



## 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

### - High Court Planning Challenges

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Christiaan acts on nationally and locally complex High Court planning challenges that trigger the clarification of wider issues of policy affecting future development. For example, in the recent High Court challenge of the grant of the Stonehenge DCO, the High Court ruled on the correct interpretation of The National Networks National Policy Statement to protect Stonehenge.

#### Cases of Note:

- Penrith Rendering Facility, Cumbria – acting for the Environment Agency in relation to the regulation of the world's largest thermal oxidiser and a Judicial Review challenge of the Environment Agency's decision to grant a consolidated environmental permit for that facility.
- Securing planning permission for a Cruise Liner Terminal at Enderby Wharf, Greenwich, from a judicial review about air quality emissions.
- Acting for Historic England in the High Court on a claim by a third party objector to the grant of a Development Consent Order for a road across the Stonehenge World Heritage Site;
- Advising Uttlesford District Council in relation to a claim by a third party objector that the grant of planning permission to expand Stanstead Airport should have been treated as a DCO application. The High Court dismissed the Judicial Review.
- Acting for the Environment Agency on a Judicial Review claim against the Environment Agency's categorisation of flood risk defences on the Manchester Ship Canal which had the effect of preventing residential development.
- Southern Water – successfully defending the Environment Agency from Judicial Review concerning water discharge investigations
- Retail Judicial Review – acting for South Kesteven District Council against a Judicial Review of its grant of outline planning permission for a retail park.

## Recommendations

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- “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

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- 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

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

## Appointments

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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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