



## 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

### - Compulsory Purchase and Compensation

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Christiaan has significant experience in the compulsory purchase and compensation relating to town and country planning, regeneration, and infrastructure projects, such as:

- **Town and Country Planning and regeneration CPOs:** Hallesville Quarter CPO, Newham (acting for Newham Council to promote and create a new mixed use town centre, being constructed by Bouygues); Rathbone Market CPO, Newham (acting for Newham Council in relation to its promotion and creation of a multi-storey mixed use regeneration scheme, to be constructed by Muse); Gloucester Town Centre CPO (acting for Gloucester City Council in relation to its promotion of a retail scheme, with Arrowcroft as the developer); Farnborough Healthcare Hub CPO (promoting on behalf of Rushmoor Borough Council and the Clinical Commissioning Group for the acquisition of property for redevelopment of an integrated healthcare hub); advising The London Mayor's Office for Policing and Crime on the CPO of land for a national vehicle recovery service facility; and the Edge Lane CPO in Liverpool (successfully acting for the principal landowner against The Urban Regeneration Agency's proposed CPO of land for expansion of highways and residential development)
- **Infrastructure CPOs:** Lower Thames Crossing DCO CPO (acting for two principal landowner objectors at two M25 Junctions); M27, Junction 8, Alterations and CPO (acting for the principal landowner objector); Aquind DCO and CPO (2021-22) (acting for successful principal landowner objector); HS2 – Euston Station (2016) (acting for AccorHotels UK in respect of its Ibis Euston Hotel); Hinkley Point Temporary Jetty TWA Order and CPO (2011) (acting for the Environment Agency landowner); A14 DCO (acting for the principal landowner on its CPO compensation claim); and Camden Town Tube Station Order (2002) (acting for principal landowner Electric Ballroom against LUL's Tube plans)

## 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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