 500, and was voted a top-rated silk in the Planning Magazine Survey 2023. Commendations in recent directories include: *"a superb barrister"; "his cross-examination is courteous and polite but ruthlessly effective"; "incredibly hardworking and a modern silk"; "Craig is a master strategist"; "a fantastic advocate and adviser"; "intellectually smart and astute"; "A go-to on planning and CPO matters"; "great to work with, great with clients and gives top notch advice and representation"; "The trust you can place in the quality of his case preparation is without comparison – and that thoroughness shines through with the clients come the execution of the case at the inquiry or hearing"; "Craig is an incredibly strong advocate with a tenacious appetite for detail. His preparation is incredibly thorough, leaving no stone unturned. Craig is proactive and his advice is delivered commercially and with conviction"*.

Craig is a CEDR Accredited Mediator, a RICS Accredited Evaluative Mediator, a member of the Chartered Institute of Arbitrators and a member of the RICS President's Mediation Panel. He was appointed to serve on the first DCLG's Planning Mediation Services Panel (See his separate [ADR/mediation profile](#)).

He has particular experience in:

[Strategic Land, New Settlements and Urban Extensions](#)  
[Residential, Mixed Use and Employment Development Schemes](#)  
[Development Plans](#)  
[Listed Buildings and Conservation Areas](#)  
[Retail](#)  
[Leisure and Entertainment](#)  
[Highways](#)  
[Waste, Mines, Quarrying and Aggregates Levy](#)  
[Energy and Utilities and Fuel](#)  
[Outdoor Advertising](#)  
[Religious and Faith Buildings, Cemeteries and Burial Space](#)  
[Enforcement](#)

## **Strategic Land, New Settlements and Urban Extensions**

Craig acts for developers and national house builders as well as for local planning authorities (see also "[Development Plans](#)"). He advises at all stages of a proposed scheme from application to the appeal inquiry or local plan examination stage.

His previous work includes:

- Luton East, a large urban extension proposal adjoining Luton on behalf of Bloor Homes (local plan examination)
- South West Milton Keynes, a large urban extension proposal adjoining Milton Keynes on behalf of a consortium of developers (appeal inquiry and local plan examination)
- North of Luton, a large urban extension proposal adjoining Luton on behalf of a consortium (local plan examination)
- an urban extension to Brookmans Park in Welwyn Hatfield on behalf of the Hill Group (local plan examination)
- an urban extension to Tenterden in Kent on behalf of Ashford BC (appeal inquiry)
- a new village in the Green Belt on behalf of Elmbridge BC (appeal inquiry)
- strategic land proposals in the context of local plans on behalf of local planning authorities eg for Cherwell DC and Vale of White Horse Council (local plan examinations)
- the promotion of housing land allocations in local plans on behalf of developers or landowners eg the Central Bedfordshire Local Plan, the Monmouth Local Plan, the Peterborough Local Plan, the Horley Local Plan, the North Hertfordshire Local Plan, the Surrey Heath Local Plan, the Alyesbury Local Plan (local plan examinations)
- Teignbridge, an appeal inquiry into proposals for the expansion of the town on behalf of the developers
- S106 obligations and equalisation in relation to an urban extension to Milton Keynes for Connolly Homes (advice)
- Elsenham, an urban extension following on from an eco-town proposal in Essex on behalf of the developers (appeal inquiry)
- Aylesbury, acting on behalf of a landowners' consortium in relation to the town's expansion (local plan examination)
- Ashford, acting on behalf of the Church Commissioners in relation to land proposed for the expansion of Ashford (appeal)
- Robert Hitchins Ltd, various landholdings and development schemes in Gloucestershire and the Forest of Dean (appeal inquiries and local plan examinations)
- Pye (Oxford) Ltd, a new settlement proposal in Oxfordshire on behalf of Pye (Oxford) (advice)
- an urban extension at Theale for British Land/Countryside Properties (appeal inquiry)
- Mereham, an inquiry into a proposal for a new settlement near Cambridge on behalf of Multiplex Stannifer (appeal inquiry)
- Church Crookham, a large urban extension at Fleet in Hampshire on behalf of Taylor Wimpey (appeal inquiry)

## **Residential, Mixed Use and Employment Development Schemes**

Craig acts for developers and national house builders as well as for local planning authorities. He advises at all stages of a proposed scheme from application to the appeal inquiry or local plan examination stage.

