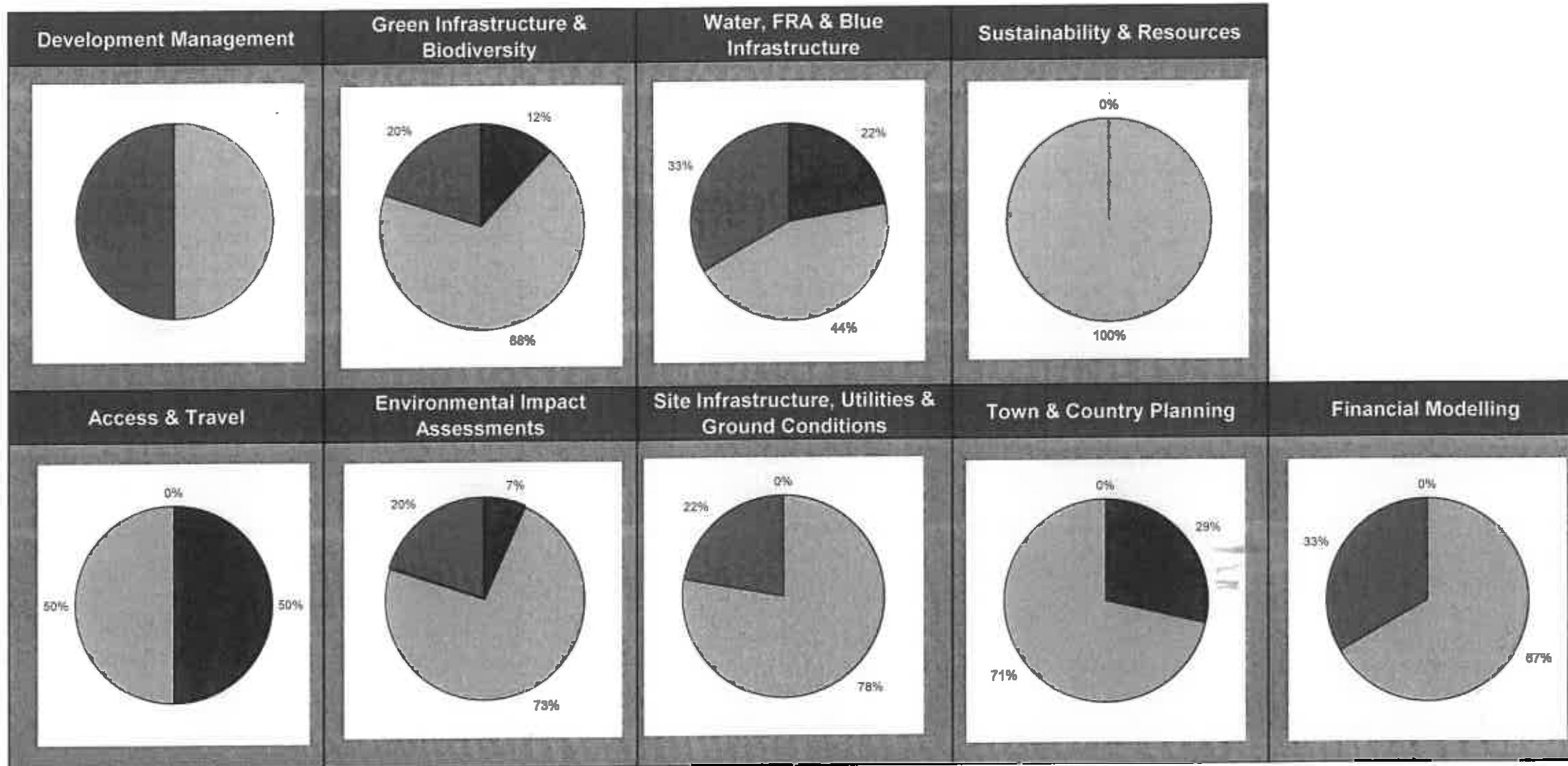


APPENDIX M
RISK REGISTER
Workstream Report

RISK ISSUES LOG

Otterpool Park

RAG Workstream Summary



Summary of High Risk Items
Otterpool Park

Please refer to the table using the 'Update' button

Workstream	RAG	Reference	Risk Description	Programme Impact	Probability (1-5)	Impact (1-5)	Rating (xP)	Mitigation	Who	Target Date
Town & Country Planning		T&CP1	Scale of housing need identified in SHMA may not provide sufficient scope for new settlement despite Government in principle decision.	May affect how overall size of settlement should be presented and/or phased	3	5	15	Close engagement with SDC/ KGC.	Simon Chadwick	Ongoing
Town & Country Planning		T&CP5	Inspector's criticisms of scheme during previous submission of scheme need to be taken into account in masterplanning process for new settlement	Objectors to new settlement will refer to inspector's report	5	3	15	Incorporate Inspector's comments and enquiry details in masterplan production.	Simon Chadwick / AI	Ongoing
Green Infrastructure & Biodiversity		GI&B11	Presence of water voles confirmed on site	Limits options in areas supporting water voles requires mitigation, cost etc.	6	3	15	Full surveys across site in 2016 / 2017. Design masterplan to limit impacts	GI + B Team	Surveys in 2017
Green Infrastructure & Biodiversity		GI&B14	Great crested newt populations on site - confirmed	Requirements for mitigation, possibly translocation, NE licence, delays cost etc.	5	3	15	Requires surveys and suitable mitigation. Suitable receptor area will be required which will need to be accommodated within the masterplan	GI + B Team	Surveys in 2017
