

RISK ASSESSMENT

Appropriation of land off Northmead Drive, Creekmoor for planning purpose to support the development of affordable housing via the Creekmoor Community Land Trust

Objective	Risk Category	Gross Risk	Risk Owner	Gross Risk			Mitigation So Far	Residual Risk	Residual Risk			Action Required	Owner	Completion Date (DD/MM/YYYY)
				I	L	S			I	L	S			
Political	N/A	The appropriation of land for the purpose of planning / development does not have any areas of concern under political considerations	N/A	0	0	0	N/A	N/A	0	0	0	N/A	N/A	N/A
Customer / Community	Moderate	The appropriation of land for the purpose of planning / development may be considered by the community as a loss of open space however the appropriation will still maintain a public right way	KR Housing	2	2	4	Design work undertaken by the CLT have already considered the need for a right of way to be retained therefore not creating any disadvantage to the local community. The final plans will go through consultation with the public and the CLT group will be carrying out engagement with the local community	Design work undertaken by the CLT have already considered the need for a right of way to be retained therefore not creating any disadvantage to the local community. The final plans will go through consultation with the public and the CLT group will be carrying out engagement with the local community	1	1	2	Consultation with the community via the CLT group to avoid objections / challenges	KR Investment & Development	
Financial	Moderate	The appropriation of land for the purpose of planning / development may not be permitted. This would result in the development not abandoned and the loss of 14 new affordable homes will no longer come forward in the supply chain.	KR Housing	2	2	4	The appropriation application is being supported by legal and corporate estates to achieve a successful outcome and therefore avoid the loss of affordable housing supply.	The appropriation application is being supported by legal and corporate estates to achieve a successful outcome and therefore avoid the loss of affordable housing supply.	1	1	2	Continue to work with legal and estates to ensure the appropriation is successful	KR Investment & Development	
Technological		The appropriation of land for the purpose of planning / development does not have any areas of concern under technological considerations		0	0	0	N/A	N/A	0	0	0	N/A	N/A	N/A
Legal	N/A	The appropriation of land for the purpose of planning / development does not have any areas of concern under legal considerations	N/A	0	0	0	N/A	N/A	0	0	0	N/A	N/A	N/A

Environmental	Moderate	The appropriation of land for the purpose of planning development may create concerns over the loss of open space / loss of trees.	KR Housing	2	2	4	The housing design seeks to address the loss of trees within the design requirement with a tree mitigation plan for re-planting. There will also be a large area of open space retained within the vicinity	The housing design seeks to address the loss of trees within the design requirement with a tree mitigation plan for re-planting. There will also be a large area of open space retained within the vicinity	1	1	2	Consultation with the community via the CLT group to avoid objections / challenges	KR Investment & Development	
Reputational	Moderate	The appropriation of land for the purpose of planning / development may be considered by the community as a loss of open space however the appropriation will still maintain a public right way	KR Housing	2	2	4	Design work undertaken by the CLT have already considered the need for a right of way to be retained therefore not creating any disadvantage to the local community. The final plans will go through consultation with the public and the CLT group will be carrying out engagement with the local community	Design work undertaken by the CLT have already considered the need for a right of way to be retained therefore not creating any disadvantage to the local community. The final plans will go through consultation with the public and the CLT group will be carrying out engagement with the local community	1	1	2	Consultation with the community via the CLT group to avoid objections / challenges	KR Investment & Development	
Contractual	N/A	The appropriation of land for the purpose of planning / development does not have any areas of concern under considerations	N/A	0	0	0	N/A	N/A			0	N/A	N/A	N/A
People / Professional	N/A	The appropriation of land for the purpose of planning / development does not have any areas of concern under People / Professional considerations	N/A	0	0	0	N/A	N/A	0	0	0	N/A	N/A	N/A
Physical	N/A	The appropriation of land for the purpose of planning / development does not have any areas of concern under physical considerations	N/A	0	0	0	N/A	N/A	0	0	0	N/A	N/A	N/A

Key:

I = Impact (1 - 4)

L = Likelihood (1 - 4)

S = Score (I x L)

Categories:

Political

Customers / community

Financial

Technological

Legal

*Environmental*

*Reputational*

*Contractual*

*People/profes  
sional*

*Physical*