



HOUSE OF COMMONS

LONDON SW1A 0AA

Matthew Pennycook MP  
Minister of State (Minister for Housing and Planning)  
Sent via email to: [NewTownsConsultation@communities.gov.uk](mailto:NewTownsConsultation@communities.gov.uk)

Our Ref: BC64635

19 May 2026

Dear Matthew,

**Re: New Towns Draft Programme Consultation**

I am writing to formally respond to the Ministry of Housing, Communities and Local Government's New Towns Draft Programme consultation, deadline 19<sup>th</sup> May.

Following the publication of the New Towns Taskforce report in September 2025, I have gratefully received a range of opinions, concerns, and ideas for what new towns can offer. I am also grateful for constituent insight into how the decision on locations needs to be weighted. Constituents and community groups have kindly given their time to ensure the proposed new town sites meticulously consider the impact on current communities, those who need safe homes the most, and how we can build a resilient future for Britain.

Whilst I am responding to this consultation with Crews Hill and Chase Park in mind, the matters raised herein can be widely applied to each of the new town proposed sites.

The need for housing is well documented; the need for quality social housing to offer to our most vulnerable neighbours is undeniable. According to Shelter, as of December 2025, 382,000 people were homeless in England. In Enfield, we have 9088 people who are homeless, be that surviving on our streets, families living in temporary accommodation, or single adults looking to hostels for safety. This is a housing crisis on a scale we have not seen in living memory.

With a proposal of 21,000 homes for Crews Hill and Chase Park, 6,000 of which for social housing, we could support our most vulnerable residents to thrive, not just survive. This brings me to what a new town in Enfield would need to succeed. The proposed sites are currently on the outer borders of infrastructure, be that transport, health facilities, access to education and employment. I note the New Towns Taskforce report celebrates our transport links, however in reality extended bus services and more frequent trains would be required as services are limited to certain hours. The road network would require significant improvement as it currently does not safely cater for pedestrians or cyclists within the area surrounding the proposed sites.

A jump in population brought by any development would require additional school places, GP surgeries, and health appointments. Local NHS trusts should also be consulted on how a population leap could be accommodated. Beyond the immediate, answers on how the change of landscape will also impact flood defence planning and

carbon capture will be needed.

I must bring attention to the unique opportunity any new town could bring. With larger family sized homes often becoming empty nests, any new town should include provision for retirement properties, in turn releasing 3-to-4-bedroom properties and easing strain on demand. This is not a new idea; it is one that has been carefully researched by a resident wishing to keep London a home for all.

It is this local knowledge that residents wish to share. Since early announcements of a potential new town at Crews Hill and Chase Park, concern has rippled through our home borough of Enfield. No decisions can be made without respectful consultation with our communities. Where concerns have been raised, full and frank responses must be given. This is the only way to create a mutually respectful relationship that could carry this project forward.

Answers must be provided on how:

- A development will be monitored from inception to delivery.
- Schedules will be made public and kept accounted for each phase of work.
- Local businesses impacted a potential development will be supported to flourish.

Proposals for new towns are a continuing conversation with residents. Given the depth of matters raised by constituents, I am calling for this consultation to be extended beyond the 19th of May deadline to allow a breadth of responses to be submitted.

Yours sincerely



Bambos Charalambous MP