



Ministry of Housing, Communities & Local Government

Matthew Pennycook MP

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Dear Lord Gasciogne,

New Towns Consultation Announcement

I am writing to you all today with an update on the progress we have made on new towns since the Secretary of State appeared in front of the Built Environment Committee earlier this year.

Today we are launching a public consultation on the new towns programme and its environmental implications – the first of many opportunities for people to help shape 21st century new towns that aim to match the ambition of the post-war trailblazers, which are now home to 2.8 million people. The government is aiming to seek views on its proposals before making final decisions on where new towns will be built and how they will be delivered.

This consultation builds on the findings of the New Towns Taskforce report in September 2025. It invites views on how the new towns programme will operate, how new towns will be delivered and planned, and the proposed approach to design, placemaking and planning policy. It seeks views on the government's offer to locations and a Strategic Environmental Assessment (SEA) report which focuses on local environmental constraints, the cumulative effects of new towns development, and practical methods of mitigation and monitoring.

The government has carried out its own independent assessment of all 12 locations recommended by the Taskforce, as well as other reasonable alternatives, to establish whether they are capable of meeting the programme's objectives. This includes sites submitted as part of the Taskforce's Call for Evidence in December 2024 and other sites that MHCLG and Homes England were already aware of, or that were identified during the SEA process. Each location was assessed against three draft objectives, covering scale, economic growth potential and deliverability. After reviewing more than 100 potential sites, the government has determined that 13 locations appear capable of supporting the programme to achieve its objectives.

Seven of these locations have been assessed as most capable of achieving the objectives, and are proposed for inclusion in the New Towns Programme:

Priority interventions

A new settlement in **Tempsford** and delivery of over 40,000 new homes; to maximise the benefits of East West Rail by building a well-connected new town in the heart of the Oxford-Cambridge Growth Corridor.

An expanded development of up to 21,000 new homes bringing together **Crews Hill and Chase Park in Enfield**; delivering green development and helping address London's acute housing need.

Urban development in **Leeds** and delivery of circa 20,000 new homes; catalysing on the city's existing economic prospects and capturing the benefits of the government's £2.1 billion local

transport funding allocation for the Combined Authority by delivering well-connected, high-quality homes in the South Bank to support the city centre.

Targeted Support: Mature Schemes

The creation of a riverside settlement in **Thamesmead, Greenwich** and delivery of up to 15,000 new homes; unlocking inaccessible land in the city and improving connectivity enabled by the planned Docklands Light Railway extension.

Inner-city development and densification in **Manchester, Victoria North** and delivery of at least 15,000 new homes; supporting continued growth and attracting high-skilled workers to service the city's diverse industries.

Targeted Support: Scalable Schemes

A corridor of connected development in South Gloucestershire, across **Brabazon and the West Innovation Arc**; delivering up to 40,000 new homes in one of the highest productivity areas in the country with a high value research, advanced engineering and technology economy. A growth location of considerable potential, the government will provide support for initial activity, while exploring the opportunities to scale up development to maximise this potential.

A 'Renewed Town' of circa 40,000 new homes in **Milton Keynes**; reinvigorating the city centre and expanding to the north and east whilst reshaping the way people travel, by delivering a locally appropriate transport solution.

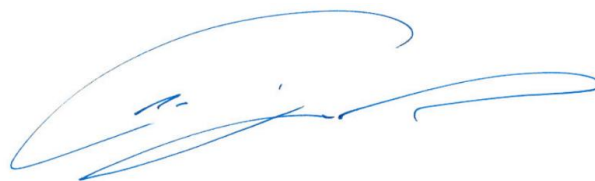
Taken together, these schemes could collectively unlock hundreds of thousands of new homes and improving people's quality of life in communities across the country.

There remains strong potential to deliver housing in places that have not been selected as new towns. This is particularly true of Plymouth which is a unique opportunity to bolster the UK's defence and security sector. Plymouth will have its own bespoke support package to unlock its potential as a centre of excellence in naval technology, and to ensure that housing does not act as a barrier to growth.

Following the consultation and completion of the Strategic Environmental Assessment and Habitats Regulation Assessments, the government intends to publish its final proposals later this year. This will confirm locations to be taken forward as part of the New Town programme, alongside a full government response to the recommendations of the New Towns Taskforce, and more detail on how our locations will be delivered in line with our ambition for the programme.

I look forward for continuing to work with the Committee on this vital work and look forward to hearing your views on the consultation.

Best wishes,



MATTHEW PENNYCOOK MP
Minister of State for Housing and Planning