

4th September 2026

Dear Angela Rayner,
Secretary of State for Housing, Communities and Local Government

Cc: Sadiq Khan, Joanne McCartney, Bambos Charalambous MP, Feryal Clark MP, Kate Osamor MP, Cllr Alessandro Georgiou, Cllr Sarah Jons

Our roots are in East and North London, with personal histories that make us aware of the importance of decent, affordable homes. We are neither NIMBYs nor naysayers and we recently sought to raise our concerns in a letter from 4000+ Enfield residents to the, then, Prime Minister. We love our city and work to make the borough we love a fairer and better place through transparent, evidence-based decisions.

THE CLIMATE EMERGENCY

The Government's response to the revised NPPF, while rightly seeking to provide affordable homes at pace, has pared back Green Belt protections.

Yet, as National Emergency Briefing experts demonstrate, the climate case for protecting Green Belts is strengthening. This long, hot and dry summer has demonstrated the fragility of our food supply. Green Belt land around London helps reduce the urban heat island effect and flooding; it stores carbon and supports biodiversity. In Enfield it provides food: commercial wheat, maize, rapeseed oil. Smaller holdings, allotments and the area's history reveal the potential for much more.

There are options for addressing both the climate and housing challenges, but they do not include building a 21,000-home New Town, or enabling water-thirsty and energy-hungry data centres in Enfield and neighbouring Hertsmere, on Green Belt land that mitigates climate change and can be farmed.

The Mayor's *Heat Ready London* signals that “the warning signs are mounting” and that “London's heat risk is greater than elsewhere in the UK”.

WHAT THE NEW TOWN STRATEGIC ENVIRONMENT ASSESSMENT (SEA) TELLS US

The Government's Strategic Environmental Assessment (SEA) identifies the proposed Crews Hill and Chase Park New Town (CH&CPNT) as being under **“serious” water stress** (p.204), while acknowledging significant assumptions and uncertainties.

Its summary environmental assessment records numerous negative impacts (red), yet CH&CPNT was nevertheless selected (page xiii).

Broad Location / Timescale	SEA Objectives										
	1: Air Quality	2: Biodiversity, Flora and Fauna	3: Climate Change	4: Flood Risk	5: Health and Wellbeing	6: Historic Environment	7: Landscape and Townscape	8: Land Use, Geology and Soils	9: Materials and Waste	10: Population	11: Water
Crews Hill and Chase Park											
Short Term	--	--	-	-	--	--	-	-/+	--	-/+	-
Medium Term	--	--	-	-	--/++	--	--	--/+	--	-/++	--
Long Term	+	--/+	-	-	++	--	--/+	--	-	-/++	--

The SEA offers no credible explanation of **how identified barriers will be mitigated, at what cost or when**. Some mitigation, including the 1,000-hectare Enfield Landscape Restoration project, appears to have been applied retrospectively. Flood risk is also considerable.

NEW TOWNS FOR LONDON

The London Assembly Planning and Regeneration Committee's New Towns for London report emphasises high-quality green infrastructure, transport from day one and meaningful community co-design. These priorities expose weaknesses in the current proposal.

“Embedding high-quality green infrastructure to support climate resilience” conflicts directly with New Town proposals that could remove up to **884 ha** (New Towns Taskforce, p.37), and potentially **2,000 ha** (SEA Table G2), of green infrastructure.

The Government's February 2026 biodiversity report warns that “global ecosystem degradation and collapse threaten UK national security and prosperity”.

A BETTER ALTERNATIVE

The evidence underpinning CH&CPNT remains absent, while evidence of its risks grows. A Mayoral Development Corporation focused on Enfield's regeneration areas could deliver affordable homes, green space, jobs and infrastructure , much faster.

Many thousands of homes, consistent with NPPF 2026, could be delivered through limited development around Crews Hill station, local amenities and an established social infrastructure, without compulsorily purchasing vibrant businesses with the loss of hundreds of sustainable jobs. By including housing for older people in mixed communities, Sadiq Khan’s Age Friendly London Pledge and downsizing policy (2021 London Plan 4.10.3) could free family homes in Enfield, while protecting the wider Green Belt.

Surely it is time to listen when our local MP Feryal Clark says the proposal is “simply too large” and should be reduced; when the Planning Inspector criticises Enfield's Green Belt strategy; and when our formal complaint about the New Town consultation remains unanswered after more than three months and the Government's formal consultation on New Towns has been described as “meaningless” .

The weight of evidence against CH&CPNT continues to grow, while evidence in its favour remains concealed.

We urge a thoughtful, evidence-based, cross-party approach, involving communities, to meeting London's housing needs while protecting Enfield's environment.

Yours sincerely,

Vicki Pite — Action for Enfield's Future
Ian de Souza (Chair) — Enfield RoadWatch
John West (Co-Chair) — The Enfield Society

https://actionforenfieldsfuture.org.uk/