

## Bringing major decisions into the open.

Non-political. Evidence led. Focused on Enfield's Future.

# The Government's decision to prioritise Crews Hill & Chase Park new town is being taken without evidence, scrutiny or transparency.

The government has just announced the locations of seven new towns named for consideration as *"part of the most ambitious housebuilding programme in more than half a century"*. One of which is Crews Hill & Chase Park (CH&CP) in Enfield.

In an unprecedented, and inexplicable, move, Enfield Council has handed over London's last remaining semi-rural community at Crews Hill, and its most beautiful, ancient countryside across Enfield's Ridgeway, to the government for a 21,000-home new town stretching from the M25 to Oakwood station. 884 hectares. Three times the city of London.

Action for Enfield's Future considers that residents have a right to know much more than they are being told before they vote on May 7<sup>th</sup> to elect Enfield's next council.

### SEE FOR YOURSELF

We support The National Day of Action for nature parks and green spaces on April 18<sup>th</sup> and the Celebrate Crews Hill and Enfield's Countryside Event organised by Enfield RoadWatch. They will be outside Thompson's Garden Centre, Cattlegate Rd, Enfield 10am – 4pm.

We hope for thousands of visitors on foot, cycle, by train or bus to join us. Please avoid car use, if possible, the roads get very congested.

Carol Fisk of Enfield RoadWatch, the organiser of the day, said *"the best way to refute the Council Leader's, now discredited, mischaracterisation of Crews Hill as 'consisting of garages, car parks and golf clubs'<sup>1</sup>, is to come and see for yourself. Enjoy and explore Crews Hill, appreciate historic aspects of Enfield's character and what will be lost. Say hello, learn about countryside walks and be introduced to a Crews Hill you may not have known was there..."*

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<sup>1</sup> <https://www.facebook.com/reel/1486459859225331>

## CONSULTATION

The Government consultation will last from 23 March to 19 May 2026.

Just 58 days to consult communities about “the most ambitious housebuilding programme in more than half a century.” Yet an EIR<sup>2</sup> has revealed developers have been in consultation with Enfield Council and GLA officers for the best part of a year.

## TRANSPARENCY

Enfield Council and the Government need to come clean about the risk of this approach. It will distract resources from many other more viable approaches e.g. [completing Meridian Water](#) and other brownfield sites that are national, London and local priorities, and impede progress in providing urgently needed homes.

Shrouded in secrecy, no credible evidence has been provided to justify the inclusion of CH&CP as a plausible site for a new town. Let alone one that would provide “*affordable, 3-4 bedroom family homes with drives for your cars and gardens*” (Leader of Enfield Council<sup>3</sup>)

On the contrary, the New Towns Taskforce extols the virtues of “*ambitious density*” because it “*allows more homes to be delivered within a compact footprint*” enabling “*more people to live closer to employment, services, and public transport, reducing reliance on private vehicles*”<sup>4</sup>.

The [New Towns Draft Programme](#) describes the proposal as “*an expanded development of up to 21,000 new homes bringing together Crews Hill & Chase Park in Enfield; delivering landscape-led development and helping address London’s acute housing need.*”

Enfield residents can be forgiven for asking exactly what a “landscape-led development” means.

It sounds suspiciously like an extended urban sprawl at Local Plan sites Chase Park (Vicarage Farm) and Crews Hill separated by what’s left of [Enfield Chase Landscape Restoration](#).

A new town without a town centre, with public transport hubs on its extreme perimeters.

## HOW MUCH DO WE KNOW?

The New Towns Taskforce report, with just 800 words about CH&CP new town, is thin on evidence and often inaccurate. It describes the site as “*poor quality green belt land*” with “*currently low value land*” (much of the land belongs to Enfield Council which will make £800,000+ for the sale), “*comprising commercial nurseries, garden centres, a golf course*”.<sup>5</sup>

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<sup>2</sup> Environmental Information Regulations Request. Available if necessary,

<sup>3</sup>[https://www.facebook.com/watch/?ref=search&v=923671180106548&external\\_log\\_id=e0dca400-a78b-4fb4-8716-d84b6630df77&q=ergin%20erbil%20crews%20hill](https://www.facebook.com/watch/?ref=search&v=923671180106548&external_log_id=e0dca400-a78b-4fb4-8716-d84b6630df77&q=ergin%20erbil%20crews%20hill)