Green Infrastructure & Biodiversity		GI&B25	The Stated objection to the scheme by the AONB Unit	Risk of continuing opposition by a key stakeholder. Further engagement with the AONB Unit will be necessary	4	4	16	To mitigate this we will work in collaboration with the Unit to help reduce their concerns throughout the LVIA and masterplanning process. We have dialogue with the AONB Unit and will continue to engage with them through stage 2	GI+Biodiversity (BH)	Ongoing
Water, FRA & Blue Infrastructure		WF&B7	Supply area is designated as 'serious water stress' areas. Area is supplied through primarily groundwater sources (80%) these are heavily stressed. Affinity has forecasted that within WRZ 7 that the number of properties will increase by 13,500 by 2040. Current indicative plans for Otterpool number some 10,000.	Engagement with Affinity Water and EA is required to determine whether the site can be supplied with water.	3	5	15	Early engagement with Affinity Water and EA.	RG	ASAP
Access & Travel		A&T1	Capacity of M20 J11 to accommodate future growth may restrict overall site capacity	None but may impact on overall project outcome	3	5	15	Early stakeholder engagement and capacity analysis. Consideration of improvement options	Philip Longman	31/10/2016
Access & Travel		A&T1	Capacity of M20 J11 to accommodate future growth may restrict overall site capacity	None but may impact on overall project outcome	3	5	15	Early stakeholder engagement and capacity analysis. Consideration of improvement options	Philip Longman	42874
Environmental Impact Assessments		EIA7	General - Masterplan framework site is subdivided into several outline planning applications, each requiring a separate EIA and ES.	high	3	4	20	Provide significant additional team resource, or extend the project programme.	Project team	Stage 2

