

**SCRUTINY COMMITTEE
18TH MARCH 2019**

**REPORT ON THE PORTFOLIO OF THE CABINET MEMBER FOR PLANNING
AND ECONOMIC REGENERATION.**

THE SERVICE

The service pulls together the Council's economic development, regeneration, growth, delivery and planning functions. The 2016-2020 Corporate Plan indicates concentration on the four priorities of homes, economy, community and environment with an emphasis on delivering growth to the local economy. The Council is creating strategic partnerships with other authorities within the Greater Exeter area in the areas of economy and planning and is working to a shared strategy for economic growth and prosperity. The Council is an active partner in the development of a Greater Exeter Strategic plan which will set out the vision and spatial aspirations for the area to 2040. There is a need to plan for, allocate, enable and ensure delivery of the growth agenda in a coordinated and focused way.

The structure of the service seeks to be responsive to the needs of this growth agenda and allow for this part of the organisation to adapt a more external facing and interventionist role in securing the delivery of growth and infrastructure including its funding.

ECONOMIC DEVELOPMENT.

1.0 STRATEGIC CONTEXT

1.1 Heart of the SW Partnership

The Heart of the SW Partnership (including the LEP, 17 local authorities, 2 national parks and 3 Clinical Commissioner Groups) published a jointly agreed green paper 'Driving productivity in the Heart of the South West' in order to stimulate debate about how we can drive economic growth in the area. This green paper is itself a response to the Government's Industrial Strategy which focuses on narrowing the productivity gap between the UK and other G7 countries. The LEP has finalised a Productivity Strategy in 2018 which replaces its Economic Strategy. The themes of work emanating from the Productivity Strategy are now being progressed. The Economic Development team have been assisting with this work particularly with regard to rural productivity.

The Heart of the SW Partnership is also producing a Local Industrial Strategy highlighting the importance of co-ordinated economic development activities. The Strategy will be consulted upon after the May local elections and finalised thereafter.

1.2 Mid Devon Economic Strategy

The Growth, Economy and Delivery team has developed an Economic Strategy in partnership with the members of the Economy Policy Development Group. Strategy was agreed at the meeting of Cabinet 7th February 2019, together with a year 1 action plan. The strategy sets out the Council's ambitions to grow the local economy in the direction of creating higher waged, higher skilled jobs and outlines the measures that will be taken by the Council under the five themes of:

- Employment and skills
- Place
- Infrastructure
- Hi-tech, innovation and green energy
- Agriculture, Food and Drink.

With the overall objectives of

- Increasing wages
- Upskilling the workforce
- Increasing productivity
- Delivering the growth agenda

This strategy sets the context for economic interventions until 2033, together with year 1 outcomes, actions and objectives.

2.0 BUSINESS

2.1 Supporting business growth and job creation

There have been a number of notable successes during the last year:

- Hitchcock's Business Park won the RICS (Royal Institute of Chartered Surveyors) Best Commercial Development in the SW with support from the Economic Development Team.
- Mid Devon District Council shortlisted for the Local Government Chronicle's Awards 2019 for 'Driving Growth'.
- Destination Management Plan approved by the Council and an application to fund a Destination Website has also been approved.
- In September Mid Devon hosted the Heart of the South West Better Business for All, Regulatory Services conference.
- Assisted in getting external funding from the Art Council for artwork and art classes at the Market.

- Leader Funding fully allocated during the year.
- New Crediton work hub funded through the Devon Work Hubs programme.

2.2 Inward Investment – Attracting new business into the area

Several employment sites have been brought forward for development, with premises being built at Mid Devon Business Park, Hitchcocks' Business Park and at various sites throughout Crediton, Cullompton and Tiverton. The Economic Development Officer has been supporting planning applications from inward investors and has been linking them with various funding streams to help incentivise them to invest locally. This has been a successful approach, and there is now a very strong rapport between the local authority and all allocated employment land owners. However, there is a shortage of units coming forward for development and at present there are fewer than 10 industrial units available across the district, in part because of our local successes. The Local Plan Review seeks to allocate further employment sites.

2.3 Mills Project update

The Hydro Mills project aims to restore Mid Devon's historic mills, leats and weirs, to generate local, clean, sustainable energy for businesses, residents and public buildings. It aims to be a catalyst for attracting investment from the low carbon business sector, and addresses a number of issues of national significance, including flood risk mitigation and energy resilience.

