

## Call for Evidence: Planning and tall buildings

The London Assembly investigates issues of importance to Londoners and holds the Mayor to account. The London Assembly Planning and Regeneration Committee has launched an investigation into New Towns for London. As part of the investigation, the Committee will examine:

- the conditions which need to be in place to make new towns a success in London,
- the opportunities presented by the new town designation,
- lessons that can be learned from past examples of new towns, including international examples.

Below is information about the investigation and Call for Evidence, as well as key questions that the Committee is interested in.

### Who can submit evidence?

This Call for Evidence is open to all who would like to respond.

### Why is the Committee exploring this topic?

The Government has stated that it aims to establish up to 12 new towns across England. The New Towns Taskforce was established in September 2024 to identify locations for potential new towns in England, their report was published in September 2025.<sup>1</sup> Amongst 12 shortlisted sites for new towns, it identified two sites in London: Thamesmead in Greenwich and Crews Hill and Chase Park in Enfield.

The site in Crews Hill and Chase Park has the potential to deliver up to 21,000 homes across 884 hectares, with an ambition for 50 per cent affordable housing, and it is supported by both the GLA and the borough of Enfield.<sup>2</sup> The site in Thamesmead has the capacity for 15,000 homes on a 100-hectare brownfield site.<sup>3</sup> Funding for the DLR extension to Thamesmead was confirmed in the 2025 Budget.<sup>4</sup> TfL state that the extension will unlock 25,000 to 30,000 new homes and create 10,000 jobs.<sup>5</sup>

England has designated 32 new towns since 1945, now home to approximately 2.8 million people<sup>6</sup>, but no new towns have been designated for 55 years<sup>7</sup>. Previous new town designations in the second half of the 20<sup>th</sup> century were

<sup>1</sup> New Towns Taskforce, [New Towns Taskforce: final report](#) (2025)

<sup>2</sup> Enfield Council, [Crews Hill and Chase Park shortlisted for potential New Town](#) (Sep 2025)

<sup>3</sup> Royal Borough of Greenwich - [Thamesmead shortlisted for Government's 'New Towns' programme](#) (Sep 2025)

<sup>4</sup> Royal Borough of Greenwich - [Government support for Thamesmead DLR extension confirmed in major boost for the borough](#) (27 November 2025)

<sup>5</sup> Transport for London, [TfL consultation shows strong public backing for DLR extension to Beckton Riverside and Thamesmead](#) (15 December 2025)

<sup>6</sup> New Towns Task Force (2025), [Final Report](#). Department for Levelling Up, Housing & Communities.

Foreword notes: "the 32 new towns established since 1945 are now home to approximately 2.8 million people."

<sup>7</sup> Ministry of Housing, Communities and Local Government (MHCLG), [Initial government response – New Towns Taskforce report to Government](#) (September 2025). States that "no new towns have been designated in England for around 55 years."

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largely intended to accommodate the overspill of population from London, and none of the formal “new towns” built under the post-war UK programme were inside London’s administrative boundary.<sup>8</sup>

The aims of the current new towns programme are to generate economic growth, accelerate housing delivery, provide the necessary infrastructure for new communities, create environmentally resilient places and to contribute to changing the way that large settlements are delivered<sup>9</sup>.

This investigation will explore why new towns are being proposed for London, how they would work in practice, and what planning policies and governance arrangements may be needed.

### Will responses be published?

For transparency, we will publish most written submissions and the name of the individual or organisation that submitted it. Exceptions to this are applied where there is a legal reason for non-publication or if there is a safeguarding or welfare issue. If you would like your evidence not to be published with your name or to not be published, please let us know and the Committee will consider it. However, this cannot be guaranteed, and the Assembly may be required to release non-personally identifiable information if requested under the Freedom of Information Act 2000. Read the [GLA's privacy notice](#).

<sup>8</sup> Bennett Institute for Public Policy, Cambridge, [Townscapes Social infrastructure and the development of new towns: learning from history](#) (2024) p11

### What will the evidence I provide be used for?

The responses to this Call for Evidence may be used to inform recommendations to the Mayor, which will likely be published in a report or a letter.

If information and/or quotations from your submission to this Call for Evidence are used in this publication, we will cite you. We will inform those who have submitted evidence about the outcome of the investigation.

### How do I submit evidence?

Please send evidence by email to: [scrutiny@london.gov.uk](mailto:scrutiny@london.gov.uk)

The deadline for submission is **4 March 2026**.

The Committee welcomes any evidence relevant to the following principal questions:

1. What are the conditions that need to be in place to make new towns a success in London?
  - a. How should citizen engagement, consultation and coproduction inform the development of new towns?
  - b. How can delivery partners ensure that essential infrastructure is in place to ensure the success of new towns?
2. What new opportunities could new town designation in London unlock that existing planning tools do not?

<sup>9</sup> New Towns Taskforce (2025), [Building new towns for the future](#).

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3. What density, design and placemaking principles should underpin London's new towns?
4. What lessons can be learned from the past delivery of Mayoral Development Corporations (MDCs), Opportunity Areas (OAs), and the original development of Thamesmead (in the late 1960s to early 1970s) to inform the development of new towns for London in the present day?
5. What lessons can be learned from international examples of new towns?
6. What roles should the Mayor, GLA, London boroughs, and central Government each play in planning, funding and delivering new towns in London?
  - a. What governance structures should be implemented to ensure the long term success of new towns in London?
7. What are the potential environmental impacts of new town development in London on food and water security, climate resilience and access to green space?

**Please select those most relevant to your organisation – you do not need to answer all questions.**

**Please feel free to share any other information on this topic you feel would be useful to the Committee.**

### About the Committee

The Planning and Regeneration Committee holds main responsibility for examining the London Plan, the **London Legacy Development Corporation** (LLDC) and the **Old Oak and Park Royal Development Corporation** (OPDC). Read more about our [previous work](#).

### Committee Members

- **James Small-Edwards (Chair) (Labour)**
- **Andrew Boff (Deputy Chair) (Conservative)**
- Sem Moema (Labour)
- Elly Baker (Labour)
- Zoë Garbett (Green)
- Shaun Bailey (Conservative)

### Contact

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