

NORTH CADBURY & YARLINGTON PARISH COUNCIL

North Cadbury & Yarlington

Neighbourhood Plan

Monitoring Report — Autumn 2026

Report period: 6 October 2022 – Autumn 2026

1. Introduction

This report attempts to track any development activity against the Neighbourhood Plan (NP) since it came into force on 6 October 2022. Its purpose is to give a picture of whether the Plan's housing supply and other policies are holding up as intended, ahead of the Plan reaching its five-year point in October 2027, the point at which its statutory protection needs to be actively reviewed.

The report is constructed as follows: Sections 2–4 work through the NPPF, the emerging Somerset Local Plan, and the Neighbourhood Plan's own position, before Part Two — Monitoring Status (Sections 5–13) — reports what has happened, policy area by policy area.

2. National Planning Policy Framework

On 17 August 2026, the Government replaced the National Planning Policy Framework, retiring the old paragraph-numbering system (paragraph 11, paragraph 14, and so on) in favour of named policy codes — S1 to S6 for the core presumption and plan-status policies, HO1 to HO13 for housing, and similar series for other topics. Previous references to “paragraph 14” or “paragraph 11(d)” which are important to us now read as Policy S6 and Policy S3.

Policy S3 (old 11d): the “tilted balance” tips decisions in favour of granting permission where a council can't show enough housing land supply, unless the harm from a specific proposal clearly outweighs the benefit.

Policy S6 (old 14) protects certain neighbourhood plans from S3, and it's that provision that matters most for us. Its verified text reads:

Policy S6: “For development proposals involving the provision of housing, the benefits of approving development are likely to be substantially outweighed by the adverse effects where a proposal would conflict with a neighbourhood plan, provided the following apply: a. The neighbourhood plan became part of the development plan five years or less before the date on which the decision is made; and b. The neighbourhood plan contains allocations to meet its identified housing requirement (see policy HO2).”

In plain terms, S6 protects our NP from Policy S3's tilted balance, but only while two things stay true: the NP is less than five years old, and it still contains enough housing allocations to meet its target. **Both hold for us today.**

3. The Somerset Local Plan

Because Somerset has not identified enough deliverable housing land, development pressure across the former South Somerset area is likely to remain high until the new Local Plan is adopted, expected in about three years.

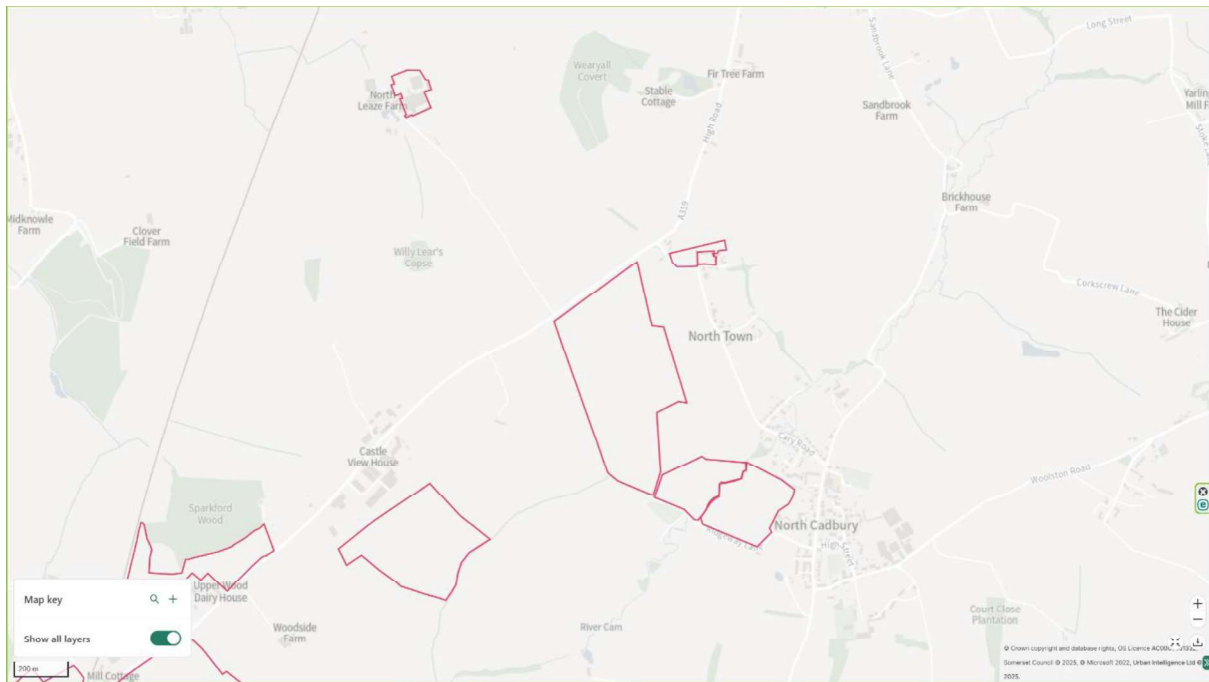
Why the “tilted balance” still applies. Somerset can currently demonstrate only about 2.98–3.10 years of housing land supply, against the five years required by national policy. Until this shortfall is resolved, Policy S3 — the “tilted balance” — continues to favour granting permission unless a proposal's harms clearly outweigh its benefits.