His previous work includes:

- South West Milton Keynes, an appeal inquiry into a large urban extension proposal adjoining Milton

Keynes on behalf of the consortium developers

- advice to Connolly Homes in relation to equalisation, s106 obligations and an urban extension to Milton Keynes
- an appeal inquiry into a new village in the Green Belt on behalf of Elmbridge BC
- advice in relation to a local plan proposal for a garden village in Northumberland on behalf of Northumberland County Council
- strategic land proposals in the context of local plans on behalf of local planning authorities eg for Cherwell DC and Vale of White Horse Council
- an appeal inquiry relating to housing development in the Green Belt for Surrey Heath BC;
- an appeal inquiry relating to the proposed change of use of employment land to residential use in High Wycombe for Wycombe BC
- an appeal inquiry relating to a large logistics development adjoining the Kent AONB for Gallagher Properties Ltd
- an appeal inquiry relating to the proposed change of use of employment land to residential use in Fleet for Helical Bar
- the promotion of housing land in the Horley Local Plan for Martin Grant Homes
- the promotion of housing land in the Surrey Heath Local Plan for Bryant Homes
- the promotion of housing land in the Aylesbury Local Plan on behalf of a consortium of developers
- the promotion of housing land allocations in the Monmouth Local Plan for Harrington Properties
- an appeal inquiry into an urban extension in Church Crookham for Taylor Woodrow/Wimpey
- an appeal inquiry into urban extension at Theale for British Land/Countryside Properties
- appeal inquiries and local plan appearances relating to a variety of residential schemes in the south east for Laing Homes and Charles Church
- appeal inquiries and local plan appearances relating to a variety of residential schemes in the south west for Robert Hitchins Ltd

His experience in this sector has also included residential or mixed use schemes of special interest, such as:

- an enforcement appeal inquiry into unlawful tall buildings in RB Greenwich, on behalf of the local planning authority
- an appeal inquiry into a redevelopment of an urban site with tall buildings in the settings of important heritage buildings on behalf of RB Greenwich
- an appeal inquiry into an urban regeneration scheme with 'tall buildings' on behalf of LB Basildon
- advice on the redevelopment of a large site in Central London for mixed leisure/media use (the Now Building at Tottenham Court Road)
- an appeal inquiry into a redevelopment of a large town centre site for education use on behalf of LB Bromley
- a local plan hearing into residential development in Green Belt on land owned by the Royal Veterinary College, with local economic and employment benefits accruing
- advice relating to development of Green Belt land for significant employment provision in Merseyside to landowners
- advice relating to development of open green space for school use to LB Bromley
- appeal inquiries into petrol filling station developments in Yorkshire and Kent on behalf of BP
- an appeal inquiry relating to a retirement homes development in Seaford
- an appeal inquiry relating to a retirement village in Cumbria
- an appeal inquiry into new student accommodation in Reading
- advice relating to basement developments in RB Kensington and Chelsea
- an appeal inquiry into a green eco-infrastructure mews development in Portobello Road;
- the Power House proposal, an appeal inquiry into a major residential scheme adjoining two

conservation areas in Chelsea designed by Piers Gough

- advising Brunel University in relation to development on Green Belt land
- the Hurstbourne Priors proposal, an appeal inquiry into a PPS7 exceptions house designed by Robert Adam
- advice relating to an "eco-retreat" in Leicestershire

## **Development Plans**

Craig has been involved in many development plan cases, including representation for developers and local authorities at inquiries and examinations. His previous work includes the following cases.

For land owners, developers and house builders (see also Strategic Land, New Settlements and Urban Extensions):

- See [Strategic Land, New Settlements and Urban Extensions](#)
- advice on and promotion of numerous residential development schemes
- numerous objections to local plans on various issues eg Central Bedfordshire, Welwyn and Hatfield, North Hertfordshire, Peterborough, Aylesbury Vale, Kensington and Chelsea, Horley, Monmouth

For local planning authorities:

- advising on the Wokingham Local Plan
- advising on the Hertsmere BC Local Plan
- advising on the Surrey Heath BC Local Plan
- advising on the Southend-on-Sea BC Local Plan
- advised on and represented at examination the Greater Norwich Local Plan
- advised on and represented at examination the Bromley Local Plan
- advised on and represented at examination the Vale of White Horse Local Plan
- advised on and represented at examination the Cherwell Local Plan
- advised Northumberland Council on its local plan scheme
- advised and represented at examination the Surrey Heath Local Plan
- represented the Vale of White Horse DC at a high court challenge to the Vale of White Horse Local Plan