Workstream Risk Issues Log
Development Management
Otterpool Park

Summary		
R	0	0%
A	4	50%
G	4	50%

High	R
Medium	A
Low	G

RAG	Item	Date Raised	Work Stream and Risk Owner	Risk	Risk Impact	Probability (1-5)	Impact (1-5)	Rating (PxP)	Risk Rating	Mitigation	Who	Target Date
G	DM1	31/08/2016	BKJS						Low			
G	DM2	31/08/2016	BKJS						Low			
G	DM3	31/08/2016	BKJS	Entitlement - title review is yet to be carried out. Easements/ wayleaves/ restrictive covenants are as yet unknown.	Title issues will need to be understood and modelled into scheme design.	2	3	6	Low	Instruct legal advice.	Collaboration Board / Arcadis	ASAP
G	DM4	31/08/2016	BKJS									
A	DM5	31/08/2016	BKJS									
A	DM6	31/08/2016	BKJS	Disposal - property fund redemption freeze.	Reduced demand for commercial floorspace from institutional investors.	3	3	9	Medium	Monitor movement and early soft market testing to engage with investors/ agents throughout the design process.	Collaboration Board / Arcadis	During Feasibility Stage
A	DM7	31/08/2016	BKJS	Starter Homes - aspiration for starter homes with minimal government guidance available.	Reduced developer interest due to Starter Homes 'as hoc' disposal when compared to a tranche receipt from traditional AH tenure housing. Potential for cannibalisation of smaller Help to Buy units. Lack of guidance in terms of design requirements.	3	3	9	Medium	Await Autumn government guidance and formulate strategy with agent input.	Collaboration Board / Arcadis	During Feasibility Stage
A	DM8	31/08/2016	BKJS	Currency - dramatic sterling deflation	RPI inflation will increase delivery and operating costs which may require value uplift to protect viability. Deflation could result in increased cost of overseas materials and services. Deflation will also increase unemployment rates and homebuyer appetite.	3	3	9	Medium	Monitor BoE Inflation Reports and Yield Curves. Monitor impact on viability and market appetite.	Arcadis	ASAP

Workstream Risk Issues Log
Green Infrastructure & Biodiversity
Otterpool Park

Summary		
R	3	12%
A	17	68%
G	5	20%

High	R
Medium	A
Low	G

RAG	Item	Date Raised	Work Stream and Risk Owner	Risk	Risk Impact	Probability (1-5)	Impact (1-5)	Rating (IxP)	Risk Rating	Mitigation	Who	Target Date
A	GI&B1	31/08/2016	GI+Biodiversity (BH)	Unavailability of Topographical survey data	Delay to Baseline Assessment in Stage 1	3	4	12	Medium	Early discussions with Client to agree commissioning, and scope of survey	Client	Mid Sept. '16
A	GI&B2	31/08/2016	GI+Biodiversity (MG)	Unavailability of Arboricultural survey data	Delay to Baseline Assessment in Stage 1	4	3	12	Medium	Early discussions with Client to agree commissioning, and scope of survey	Client	End of Sept. '16
A	GI&B3	31/08/2016	GI+Biodiversity (BH)	Lack of early engagement with SDC planning officers, KCC planning officer, NE, HE, AONB unit, Ashford BC planning officers etc to discuss landscape character and visual context	Risk to robustness of the Baseline Assessment in Stage 1	2	5	10	Medium	Client agrees to early engagement with such stakeholders	Client	Early Sept. '16
A	GI&B4	12/10/2016	GI+Biodiversity (BH)	Enterprise park extension (which has planning) commences impacting the proposals for the development	Risk to appropriateness of the scheme	2	4	8	Medium	Engagement with landowners to determine scheme timescales	Client	End October '16
A	GI&B5	12/10/2016	GI+Biodiversity (BM)	In combination impacts of the lorry park proposals	Risk to appropriateness of mitigation	3	3	9	Medium	Analyse in combination impacts of lorry park and Otterpool development	GI + B Team	End October '16
