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Meyric Lewis

Call: 1986 [Public Access](#)

Practice areas:

Planning, Compulsory Purchase and Compensation, Major Infrastructure Projects, Public Law, Environment, Local Government



Practice Profile

Meyric was described by The Lawyer as "standing out" for his expertise in planning and judicial review. He specialises in all aspects of planning (including environmental assessment) and compulsory purchase both at inquiries and in the courts at all appellate levels. Clients range from substantial developers to public authorities and individual developers or objectors.

He is frequently reported in the specialist law reports in notable cases. His court practice ranges from judicial and statutory review in the higher courts to prosecutions and other regulatory proceedings in the Crown Court and Magistrates' Court. He has particular experience in proceedings relating to planning enforcement, statutory nuisance and land contamination.

He has widespread expertise in compulsory purchase and compensation law acting for and advising clients on CPO and major infrastructure proposals and the compensation issues arising from them.

He is Chambers' Pro Bono Champion.

Meyric served as B Panel Treasury Counsel 1995-2001 defending Secretary of State's planning decisions in the High Court

He was the elected Chair of the Compulsory Purchase Association 2014 - 20156.

He is regularly invited to speak at specialist seminars including RTPI Planning Law Updates and at the Planning Inspectorate's Enforcement Conference.

He has published many articles including Expediency in Enforcement [2003] JPL 1106, **The New Procedures for Planning Challenges in the High Court** [2008] JPL 1720, **Enforcing Planning Obligations** [2012] **Local Government Lawyer** and **Planning and Proceeds of Crime Act** [2014] JPL 972; **The Sanctity of Contract - Enforcing Section 106 Obligations** [2019] JPL 748.

He is the author with Bob McGeady of Law Brief Publishing's Certificates of Lawfulness - A Guide (2018) and Planning Obligations Demystified (2019).

He is an Editor of the Sweet & Maxwell Compulsory Purchase Encyclopaedia.

Planning

Meyric has in-depth expertise in a wide range of specialist areas in planning. He is equally at home promoting and resisting housing, retail and general commercial developments both in urban and countryside locations. He also frequently appears for plan-making authorities and objectors in development plan examinations.

He has particular experience of development schemes in conservation areas or affecting listed buildings.

He regularly acts for appellants and planning authorities in complex enforcement cases.

Set out below is a list of some of the major inquiries and reported cases which Meyric has been involved in followed by more detailed lists of cases in specialist topic areas.

Highlight Inquiries

- **Holocaust Memorial and Learning Centre** inquiry for London Parks and Gardens Trust and Save Victoria Tower Gardens
- **HS2** - 11 petitions in Parliament (Commons and Lords Select Committees)
- **Manor Place Oxford** - successfully resisting student accommodation proposals in setting of Grade I listed St Catherine's College and Magdalen College's Grade I registered park and within the Oxford Central (University and City) Conservation Area
- **Time Out Restaurant Spitalfields** - successfully resisting food market restaurant on grounds of impact on Fournier Street and Brick Lane Conservation Area
- **Aldeburgh Brickfields AONB** inquiry - market and affordable housing on former brickworks in the Suffolk Coast and Heaths AONB
- **Enterprise House** - tall building proposal at Aldgate in setting of listed buildings and with complex issues of assessment of adequate sunlight and daylight under BRE Guidelines
- **Great Cornard, Sudbury** - promoting Persimmon scheme for 170 houses in Gainsborough landscape and setting of Grade I listed building (following successful resistance of EU law Environmental Impact Assessment JR in Court of Appeal)
- **Witney** - resisting Gladman appeal for 270 houses in HSE hazardous installation notification zone
- **Sugar House Land CPO** - successful objection to taking of Stratford Sail advertising display on grounds of lack of prejudice to regeneration scheme to create new commercial/residential quarter for East London
- **St Katharine Docks, Tower of London Conservation Area**
- **Snoasis Snowdome and wintersports development**
- **Kingsway Business Park CPO** (for North West Development Agency)
- **World Society for the Protection of Animals** (first ever mega-dairly inquiry)
- **Jersey Marine Swansea** (for Welsh Development Agency)
- **Greater Manchester retail** inquiries
- **M40 MSAs inquiry/M42 MSAs** inquiry

