

**Westminster Social Policy Forum conference:
Next steps for developing new towns in England**

Timing: Morning, Tuesday, 9th December 2025

*****Taking Place Online*****



Draft agenda subject to change

- 8.30 Registration
- 9.00 **Chair's opening remarks**
Senior Parliamentarian
- 9.05 **Key findings from the New Towns Taskforce final report**
Senior representative, policy
Questions and comments from the floor
- 9.30 **Delivering major housing developments and key infrastructure**
Senior representative, development
- 9.40 **Priorities for new towns - placemaking, housing, growth and environmental objectives**
masterplanning priorities / practicalities for affordable homes delivery and role of the Affordable Homes Programme / environmental sustainability priorities, including BNG, climate resilience and low-carbon design / access to amenities, nature and public transport / connectivity to growth clusters and economic hubs / integration and benefit for existing communities / co-design, community review mechanisms and addressing local concerns / housing quality and design priorities / Energy Performance of Buildings reforms and construction product considerations
Chris Williamson, President, Royal Institute of British Architects; and Founding Partner, Weston Williamson + Partners
Clare Warburton, Deputy Director, Sustainable Development, Natural England
Owen Jarvis, CEO, UK Cohousing Network
Senior representative, local authority
Senior commentator
- 10.00 Questions and comments from the floor
- 10.20 **Examining insights from past approaches and international examples**
Senior commentator
Questions and comments from the floor
- 10.40 **Chair's closing remarks**
Senior Parliamentarian
- 10.45 Break
- 10.55 **Chair's opening remarks**
Senior Parliamentarian
- 11.00 **Coordinating national objectives and local delivery for new towns**
Senior representative, housing and regeneration
- 11.10 **Key considerations for navigating the planning process, sequencing and delivering required infrastructure**
infrastructure-first practicalities including transport, utilities, health, education and green space / sequencing and timing of public services / coordination with utilities providers and transport agencies / approaches for urban extensions and Green Belt sites / strategic land acquisition and assembly options / implications for programme timelines and cost profiles / alignment with planned reforms, such as the NPPF and Planning and Infrastructure Bill / strategies for reducing delays and supporting investor confidence
Lesha Chetty, Business Unit Director, Local Government, Housing and Communities, Mace
Naomi Green, Managing Director, England's Economic Heartland
Senior representative, local authority
Senior representative, strategic planning
Senior representative, legal
- 11.35 Questions and comments from the floor
- 11.55 **Developer priorities, and industry and skills considerations for delivery**
Senior representative, developer
- 12.05 **Practical steps for early delivery and stakeholder priorities for national policy**
establishing delivery bodies and governance arrangements / balance between national objectives, and local consent and participation / early proof-of-concept delivery and phasing / approaches to funding, investment and sharing of risk / planning for utilities and future growth / land release and land value capture / long-term stewardship of assets and transition to community management / using public capital to foster private investment / links to devolution and industrial strategy / workforce and skills
Stephen Miles, Partner; and Head, Land, Development and Planning, North of England, Cushman & Wakefield
John Lewis, Executive Director, Sustainable Places, Peabody
Ben Murphy, Strategic Land Advisor; and former Estates Director, Duchy of Cornwall
Senior representative, local authority
Senior representative, construction
- 12.30 Questions and comments from the floor
- 12.50 **Next steps for delivering new towns**
Ellie de la Bedoyere, Deputy Director, New Towns, Ministry of Housing, Communities and Local Government
Questions and comments from the floor
- 13.15 **Chair's and Westminster Social Policy Forum closing remarks**
Senior Parliamentarian
Harry Nelson, Westminster Social Policy Forum