A full feasibility of the Tiverton Weir project has now been completed. An application to the Environment Agency for the necessary permissions is now with the Agency for their authorisation. Work on the other Mill sites in Mid Devon is being taken forward by the Hydro Mills Group in parallel with our work in Tiverton.

2.4 Helping businesses access funding - LEADER update

The Economic Development Team has assisted 214 businesses this financial year and supported businesses to access £186,591 of LEADER funding.

3.0 PLACE

3.1 Cullompton Townscape Heritage Initiative

An application to the Heritage Lottery Fund was made in December 2017 for £1.2m to support restoration of heritage buildings in the Cullompton Conservation Area. Although this was unsuccessful officers are currently working closely with Historic England with regard to other funding opportunities for Cullompton such as the Heritage Future High Street Fund. Feedback received indicates Historic England wish to see the Cullompton relief road project progressed in advance of committing their support.

3.2 Cullompton town centre investment and regeneration masterplan

Cabinet has agreed to the commissioning of a Masterplan Supplementary Planning Document (SPD) for the town centre of Cullompton. This will support the regeneration of the town in conjunction with the provision of major infrastructure projects. A procurement process involving Mid Devon and Cullompton Town Council is currently being run in order to secure consultants to produce the masterplan on behalf of the Council. This will be subject to two stages of public consultation.

3.3 Tiverton town centre investment and regeneration masterplan

The first of two stages of public consultation on the Tiverton Town Centre Masterplan has been completed. The production of a draft masterplan has nearly been completed by the consultants acting for the Council. Once the draft has been considered by officers and Cabinet as second public consultation will be held. This will take place later this year.

3.4 Crediton town centre investment and regeneration masterplan

Proposals for the scope and geographical area of the masterplan are being considered by Cabinet at the meeting on 7th March 2019. Once agreed, consultants will be engaged to deliver the proposed masterplan with work expected to commence on its production in 2020/21. It is intended to offer Crediton Town Council the opportunity to participate in the procurement process and stakeholder events. Their views over appropriate participants from the town and such events will also be sought.

3.5 Future High Streets Fund

The Ministry of Housing, Communities and Local Government released a call for Expressions of Interest for a fund of £675 million that has been made available to support local areas to prepare long-term strategies for their high streets and town centres. Mid Devon is only eligible to apply for one town through the main fund. There is also a separate £55 million fund for regenerating heritage high streets. Expressions of interest must be received by the Government by 22nd March 2019. A report assessing the potential for an expression of interest has been considered by Cabinet on 7th March 2019. Subject to the resolution of Cabinet, officers will prepare an expression of interest for submission.

3.6 Tiverton Market

Tiverton Market has increased its footfall for the first 6 months of the financial year (+3.9% over 2017/18) with increased market letting and new traders. Tiverton Night Market Events have expanded to include artisans and craft

stalls. In November 2018 a monthly Farmers Market at Tiverton Pannier Market was launched following demand and is proving popular.

A highly successful 'Poppy Day' event was held at Tiverton Market to commemorate the centenary of World War Two. This attracted over 2,000 poppies from 13 schools. The event also included a special remembrance service involving Councillors from the District and Tiverton Town Councils.

3.7 Launch of Tiverton Town Centre Partnership

In September 2018 the new Tiverton Town Centre Partnership was formally constituted and is chaired by a local trader. The Vice Chairman is the Chair of the Council's Economy Policy Development Group. Although still in its infancy, this partnership of traders and business interests has already been very active. An example of this was the concerted efforts of businesses in opening on Sundays during December and working together to promote one another's businesses. Work is underway to organise other events during the year and plan for December 2019. The partnership includes representatives from local traders, MDDC councillors and officers, Town councillors, the Police and other local partners.

4.0 GARDEN VILLAGE PROJECT

In the past year the following milestones have been achieved:

- Regular meetings of the Delivery Board, Community Stakeholder Forum and Landowner Forum have taken place.
- The Greater Exeter Strategic Plan policy context has been progressed with the GESP team.
- Four workshops with the Community Stakeholder Forum and technical officers have been held to inform the development of a garden village masterplan.
- Design Review Panel workshop held.
- Stage 1 consultation documents produced: a Vision and Concept document for a potential wider garden village and an Issues, Opportunities and Concepts document in respect of a Masterplan SPD for the East Cullompton Local Plan Review allocation (Phase 1 Garden Village).
- A 6 week public consultation on the Vision and Masterplan SPD documents has taken place. Exhibitions held in Cullompton and Kentisbeare were well attended. The consultation responses received are currently being analysed. 314 responses were received on the draft vision and concept document and 109 responses were received on the East Cullompton draft masterplan.
- Infrastructure requirements are being scoped and various potential funding streams are being investigated. A business case for J28 M5

improvement is being worked up to inform the proposed County Council submission for funding to the Large Local Majors Fund for local transport schemes.

