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NORTHERN TRUST
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PRESS RELEASE

FOR IMMEDIATE RELEASE

Date: 19th November 2026

NORTHERN TRUST LAND AND BRECK HOMES SECURE PLANNING PERMISSION FOR 51 AFFORDABLE HOMES IN ST HELENS

Northern Trust Land and Breck Homes are pleased to announce that The Planning Inspectorate has allowed an appeal and granted planning permission for 51 affordable homes at Fleet Lane, Parr, St Helens.

The joint venture submitted a planning application in March 2025, through planning consultant De Pol Associates, which was initially refused by St Helens Council in November 2025. Following a successful appeal, planning permission has now been granted for the development.

The scheme, which will be delivered in partnership with affordable housing provider Jigsaw, will comprise a mix of two, three and four-bedroom homes, alongside one-bedroom apartments, new public open space and a children's play area.

The development will also incorporate significant ecological enhancements, including new ponds, marshy grassland and native woodland planting, delivering a biodiversity net gain of more than 57 per cent.

Stephen Glenn, Land Director at Northern Trust, commented: “We are delighted to have secured planning permission for this development, which will help address the need for affordable housing in St Helens. Working in partnership with Breck Homes, we have been able to progress the site through the planning process and unlock its potential to deliver much-needed homes alongside significant environmental enhancements.”

Phil Dolan, Managing Director – North West, Breck Homes, said: “We are delighted with the Planning Inspector’s decision to approve our scheme for 51 much needed affordable homes in St Helens. We successfully demonstrated that the site qualifies as Grey Belt and would therefore not constitute inappropriate development in the Green Belt. We would like to thank our fantastic legal and planning team for their work in securing this outcome.”

Northern Trust looks forward to seeing the development progress.

For further information on Northern Trust Land, 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 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