



Ministry of Housing,
Communities &
Local Government

Baroness Taylor of Stevenage
*Parliamentary Under-Secretary of State for Housing
and Local Government*
2 Marsham Street
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Your reference: NM/MG
Our reference: MC2025/36454

Cllr Nick Mannion
Leader

Cllr Michael Gorman
Deputy Leader

Cheshire East Council
Via email: Nick.Mannion@cheshireeast.gov.uk

21st January 2026

Dear *Councillors*

Thank you for your letter of 22 December to the Secretary of State regarding the proposed New Town at Adlington. I have been asked to reply.

We are grateful to you for sharing your views on the proposed New Town, and I appreciate the strength of feeling on this matter. I will address your concerns below which I hope you will find useful.

On 28 September 2025, the Government published the New Towns Taskforce report as well as its initial response. The independent New Towns Taskforce, which was appointed to identify opportunities for the next generation of new towns, has recommended 12 potential locations to the Government as part of their final Report.

In its initial response, the Government has welcomed all 12 of the Taskforce recommended locations, and indicated that Tempsford, Leeds South Bank and Crews Hill appear particularly promising as sites that might make significant contributions to unlocking economic growth and accelerating housing delivery.

The Government has now commenced a Strategic Environmental Assessment (SEA) on the draft New Towns programme which considers the recommended locations, as well as any reasonable alternatives, and will confirm in due course which places will be taken forward as new towns and how they will be delivered. In parallel, the Government continues to investigate each of the Taskforce's recommended locations and work with local partners to assess the deliverability of each place.

We recognise that there will be concerns about particular issues in places recommended by the Taskforce. The Government will be working closely with local representatives to understand the impacts of potential new towns locations and will carry out the appropriate assessments and consultations before any final decisions are made on locations.

You raised environmental concerns about the proposed site. The Government will now carefully consider the impacts of potential new towns locations and will carry out the required assessments and consultations before any final decisions are made on locations. This includes an SEA and (if required) Habitats Regulations Assessment to understand the environmental implications of new towns development.

It is required by law that the decisions on which new towns to take forward are informed by the various statutory duties which apply to the department. No decision will be made on which locations to name as new towns until the required environmental assessments have been completed and the evidence gathered through the assessments has been considered by Ministers.

As part of the SEA, the Government is consulting on the scope of the environmental assessment with statutory consultees (government bodies with environmental responsibilities), and will consult on the draft programme more broadly with the public.

Regarding the Green Belt, the Government remains committed to the ongoing protection of it, and to the prioritisation of brownfield land for development. The Government has been clear that it will be more strategic in the approach to Green Belt land to build more homes in the right places, including any new towns. We will continue to set clear requirements for public benefits to be delivered when Green Belt land is brought forward for development, including higher numbers of affordable housing.

On infrastructure, the Government has been clear on the importance of future new towns being part of a planned community. The next generation of new towns must be well-connected, well-designed, sustainable and attractive places where people want to live and have all the infrastructure, amenities and services necessary to sustain thriving communities established from the outset. We would expect the delivery body and developers to proactively identify social infrastructure gaps both within and beyond town boundaries, to ensure provision is place based and well-suited to its local context.

Finally, on engagement, the Taskforce report is clear that existing communities should be a key part of any new town development and community engagement is one of its core recommended placemaking principles. The Government has engaged with local representatives in all of the recommended new towns locations and will continue to do so.

Thank you for taking the time to write.

Yours sincerely,



BARONESS TAYLOR OF STEVENAGE

Parliamentary Under-Secretary of State for Housing and Local Government