## **Listed Buildings and Conservation Areas**

Craig's previous work on cases where heritage issues have had particular importance include:

- an enforcement appeal inquiry into unlawful tall buildings in RB Greenwich in the settings of heritage buildings in Greenwich including Grade II\* listed buildings, on behalf of the local planning authority
- an appeal inquiry into a tall building proposal in the settings of heritage buildings in Greenwich on behalf of RB Greenwich
- advice in relation to a housing scheme in the setting of a Grade I C18 Country House in educational use and associated design and viability issues on behalf of the landowner
- an appeal inquiry relating to a large B8 development proposal near Maidstone, one important issue being the effect of the proposal on heritage assets including Leeds Castle and its Registered Garden on behalf of the developer
- an appeal inquiry relating to a rail freight interchange development proposal in Kent, one important issue being the effect on a conservation area and the setting of Thurnham Castle on behalf of Kent County Council

- an appeal inquiry relating to proposed alterations to a grade II\* building in Savile Row on behalf of Abercrombie and Fitch
- the Camberley Mosque proposal, an appeal inquiry into a large mosque proposal in a Conservation Area on behalf of Surrey Heath Borough Council
- advice relating to development implications for the Chichester Walls
- Hampden Court House, a hearing into an enforcement notice and planning appeals relating to proposals for a change of use of a listed building within grounds listed grade 2\* in the Register of Parks and Gardens of Special Interest, near to grade 2\* structures, all situated in a Conservation Area
- the North Foreland Lighthouse scheme, an appeal inquiry into a proposal for a radar tower near to a listed lighthouse on the Kent coast on behalf of the HM Coastguard/Maritime Agency
- the Hurstbourne Priors proposal, an appeal inquiry into a PPS7 exceptions house designed by Robert Adam on behalf of a landowner
- the Power House proposal, an appeal inquiry into a major residential scheme adjoining two conservation areas in Chelsea designed by Piers Gough on behalf of local residents

## **Retail**

Craig has advised and appeared at inquiries into appeals in a number of retail cases, including:

- for Lidl (including a s78 appeal for a new retail store in Tring)
- for Aldi
- for Northampton BC (Sixfields Retail Park)
- for Ashfield Land Ltd (Bideford)
- for Somerfield Stores (St Helens)
- for Carter Commercial Developments Ltd (Clacton and Frinton on Sea)
- for Tesco Stores Ltd (Ashford, Sevenoaks, Greenwich, Leicester, Thames Ditton, Chepstow, Daventry, Pinner, Lincoln, Walsall, Burnage and Stretford)
- for J Sainsbury (Kingston upon Thames)
- for Safeway (Peterborough, Fylde and Cromer)
- for others in relation to retail aspects of mixed use and strategic developments

Appearances at local plan inquiries include: for Tesco Stores Ltd (Tooting, Merton, Hammersmith and Fulham, Thame, Hounslow, Newnham and Derbyshire Dales).

Craig also advises on and appears in High Court actions relating to retail development proposals:

- *R (Tesco Stores Ltd) v Reigate and Banstead Borough Council and Lidl Great Britain Ltd* [2024] EWHC 2327 (Admin) on behalf of Lidl
- *R (on application Sainsbury Ltd) v Hillingdon BC, Arla Foods Ltd* [2015] EWHC (Admin) 2571 on behalf of Hillingdon BC
- *R (Tesco Stores Ltd) v Havering BC & Aldi Stores Ltd CO/2863/2021 & CO/261/2022* relating to a challenge to a decision to grant planning permission for a large food store in Romford on behalf of Aldi
- advising Aldi and Lidl in relation to High Court challenges

## **Leisure and Entertainment**

Craig has been involved in a number of significant leisure development proposals. Representation at inquiries into appeal proposals for leisure developments include:

- the Woburn Forest Centre Parcs, for Centre Parcs
- the Caprice Restaurant in Grosvenor Square, for Westminster City Council
- polo facilities in the Green Belt in Berkshire
- an inquiry into development of Metropolitan Open Land
- a golf course adjoining Rutland Water
- a shooting range in the Green Belt near St Albans

Advice on leisure proposals and other matters include:

- golf course development in Essex and in Crawley
- an "eco-retreat" in Leicestershire
- leisure aspects of mixed use and strategic developments
- changes of use for public houses
- restaurants in West London

## **Highways**

Craig has experience of a number of significant highways projects, including advice on and/or representation at appeal/TWA Order/CPO inquiries.

