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NORTHERN TRUST

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PRESS RELEASE

FOR IMMEDIATE RELEASE

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NORTHERN TRUST LAND SUBMITS PLANNING APPLICATION FOR UP TO 150 NEW HOMES IN SOMERTON, SOMERSET

Northern Trust Land Ltd has submitted an outline planning application for a residential-led development of up to 150 new homes on a 7.67-hectare site at land at St Cleers, to the west of Somerton, Somerset.

The proposals represent a sustainable and policy-aligned extension to the town, delivering much-needed new homes in a location identified as an appropriate direction of growth for Somerton. The scheme has been carefully designed to respond to its surroundings, with the site being well contained by existing residential development, established infrastructure and landscape features.

The indicative proposals include up to 150 homes, with up to 35% affordable housing, equating to approximately 52 dwellings in line with adopted planning policy. The development will deliver high-quality public open space, including a Locally Equipped Area for Play (LEAP), alongside improved connectivity for pedestrians and cyclists, helping to integrate the new neighbourhood with the existing town.

The proposals also place a strong emphasis on walkability and active travel, with a network of new and enhanced pedestrian routes linking the development to Somerton town centre, local services and surrounding green spaces. These connections will provide safe and convenient walking opportunities for future residents, reducing reliance on the private car and supporting healthier, more sustainable lifestyles.

In addition, the scheme will deliver Section 106 contributions to support local infrastructure and provide tangible benefits for the wider community, ensuring the development contributes positively to Somerton's long-term growth.

Commenting on the submission, **Nathan Houghton, Planning & Development Surveyor at Northern Trust**, said: *“This is a well-considered and policy-compliant proposal that responds directly to Somerton’s identified housing needs and planned direction of growth. The site offers a sustainable and well-contained opportunity to deliver new homes, including a meaningful proportion of affordable housing, alongside high-quality public open space and improved connectivity. We have worked closely with our project team to ensure the proposals will integrate successfully with the existing town and provide lasting benefits for the local community.”*

Matthew Bunt, Associate at Tetlow King Planning, added: *“This site has the potential to deliver a well-integrated and sustainable community adjacent to the settlement edge and recent new development, in an area earmarked for the future growth of Somerton. It has been a pleasure to work closely with Northern Trust Land and a committed multi-disciplinary team to assemble a proposal that addresses various planning policy requirements and most importantly would provide a great place to live for future residents.”*

Ahead of the planning submission, Northern Trust Land undertook a comprehensive programme of public consultation, providing local residents and stakeholders with the opportunity to review the proposals and provide feedback.

Northern Trust Land Ltd continues to promote sustainable residential development across the UK, working collaboratively with local authorities, communities and landowners to bring forward high-quality new schemes.

For further details 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](https://www.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