Where the new Local Plan stands. Somerset published its timetable for a replacement Local Plan on 24 April 2026. The first public consultation, on the plan's broad scope and direction, closed over the summer. The next checkpoint, “Gateway 1,” falls on 30 October 2026. Somerset is still weighing up six possible strategies for where new housing should go — nothing has been chosen yet — and the plan itself isn't expected to be adopted until 16 March 2029.

Somerset has sorted every village and town into tiers based on population, services and connectivity. **North Cadbury has been placed in Tier 4** — the tier for smaller villages that still have a primary school and enough other services to count as a proper settlement, rather than open countryside. This classification is now settled. It means North Cadbury is expected to take some further housing over the life of the new plan, but how much hasn't been decided — and won't be until Somerset publishes its preferred strategy and site allocations, expected in 2028. Tier 4 is a classification, not an allocation: it doesn't by itself put any more housing here.

Somerset's Call for Sites and the HELAA list. Somerset's Housing and Economic Land Availability Assessment (HELAA) is a county-wide list of over 1,500 sites which Somerset is required to consider. Three parcels of land at North Cadbury have been put forward by the landowner and assessed as part of the HELAA process: Site 291364 (Ridgeway Lane, 5.84 ha), Site 291368 (the adjoining land, 4.13 ha) and Site 291369 (land up to the A359, approximately 22 ha). Together they form a single continuous landholding of around 32 hectares, running from the village edge at Ridgeway Lane through to a frontage on the A359 — see the map below. These are, as far as this report has been able to establish, the only sites promoted in North Cadbury or the wider parish itself.

Being on the HELAA list is an early, low bar. It is not a decision to allocate the land, and it doesn't make planning permission any more likely.

Figure: HELAA-promoted parcels at North Cadbury

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4. The Neighbourhood Plan

It would seem the Neighbourhood Plan does not expire, and there is nothing to “extend” It as remains part of the statutory Development Plan indefinitely, until formally replaced or modified.

What is time-limited is Policy S6 protection (see Section 2). It's a hard cutoff, not a gradual fade: the Plan turns five years old on 6 October 2027, and protection ends outright that day.

In short: Full protection now; A gap from October 2027 while the PC waits for the Somerset Local Plan; Protection is restored once the Neighbourhood Plan is re-made and shown to meet whatever housing requirement is in force by that point.

