



## 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 Appeals, Hearings and Inquiries

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*“Christiaan enables and de-risks to secure consent” (Senior Planning Associate, Stephenson Harwood LLP)*

Christiaan has considerable experience in securing consents during complex and challenging appeals, hearings and inquiries. His refined approach is to find a smoother way through by identifying the optimal risk path. Examples include:

- Residential development: see Christiaan’s Residential Development Practice CV.
- Energy from Waste Development at an unlawful landfill site at the Queen Charlton Quarry. Christiaan represented Bath and North East Somerset Council to defend a planning appeal, including auditing the planning application documents, resulting in the Appellant withdrawing its appeal before the Inquiry started.
- **Unlawful landfill development by Stuart’s Nurseries Garden Centre, Bexley** - acting for Bexley local planning authority and advising on the drafting of the enforcement notices, application of various environment, environmental permitting, and waste policies, and successfully representing the Council during the Planning Appeal.
- **Brick Veil Mosque** - (acting for promoter in call-in inquiry) – this proposal was for the development of a place of worship on a brownfield site at Preston situated in open countryside near a listed church. Christiaan is representing the promoter during a Call-In Inquiry.
- **Jersey General Hospital (the “Our Hospital” project)** – Christiaan acts for the States of Jersey on the establishment of a new general hospital for the island. He has represented the Minister for Infrastructure at two previous Inquiries into this project, and continues to advise the States.

## 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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