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PRESS RELEASE

FOR IMMEDIATE RELEASE

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NORTHERN TRUST LAND SECURES PLANNING PERMISSION FOR 180 NEW HOMES AT ST CUTHBERT'S GARDEN VILLAGE, CARLISLE

Northern Trust Land Ltd is pleased to announce that Cumberland Council has resolved to grant outline planning permission, subject to the completion of a Section 106 agreement, for the development of up to 180 new homes at a strategic site within St Cuthbert's Garden Village, Carlisle.

The proposed development is located on approximately 7.52 hectares (18.58 acres) of land adjacent to Cumwhinton Road and Garlands Road in Carleton. Northern Trust Land Ltd were advised on planning matters by Savills.

Importantly, the scheme represents the first phase of St Cuthbert's Garden Village to secure planning consent following more than a decade of work by the Council and key stakeholders to bring forward the wider Garden Village vision. The resolution to grant permission marks a significant milestone in the delivery of one of Carlisle's most important long-term strategic growth projects.

The outline application, with all matters reserved apart from access, will deliver a high-quality residential scheme comprising a mix of open market and affordable homes, helping to support local housing needs and the continued growth of the wider Garden Village initiative.

Northern Trust Land worked closely with a team of leading consultants throughout the planning process, including Savills (planning), Wardell Armstrong (part of SLR, providing environmental and technical consultancy), and Planit (master planning and landscape design), to bring forward a sensitively designed and deliverable scheme.

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The positive outcome reflects the strong and constructive relationship established between the project team and Cumberland Council throughout both the Local Plan process and the determination of the planning application. This collaborative approach resulted in an officer recommendation for approval and a unanimous decision by Members at Planning Committee.

David Jones, Senior Land Manager at Northern Trust Land, commented: *“We are delighted that the Council has resolved to grant planning permission for this important residential development. Securing consent for the first phase of St Cuthbert’s Garden Village is a major achievement and represents a significant step forward in the delivery of the wider vision for Carlisle’s future growth. This outcome is testament to the positive and collaborative working relationship between the Council and the wider consultant team throughout both the Local Plan and planning application processes. We would like to thank officers, Members and the project team for their continued engagement and support in bringing the scheme forward.”*

Jonathan Ainley, Planning Director at Savills, added: *“This resolution to grant planning permission is an excellent outcome for the project and an important milestone for St Cuthbert’s Garden Village as a whole. The scheme has been carefully designed to align with the long-term aspirations for the Garden Village and demonstrates the benefits that can be achieved through early engagement and collaborative working between the applicant team and the Council.”*

Northern Trust Land will now begin work on a disposal strategy for the site and will be bringing the opportunity to the market in due course.

For further information about Northern Trust Land and its strategic land portfolio, please visit www.ntland.co.uk or contact the team on 01257 238555.

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Notes to Editors:

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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](https://www.northerntrust.co.uk/properties) 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](https://www.northerntrust.co.uk/land) 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