



Christiaan Zwart

Year of call: 1997

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"...excellent at getting to the heart of the matter in complex cases." The Legal 500 2025

An *"insightful and steely streetfighter"* with nearly 30 years' experience, The Legal 500 ranks Christiaan as a Leading Junior, in Tier 1 Planning and Land Use, and shortlisted him for Planning Junior of the Year in 2022 and in 2023.

Christiaan is a Development and Infrastructure (including DCO) lawyer whose practice encompasses Planning and Heritage, Compulsory Purchase, Environment, Energy, and Tax law. Christiaan practices in multiple jurisdictions, namely England, Wales and Jersey. Christiaan also advises on these areas within the Transport, Construction, Commercial, Inquiries, Judicial Review, and Investigations, Regulatory and Disciplinary, Administrative and Public, and Information and Media spheres.

Christiaan has represented an impressive range of clients, such as Exxon Mobil, BP, Swift Energy, Hyundai Motor UK, Bouygues UK, Affinity Water, Stanstead Airport, The Environment Agency, Historic England, Natural Resources Wales, HMRC, developers including housebuilders such as Bellway, a number of well-known Retail giants, local authorities such as BANES, Buckinghamshire, The City of Westminster, Swindon, and government agencies.

As an Infrastructure Barrister Christiaan has significant expertise in DCOs, their promotion and regulation, advising the Examining Authority and Secretaries of State, objecting to them, at Hearings and the Courts.

As a Planning, Environment and Energy Barrister Christiaan has considerable experience in all development and regulatory matters.

As a Tax Barrister, Christiaan's expertise encompasses development and environment-related Taxes including CIL, VAT, Landfill Tax, and Aggregate and Climate Change Levies.

Christiaan's practice includes the following areas of expertise:

- Planning and Property
- Environment
- Energy and Natural Resources
- Construction
- Administrative and Public
- Inquiries and investigations
- Commercial
- Regulatory and Disciplinary
- Information and Media

Areas of expertise

- Art and Cultural Property
- Development Consent Orders and Infrastructure
- Aviation and Aerospace
- Compulsory Purchase and Compensation
- High Court Planning Challenges
- Highways, Footpaths and Rights of Way
- Planning Policy Making
- Planning Applications
- Planning Appeals, Hearings and Inquiries
- Planning Enforcement

Energy and Natural Resources

- Biomass and Energy from Waste
- Electricity
- Nuclear Energy
- Oil and Gas
- Renewables
- Water

Environment

Planning and Property

“Simply brilliant. Our go to guy for any planning problems our clients have” (Partner, Watson Farley & Williams LLP)

“Christiaan consistently delivers KC quality at Junior rates” (Head of Planning, Howard Kennedy LLP)

Customarily acting on complex multi-layered development planning, infrastructure, planning and land-related tax and related property issues, Christiaan advises clients from multi-national and national developers, local Councils, individuals and foreign Governments such as States of Jersey, and Funds on landmark development projects. For example, Christiaan has acted on developments (and related CPO and planning obligations) including:

- Over a dozen major infrastructure and DCO projects, including Hinkley Point C Nuclear Power Station DCO, South Hook Combined Heat and Power Project DCO, the proposed highways project under and around Stonehenge DCO, the Aquind electricity interconnector project DCO between the UK and France and Lower Thames Crossing DCO;
- Regeneration and Infrastructure CPO and Transport and Works Act schemes, including Camden Town Tube Station redevelopment, Manchester Piccadilly rail line realignment, and Hinkley Point C Nuclear Power Station temporary harbour Transport and Works Act Order and CPO ;
- Planning high court challenges, enforcement, planning appeals and planning applications, including the 2,500 C3 unit Lotmead New Villages planning inquiry, the Court Lane 65,000m*2 Data Centre Call-In Inquiry, the Brick Veil Mosque Call-In Inquiry relating to a place of worship development in open countryside near a listed church, solar farms for Jersey Electricity, battery storage facilities in Mid-Sussex, Queen Charlton Quarry unlawful energy from waste and landfill development enforcement action, Thornton Park Limited High Court CIL Judicial Review, advising the Minister for Infrastructure of Jersey on its planning application for a new general hospital, and advising JCS Cheltenham, Gloucester and Tewksbury on housing land supply policy;
- Highways including Lower Thames Crossing DCO, and the recent expansion of several junctions on the M27 Motorway, and Natural England’s proposed ‘England Coast Path’ (acting for UK’s largest private marina dealing with foreshore rights, highways and footpath rights);
- Aviation and aerospace including the Stanstead Airport runway extension planning application and High Court DCO challenge, airport permitted development rights, and the Hong Kong Airport fuel tank farm development;
- Art and cultural property, including advising Historic England on the Highways England Stonehenge DCO, advising the late Lee Alexander McQueen’s Sarabande Trust, and advising on Tonedale Mills (the largest Mill in South West England) on various heritage issues.

- Art and Cultural Property

Christiaan advises on all types of art, culture and heritage assets including listed buildings, conservation areas, as well as national and international cultural assets, in multiple forums and contexts. For example,

- **Stonehenge** – advising Historic England to successfully regulate and safeguard the historic cultural environment of Stonehenge World Heritage Site. Christiaan represented Historic England throughout the DCO application process (promoted by Highways England) to develop the land under and on that Site, and defended their interests in subsequent High Court challenge,
- **The Sarabande Foundation** - Christiaan advises the Sarabande Foundation on multiple issues. The Foundation was set up by the late visionary designer, Lee Alexander McQueen, to promote emerging creative and visionary talent.
- **International award-winning Architecture** - Christiaan represented the promoters of the Brick Veil Mosque development - the winner of an international competition judged by the Royal Institute of British Architects for a landmark place of worship in Preston next to a listed church - at Call-In Public Inquiry.

Recommendations

- “Christiaan consistently delivers KC quality at Junior rates”
- “Really insightful”
- “A streetfighter ... goes through brick walls for clients”
- “Thinks outside of the box to secure the client’s objective”
- “Always packs a punch and our clients love him”

Qualifications

- Bar Vocational Course, Inns of Court School of Law, Scholarship Inner Temple
- CPE, City University
- RIBA Part III, & double first in Architecture, Newcastle University

Memberships

- CPA
- SCL
- NIPA
- PEBA
- UKELA
- TECBAR
- COMBAR

Appointments

Appointed to the Attorney General’s (Treasury) B panel in March 2010

Appointed to the Attorney General’s (Treasury) C panel in March 2004

Prince of Edinburgh Scholar, Inner Temple

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