

The Alnwick & Denwick Neighbourhood Plan 1st Review 2022-36
Determination under the Planning and Compulsory Purchase Act 2004, Schedule
A2, paragraph 10

1. Northumberland Council (“NC”) with the consent of qualifying body, Alnwick Town Council (“ATC”), has appointed me to undertake the independent examination of the Alnwick & Denwick Neighbourhood Plan 1st Review 2022-36 (“the Draft Plan”) in accordance with Planning and Compulsory Purchase Act 2004 Schedule A2. I am a planning barrister and am independent of NC, ATC, and also of Denwick Parish Council and of those who have made representations in respect of the Draft Plan. I have been trained and approved by the Neighbourhood Planning Independent Examiner Referral Service and trained others who wish to be examiners. I have extensive experience both as a planning barrister and as a neighbourhood planning examiner. I do not have an interest in any land that is, or may be, affected by the Draft Plan.
2. I have been supplied with and read electronic copies of the examination documents.
3. The Planning and Compulsory Purchase Act 2004, Schedule A2, paragraph 10 applies. I am required first to determine whether the modifications contained in the Draft Plan are so significant or substantial as to change the nature of the neighbourhood development plan which the Draft Plan would replace. If I determine that the modifications would have that effect, I must notify NC and ATC of the determination and give reasons for the determination. ATC must decide whether it wishes to proceed with the proposal or to withdraw it, and must notify NC and me of their decision.
4. I note that the Draft Plan includes new policies for allocated sites and a settlement boundary. Considering these and bearing in mind government advice in Planning Practice Guidance (41-106-20190509), I determine that the Draft Plan makes material modifications that would change the nature of the neighbourhood development plan which the Draft Plan would replace.
5. The formal position is that the examination does not continue until I receive a response from ATC. It may help to state that I have already reached the decision that the limited circumstances in which examiners must hold a hearing to receive oral representations do not apply and that there will not be a hearing if the examination proceeds. I have also concluded that there will not be an accompanied site visit.
6. If the examination does proceed, the relevant basic conditions are those contained in the Town and Country Planning Act 1990 Schedule 4B, paragraph 8, as amended by the Levelling-up and Regeneration Act 2023 and the relevant version of the National Planning Policy Framework is that of December 2024 (as updated in February 2025)
7. I ask that this determination be placed on the websites of NC and of ATC.

Timothy Jones
Barrister FCI Arb,
Independent Examiner
21st August 2026