His previous work in this sector includes:

- *Moto Hospitality Ltd v. The Highways Agency*, a claim under Section 10 of the Compulsory Purchase Act 1995 in the Lands Tribunal and the Court of Appeal (for Moto)
- the Chieveley junction, a CPO inquiry in relation to proposals for widening the A34/M4 Junction (for Chieveley Parish Council)
- motorway and road infrastructure related to the Heathrow Terminal 5 proposal for the local authorities
- the East London River Crossing (for the London Docklands Development Corporation)
- CPO inquiries into roads in London docklands (eg the Lower Lea Crossing, the Poplar Link) (for the LDDC)
- numerous significant development schemes where highways infrastructure is a main issue in dispute

## **Waste, Mines, Quarrying and Aggregates Levy**

Craig's previous work in this sector includes:

- the Graddfa Industrial Estate enforcement appeal inquiry in Caerphilly, South Wales into a material change of use
- Longstone Edge, enforcement proceedings and litigation relating to open cast fluorspar mining activities in the Derbyshire National Park, on behalf of the mineral operator
- an enforcement inquiry into alleged breaches of ROMP conditions relating to the restoration of a Fullers Earth Quarry in Bedfordshire on behalf of Laporte Industries.
- advice to and representation of clients in cases relating to aggregates levy:
- advice in relation to liability to levy arising from the construction of an underground hydro-electric power station in Scotland
- appeals in relation to liability to levy arising from mining activities in the National Park in Derbyshire, in the VAT and Duties Tribunal and the High Court [2009] STC 1969 on behalf of MMC Minerals Processing Ltd instructed by Eversheds
- Customs and Excise Commissioners v. East Midlands Aggregates Ltd, a claim under the provisions

of the Finance Act legislation for exemption from levy in the VAT and Duties Tribunal and the Chancery Division of the High Court [2005] 1 P&CR 11, on behalf of East Midlands Aggregates Ltd instructed by Hewitsons

- advice in relation to liability created by the construction of the Channel Tunnel Link, instructed by Union Railways (North) Limited
- advice and representation relating to waste disposal projects, for Grundons
- an appeal inquiry into Fullers Earth extraction near Redhill, Surrey

## **Energy, Utilities and Fuel**

Craig's planning experience has often included issues relating to energy and utilities infrastructure (eg in the context of large planning/infrastructure schemes).

His previous also work includes:

- A claim for judicial review of a decision by Secretaries of State pursuant to s114 of the Planning Act 2008 to grant development consent for the Medworth Energy from Waste Combined Heat and Power facility
- S78 appeal inquiries into petrol filling station developments in Yorkshire and Kent on behalf of BP
- the proposed E.ON Rampion Offshore Windfarm DCO on behalf of a Southern Water Services as the water and waste statutory undertaker
- litigation advice in relation to a proposal for the extraction of Coal Bed Methane gas for Composite Energy Ltd
- the Abberton Scheme, an inquiry into a large-scale water transfer and storage scheme on behalf of the water company
- an inquiry under the Electricity legislation relating to the retention of pylons (via wayleave renewals) across London docklands on behalf of the London Docklands Development Corporation
- As Mediator, a claim concerning a blight notice served in relation to rights to be acquired as part of an energy related DCO proposal in the South West of England

## **Outdoor Advertising**

Craig has given advice to and appeared at inquiries on behalf of a number of outdoor advertisement companies, including: JC Decaux, Van Wagner UK Ltd, Ad-Air and Ocean Outdoor. He has also advised on a major redevelopment scheme in Central London for leisure/media use.

## **Religious and Faith Buildings, Cemeteries and Burial Space**

Craig acted for Surrey Heath Borough Council in the appeal relating to a large Mosque proposal in Camberley. He also successfully promoted at appeal a proposal for a cemetery of c10,000 Muslim graves in the Green Belt on behalf of the registered charity landowner.