E	GI&B6	12/10/2016	GI+Biodiversity (BM)	NE opposing development due to perceived impacts to SPA (functionally linked habitats present - on site pond)	Waiting until next winter season to complete surveys and determine mitigation	2	3	6	Low	Surveys in winter 2016 -2017. Change order raised	GI + B Team	Surveys commissioned by end October 2016. Conducted winter 2016-2017
A	GI&B7	12/10/2016	GI+Biodiversity (BM)	Redesign costs if GI and biodiversity not considered early	Large environmental impact or increase in mitigation costs. Unnecessary environmental impacts.	3	4	12	Medium	Consultation and integration between GI team and Farrells	GI + B Team	Ongoing
G	GI&B8	12/10/2016	GI+Biodiversity (BM)	Species surveys not conducted in optimum period	Delay to submission of ES as extra information requested	2	3	6	Low	Liaison with local authority and stakeholders. Robust surveys conducted	GI + B Team	Ongoing
G	GI&B9	12/10/2016	GI+Biodiversity (BM)	Presence of protected species impacting the viability of certain proposals. Key species listed below.	Delays etc.	5	1	5	Low	Robust surveys and sensible mitigation. Joined up approach to mitigation	GI + B Team	Ongoing
A	GI&B10	12/10/2016	GI+Biodiversity (BM)	Presence of Hazel Dormice confirmed in Harrings Brooks wood	Limits options in areas supporting dormice, requires mitigation, cost etc.	5	2	10	Medium	Full surveys across site in 2016 / 2017. Design masterplan to limit impacts	GI + B Team	Surveys in 2017
R	GI&B11	12/10/2016	GI+Biodiversity (BM)	Presence of water voles confirmed on site	Limits options in areas supporting water voles requires mitigation, cost etc.	5	3	15	High	Full surveys across site in 2016 / 2017. Design masterplan to limit impacts	GI + B Team	Surveys in 2017
A	GI&B12	12/10/2016	GI+Biodiversity (BM)	Presence of reptiles confirmed on site	Requirements for mitigation, possibly translocation, cost etc.	5	2	10	Medium	Requires surveys and suitable mitigation. Suitable receptor area will be required which will need to be accommodated within the masterplan	GI + B Team	Surveys in 2017
A	GI&B13	12/10/2016	GI+Biodiversity (BM)	Bat roosts on site, site support valuable habitats	Survey costs, costs of mitigation, requirement for commuting routes to be retained	5	2	10	Medium	Full surveys in 2017 - mitigation to be determined once surveys are completed	GI + B Team	Surveys in 2017
R	GI&B14	12/10/2016	GI+Biodiversity (BM)	Great crested newt populations on site - confirmed	Requirements for mitigation, possibly translocation, NE licence, delays cost etc.	5	3	15	High	Requires surveys and suitable mitigation. Suitable receptor area will be required which will need to be accommodated within the masterplan	GI + B Team	Surveys in 2017
A	GI&B15	12/10/2016	GI+Biodiversity (BM)	Birds on site, breeding and wintering. Barn owls, kingfishers and water fowl key receptors.	Need to accommodate habitats and features within masterplan	4	2	8	Medium	Surveys in winter 2016 -2017. Change order raised	GI + B Team	Surveys in 2017
A	GI&B16	12/10/2016	GI+Biodiversity (BM)	Badgers on site. 3 main setts found to date.	Need to accommodate habitats and features within masterplan. Licence to close setts likely required.	5	2	10	Medium	Full survey winter 2016	GI + B Team	Surveys in 2017
A	GI&B17	12/10/2016	GI+Biodiversity (BM)	Sensitive habitats to be avoided (riparian corridors, ancient woodlands)	Need to accommodate habitats and features within masterplan	5	2	10	Medium	Sensible masterplan design	GI + B Team	Surveys in 2017