Period	What this means
Now – 6 October 2027	Policy S6 protects the Plan from Policy S3's general presumption in favour of development.
6 October 2027 onward, until the Plan is re-made	Protection lapses. No automatic shield — the Parish must defend the Plan's policies case by case, e.g. Ridgeway Lane in 2024.
After the Plan is re-made (recommended: once the Somerset Local Plan is adopted, ~2029)	Protection can restart, provided the re-made Plan still meets whatever housing requirement is in force at that time (see Section 13).

The proposed course is: Active annual monitoring now, a Policy S6 review timed to the October 2027 anniversary, a further reassessment in 2028 once Somerset's preferred spatial strategy

and allocations are published, then a full structured review only once the Somerset Local Plan is adopted in 2029, to bring the Neighbourhood Plan into conformity with it.

Completing a full review earlier — before Somerset's spatial strategy and site allocations are known — risks reworking the Plan twice, it is suggested that the PC lives with the gap in exchange for reviewing the Neighbourhood Plan only once, against settled figures.

PART TWO

Monitoring Status

Sections 5–13: what has happened against the Plan since it was made, policy area by policy area, Autumn 2026.

5. Heritage and Design (Policies 1–4)

GREEN

13 applications since the Plan was made have touched a Listed Building or the Conservation Area, all minor works; all approved except one refusal (23/01616/HOU & 23/01617/LBC, 10 High Street).

6. Environment (Policies 5–8)

AMBER

6.1 Landscape, Ecology and Design in the Landscape (Policies 5–7)

A few change-of-use/equestrian applications and the Ridgeway Lane refusal (21/01455/OUT), which engaged these policies directly, are the only points of contact since the Plan was made. Application 24/01203/FUL at Manor Farm, Yarlinton (see Section 10) also engaged these policies, through its landscape restoration of the vacated site and mitigation for nearby Rights of Way.

6.2 Flood Risk (Policy 8)

- Surface water, watercourse capacity and ageing sewerage are active flood-risk concerns, with drainage and sewage problems at North Cadbury, Galhampton and Brookhampton.
- Wessex Water's Cary Road drainage and sewage replacement currently underway are relevant to future development pressure at Brookhampton.
- A 2026 River Cam survey flags Brookhampton as the key blockage area; the Council is seeking funding for river management, balancing flow clearance with attenuation.
- 24/01203/FUL at Manor Farm, Yarlinton (see Section 10) proposes new drainage infrastructure and the return of the vacated farm site to grass, both relevant to flood risk in that part of the parish.

7. Housing (Policies 9–11, 18–21 & 30)

AMBER

Before the site-by-site detail below, it's worth clarifying what these housing figures mean — this is an area that's often misunderstood, particularly once a scheme like Brookhampton delivers more than its original allocation.

The Plan's target is 45 dwellings over its 2018–2033 period. This comes from South Somerset's original target of roughly 60 dwellings over a notional 20-year period (about 3 a year, based on historic build rates and district-wide need); applied to the Plan's actual 15 years, that rate gives 45.

To meet that target with confidence, the Plan identified 61 dwellings of supply — 27 extant consents plus 34 from new allocations (Table 2) — 16 more than strictly needed. This buffer exists so the target is still met even if some sites stall or a consent lapses unbuilt. It's also what satisfied the Examiner: when he declined to add further sites, including Ridgeway Lane, it was specifically because allocations and extant consents already “exceed the target of 45 dwellings.”

So the running totals below — 65 confirmed, potentially 73 if Brookhampton's 36 goes ahead — aren't a departure from the Plan. Both remain comfortably above the 45-dwelling target; a larger Brookhampton simply enlarges the buffer, since it's growth on an already-allocated site rather than a new one.