## **Enforcement**

Craig also has experience in enforcement cases eg:

- Appeal inquiry into unlawful erection of tall buildings in Royal Borough of Greenwich
- Appeal inquiry into alleged unlawful uses on a large recycling centre in South Wales
- S289 appeal to the High Court against an enforcement appeal decision relating to alleged material change of use of residential properties

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## Public Law

Craig has wide experience in public law, judicial review and statutory challenges. He was appointed as a junior to serve on the Treasury Counsel B Panel and since taking silk he has appeared in a number of significant court cases.

Reference should be made elsewhere in Craig's profile for examples of his public law work in the areas of Planning, Major Infrastructure Projects, Environment and Compulsory Purchase and Compensation etc. This section of his profile focuses on his experience in statutory appeal and judicial review court cases, including:

- *R (Tesco Stores Ltd) v Reigate and Banstead Borough Council and Lidl Great Britain Ltd* [2024] EWHC 2327 (Admin) on behalf of Lidl
- An application for permission to apply for judicial review of a Secretary of State decision to allow an appeal by HS2 Ltd and grant approval for plans and specifications concerning works for Phase One of High Speed 2 under Schedule 17 to the High Speed Rail (London- West Midlands) Act 2017, in 2024
- An application for permission to apply for judicial review of a Secretary of State decision pursuant to s114 of the Planning Act 2008 to grant development consent for the Medworth Energy from Waste Combined Heat and Power facility, in 2024
- *R (on the application of Hillingdon LBC et al) v Mayor of London* [2023] EWHC 1972 (Admin), a High Court JR challenge to the Mayor of London's proposal to extend the Ultra-Light Emission Zone in London on behalf of LB Hillingdon et al
- Applications to the High Court for interim injunctions under s187B TCPA 1990 to restrain the use of hotels for accommodating asylum seekers, on behalf of Fenland District Council and Carmarthenshire County Council, in 2023
- *R (LB Hillingdon) v SoS and HS2 Ltd* [2020] EWCA Civ 1005 and also *R (LB Hillingdon) v SoS and HS2 Ltd* [2021] EWCA Civ 1501, both in relation to test case issues of HS2 powers and interpretation of Schedule 17 of the HS2 Act 2017 on behalf of Hillingdon BC
- *(R (on application Sainsbury Ltd) v Hillingdon BC, Arla Foods Ltd* [2015] EWHC (Admin) 2571
- relating to the application of the retail sequential test on behalf of Hillingdon BC
- *R (Tesco Stores Ltd) v Havering BC & Aldi Stores Ltd* CO/2863/2021 & CO/261/2022 relating to a decision to grant planning permission for a large food store on behalf of Aldi
- *Dylon 2 Ltd v LB Bromley* [2019] EWHC 2366 (Admin)), a High Court challenge to the Bromley Local Plan under s113 TCPA 1990
- *R (on application of London Borough of Hillingdon) v The Mayor of London* [2021] EWHC 3387 (Admin), a High Court JR challenge to a decision by the London Mayor relating to tall buildings on behalf of LB Hillingdon
- *R (Bond) v Vale of White Horse Council* [2019] EWHC 3080 (Admin), a High Court challenge to the Vale of White Horse Local Plan (relating to a Green Belt boundary dispute) on behalf of the local planning authority
- *RSPB v SoS and BAE Systems Ltd* [2014] EWHC 1645 (Admin) and [2015] EWCA Civ 227, litigation relating to proposals under the Habitats and Wild Bird Directives the Wildlife and Countryside Act 1981 for the culling of birds on an SPA/SSSI/RAMSAR site, on behalf of BAE Systems in the High Court and Court of Appeal
- Lyndon Top Farm, an appeal under s288 TCPA 1990 relating to the commencement of development and the interpretation of reserved matters conditions, on behalf of the landowner
- *Eaton v Natural England* [2012] EWHC 2401 (Admin) and [2013] EWCA Civ 628 on the scope of

enforcement and licensing obligations in the context of the Habitats and Birds Directives, representing the wind farm operator in the High Court and the Court of Appeal