RAG	Item	Date Raised	Work Stream and Risk Owner	Risk	Risk Impact	Probability (1-5)	Impact (1-5)	Rating (xP)	Risk Rating	Mitigation	Who	Target Date
A	GI&B18	13/10/2016	GI+Biodiversity (BH)	Lack of detailed landscape characterisation of the site and its surrounds: The walkover survey revealed that the landscape of the site and its surrounds is sufficiently complex to warrant its own landscape character assessment for the purpose of LVIA and shaping of the masterplan. Reliance upon the existing Kent CC Landscape Character Assessment – which is too simplistic upon the Otterpool site (and somewhat outdated) will leave us vulnerable to challenge at Local Plan Inquiry, or at Planning Inquiry.	Risk to robustness of the Baseline Assessment in Stage 2	2	4	8	Medium	Undertake Landscape Character Assessment of the site and its surrounds	Landscape Architects within GI & Biodiversity Workstream	Early November 2016
A	GI&B19	26/10/2016	GI+Biodiversity (BH)	'Wildflower area' has been located within the Lympe Airfield area	Local residents opposing the scheme on the basis of this and other habitats: http://lympneairfield.com/ecology-wildlife	4	2	8	Medium	Adequate seasonal plant surveys and suitable habitat mitigation.	Landscape Architects within GI & Biodiversity Workstream	TBC
A	GI&B20	26/10/2016	GI+Biodiversity (BH)	Invasive plants, Japanese knotweed and other Schedule 9 plants present on site.	Costs of remediation, delays for removal / treatment.	5	2	10	Medium	Recruitment of suitably qualified contractors to begin removal / treatment and documentation of affected areas by Arcadis	Landscape Architects within GI & Biodiversity Workstream	TBC
A	GI&B21	30/11/2016	GI+Biodiversity (BH)	EA have advised that no culverts will be permitted within the scheme	Potential delays and costs resulting from redesign of the scheme if it is rejected due to the presence of culverts.	3	3	9	Medium	Ensure that Masterplan does not have culverts or that culverts are approved by the EA.	GI+Biodiversity (BH)	Stage 1/2
G	GI&B22	30/11/2016	GI+Biodiversity (BH)	Preparation of Receptor / Mitigation Areas	Delay to the commencement of works whilst receptor sites / mitigation areas are prepared or establishing.	2	3	6	Low	Once master plan layout is completed, the amount of mitigation area can be calculated. Consider bringing required mitigation areas online ahead of the development works.	GI+Biodiversity (BH)	Stage 2 onwards
G	GI&B23	30/11/2016	GI+Biodiversity (BH)	Otter known to be present in Great Stour (9km from site) – development will need to be future proofed for this species.	Inclusion of permeability for Otter and the inclusion of Otter habitat within the masterplan will be required.	2	3	6	Low	Suitable buffers for the lake and river corridors. No new culverting and the removal of existing culverts if possible.	GI+Biodiversity (BH)	Ongoing
A	GI&B24	30/10/2016	GI+Biodiversity	Shepway District Wide LCA being produced in isolation from our site specific LCA	The LCA conclude different results so that we cannot agree common ground with the local Planning authority	3	3	9	Medium	Continue to seek engagement with SDC and their advisors AECOM. Communication with SDC is underway.	GI+Biodiversity (BH)	Ongoing
R	GI&B25	21/10/2016	GI+Biodiversity	The Stated objection to the scheme by the AONB Unit	Risk of continuing opposition by a key stakeholder. Further engagement with the AONB Unit will be necessary	4	4	16	High	To mitigate this we will work in collaboration with the Unit to help reduce their concerns throughout the LVIA and masterplanning process. We have dialogue with the AONB Unit and will continue to engage with them through stage 2	GI+Biodiversity (BH)	Ongoing

