



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 Applications

"Call Christiaan, he'll crack it" (Ropemaker Properties Limited, BP Pension Fund's developer).

Christiaan has significant experience in advising on planning applications for developers, objectors, regulators, decision makers and local government in this and other jurisdictions. Christiaan also reviews and risk audits planning application documents for developers and local planning authority officers in England and Jersey. Examples include:

- Auditing flood risk assessments against changes in flood risk policy for JR litigation risk, including planning applications in the food retail sector;
- Auditing Environmental Impact Assessment documentation covering all technical topics, including noise, climate change, habitats, biodiversity net gain, nitrates, and the marine environment.
- Advising on local authority scope of jurisdiction and type of application required
- Advising on all aspects on CIL liability, mitigation and enforcement
- Advising on VAT issues and liabilities triggered by prospective and retrospective planning applications
- Advising on planning policy compliance, for example housing and land supply
- Advising on the availability of permitted development rights and the need for planning permission (and its scope)
- Advising on need for and terms of planning applications in Jersey
- Drafting and negotiating planning obligation agreements on behalf of developers and local authorities

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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