- *JA Pye (Oxford) Homes Ltd v SSCLG* (2010) relating to the quashing of parts of the South East Plan in the High Court
  - *R (on the application of Bleaklow Industries Ltd) v SoS CLG* [2008] EWHC 606, an appeal under Section 289 of the Town and Country Planning Act 1990 relating to mining activities in the Peak District National Park, in the High Court and the Court of Appeal [2009] 2 P&CR 21
  - *R (on the application of Hart District Council v SSCLG* [2008] EWHC 1204 (Admin) relating to the interpretation of the Habitats Regulations, on behalf of an interested party, in the High Court;
  - *Moto Hospitality Ltd v. The Highways Agency*, relating to a claim under s10 CPA 1965, in the Lands Tribunal [2006] RVR 280 (LT) and in the Court of Appeal [2007] EWCA Civ 764 (CA)
  - *Customs and Excise Commissioners v East Midlands Aggregates Ltd* [2004] STC 1582, relating to Aggregates Levy, building works and the Finance Act 2001, on behalf of the aggregates company, in the Chancery Division;
  - *R (Adlard) v SSE and Fulham Stadium Limited* [2002] EWHC Admin 7, relating to a challenge to a call-in decision, on behalf of the London Borough of Hammersmith and Fulham, in the High Court;
  - *R (Alconbury Developments Ltd) v SSE* [2001] 2 WLR 1389, relating to the planning process and Article 6 of the Convention on Human Rights, on behalf of the developers, in the Divisional Court and the House of Lords;
  - *R v Bristol City Council ex parte Anderson* [2000] 79 P&CR 358, relating to planning conditions, on behalf of the developer, in the Court of Appeal
  - *R v Environment Agency ex parte Turnbull* [2000] 8 Env.LR 715 relating to waste management licensing and BSE, on behalf of the Government's Intervention Board, in the High Court
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## Major Infrastructure Projects

Craig is often involved in large planning/major infrastructure schemes, such as proposals for airport expansions, roads or rail infrastructure. His court work in relation to this area of law is separately noted under Public Law.

His previous work includes:

- DCOs:
  - An application for permission to apply for judicial review of a Secretary of State decision pursuant to s114 of the Planning Act 2008 to grant development consent for the Medworth Energy from Waste Combined Heat and Power facility, in 2024
  - advice on a proposed road/rail intermodal distribution development in the East Midlands for Goodman Logistics
  - advice on compensation issues arising following DCO for strategic rail freight interchange
  - the M4 J3-5 "smart" Motorway Proposals on behalf of Hillingdon BC
  - the proposed E.ON Rampion Offshore Windfarm DCO on behalf of a Southern Water Services
- Parliament bills:
  - High Court and Court of Appeal litigation relating to HS2 powers under Schedule 17 of the Hs2 Act 2017 (see under Public Law)
  - HS2 on behalf of petitioners (including the Grafton Group and Slough BC)
  - the proposed London Underground (Northern Line Extension) Order on behalf of a major developer objector

- the proposed Crossrail (Kensal Green) Order on behalf of a major landowner objector
- the London Docklands Light Railway Bill on behalf of Rosehaugh Stanhope
- rail infrastructure on behalf of British Rail
- TWA projects and objections to rail proposals including Crossrail and the Northern Line extension
- the Cranford Inquiry at Heathrow, an inquiry into proposed runway alterations, involving noise and air quality effects following the Government's decision to end the Cranford Agreement on behalf of LB Hillingdon
- the Stansted Airport expansion proposal, advising Legal and General in relation to landholdings and objections to the proposed expansion of the airport
- the Kent International Gateway, an appeal inquiry into a large rail connected logistics proposal on behalf of Kent County Council
- new settlements and urban extensions with associated transport infrastructure proposals on behalf of developers
- Alconbury Airfield, an inquiry into a large rail connected logistics proposal, on behalf of the developer
- the Abberton Scheme, an inquiry into a large scale water transfer and storage scheme on behalf of the water company
- the Terminal 5 inquiry, an inquiry into proposed airport expansion at Heathrow, on behalf of 10 local authorities, including rail and road connections
- an inquiry under the Electricity legislation relating to the retention of pylons (via wayleave renewals) across London docklands on behalf of the London Docklands Development Corporation
- the East London River Crossing proposal on behalf of the London Docklands Development Corporation
- CPO inquiries into road proposals in London Docklands on behalf of the London Docklands Development Corporation

## Environment

Craig's is often involved in cases where environmental issues are at large. His court work in relation to this area of law is also noted under Public Law.