Highlight Court Cases

- ***London Historic Parks and Gardens Trust v Secretary of State for Housing, Communities and Local Government and London Historic Parks and Gardens Trust v Minister of State for Housing*** - challenges respectively to decision making arrangements for and then decision on Holocaust *Memorial and Learning Centre inquiry*
- ***R (Thurston Parish Council) v Mid Suffolk DC***, Court of Appeal - challenge for Thurston Parish Council to planning permission granted in conflict with Neighbourhood Plan
- ***Warners Retail*** - success in Court of Appeal in important decision on interpretation of national policy on retail development
- ***R (Khodari) v. RBKC***, Court of Appeal - confirming planning agreements cannot prohibit holding of residents' parking permits
- ***R (Anglian Water) v. EA*** - success in first ever JR under Bathing Water Regulations 2013

- *R (Maynard) v Chiltern DC* - JR of Neighbourhood Plan ruling on statutory "basic conditions" for validity of plans
- *R (Kohle) v. Westminster City Council* - successfully resisting high-profile JR challenge on Equality Act grounds to change of use of historic Africa Centre in Covent Garden
- *R (Stefanou) v. Westminster City Council* - complex JR on whether repointing of listed building facade sufficient "building" works to begin development and keep consent alive
- *R (Eatherley) v. LB Camden* - first JR on need for express consent for new basement (or whether permitted "enlargement/improvement")
- *Bolton MDC v. Secretary of State*, House of Lords - duty to give reasons in planning appeal decisions
- *R (Smith) v. Cotswold DC*, Court of Appeal - adequacy of reasons for granting planning permission (successfully resisting appeal against Richard Buxton and Co)
- *Bateman v. South Cambs DC*, Court of Appeal - adequacy of reasons in European/domestic context for not requiring environmental impact assessment
- *R (Goodman) v. LB Lewisham and Big Yellow Ltd*, Court of Appeal - environmental assessment (for Big Yellow)
- *Fairstate v. Secretary of State*, Court of Appeal - ten year rule in enforcement
- *R (Trillium) v. LB Tower Hamlets* - alleged "improper" designation of conservation area

Residential

- **Persimmon Homes, Great Cornard** - 166 homes in setting of Grade I listed Abbas Hall
- **Brickfields, Aldeburgh** - 40 homes in Suffolk Coast and Heaths AONB
- **Laing Homes development of 180 units at the Triangle Site, Cambridge** - also successfully defended their development at Chertsey Bridge, Surrey
- **Advised Barratt Homes on substantial development in Gravesham**
- **Crossways Estate CPO inquiries** - compulsory purchase of former Council flats to create nearly 700 units
- **Appeal on behalf of Grosvenor Estate - Aldford House, Park Lane** (conservation implications of views from Royal Parks and Mayfair conservation areas)

Commercial

- **Welsh Development Agency** - substantial commercial/retail development at Jersey Marine site on M4 near Swansea
- **Kingsway Business Park** - 170 hectare regeneration development of regional and national significance in Rochdale, Greater Manchester - instructed by Eversheds for North West Development Agency
- **Argent Estates plc** footpath orders to facilitate implementation of regeneration development at Piccadilly Place accessed via the Manchester Curve Bridge, Piccadilly Station - instructed by Lovells
- **Colchester United FC training ground**

Listed Buildings and Conservation Areas

- **Holocaust Memorial and Learning Centre**
- **Manor Place Oxford** - successfully resisting student accommodation proposals in

setting of Grade I listed St

- Catherine's College and Magdalen College's Grade I registered park and within the Oxford Central (University and City) Conservation Area
- **Time Out Restaurant Spitalfields**
- **Persimmon Homes, Sudbury** - 166 homes in setting of Grade I listed Abbas Hall
- **Aldford House, Park Lane** (Mayfair and Royal Parks conservation areas)
- **St Katharine Docks** - successfully resisting unsympathetic redevelopment of historic docks affecting listed buildings in the Tower of London conservation area, "an area of exceptional architectural and historic interest"
- **Daresbury Hall** inquiry (enabling development - for English Heritage)
- *R v. Secretary of State ex parte Bath and NE Somerset Council*, Court of Appeal - requirements for validity of planning/listed building consent applications (for Bath and NE Somerset Council)
- Advice to London Borough of Tower Hamlets on designation of **Redchurch Street and Hackney Road conservation areas**
- **5 day Crown Court trial for Warwick DC** - unauthorised alterations to listed building