- Three rounds of Government capacity funding to help support the project have been received, the latest being £300,000 to support the development of the garden village which will be used to project manage, commission work on the evidence base, masterplan the proposals and to support delivery.
- A garden village website has been developed and was launched in November 2018: <https://culmgardenvillage.co.uk/>.

Next steps for the project will be:

- Collate, summarise and analyse consultation responses.
- Prepare a draft masterplan for the East Cullompton allocation for public consultation in summer 2019.
- Greater Exeter Strategic Plan public consultation starting in June 2019 which is expected to include an allocation option for the wider garden village.
- Continue stakeholder and local engagement.
- Investigate delivery and stewardship mechanisms and produce a development viability model.
- Production of a design guide.

5.0 OTHER MAJOR DEVELOPMENT PROJECT WORK

5.1 Tiverton Eastern Urban Extension (Tiverton EUE)

In 2014 the Tiverton EUE Masterplan was adopted providing a comprehensive plan for the development of the area. In the last year this has been supported by the production and adoption of the Tiverton EUE Design Guide.

Works to the southern part of the A361 road junction have now been completed. This included works for this first part of the junction and a section of resurfacing. On 1st February 2018, the Government announced the successful awards of £8.2 million through the Housing Infrastructure Fund bid towards the northern part of the A361 road junction. The due diligence process with Homes England over this award has now been completed.

A reserved matters planning permission for the Braid Park development towards the north east of the Tiverton EUE has been approved and preparatory work has started on site. This will see 248 houses and three gypsy and traveller pitches being developed.

There is outline planning permission approved by Devon County Council for the primary school. The neighbourhood centre layout has now been agreed with partners. Work on planning for a community centre to serve the urban extension is underway and discussions are taking place with a third party that is interested in taking on ownership and management.

A tender process to commission the masterplanning of Area B is underway with expressions of interest having closed on 1st March. This work will complete the masterplanning of the whole of the EUE. This final masterplanning stage will require further public consultation as part of this process before adoption.

5.2 NW Cullompton Urban Extension

Three planning applications have been received, two outline applications and one full application in respect of Phase 1 of the NW Cullompton allocation, each for 200 houses. The initial phase will deliver the new spine road through the allocation, land for a new primary school and community building, as well as public open space and green infrastructure and financial contributions towards wider infrastructure requirements including the Cullompton town centre relief road. It is anticipated that the applications will go to Planning Committee within the next few months. A special meeting will be held in Cullompton.

6.0 INFRASTRUCTURE AND FUNDING

6.1 Cullompton town centre relief road

Following consultation on alignment options for a Cullompton Town Centre Relief Road in Autumn 2018 and consideration of more detailed work undertaken by various specialist consultants and statutory partners, the Cabinet has taken a view as to a preferred route. The Cabinet agreed at the meeting on 31st January 2019 that its preferred route was Option B, subject to further verification work. Cabinet were keen that Devon County Council considers investigating realignment potential of option B at its southern end as suggested through the consultation and has authorised spend of collected S106 monies to fund the next stages of work. Devon County Council's Cabinet is due to have considered a preferred route at its March 2019 meeting.

6.2 Housing Infrastructure Fund

The Council has been successful with both the Housing Infrastructure Fund bids. These were submitted last year and included £10m for improvements to J28 of the M5 at Cullompton (via delivery of the Cullompton town centre relief road), plus £8.2m to deliver the northern half of the A361 junction to serve the

Tiverton Eastern Urban Extension. Ministerial announcements were made on 1st February 2018. These schemes will assist in bringing forward housing development which is dependent on these highway improvements. A process of due diligence with Homes England has now concluded. Further engagement with Homes England over the funding is due to commence shortly.

6.3 Capacity funding

The Council has been awarded several tranches of Government capacity funding to support the delivery of housing on strategic sites including the Culm Garden Village, other developments in Cullompton and the Tiverton Eastern Urban Extension. The most recent of these awards for the period 18/19 was £300,000 towards the garden village project. Priorities for its spend have been agreed by the Garden Village Delivery Board.

