

## Appendix A- 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	Implications of draft Tandridge Local plan 2033 being found unsound by the Inspector	<p>Financial cost to the Council in potentially having to defend inappropriate planning applications at appeal.</p> <p>Risk of development coming forward in uncontrolled ad hoc manner resulting in poor quality development and inadequate infrastructure</p> <p>Additional pressures on DM and policy teams and ability to adequately resource.</p> <p>Additional costs associated with developing a new district wide plan.</p> <p>Potential significant delay in bringing forward new district wide plan as a result of Government slowness in introducing changes to the planning system. Inability to benefit from the use of transitional arrangements for plan making as a result.</p>	Chief Planning Officer Helen Murch	4	4	16	<p>Prepare strategy and work-programmes to mitigate impacts of Plan being found unsound.</p> <p>Continue to work with partners and statutory bodies where appropriate.</p> <p>Prepare key pieces of evidence to support DM and policy functions and the future preparation of a new local plan.</p> <p>Continue to assess CIL bids to help support infrastructure delivery</p> <p>Development of consistent language to be used in DM reports addressing policy weighting and approach to speculative Green belt applications.</p> <p>Updating and publication of Interim Housing Position Statement</p>	<p>Full Council has asked the Inspector to write his final report. Currently expected to be in receipt of this in early 2024.</p> <p>Work on understanding future work programmes commenced</p> <p>Some initial evidence base updating on former draft allocation sites being undertaken.</p> <p>Existing adopted policies continuing to be used to protect against speculative applications in the Green Belt and defend against poor development in the Green Belt and other locations.</p> <p>Planning applications will continue to be assessed against the adopted development plan.</p>	Yes
P2	Lack of five year housing land supply, including gypsy and traveller land	<p>Financial cost to the Council in potentially having to defend inappropriate planning applications at appeal.</p> <p>Increase in pressure to identify and support sites to accommodate traveller and show people sites outside of plan making.</p> <p>Inability to demonstrate compliance with Equalities Act regarding provision for travellers and show people</p> <p>Increased risk from the NPPF presumption in favour of sustainable development.</p>	Chief Planning Officer Helen Murch	4	4	16	<p>Undertake Call for sites and update Brownfield Register and Housing and Economic Land Availability Assessment (HELAA).</p> <p>Prepare updated Housing Position Statement.</p> <p>Consultants commissioned to advise on status of former draft site allocations, housing supply and potential future strategy.</p> <p>Prepare AMR</p> <p>Prepare/adopt a robust housing trajectory,</p> <p>Update Gypsy and Travellers Accommodation Assessment</p> <p>Assess planning applications against the adopted development plan.</p> <p>Continue to robustly defend appeals.</p>	<p>Work programming and staff recruitment being undertaken to enable resourcing of mitigating actions</p> <p>Initial work on updating of TAA commenced.</p>	No
P3	Lack of capacity in planning team and issues with IT systems negatively impacts performance and delivery of service, such as determining applications within statutory timeframes and providing governmental statistical returns.	<p>Inappropriate use of officer time with focus having to be on minimising workload to cope, rather than on ensure quality outcomes in terms of service and placemaking. Inability to provide non-statutory services which are valued because of prioritisation of providing statutory services.</p> <p>Negative impact on staff health and wellbeing, often resulting in high staff churn.</p> <p>Potential risks of costs claims, complaints and legal challenges.</p> <p>Inappropriate use of officer time with focus having to be on minimising workload to cope, rather than on ensure quality outcomes in terms of service and placemaking.</p> <p>Inability to provide non-statutory services which are valued because of prioritisation of providing statutory services.</p> <p>Negative impact on staff health and wellbeing, often resulting in high staff churn.</p> <p>Potential risks of costs claims, complaints and legal challenges.</p> <p>Reputational damage.</p>	Chief Planning Officer, Helen Murch	4	4	16	<p>Retain, develop and nurture talent of current staff.</p> <p>Reduce reliance on temporary staff to develop a more stable team.</p> <p>Review recruitment practices and approaches, including recruiting and training apprentices and graduates.</p> <p>Recruit staff where there are specialist skills gap</p> <p>Seek additional funding from government to address gaps in staff and expertise</p> <p>Commission external review of IT systems in Planning</p>	<p>There is a national shortage of planning staff and recruitment of permanent planning staff remains a challenge for all councils.</p> <p>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.</p> <p>There are several vacancies in the current team structure which are being recruited to.</p>	No
P4	Risk of the building control partnership dissolving		Chief Executive David Ford	1	4	4	<p>Quarterly partnership board meetings.</p> <p>Planning leadership team meetings.</p> <p>Regular communications in place with relevant heads of service at partner authorities.</p> <p>Allocated Finance business partner.</p> <p>Performance monitoring in place (for Board and TDC).</p> <p>Partnership authorities committed to reviewing the current inter-authority agreement.</p>	<p>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.</p> <p>Detailed KPIs, Risk Register, Business Plan and future direction of travel are all reported and debated through the partnership Board.</p>	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			