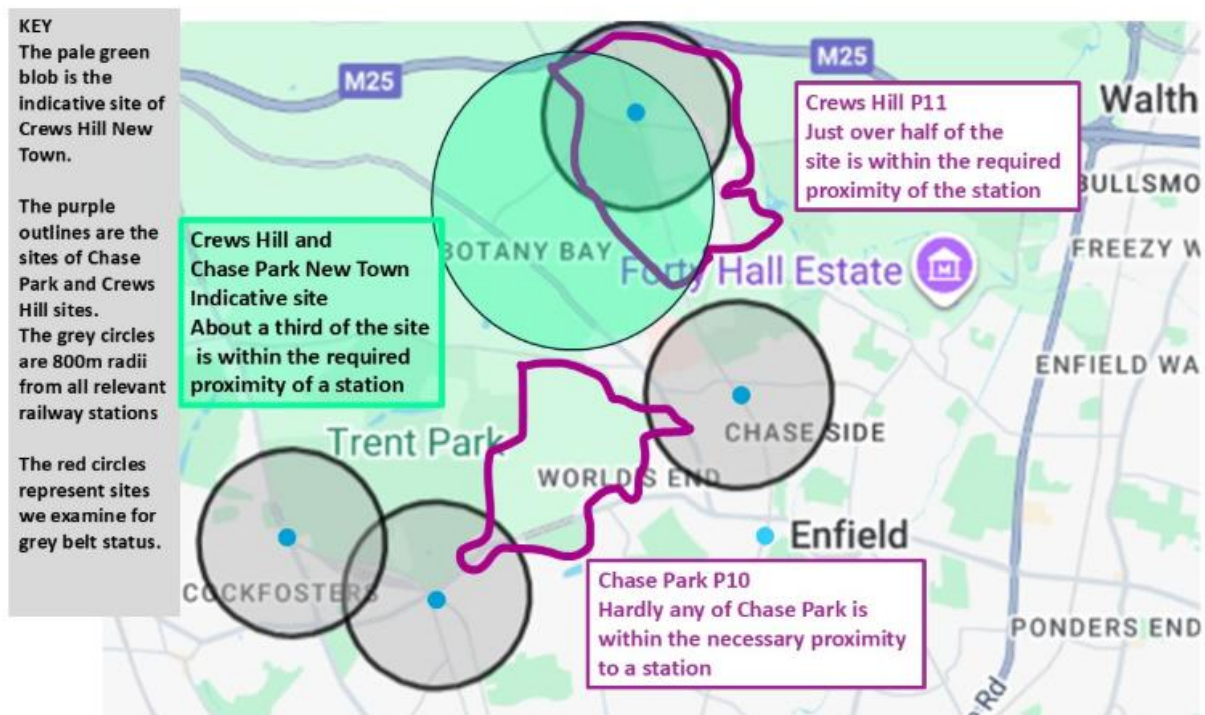
<sup>4</sup> [New Towns Taskforce: final report](#) Chapter 3 p71

<sup>5</sup> [New Towns Taskforce: final report](#) Chapter 2 p37

Not the mixture of arable farmland, green space, woodland and waterways<sup>6</sup>, nor reflecting of the “high to very high harm” of Green Belt release as described within Enfield Council’s Local Plan<sup>7</sup>.

The report also claims that “The site is already well connected” and that “the existing connectivity means development could proceed quickly, with improvements made in parallel”<sup>8</sup>

This map reveals otherwise. Very little of the proposed site is within 800m of a station required for connectivity, walking and cycling networks, ensuring that a topographically hilly site will be car dependent, with congestion and pollution baked in.



## The Evidence

The proposal increasingly feels like a *fait accompli*.

Political parties in Enfield have set out their manifestos.<sup>9</sup> Including commitment (or otherwise) to the proposed New Town. But, in any case, electoral promises about the New Town before crucial evidence has been digested seems premature.

Three relevant reports, each following detailed public consultation, are yet to be published.

1. The [Mayor of London’s Green Belt Review](#) .

<sup>6</sup>[Appendix A \(iv\) ELP Reg 19 Chps 6 7 BG5 para 6.30](#)

<sup>7</sup> [Enfield Local Plan \(Regulation 24\) 2024 - Stage 1 Matters, Issues and Questions - Matter 4: Green Belt](#)

<sup>8</sup> [New Towns Taskforce: final report](#) Chapter 2 p37

<sup>9</sup> [Dispatch-91.pdf](#) Enfield Dispatch p12 What the parties are promising this year.

2. The London Assembly investigation into [New Towns for London](#) has not yet published the results of its call for evidence. Action for Enfield's Future submitted a report. Read it [here](#)
3. The [National Planning Policy Framework](#) has undergone extensive revision, a significant part of which concerns adjustments to the way in which the Green Belt is assessed<sup>10</sup>. Although the consultation is complete, the revised NPPF has yet to be published.

And last September the government initiated a [Strategic Environment Assessment](#) (SEA) to help it to "understand the environmental implications of new towns development". "No final decisions on locations will be made until that SEA concludes" and "preferred locations could change as a result of the process".

The SEA, 660+ pages, was published the day after the revised list, for consultation alongside the revised new town proposals. All to be completed in 58 days,

This provides limited reassurance to communities across England, including Enfield, given the inaccurate information and, locally, misleading political claims.

Enfield residents, especially those seeking affordable homes now, deserve better. Not because the principal of providing homes for those who desperately need them is wrong, but because **this** CH&CP new town proposal is ill conceived, lacks evidence and fails to take account of the many more viable options for providing homes quickly.

It won't help

**Join us Saturday 18<sup>th</sup> April 10am – 4pm Celebrate Crews Hill and Enfield's countryside, come by foot, cycle, train (Crews Hill station) or 456 bus if you can.**

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**About:**

**Action for Enfield's Future**

Action for Enfield's Future (AfEF) is a grassroots non-political community group bringing together local residents, including members of [EnCaf](#) and [Enfield RoadWatch](#).

We work to make the borough we love a fairer and better place to live, by pushing for transparent, evidence-based decisions for residents.

More information at Enfield RoadWatch [Welcome - Enfield RoadWatch Action Group](#)

and

Action for Enfield's Future [Action for Enfield's Future – Why Crews Hill & Chase Park New Town will not solve London's housing crisis](#) websites

**Enfield RoadWatch**

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<sup>10</sup> [National Planning Policy Framework: draft text for consultation](#) Chap 13 p58 and Annex E Green Belt Assessments

Enfield RoadWatch is a local action group made up of residents around the borough who have been lobbying for the protection of the borough's green spaces for over 12 years.

We are non-party political and inclusive.

With our partner organisations, we have provided evidence that building on our countryside will not solve London's housing crisis and that there are better and more realistic solutions. We can show that the new town proposal is not based on evidence and will not produce the benefits that are promised.

[End]