7.0 PLANNING

7.1 Local Plan Review and Community Infrastructure Levy

The Local Plan Review, proposed Community Infrastructure Levy (CIL) draft charging schedule and associated documents were submitted to the Planning Inspectorate for examination at the end of March 2017. Examination hearings into the Local Plan Review have now concluded, having taken place in September 2018 and February 2019.

In October 2018 the Inspector wrote to the Council with his conclusions following the preliminary hearings on land at J27 of the M5 and associated housing sites at TIV16 (Blundell's Road, Tiverton) and SP2 (Higher Town, Sampford Peverell):

- He was content that the examination process continues to main hearings.
- He saw no in principle difficulty with the J27 allocation and saw that a development of the nature proposed could take place without any significant adverse impacts, but had reservations about the detailed and specific drafting of the policy.
- In terms of SP2 he did not consider the process of site selection to be flawed and was content over the Council's conclusions on harm in relation to the Grand Western Canal Conservation Area. He wishes to consider some aspects of the detailed policy wording further.
- In terms of TIV16 he considered the allocation policy to be soundly based with need to tie it to the J27 policy.

The Inspector has now heard evidence at the main hearings and indicated his intention to write to the Council before the end of March with his conclusions

over the way forward with the plan. Examination hearing dates into the Community Infrastructure Levy are not yet known, but will be publicised for 6 weeks in advance. It is not expected that the timing of the CIL examination will affect the next steps for the Local Plan.

7.2 Greater Exeter Strategic Plan

Mid Devon, East Devon, Exeter, and Teignbridge, in partnership with Devon County Council, are working together, engaging with stakeholders and communities, to prepare a joint strategic plan known as the Greater Exeter Strategic Plan. It will cover all of the four local authority areas, excluding Dartmoor National Park. By working together, the aim is to deliver the best possible outcomes for the provision of new homes, jobs and infrastructure for existing and future generations, while also protecting and enhancing the environment.

An initial public consultation has been held over the vision and strategic aims of the proposed plan and a call for sites undertaken. The preparation and commissioning of evidence to support the plan has continued through 2018 and the sites put forward for allocation through the call for sites are being assessed. It is proposed that draft policies and site options be issued for public consultation in June 2019 followed by further consultation on the draft plan as a whole in November 2019. Submission of the plan to the Planning Inspectorate is expected in July 2021.

7.3 Neighbourhood planning

Neighbourhood planning areas have been designated in Cullompton (2014), Silverton (2014), Crediton (2014) and Tiverton - now without Halberton (2018). None have yet been submitted for examination, with the plans at different stages of production. Officers have been attending meetings with the neighbourhood planning groups to offer advice / guidance where requested.

The plans currently most advanced are Silverton Neighbourhood Plan which was produced in May 2017 and Cullompton Neighbourhood Plan which was produced in October 2017 for consultation. It is expected that the Cullompton Neighbourhood Plan be submitted for independent examination.

7.4 Self Build Register and Self Build Task Force

The Government wants to enable more people to build their own home. The Council recognises the potential benefits of self-build in meeting the housing needs of Mid Devon residents. It can represent a more affordable housing

option for local people, support the construction industry and give people more choice in the housing market. The Council has a legal requirement to keep a register to holds a register of individuals who seek to acquire serviced self-build plots and to give permission for serviced plots to meet demand for self-build and custom housebuilding.

Support for the Council in meeting our obligations was considered by Cabinet in August 2018. A secondment of the Self Build Project Officer from Teignbridge District Council via the Right to Build Task force was agreed for 2 days per month over an initial 6 month period. This has been funded via a Government new burdens payment and commenced in August 2018. Work produced will include a series of workshops/seminars, written technical advice and site specific advice. The Council is looking to bring forward a self-build site within the District.

7.5 Mid Devon District Design Guide

Good quality design is an integral part of sustainable development. The National Planning Policy Framework recognises that design quality matters and that planning should drive up standards across all forms of development. Achieving good design is about creating places, buildings, or spaces that work well for everyone, look good, last well, and will adapt to the needs of future generations. The Council has commissioned work on the production of a new District Design Guide. A draft of the guide is expected shortly and will be considered by the Planning Policy Advisory Group and Cabinet prior to public consultation. Its adoption is expected summer/autumn 2019.