Major Transport Infrastructure

- **HS2** - numerous petitions on behalf of objectors
- **Manchester Metrolink** - Airport Extension; Salford-Eccles Extension
- **Crossrail**
- **Merseytravel**
- **Highways**
- **Argent Estates plc footpath orders** to facilitate implementation of regeneration development at Piccadilly Place, Manchester - accessed via the Manchester Curve Bridge
- *R v. Secretary of State ex parte Slot*, Court of Appeal - natural justice in highway order proceedings

Enforcement Notices and Injunctions

- *Fairstate Ltd v. Secretary of State* - ten year rule arguments through inquiry High Court and Court of Appeal
- **Kemble Airfield, Glos** - enforcement action on behalf of Cotswold DC
- **Ashford Borough Council** - long running enforcement action against illegal development transferred into ownership of off-shore company involving numerous appearances in court, an inquiry and two High Court challenges
- **Nottinghamshire County Council** - advising on enforcement to secure restoration of Bentinck Void and Tip site
- **Cotswold Water Park** - enforcement of "holiday use only" restrictions
- **Surrey Heath** - equestrian uses in Green Belt
- **Numerous injunction cases** - including Human Rights of Travellers
- **Committal proceedings** for local authorities eg *East Herts DC v. Doherty and others*, and for LB Newham, Ashford BC, Kent County Council and Basildon DC where

Compulsory Purchase and Compensation

Meyric has practised in compulsory purchase and compensation law all his working life. He has widespread expertise, acting for and advising clients on CPO and major infrastructure proposals and the compensation issues arising from them. Chambers and Partners describe him as “a recognised authority on compulsory purchase”. He was elected Chairman of the Compulsory Purchase Association 2014 - 2015.

Highlight cases include:

Compulsory Purchase

- **HS2** - numerous petitions on behalf of objectors including Sir Cameron Mackintosh, British Car Auctions, Gallagher Holdings/Charles Wilson Engineers, LTDA, Park Village East Limited and residents and International Automotive Components Ltd
- **Thames Tideway Tunnel** - objections on behalf Surrey Quays Shopping Centre
- **Kingsway Business Park CPO** - promoted CPO for 170 hectare site in Rochdale, Manchester
- **Manchester Metrolink** - promoted Salford-Eccles and Airport Extensions
- **Crossrail** - petition for Agrexco/Carmel
- **London Borough of Tower Hamlets Crossways Estate CPOs** and numerous other CPOs (housing, empty properties)
- **Brick Lane CPO** inquiry
- *Collis v Secretary of State* - successfully defending CPO in High Court
- *Lockwood v Highways England Co Ltd* – success in CAAD appeal against Highways England
- **Carpenters Road, Stratford** - Olympics CPO Land Compensation Act appeal and four other appeals concerning certificates of appropriate alternative development
- **Revocation and discontinuance orders** - eg Ashford Council, Hertfordshire County Council, South Oxfordshire District Council
- **Purchase notices**

Compensation

- *Smoke Club v Network Rail* – successful resolution of multi-million pound claim for closure by Thameslink of Cable nightclub London Bridge
- *Batchelor v. Kent CC* - successful ransom value claim of £2.15 million for less than an acre of land, Lands Tribunal then Court of Appeal twice
- *Whitby v Cheshire East Council* – successful resistance of £10 million “ranson” claim
- *Stayley Developments v. Secretary of State, LT* - claim for £13 million in respect of the M66 motorway resulted in payment of only £1 million
- *JZT Limited v. Newcastle City Council* - £3 million Lands Tribunal claim (ultimately settled) for profits lost on extinguishment of business
- *RWE Npower plc v. Kent CC* - successfully resisting claim for £600,000 on basis of time bar under Limitation Act