His previous work includes:

- a proposed Judicial Review claim by a house builder consortium against Natural England, the Environment Agency, the Secretary of State and four local planning authorities relating to Natural England's advice on water neutrality
- the Cranford Inquiry at Heathrow, an inquiry into proposed runway alterations, involving noise and air quality effects following the Government's decision to end the Cranford Agreement
- advice in relation to Natural England's Advice on nutrient neutrality and specific European protected sites
- the M4 J3-5 "smart" Motorway Proposals on behalf of Hillingdon BC involving issues of air quality
- advising the Mayor of London on aviation strategy and potential impacts on European protected sites in the Thames Estuary
- Warton Airfield BAE Systems, public inquiry and litigation relating to proposals under the Habitats and Wild Bird Directives and the Wildlife and Countryside Act 1981 for the culling of birds on an

SPA/SSSI/RAMSAR site, on behalf of BAE Systems ([2014] EWHC 1645 (Admin) and [2015] EWCA Civ 227

- Eaton v Natural England [2012] EWHC 2401 (Admin) and [2013] EWCA Civ 628 on the scope of enforcement and licensing obligations in the context of the Habitats and Birds Directives, representing the wind farm operator in the High Court and the Court of Appeal
- Salmesbury Airfield, advice relating to the designation of a Biological Heritage Site
- a High Court challenge to a decision to refuse planning permission for licensed drilling of boreholes for Coal Bed Methane
- R (on the application of Bleaklow Industries Ltd) v SoS CLG [2008] EWHC 606, an appeal under Section 289 of the Town and Country Planning Act 1990 relating to mining activities in the Peak District National Park, in the High Court and the Court of Appeal [2009] 2 P&CR 21
- R (on the application of Hart District Council) v SoS CLG and others [2008] EWHC 1204 (Admin), relating to the interpretation of the Habitats Regulations, on behalf of an interested party, in the High Court
- R v. Environment Agency ex parte Turnbull [2000] 8 Env LR 71, an application for judicial review, relating to waste management licensing and BSE, on behalf of the Government's Intervention Board, in the High Court
- Customs and Excise Commissioners v East Midlands Aggregates Ltd, relating to Aggregates Levy and the Finance Act 2001, on behalf of the aggregates company, in the VAT and Duties Tribunal and the Chancery Division of the High Court [2004] STC 1582
- an inquiry under the Electricity legislation relating to the retention of pylons (via wayleave renewals) across London docklands on behalf of the London Docklands Development Corporation
- Longstone Edge, enforcement proceedings relating to open cast fluorspar mining activities in the Peak District National Park, on behalf of the mineral operator
- Church Crookham, an inquiry into a large urban extension to Fleet in Hampshire involving issues as to effects on nearby SPA/SSSIs, on behalf of the developer
- the Abberton Reservoir Scheme, an inquiry into a large scale water transfer and storage scheme involving RAMSAR/SPA issues on behalf of the water company
- Mereham, an inquiry into a new settlement near Cambridge involving issues as to waterways, energy and utilities infrastructure, on behalf of the promoter

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## Compulsory Purchase and Compensation

His court work in relation to this area of law is also noted under Public Law.

His experience in CPO inquiries and High Court litigation in this field includes:

- the Tunbridge Wells CPO, an inquiry into a town centre development scheme including new local government offices and a new theatre, on behalf of the acquiring authority
- Moto Hospitality Ltd v. The Highways Agency, a claim under Section 10 of the Compulsory Purchase Act 1995 in the Lands Tribunal and the Court of Appeal, on behalf of Moto
- the Abberton Reservoir Scheme, a compulsory purchase case under S155 of the Water Industries Act 1991 and the Acquisition of Land Act 1981, relating to a large scale water transfer and storage scheme, on behalf of the acquiring water company
- the Stansted Airport expansion proposal, advising Legal and General in relation to landholdings and objections to the proposed expansion of the airport
- Chieveley junction, a compulsory purchase inquiry in relation to proposals for widening the A34/M4

Junction

- CPO inquiries in London Docklands relating to the acquisition of land and rights (in particular for new highways infrastructure) on behalf of the London Docklands Development Agency

His experience in Parliamentary bills includes:

- HS2 on behalf of petitioners (including the Grafton Group and Slough BC)
- the proposed London Underground (Northern Line Extension) Order on behalf of a major developer objector
- the proposed Crossrail (Kensal Green) Order on behalf of a major landowner objector
- the London Docklands Light Railway Bill on behalf of Rosehaugh Stanhope
- rail infrastructure on behalf of British Rail
- He has advised numerous clients on land acquisition and compensation issues including:
- Claims for compensation due to the HS2 rail scheme
- a compensation claim following a CPO for a new road proposal in Hereford, instructed by Burgess Salmon
- compensation following a compulsory purchase of land under a SRFI DCO
- compensation in relation to infrastructure required for the Olympics
- compensation following redevelopment of the Arsenal stadium
- depreciation of land affected by the compulsory purchase of highway land
- compensation following a town centre CPO

He has also acted as appointed Mediator in compensation disputes and has written a number of articles on the role of ADR in compensation cases ([ADR/mediation profile](#)).