Workstream Risk Issues Log
Water, FRA & Blue Infrastructure
Otterpool Park

High	R
Medium	A
Low	G

Summary		
R	2	22%
A	4	44%
G	3	33%

RAG	Item	Date Raised	Work Stream and Risk Owner	Risk	Risk Impact	Probability (1-5)	Impact (1-5)	Rating (IxP)	Risk Rating	Mitigation	Who	Target Date
A	WF&B1	23/08/2016	Water & FRA/ Renuka Gunasekara	Current flood modelling by the EA/LPA may not have used the Feb 2016 Climate Climate allowances.	May require additional fluvial modelling to confirm flood extents with latest climate change allowances. 2 Weeks.	4	3	12	Medium	Programme impact can be minimised through early engagement with the EA	RG	
G	WF&B2	24/08/2016	Water & FRA/ Renuka Gunasekara	There may be no suitable party who can take on (or willingness to take on) SuDS Adoption and Maintenance as part of the strategy. This could incur higher costs and project delays/ future liability for the developer as part of the project.	Downstream financial impact or project delays	2	3	6	Low	Early engagement of key stakeholders should identify this risk and mitigation measures.	RG	
G	WF&B3	24/08/2016	Water & FRA/ Renuka Gunasekara	Storage requirements for the site may have undesired land take limiting developable land.	1 Week to integrate into wider GI strategy;	3	2	6	Low	Risk can be minimised through efficient and integrated design along with infiltration where possible.	TR	
A	WF&B4	24/08/2016	Water & FRA plus SW Drainage/ Renuka Gunasekara	EA/LLFA could impose strict requirements for the site in terms of water usage, surface run-off and storage requirements.	Unknown currently but dependant on requirements following EA/LLFA consultation.	2	4	8	Medium	Early engagement with EA/LLFA in order to facilitate discussion and options.	RG	
A	WF&B5	24/08/2016	Water & FRA plus SW Drainage/ Renuka Gunasekara	As per the sequential test development should be located outside of flood extents where possible. Application of the exemption test will be required for any proposals within the floodplain which would require detailed assessment.	Dependant on development proposals.	3	4	12	Medium	Masterplan should take into account floodplain extents and flood risk capacity study conclusions where possible.	RG	
R	WF&B6	24/08/2016	Water & FRA plus SW Drainage/ Renuka Gunasekara	Very limited capacity for wastewater treatment at nearby Sellidge WwTW that is currently located within an area of high flood risk (FZ3), any expansion to this would require detailed assessment.	Liaison with Southern Water/ landowners/EA required. Dependant on findings.	3	5	15	High	Early engagement with Southern Water and EA.	RG	tbc
R	WF&B7		Water & FRA plus SW Drainage/ Renuka Gunasekara	Supply area is designated as 'serious water stress' areas. Area is supplied through primarily groundwater sources (90%) these are heavily stressed. Affinity has forecasted that within WRZ 7 that the number of properties will increase by 13,500 by 2040. Current indicative plans for Otterpool number some 10,000.	Engagement with Affinity Water and EA is required to determine whether the site can be supplied with water.	3	5	15	High	Early engagement with Affinity Water and EA.	RG	ASAP
G	WF&B8	24/08/2016	Water & FRA/ Renuka Gunasekara	The site has a number of existing watercourses, where possible these should be maintained as existing and not culverted as per sustainable guidelines. These corridors may limit developable space.	None.	4	1	4	Low	Integrated design process and early assessment of water environment can influence masterplan design.	RG	
A	WF&B9	09/09/2016	Water & FRA plus SW Drainage/ Renuka Gunasekara	Key stakeholders including LLFA and EA may impose much stricter surface water management objectives. These could require extensive SuDS components and attenuation storage requirements which could be costly / have a large footprint.	Could add additional week in order to effectively integrate more extensive components	3	3	9	Medium	Early engagement with stakeholders will allow us to present our surface water strategy in line with best practice. Engagement and on-boarding of stakeholders will be necessary.	RG	

Workstream Risk Issues Log
Sustainability & Resources
Otterpool Park

Summary		
R	0	0%
A	1	100%
G	0	0%

High	R
Medium	A
Low	G

RAG	Item	Date Raised	Work Stream and Risk Owner	Risk	Risk Impact	Probability (1-5)	Impact (1-5)	Rating (ixP)	Risk Rating	Mitigation	Who	Target Date
A	S&R1	30/08/2016	Water & FRA/ Renuka Gunasekara	Lack of capacity for increased energy demand within the area	May require additional research to identify capacity within existing networks	4	3	12	Medium	Programme impact can be minimised through early engagement with utilities provider	TM	

Workstream Risk Issues Log

Access & Travel Otterpool Park

Summary		
R	1	50%
A	1	50%
G	0	0%

High	R
Medium	A
Low	G

RAG	Item	Date Raised	Work Stream and Risk Owner	Risk Description	Programme Impact	Probability (1-5)	Impact (1-5)	Rating (I x P)	Risk Rating	Mitigation	Who	Target Date
R	A&T1	12/09/2016	Philip Longman	Capacity of M20 J11 to accommodate future growth may restrict overall site capacity	None but may impact on overall project outcome	3	5	15	High	Early stakeholder engagement and capacity analysis. Consideration of improvement options	Philip Longman	31/10/16
A	A&T2	12/09/2016	Philip Longman	Need to interface with traffic modelling work on behalf of Shepway Local Plan may lead to delays or conflict given different purpose of results	Potential delay to traffic assessment in Stage 2	3	4	12	Medium	Early stakeholder engagement. Undertake separate traffic modelling work as secondary option.	Philip Longman	30/11/16