- Advising on **Crossrail compensation claims**
 - Advising Greenwich RLBC on **Kidbrooke Estate CPO compensation claims**
 - Advice to British Waterways Board on **compensation payable by electricity companies for crossings over canals and waterways**
 - Lands Tribunal **claim against Anglian Water plc for losses**
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Major Infrastructure Projects

DCOs/TWAOs

- **Thames Tideway Tunnel** – for British Land
- **Manchester Metrolink** – promoting Manchester Airport Extension; Salford - Eccles Extension
- **Network Rail (Huddersfield to Westtown (Dewsbury) Improvements) Order** – for Canal and Rivers Trust
- **East Northants Resource Management Facility Western Extension** – for Anglian Water
- **Crossrail (Plumstead Sidings) Order**
- **Highways Agency (Knutsford to Bowden) DCO** – for National Grid
- Advising on compensation provisions in **Hinkley Point C** Connection and **East Anglia ONE North** and **East Anglia TWO DCO**

Gas/Electricity

- **Electricity Act overhead line proceedings:** London Docklands; Barking Reach; Nidd Valley, North Yorkshire (all for National Grid)
 - Advised **Transco** on compulsory purchase compensation implications of acquisition of Kings Cross gas holders as a result of construction on Channel Tunnel Rail Link
 - **Whelan v British Gas** - Claim for pipeline laid under intended landfill site.
 - Airfields
 - **RAF Kemble, Gloucestershire**
 - **RAF Llanbedr, Snowdonia**
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Public Law

Meyric has a thorough-going knowledge of administrative law principles and procedures. He is frequently reported in the specialist law reports in notable cases. His court practice covers judicial and statutory review in the higher courts at all appellate levels. He is a Member of Administrative Law Bar Association and served as B Panel Treasury Counsel for the Secretary of State from 1995-2001 defending planning decisions in the High Court and Court of Appeal.

Statutory Review and Judicial Review

Notable cases include:

- *Bolton MDC v. Secretary of State*, House of Lords - duty to give reasons for administrative decisions
 - *R v. Secretary of State ex parte Slot*, Court of Appeal - natural justice in administrative decision-making
 - *R (Goodman) v. LB Lewisham and Big Yellow Ltd*, Court of Appeal - environmental assessment
 - ***Fairstate Ltd v. Secretary of State***, Court of Appeal - lawful use rights and the ten year rule
 - *R v. Secretary of State ex parte Bath and NE Somerset Council*, Court of Appeal - validity of planning and listed building consent applications
 - *R (Springhall) v. RLB Richmond*, Court of Appeal - extent of delegated authority of planning officers
 - *R (Smith) v. Cotswold DC*, Court of Appeal - reasons for and reasonableness of granting planning permission
 - *Collis v. Secretary of State* - validity of CPO resolution
 - *R (Trillium) v. LB Tower Hamlets* - alleged "improper" designation of conservation area
 - *Newcastle City Council v. NE Barns Ltd*, Court of Appeal - injunctions in statutory nuisance
 - *Manley v. New Forest DC*, Divisional Court - best practicable means in statutory nuisance
 - *Circular Facilities (London) Ltd v. Sevenoaks DC* - first ever case to reach the courts concerning a contaminated land remediation notice under Part IIA of the Environmental Protection Act 1990
 - *Bugbugs Ltd v. TfL* - cycle rickshaws and hackney carriage licensing
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Environment

Meyric's practice covers the wide variety of environmental law proceedings.

EIA/SEA/Habitats Directive

- ***Bateman v. South Cambs DC***, Court of Appeal - adequacy of reasons in EU/domestic context for not requiring EIA
- *R (Goodman) v. LB Lewisham and Big Yellow Ltd*, Court of Appeal - correct classification under EIA Regs
- **Bowl Water-Darwell Pipeline ES**
- **Surrey Minerals Plan** - objection on SEA grounds leading to reconsideration by plan-making authority
- **Surrey Waste Plan** - objection to incinerator proposal on grounds of impact on Thames Basin Heaths SPA
- **Aldeburgh and Coombe Hill, Tewkesbury inquiries** on potential impact on SPAs

