



Ministry of Housing,  
Communities &  
Local Government

**Rt Hon Robert Jenrick MP**

*Secretary of State for Housing, Communities  
and Local Government*

**Ministry of Housing, Communities and  
Local Government**

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Dear Cllr Selleck,

Yesterday we published the Housing Delivery Test results for 2019.

These results set out how many homes local authorities have built in relation to the number their communities need. Unfortunately, they show that over the last 3 years you have fallen short of your target in Elmbridge.

I understand that these targets are very stretching and that each area has its own unique challenges. However, the government has set out a clear ambition to build the homes this country needs, aiming to deliver 300,000 new homes a year by the mid-2020s. In order to achieve this, and ensure the housing market works for everyone, it will be vital that every local authority, including Elmbridge, plays its part.

As set out in the National Planning Policy Framework, the government intends to increase the thresholds for the presumption in favour of sustainable development next year to drive up delivery. To ensure your authority does not fall below these thresholds; you will need to work with your local community and consider all options available to you to increase housing supply.

I appreciate this is no easy task. You will need to continue to consider innovative solutions to tackling delivery issues, including using MMC and a more diverse range of products on larger sites, greater use of public sector land or supporting schemes which champion good design and make most effective use of land, including through gentle density and housing-led regeneration of high streets and town centres.

I also encourage you to make the best possible use of your action plan to explore the barriers to delivery in your area and identify solutions. The Planning Advisory Service (PAS) has resources available to support local authorities through this process and to help you explore options for addressing local challenges. I encourage you to make full use of this service.

If I can be of any assistance, please don't hesitate to contact me.

*Robert Jenrick*

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**RT HON ROBERT JENRICK MP**

CC:

Mr Rob Moran, Chief Executive