

Planning Risk Register

Ref:	Risk cause and event	Risk consequences	Risk Owner	L	I	RAG	Mitigating actions and responsibility	Status update	On corporate risk register
P1	Local plan is found unsound by the Inspector	Financial cost to the Council in potentially having to defend inappropriate planning applications at appeal. Potential to lose control of where development takes place with risk to amount of affordable housing and minimum infrastructure. Unable to lobby and deliver infrastructure that meets the needs of local residents, public sector partners and businesses for the whole district. Unable to review Community Infrastructure Levy. Additional costs associated with developing a new plan. Reputational damage.	Chief Planning Officer	4	4	16	The Council cannot mitigate against this risk, as the Local Plan will be found unsound, despite the Council's efforts to put forward a modified plan for consideration by the Inspector. Future actions Prepare strategy and work-programmes to mitigate impacts of Plan being found unsound. Continue to work with partners and statutory bodies where appropriate. Undertake additional evidence preparation. Continue to assess CIL bids to help support infrastructure delivery where possible	This risk must be tolerated as following the procedural meeting in July 2023, ID/26 has been issued which states the Inspector will be finding the Plan unsound. Waiting for full Council to decide what action to take to bring the Local Plan preparation to a close. Existing adopted policies will continue to be used to protect against speculative applications in the Green Belt and defend against poor development in the Green Belt and other locations. Planning applications will continue to be assessed against the adopted development plan.	Yes
P2	Lack of five year housing land supply, including gypsy and traveller land	Financial cost to the Council in potentially having to defend inappropriate planning applications at appeal. Increase in pressure to identify and support sites to accommodate traveller and show people sites outside of plan making. Ability to demonstrate compliance with Equalities Act regarding provision for travellers and show people Increased risk from the NPPF presumption in favour of sustainable development.	Chief Planning Officer	2	4	8	Action already taken Update Brownfield Register. Prepare updated Housing Position Statement. Consultants commissioned to advise on approach to strategic planning in light of the consultation on changes to the National Planning Policy Framework (NPPF). Housing Delivery Test Action Plan (HDTAP) updated and issued in September 2022. Authority Monitoring Report (AMR) updated and issued November 2022. Future actions Prepare/adopt a robust housing trajectory. Undertake additional Call for sites and prepare new Housing and Economic Land Availability Assessment Update Gypsy and Travellers Accommodation Assessment Assess planning applications against the adopted development plan. Defend appeals.	Work beginning to prepare material to defend council against speculative Green Belt applications	No
P3	Lack of capacity in planning team and issues with IT systems negatively impacts performance and delivery of service, such as determining applications in statutory timeframes.	Inability to provide statutory services to a sufficient standard / quality / timeframe and reporting of poor performance. Inability to provide non-statutory services which are valued because of prioritisation of providing statutory services. Negative impact on staff health and wellbeing. Potential risks of costs claims, complaints and legal challenges. Reputational damage. Increase in complaints and FOIs adding further pressure to officer time required to respond/investigate.	Chief Planning Officer	3	3	9	Action already taken Retain, develop and nurture talent of current staff. Reduce reliance on temporary staff to develop a more stable team. Future actions Review recruitment practices and approaches, including recruiting and training apprentices and graduates. Recruit staff were specialist skills gap Seek additional funding from government to address gaps in staff and expertise Continue to reduce reliance on temporary staff to develop a more stable team.	There is a national shortage of planning staff and recruitment of permanent planning staff remains a challenge for all councils. This is a risk the Council has to tolerate, but developing more innovative ways to recruit and retain staff should lead to a more stable team and less reliance on temporary staff. There are several vacancies in the current team structure which are being recruited to.	No
P4	Risk of the building control partnership dissolving	Increased costs to the Council due to lack of economies of scale. Service disruption while new arrangement is sought. New building control database required. Staff may choose to work for another authority.	Chief Executive David Ford	1	4	4	Quarterly partnership board meetings. Planning leadership team meetings. Regular communications in place with relevant heads of service at partner authorities. Allocated Finance business partner. Performance monitoring in place (for Board and TDC). Partnership authorities committed to reviewing the current inter-authority agreement.	The risk of the partnership dissolving is mitigated by engaging with member authorities through a cycle of effective meetings where all parties understand the benefits of partnership working. Detailed KPIs, Risk Register, Business Plan and future direction of travel are all reported and debated through the partnership Board.	No

Risk matrix

Likelihood	Very Likely	4	4	8	12	16
	Likely	3	3	6	9	12
	Possible	2	2	4	6	8
	Unlikely	1	1	2	3	4
		1	2	3	4	
		Low	Medium	High	Very High	
		Impact				