7.1 Status of the Original 61

Table 2 allocations (34 dwellings)

Site	Dwellings	Policy	Status
NCY18 — Cary Road W, Brookhampton	14	18	Not yet formally applied for — see 7.2 (pre-app now proposes 36 combined with NCY17)
NCY17 — Cary Road E, Brookhampton	14	19	As above
NCY1 — Stoke Lane Barn, Woolston	1	30	No application found in the register since the Plan was made — status to confirm with the Clerk
NCY14 — North Town Farm Barns	3	20	No application found since the Plan was made — distinct from the extant consent below (different barns, per the Plan's own site text) — status to confirm
NCY19 — Barns at Hill Farm	2	21	No application found in the register since the Plan was made — status to confirm

Appendix 4 extant consents (27 dwellings), as listed in the made Plan

Ref	Location	Dwellings	Status since Plan made
93/01654	Land OS 8229, Woolston Road	1	No activity found — presumed unchanged
13/05190	Down Ash Farm, off A359	1	No activity found — presumed unchanged
16/00666	Barn House, Woolston Road	1	Confirmed built — linked Building Control record shows “Finished Work”
17/04438	Vale of Camelot, Woolston	1	No Building Control record found — inconclusive (may use a private inspector)
19/00722	Yarlington Mill Farm, Stoke Lane	2	3 dwellings now on site — one more than the 2 approved under this consent (net +1, see 7.4)
19/01879	Land OS 8000, Sandbrook Lane	1	No activity found — presumed unchanged

Ref	Location	Dwellings	Status since Plan made
19/02235	North Town Farm, Higher North Town Lane	5	Reserved matters approved (22/03398/REM) and a condition varied (24/02397/S73, decided Jan 2025) — consent live and progressing
18/03693	Harvester Works, Galhampton	8	Varied by 22/02994/S73 and 24/01267/S73; one further plot added (Plot 9, 24/02327/FUL) — now 9 dwellings, net +1 — confirmed now on the market
20/00787	Hill Ash Farm, Woolston Road	6	No activity found — presumed unchanged
20/01186	Sandbrook Lane, Galhampton	1	No activity found — presumed unchanged

The entries need to be re-checked against Somerset's register.

7.2 Brookhampton (Policies 18 & 19)

The two Brookhampton allocations (28 dwellings combined) remain at pre-application stage — no formal application is yet on Somerset's public register. The pre-application proposal submitted is for 36 dwellings, an increase of 8 over the Plan's allocation. Whether the additional 8 dwellings are permitted, reduced or refused will be decided when a formal application is submitted and determined, not at this pre-app stage. This does not count toward the running total below until a formal application is lodged.

7.3 New Applications Since the Plan, Not Part of the Original 61

Ref	Site	Net dwellings	Status
24/00821/FUL	Land OS 0610, Woolston (forestry barn → 3-bed dwelling)	+1	Approved
25/00114/FUL → 25/01220/FUL	Woolston Farm (self-build, replacing prior approval 24/00985/PAMB)	+1	Approved

7.4 Running Total Against the 61

61 (baseline) + 1 (Harvester Works Plot 9) + 1 (Woolston forestry barn) + 1 (Woolston Farm self-build) + 1 (Yarlington Mill Farm, third dwelling now on site) = 65 confirmed. If Brookhampton's pre-app 36 becomes a formal application, the net addition would be +8 (28 already counted within the 61), taking the confirmed total to 73.

8. Business and Employment (Policies 12–13)

GREEN

23/02535/FUL — 8 industrial units, Cadbury Business Park West (Policy 12) — approved.

24/00132/FUL — Wheelwrights, Yarlington (Policy 13) — approved.

9. Transport (Policy 14)

GREEN

No standalone parking applications since the Plan was made. Application 24/01203/FUL at Manor Farm, Yarlington is also relevant here: it proposes routing farm traffic via Emily Estates' internal roadway rather than through the village, removing that traffic from Yarlington's roads.

10. Built Character (Policies 15, 22, 25 & 28)

GREEN

Ordinary run of householder applications since the Plan was made; no cases raising issues under this policy, with one exception.

