



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

- Renewables

Christiaan has an established and comprehensive practice in renewables. Examples of his work include:

- Promoting a series of six ground-based solar array installations on the Island of Jersey for Jersey Electric. The first project Christiaan advised on involved 7,500 solar panels installed in two agricultural fields and was the Island's first ever ground-based solar array. Christiaan continues to advise on the remaining island-wide projects. Issues advised on include concurrent agricultural land use whilst the solar array operates, soil quality, and detailed restoration and decommissioning plans. Christiaan also promotes other solar farms in England as well as representing objectors.
- Advising Spirit Energy (principal objector and a subsidiary of Centrica at the time) on the safe co-existence of helicopter flight paths and marine access in the North Sea. This was to ensure the ongoing operation of its gas rigs and gas exploration activities concurrently with the then proposed Hornsea Three Offshore Windfarm (the World's largest wind farm). Advice covered whether renewables projects could, under legislation and guidance, take precedence over existing fossil fuel sources of energy.
- Acting for the regulator (Natural Resources Wales) for a 27-turbine on-shore windfarm generating 80MW-90 MW electricity (The Mynydd y Gwynt Wind Farm Development Consent Order 2015) in a mid-Wales registered landscape. Issues advised on include historic and wider landscape issues, peat extraction, the effects on protected species and Special Areas of Conservation, and Welsh National Guidance on site selection for on-shore windfarms and micro-siting.
- Advising on England's first hydroelectric power plant using turbines powered by impounded tidal waters to generate 320MW electricity (The Swansea Bay Tidal Lagoon DCO). Christiaan advised the Examining Authority on multiple issues including on the relevant statutory jurisdictions for project elements (e.g Town and Country Planning Act 1990 versus Planning Act 2008), the outline nature of the application, administrative boundaries and jurisdictions, and draft Development Consent Order provisions.
- Christiaan acts on the regulation of bioenergy renewable installations. He advises on their environmental permitting as well as other issues. Please see the Biomass and Energy from Waste section of Christiaan's online CV.

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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