

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

Timing: Morning, Tuesday, 9<sup>th</sup> 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
- 10.00 Questions and comments from the floor
- 10.20 **Examining insights from past approaches and international examples**  
**Jim Brainard**, former Mayor, Carmel, Indiana (1996-2024)  
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  
**Patrick Clarke**, Director, UK+I Masterplanning Lead, AECOM  
Senior representative, local authority  
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  
**John Wilkinson**, Director, Homes and Regeneration, West of England Combined 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