Waste

- *Collins v Environment Agency* - exempt activities

- *Pearsons Ballast v Environment Agency* - closure notice appeal
- *Environment Agency v Knowl Hill Ltd* - resisting EPA prosecution
- **Surrey Waste Plan** - objection to incinerator proposal on SPA/Habitats Directive grounds

Energy

- **Electricity Act Overhead line proceedings:** London Docklands; Barking Reach; Nidd Valley, North Yorkshire (all for National Grid)
- **Advised Transco on compulsory purchase compensation implications of acquisition of Kings Cross gas holders as a result of construction on Channel Tunnel Rail Link**
- Claim against British Gas as a result of pipeline laid under intended landfill site: *Whelan v. British Gas*

Water

- **R (Anglian Water) v. EA** - Success in first ever JR under Bathing Water Regulations 2013
Advising Southern Water on form and content of Bewl Water to Darwell Pipeline ES
- **Advising British Waterways Board on compensation payable by electricity companies for crossings over canals and waterways**
- **Lands Tribunal claim against Anglian Water plc for losses caused by laying of pipeline under development land**
- **Advising Welsh Water in opposing claim for losses caused by laying of pipeline under development land**

Control of Pollution

- *Collins v Environment Agency* - exempt activities
- *Pearsons Ballast v Environment Agency* - closure notice appeal
- *Environment Agency v Knowl Hill Ltd* - resisting EPA prosecution
- *Circular Facilities (London) Ltd v. Sevenoaks DC* - first ever contaminated land remediation notice case under Part IIA of the Environmental Protection Act **1990**

Statutory Nuisance (including Noise)

- **General advice and advocacy in magistrates' and higher courts for local authorities and parties served with abatement notices**
- *Manley v. New Forest DC*, Divisional Court - best practicable means in statutory nuisance: the "Howling Dogs" Kennels case (also appeared successfully in magistrates' court and Crown Court)
- Instructed by **Network Rail** on alleged statutory nuisance caused by railway "Whistle" signs

Environmental Offences

- Numerous appearances in the courts on EPA and similar offences, eg *Environment Agency v Knowl Hill Ltd* - resisting EA prosecution; *Environment Agency v Daniel Thwaites plc*
 - Also statutory nuisance proceedings eg *Manley v. New Forest DC*, Divisional Court - best practicable means; and land contamination, *Circular Facilities (London) Ltd v. Sevenoaks DC*
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Local Government

General

Restrictive Covenants/easements

- *Chertsey Bridge Developments v. Laing Homes Ltd*
- *Burrows v. Laing Homes Ltd*
- **General advice on restrictive covenants**, including in relation to Lands Tribunal proceedings under section 84 of the Law of Property Act 1925 and easements

Ecclesiastical

- Consistory court: *St George the Martyr, Bloomsbury* and *St Mary St Giles and All Saints, Canwell* both for English Heritage

Privacy Notice

Quotes

"He has excellent client service and is very thorough."
Chambers and Partners, 2023

"Meyric has the ability to rapidly assimilate facts and provide clear opinions that clients understand easily. He is a tenacious cross examiner."
The Legal 500, 2023

"He is able to easily understand complex facts and to cut a swathe through the arguments. His approach with people is always polite and courteous but he is quite prepared to give bad news to clients where this is required. His opinions are always set out in a clear and easily understood manner."
The Legal 500, 2022

"He is very knowledgeable and easy to work with."
Chambers and Partners, 2022

"He has an incredible attention to detail and his knowledge is impressive",
Chambers and Partners, 2018

"A very good advocate who knows the law and is able to apply it in resourceful ways to achieve good outcomes",

Chambers and Partners, 2018

"He is very good at adapting the theoretical to the realities of the case",

The Legal 500, 2018

"His drafting of pleadings is excellent"

Chambers and Partners, 2015

"A recognised authority on compulsory purchase"

Chambers and Partners, 2015

"An excellent advocate, and his written work is easily understood by clients."

Chambers and Partners, 2015

"What Meyric Lewis doesn't know about planning law isn't worth knowing"

Chambers and Partners, 2011
