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NORTHERN TRUST

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PRESS RELEASE

FOR IMMEDIATE RELEASE

Date: 20th March 2026

NORTHERN TRUST SUBMITS PLANS FOR UP TO 78 NEW HOMES IN NESTON

Northern Trust Land Ltd has submitted an outline planning application for a residential development of up to **78 new homes on an 8.5-acre site off Liverpool Road in Neston**, Cheshire West and Chester.

The application seeks outline permission with all matters reserved except for access, which is proposed via a new priority T-junction from Liverpool Road with pedestrian connections linking to the existing footpath network.

The proposed development will deliver a mix of two, three and four-bedroom homes, helping to meet local housing needs, with at least 45% of the homes provided as affordable housing, secured through a Section 106 agreement.

The plans also place a strong emphasis on green infrastructure. Around 0.8 hectares of the site is proposed for landscaping, public open space and ecological areas, including the retention of existing vegetation and ponds, a landscaped buffer along Liverpool Road and a new attenuation pond to support sustainable drainage. The development will also deliver a minimum 10% Biodiversity Net Gain.

Rather than incorporating a new play area on site, the proposals include a financial contribution towards improvements to the nearby play facilities at Ringway, benefiting both new residents and the wider community.

David Jones, Senior Land Manager at Northern Trust, said: *“We are pleased to have submitted these plans for a sustainable residential development in Neston that will deliver much-needed new homes, including a significant proportion of affordable housing. The proposals also include generous green space and landscape features to ensure the development integrates well with its surroundings.”*

Matthew Dawber, Planning Director at Savills, acting as planning consultants on behalf of Northern Trust Land Ltd, added: *“The proposals have been carefully designed to provide a balanced scheme with a mix of house types, strong landscape provision and meaningful benefits for the local community.”*

The planning application will now be considered by **Cheshire West and Chester Council**.

For further details on Northern Trust Land please visit the website at www.ntland.co.uk or contact the team on 01257 238555.

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Notes to Editors:

Press Enquiries; Northern Trust Company Ltd: Rosalyn Godsmark, 01257 238555 or rosalyngodsmark@northerntrust.co.uk

Northern Trust is a family-owned private company, established in 1962, with a successful track record in property investment, development and strategic land promotion.

The existing property portfolio extends to 9 million sq ft of industrial, trade counter and office parks, together with more than 4,500 acres of land throughout the UK, with circa 1,500 acres currently being promoted through the planning process for mixed use development.

The Industrial and Office portfolio contains more than 4,000 individual units with industrial unit sizes ranging from as little as 285 sq ft up to c 50,000 sq ft and office suites from as little as 1 person upwards. Premises are situated in over 200 separate locations and the portfolio extends from the South Midlands to the central belt of Scotland. Through recent acquisitions and new development over 500,000 sq ft has been added to the portfolio within the last 2 years. The portfolio is actively managed by Northern Trust's Regional Teams with offices in the North West, North East, Yorkshire, Midlands and Scotland.

New and existing customers looking for industrial and office accommodation can search the NTProperties.co.uk website.

In addition, the development team has project managed the construction of circa 4 million sq ft of commercial space in 50 locations with over 600,000 sq ft currently on site or in the development pipeline.

The strategic land team at **Northern Trust** has secured planning for circa 4,500 new homes over the last 2 years and has current projects covering more than 60 sites with potential to bring forward more than 10,000 new homes. The company works closely with landowners, developers, local authorities and local communities to deliver development across the UK. Please see NTLand.co.uk website for further details.

Northern Trust has substantial funds available for new investment, development, and strategic land acquisitions throughout the UK. For more information please visit the website at www.northerntrust.co.uk