

Report: New Towns for London

Map of London with blue dots

Key information

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The **London Assembly Planning and Regeneration Committee** has published a report setting out that a new generation of developments could play a part in helping tackle the capital's housing crisis while creating thriving, well-connected communities.

The report finds that new towns could play a major role in meeting housing demand, with two potential sites identified in London at Crews Hill and Chase Park in Enfield, and Thamesmead Waterfront in Greenwich.

However, the report warns that without strong leadership and clear planning frameworks, the two proposed sites for new towns in London risk delivering poor outcomes, including low-quality green spaces and housing that fails to meet Londoners' needs.

The investigation found that new towns must go beyond simply building homes, instead creating "long-term civic systems" that provide jobs, infrastructure, green space and a strong sense of place.

To address these challenges, the **Committee** calls for a series of measures to ensure new towns succeed, including:

- Guaranteeing high levels of affordable housing, with social rent prioritised.
- Ensuring transport infrastructure is in place from day one.

- Embedding high-quality green infrastructure to support climate resilience.
- Requiring meaningful community co-design from the earliest stages.
- Securing new, dedicated government funding and greater powers for land value capture.