7.6 Housing Delivery Test

In February 2019, the Government announced the results of the Housing Delivery Test. The delivery test compares the total new homes delivered over a three year period against the total number of homes required for each Council over a three year period. Mid Devon's result of 135% indicates housing delivery exceeded the number of homes required over this period and being over 85%, means that no penalties are applied and no action plan is required. The Housing Delivery Test forms the means by which the Government will now assess the level of housing delivery against the requirement. The recent result means that in Mid Devon there is no longer 'significant under delivery' and accordingly a 5% rather than the previous 20% buffer to the housing land supply can be applied.

7.7 Housing land supply

The Council has previously been found at appeal to not be able to demonstrate a 5 year housing land supply and as a result has experienced the receipt of speculative housing applications on unplanned sites. A report on this and its implications was brought before the meeting of Scrutiny Committee on 9th October 2017. A series of mitigation measures were identified within this report, first and foremost being advancing the Local Plan Review to adoption.

Our 5 year housing land supply requirement is currently set against local housing need which is established using the Government's standard methodology. This is due to our currently adopted strategic housing policies being more than five years old. With the publication of the results of the Housing Delivery Test for Mid Devon and by applying the standard methodology, we now consider that we have a 5 year housing land supply (together with a 5% buffer).

However, we have recently received legal advice in relation to the application of the strategic housing policies within the adopted local plan. Even with a 5 year housing land supply, these strategic housing policies within the Core Strategy remain out of date, being inconsistent with the National Planning Policy Framework. The implication is that they be accorded limited weight in planning decision making until they are replaced. When planning applications for housing are considered, we are still required to apply the 'tilted balance' in paragraph 11 of the NPPF (the Framework) which requires the grant of planning permission unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

This will remain until the adoption of the new Local Plan (or indication by the Inspector that he is satisfied with the plan's 5 year housing land supply and strategic housing policies).

7.8 Gypsy and traveller forum

A Mid Devon Gypsy and Traveller Forum was set up in 2018 to improve engagement with the community, aid policy development and to better understand the needs of that community. The Council has a public sector equalities duty (PSED) under the Equality Act 2010. This sets out that a public authority must in the exercise of its functions have due regard to the need to

eliminate discrimination and to advance equality of opportunity and to foster good relations between those who share protected characteristics and persons who do not share it. The Council is also required to have a 5 year land supply of deliverable housing sites and Gypsy and Traveller Pitches, as well as developing fair and effective strategies to meet longer term needs. The establishment of the Forum will assist in meeting these requirements and legal duties.

7.9 Application determination performance.

Performance results for quarters 1, 2 and 3 of 18/19 indicate that the national planning performance indicators for the speed and quality of planning application decision making continue to be met and exceeded by the service in the majority of areas.

Speed:

- Majors: More than 60% of major applications determined within 13 weeks (over 2 year period). Mid Devon performance on this for the 2 year period to the end of December 2018 was **77%**.
- Non majors: More than 70% of non-major applications determined within 8 weeks (over 2 year period). Mid Devon performance on this for the last 2 years was **80%**.

Quality:

- Majors: for applications determined over a 2 year period, no more than 10% of 'major' decisions to be overturned at appeal. The Mid Devon figure over the last 2 year period was **3%**.
- Non majors: This indicator of quality of decision making is measured over a 2 year assessment period: no more than 10% of 'non major' decisions to be overturned at appeal. The Mid Devon figure over the last 2 year period was **less than 1%**.

Development management performance against national and local indicators is set out below.

Planning Service Performance	Target	16/17	17/18	18/19		
				Q1	Q2	Q3
				Major applications determined within 13 weeks	60%	90%
Minor applications determined within 8 weeks	65%	80%	85%	73%	72%	74%
Other applications determined within 8 weeks	80%	89%	90%	87%	77%	88%
Householder applications determined in 8 weeks	85%	98%	95%	78%	89%	94%
Listed Building Consents determined in 8 weeks	80%	84%	84%	73%	50%	74%

Enforcement site visits undertaken within 15 days of complaint receipt	87%	96%	92%	80%	85%	77%
Delegated decisions	90%	94%	93%	86%	98%	95%
No of applications over 13 weeks old without a decision	Less than 45 apps	29	44	68	75	68
Major applications determined within 13 weeks (over preceding 2 years)	More than 60%	82%	74%	86%	95%	77%
Major applications overturned at appeal as % of all major decisions (over preceding 2 years)	Less than 10%	7%	4%	3%	3%	3%
Non-major applications determined within 8 weeks (over preceding 2 years)	More than 70%	77%	79%	80%	79%	80%
Non-major applications overturned at appeal as % of all non-major decisions over preceding 2 years	Less than 10%	<1%	<1%	0%	0%	0%
Determine all applications within 26 weeks or with an extension of time (per annum –Government planning guarantee)	100%	100%	99%	100%	99%	99%

Over the last 6 months posts within the Development Management team have been vacant at various times. This part of the service is expected to be fully staffed from the beginning of March 2019.

