



## 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

## - Highways, Footpaths and Rights of Way

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Christiaan has significant experience with highways, footpaths and rights of way issues arising in a variety of legal spheres of considerable complexity. Examples include:

### Cases of Note:

- Lower Thames Crossing DCO – Christiaan acts for the two principal objectors at two M25 Junctions.
- M27, Junction 8, Alterations and CPO – Christiaan acting for the principal landowner objector against National Highways' proposed expansion of the M27 Motorway at Southampton. Issues related to highways design engineering, junction capacity, flood risk and surface water drainage, local development plan policy, and importantly, the interpretation and application of most recent national and local flood risk policy and its impact on development.
- A303 Stonehenge DCO (2019-2021) – Christiaan acted for Historic England to safeguard Stonehenge World Heritage Site in relation to the provision of new highways infrastructure across and around the site, including the construction, stopping up and diversion of bridleways and footpaths, creating new rights of way and providing a new partly tunnelled dual carriage way because of the resulting removal of the historic groundscape.
- English Coastal Path – Christiaan acts for Berthon Boatyard, the UK's largest private boatyard and marina at Lymington, in relation to prevent routing of the coastal path across that private land by Natural England.
- The Silvertown Tunnel Order DCO – Christiaan acted for the London Borough Newham in relation to satisfactorily resolving local highway network issues resulting from the proposed dual carriageway tunnel under the River Thames.
- West Loathing Third Crossing DCO – Christiaan acted for the principal landowner objector in relation to the construction of the proposed bridge adjacent to the client's land. Issues included highways design, safe access, and alternatives.
- Commons access – Christiaan advises developers on rights of access across commons.
- Oversailing highways – Christiaan advises developers on obtaining consent for oversailing highways and on the risk of enforcement.

## 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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