

## Frome Gateway Regeneration Framework Risk Register

Negative Risks that offer a threat to the Frome Gateway Framework and its Aims (Aim - Reduce Level of Risk)

Ref	Risk Description	Key Causes	Key Consequence	Status Open / Closed	Strategic Theme	Risk Category	Risk Owner	Key Mitigations	Direction of travel	Current Risk Level			Monetary Impact of Risk £k	Risk Tolerance			
										Likelihood	Impact	Risk Rating		Likelihood	Impact	Risk Rating	Date
1	<b>Flood Risk Management and securing planning permission</b>	37% of the Frome Gateway area falls with Flood Zone 3. This presents a significant constraint on development and will include increased oversight of the Environment Agency as a statutory consultee in the planning application process.	It may prove difficult for developers to secure planning permission in Flood Zone 3 areas. This could reduce the ability to deliver the vision and objectives set out in the Frome Gateway Regeneration including the proposed mix and quantum of uses.	Open		Reputation	Marc Cooper	The Framework has been influenced by engagement with the Environment Agency and flooding and planning consultants. The Framework sets out guidance on multiple routes enabling growth in this area including site-specific approaches and strategic infrastructure interventions. The Framework advocates collaboration between developers and BCC to explore appropriate responses based on local context.		2	5	10		2	5	10	Jan-24
2	<b>Impact of regeneration on existing businesses</b>	The Frome Gateway area is currently mostly an area of employment made up of predominantly industrial and warehousing businesses. The regeneration of Frome Gateway seeks to bring about a much more diverse range of uses in this area including circa 1,000 new homes and a more diverse range of workspace.	Potential loss / displacement of businesses in the area	Open		Reputation; Communities	Marc Cooper	The Framework has been informed by the Frome Gateway Inclusive Economy Strategy which included employment land analysis. The Framework sets out an aspiration to retain and as many existing businesses as possible, however this may not be possible in all cases based on suitability with wider regeneration and placemaking objectives. BCC is commissioning a Frome Gateway Business Implementation Plan to further explore this issue and will include a Business Retention and Relocation Strategy. While some displacement of businesses may result, the overall approach to employment space at Frome Gateway is to re-provide a range of workspaces to build upon and grow the existing business ecosystem at Frome Gateway in order to replace the same number of jobs as existing at a minimum, and increase the pathways to new training and skills opportunities for the local community.		2	3	6		2	5	6	Jan-24
3	<b>Site viability &amp; deliverability of the framework vision</b>	There is a risk that it may be difficult to realise in full the regeneration vision and objectives for Frome Gateway because of financial and development viability pressures and challenges and multiple 'asks' of the Regeneration Framework.	It may be difficult for landowners and developers to deliver against all of the regeneration objectives and require BCC to prioritise key asks and contributions towards realising the Frome Gateway vision.	Open		Reputation; Communities	Marc Cooper	The Framework has been informed by an Infrastructure Delivery Strategy which BCC will use to proactively engage and collaborate with developers in the area to maximise contributions to wider infrastructure and regeneration objectives set out in the Framework. It is recognised that public sector funding will be required in addition to developer contributions in order to deliver the regeneration objectives of the Framework, and BCC will seek to utilise external funding opportunities as appropriate in order to do so.		3	5	15		3	5	15	Jan-24