7.10 Planning enforcement

The Local Enforcement Plan was agreed by Council on 21st February 2018. It sets out prioritisation criteria for compliant investigation together with performance standards. These are now the performance standards we will be monitoring and therefore this is the first quarterly performance report that reflects this agreed approach.

Activity within the enforcement part of the planning service by quarter is as follows:

Q ref	Details	Q1	Q2	Q3
PE01	Register and acknowledge all written complaints. Indicator – within 3 working days	98%	92%	90%
PE02	Highest priority complaint investigation. Indicator - 90% of first site visits before the end of the next working day following registration.	100%	100%	None reported
PE03	High priority complaint investigation. Indicator - First site visit within 3 working days of registration.	100%	100%	100%
PE04	Medium priority complaint investigation. Indicator - First site visit within 10 working days of registration.	94%	88%	100%
PE05	Low priority complaint investigation. Indicator - First site visit within 15 working days of registration.	97%	89%	76%
PE06	Initial response to complainant setting out progress or informing about a decision in cases where there is no breach. Indicator – within 5 working days of the date of the initial site visit.	92%	92%	91%
PE07	Notify complainant that Enforcement Notice has been served or decision that ‘no action’ will be taken. Indicator – within 5 working days of the issue of the notice [or decision to take no further action].	TBA	TBA	TBA
PE08	New enforcement cases registered (See PE01)	93	104	111
PE09	Enforcement cases closed (in quarter)	71	77	96
PE10	Committee authorisations sought	1	1	1
PE11	Total Notices Served	10	3	2
	<i>Planning contravention notices served (PCN)</i>	5	2	0
	<i>Breach of condition notices served</i>	0	1	0
	<i>Section 215 notice (untidy land)</i>	0	0	0
	<i>Section 330 notice (requisition for information)</i>	4	0	0

7.11 S106 governance and monitoring

An audit of the management of S106 funds in February 2018 identified a number of instances where controls and procedures required improvement. These issues and risk had been identified by the service in 2017 resulting in the procurement of a new software programme. Since receipt of the report significant work has been undertaken to comprehensively update the database of s106 monies, reconcile records and improve management information.

A review of governance procedures has been undertaken, addressing the allocation and spend of S106 contributions to ensure efficient controls are in place. Following consultation with Parish and Town Councils, S106 governance arrangements were considered at the March 2019 meeting of Cabinet.

8.0 BUILDING CONTROL.

8.1 Building Control Partnership

Mid Devon's Building Control service operates in partnership with North Devon Council as NMD Building Control. The partnership service has been operational since April 2017 and is delivered from offices in South Molton. A Joint Committee oversees the delivery of the functions of the partnership service. 2018 has seen a period of bedding in of the partnership service. Benefits of joint working are business resilience, updating systems, shared investment, marketing, cost reduction, skills and training.

- 8.2 The Building Control service has exceeded the performance target relating to the assessment of full plans applications. However, response times for plan checking have slipped outside of target due to staff resource constraints during 2018/19. None of these shortages were attributable to the formation or operation of the partnership, the arrangements for which have proved effective in increasing the resilience of the service during this challenging period of staffing. The recruitment process is now complete and plan checking figures are expected to increase as a result.

Key performance indicator	Year	2018/19		
	Target	Qu 1	Qu 2	Qu 3
Building Regulation Full Plan applications determined in 2 months	95%	99%	97%	96%
Building Regulation Applications examined within 3 weeks	95%	95%	92%	87%

- 8.3 2018 has been a period of considerable change for Building Control. A Quality Assurance Scheme was introduced by Local Authority Building Control in response to the Hackitt Inquiry into Building Control following the Grenfell Tower fire. NMD Building Control was one of the first authorities to gain ISO9001 accreditation as a pilot authority. This has required extensive work in terms of processes and quality management systems.