Revised application 24/01203/FUL at Manor Farm, Pound Lane, Yarlington, proposed replacing the existing farm complex with new buildings elsewhere on Emily Estates land, restoring the cleared site, and providing estate-track access, drainage and landscaping. On 15 January 2025, the Parish Council supported the revised scheme after rejecting an earlier version, citing reduced visibility, phased construction, removal of farm traffic from village roads, improved drainage and restoration to grass. This was not a housing application and does not affect Section 7 figures. It relates mainly to Policy 25 and is cross-referenced in Sections 6 and 9. The PC's support was confirmed by its letter of 20 January 2025.

11. Local Green Spaces (Policies 16, 23 & 26)

GREEN

No application in the register touches a designated LGS site. Clare Field/Ridgeway Lane was never designated as an LGS (rejected by the Examiner); its refusal falls under Environment (Section 6), not this policy.

12. Community Services and Facilities (Policies 17, 24, 27 & 29)

GREEN

Status quo: no application in the register affects a named community facility.

13. Issues to watch out for

Policy HO2 defines “identified housing requirement” once the Somerset Local Plan is adopted — this will determine the housing figure any re-made Plan needs to meet to re-qualify for Policy S6 protection.

Monitor whether the HELAA entries change over time.

14. Glossary

Planning policy and process terms

Call for Sites — the process by which landowners put land forward for Somerset to assess through the HELAA.

Cam Catchment Resilience Project (CCRP) — a partnership project supporting flood-resilience work across the River Cam catchment; supported the Council's 2026 LWM survey.

Development Plan — the documents that together govern planning decisions in an area; for us, that's the Neighbourhood Plan plus the (currently still-adopted) South Somerset Local Plan.

Extant consent — a planning permission that has already been granted and hasn't expired, whether or not it's been built out yet.

Five-year housing land supply — the amount of housing land a council must be able to show is deliverable in the next five years.

Gateway 1 — the first formal checkpoint in the new, faster Local Plan-making process, confirming the plan can proceed to its next stage.

HELAA (Housing and Economic Land Availability Assessment) — Somerset's evidence-gathering exercise testing whether land might be suitable for future development. Being on this list is not a decision to allow anything — it's a first, low bar.

NPPF — National Planning Policy Framework. The Government's national planning rulebook that every local decision has to be weighed against.

Policy 9 buffer — the cushion built into our Plan: 61 identified dwellings against a target of only 45. While that surplus holds, Policy 9 restricts open-market housing on other greenfield sites in the Parish.

Policy S3 — the current NPPF's presumption in favour of sustainable development (formerly “paragraph 11(d)” / the “tilted balance”). Applies when a council can't show enough housing land supply.

Policy S6 — the current NPPF's specific protection for certain up-to-date neighbourhood plans against Policy S3 (formerly “paragraph 14”). Depends on the plan being five years old or less and containing housing allocations that meet its identified requirement.

Regulation 20 scoping consultation — the first public consultation stage of a new-style Local Plan, on its broad scope rather than detailed policy wording.

Settlement hierarchy / Tier 4 — Somerset's ranking of villages and towns by size and services, used to decide how much growth each should take. Tier 4 is for smaller villages with at least a primary school and a handful of other key services — North Cadbury's confirmed classification.

Sustainability Appraisal — the environmental and social assessment Somerset must run on its Local Plan options before choosing between them.

Planning Application reference suffixes

HOU — Householder application (extensions, garages, and similar work to an existing house)

FUL — Full planning application

OUT — Outline planning application (establishes the principle of development; detail follows separately)

REM — Reserved matters application, following an outline approval

LBC — Listed Building Consent, required alongside planning permission for work affecting a Listed Building

S73 — an application to vary a condition attached to an existing planning permission

S19 — the equivalent of an S73, but for varying a condition on a Listed Building Consent

PAMB — Prior Approval for an agricultural building (a lighter-touch route, often used for converting a barn to a dwelling)

COL — Certificate of Lawfulness (confirms an existing use or development is lawful, rather than granting new permission)