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## ADR

Craig is also a CEDR Accredited Mediator and a RICS Accredited Evaluative Mediator, a member of the Chartered Institute of Arbitrators and a member of the RICS President's Mediation Panel. He was appointed to serve on the first DCLG's Planning Mediation Services Panel. (See his [separate ADR/mediation profile](#)).

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## Qualifications & Appointments

### Qualifications and Appointments:

- BA (Hons), Leeds University
- Diploma in Law (University of Westminster)
- Band Award from Grays Inn
- Called to the Bar (1983 Grays Inn)
- Junior Counsel to the Crown B Panel (1993-1999)
- Appointed Queen's Counsel (2009)
- Chairman of the London Luton Airport Consultative Committee (S35 CAA 1982) (1999-2002)
- CEDR Accredited Mediator (2005)
- Trustee of Planning Aid for London (Registered Charity) (2007-2012)

- Lead Assistant Commissioner to the Boundary Commission for England (2012-2013)
- The DCLG's Planning Mediation Services Panel (2012-2015)
- RICS President's Mediation Panel (2010- )
- Member of the Chartered Institute of Arbitrators (2012- )
- RICS Accredited Evaluative Mediator (2017)
- Panel of approved counsel for the National Procurement Service for Wales (2017)
- Vice Chair of the Lord Edmund-Davies Legal Education Trust (2019- )
- RICS President's Panel Mediators for Compulsory Purchase Disputes (2024- )
- Vice Chair of the Lord Edmund-Davies Legal Education Trust (2019-2025); Chair (2025- )

### Professional Affiliations:

- Planning and Environment Bar Association (1990-) (Secretary 1994-1996)
- Parliamentary Bar Mess (1990-)
- United Kingdom Environmental Law Association (2009-)
- National Planning Infrastructure Association (2012-)
- Compulsory Purchase Association (2012-)
- Civil Mediation Council (2009-14)
- RICS General Mediation Panel (2010-)
- Steering Group assisting Leonora Rozee in her report Planning in Mediation (2010) and in the Delivery of Recommendations Group (2011-12)
- Vice Chair of the Lord Edmund-Davies Legal Education Trust (2019-2025); Chair (2025-)
- RICS President's Panel Mediators for Compulsory Purchase Disputes (2024- )

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### Publications

- [Expert Evidence and How to be a Good Witness](#) (Journal of Planning Law 2010)
- [Planning Ahead](#) (Solicitor's Journal 2010)
- Mediation - the Flexible Alternative (RICS Land Journal 2011)
- Mediation in Planning Related Disputes (Local Government Lawyer 2011)
- [Mediation and Early Neutral Evaluation in the Lands Tribunal](#) (JPEL 2013)
- [There is another way](#) (Solicitor's Journal 2013)
- [The Duty to Co-operate is Not to be Taken Lightly](#) (June 2016)
- [Materially different developments and enforcement](#) (February 2025)

### [Privacy Notice](#)

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### Quotes

*"intellectually smart and astute", "a superb barrister"*

*"His eye for detail, preparation and recall is phenomenal. He is an absolute joy to instruct and to work with."*

*"Craig is an incredibly strong advocate with a tenacious appetite for detail. His preparation is incredibly*

*thorough, leaving no stone unturned. Craig is proactive and his advice is delivered commercially and with conviction."*

*"Craig is a master strategist", "a fantastic advocate and adviser"*

*"A go-to on planning and CPO matters", "The trust you can place in the quality of his case preparation is without comparison – and that thoroughness shines through with the clients come the execution of the case at the inquiry or hearing"*

*"his cross-examination is courteous and polite but ruthlessly effective"*

*"incredibly hardworking and a modern silk", "great to work with, great with clients and gives top notch advice and representation"*