Workstream Risk Issues Log
Environmental Impact Assessments
Otterpool Park

Summary		
R	1	7%
A	11	73%
G	3	20%

High	R
Medium	A
Low	G

RAG	Item	Date Raised	Work Stream and Risk	Risk Description	Programme Impact	Probability (1-5)	Impact (1-5)	Rating (IxP)	Risk Rating	Mitigation	Who	Target Date
A	EIA1	02/09/2016	EIA - Oliver Cannon	General - Lack of planning definition of 'framework masterplan' for EIA	high	2	4	12	Medium	Define in planning terms what a framework masterplan is.	Planning lead/te	Prior to EIA Scoping
A	EIA2	02/09/2016	EIA - Oliver Cannon	General - Insufficient description of framework masterplan scheme for 'EIA scoping', such that LPA cannot determine likely scope of EIA.	medium	2	5	10	Medium	Provide as much detail as possible of proposed framework masterplan including as a minimum: site application boundary, max quantum of development per land use class, approximate massing and height of buildings.	g lead/masterp	Prior to EIA Scoping
A	EIA3	02/09/2016	EIA - Oliver Cannon	General - LPA will not engage on EIA Scoping until formal planning application(s) stage rather than at framework masterplan stage	medium	3	4	12	Medium	Gain informal advice from technical stakeholders/consultees on scoping environmental issues for framework masterplan area, prior to OPA stage.	A team special	Once masterplan framework status is agreed
G	EIA4	02/09/2016	EIA - Oliver Cannon	General - Poor engagement with LPA and relevant consultees during EIA scoping process	medium	1	5	5	Low	Ensure early dialogue with LPA to gain consultee contact details relevant to all EIA topics.	ng teamEIA tea	Prior to EIA Scoping
A	EIA5	02/09/2016	EIA - Oliver Cannon	General - Formal EIA Scoping response delayed by LPA during statutory determination period (5 weeks).	medium	3	3	9	Medium	Ensure early dialogue with LPA and associated consultees prior to completion of EIA Scoping report	ng teamEIA tea	Following masterplan scheme freeze for EIA scoping
A	EIA6	02/09/2016	EIA - Oliver Cannon	General - Major changes to scheme between 'masterplan framework' stage and outline planning stage (site boundary, proposed uses)	high	2	5	10	Medium	Ensure no significant changes to the site boundary or quantum of development from MF to OPA stages, OR extend the programme.	Project team	
R	EIA7	05/09/2016	EIA - Oliver Cannon	General - Masterplan framework site is subdivided into several outline planning applications, each requiring a separate EIA and ES.	high	3	4	20	High	Provide significant additional team resource, or extend the project programme.	Project team	Stage 2
G	EIA8	25/08/2016	Sarah Naylor	Air Quality - Air quality assessment methodology and monitoring locations needs agreeing with Council.	Potential delay in undertaking monitoring/assessment & change of scope.	1	3	3	Low	Consultation would be undertaken as early as possible.	Sarah Naylor	As soon as consultation is permitted.
A	EIA9	30/08/2016	Agriculture/Bruce Lascelles	Agriculture - Extensive areas of best and most versatile land are present within the site	May require design reviews after all ALC baseline data has been collected	4	3	12	Medium	Early consultation with NE to agree if survey work is required and then rapid commissioning and reporting on ALC survey to feed in to masterplanning for the site.	BL	Consultation with NE prior to issue of scoping report
A	EIA10	30/08/2016	Pete Tallentyre	Noise - Adverse Weather affecting baseline surveys	Delay to completion of noise assessment	2	5	10	Medium	complete consultation ASAP and program surveys prior to Autumn		ASAP
G	EIA11	30/08/2016	Pete Tallentyre	Noise - Delay in response from EHO to EIA scoping and consultation	Delay to start of baseline surveys	2	3	6	Low	provide robust methodology and request read receipts etc		ASAP
A	EIA12	31/08/2016	Waste / Natalia Fernandez Ferro	Waste - Construction, demolition and excavation waste data only publically available from 2008 - baseline may not be realistic.	May require additional engagement with LPA to gather additional baseline data.	4	3	12	Medium	Programme Impact can be minimised through early engagement with the LPA	NFF	Scoping stage

RAG	Item	Date Raised	Work Stream and Risk	Risk Description	Programme Impact	Probability (1-5)	Impact (1-5)	Rating (IxP)	Risk Rating	Mitigation	Who	Target Date
A	EIA13	30/08/2016	Cultural Heritage Jenny Wylie and Tom Davies	Heritage - Westhanger Castle is a scheduled monument and is located within the site boundary	May require additional assessment and consultation with Historic England - 2 weeks. Any development that physically impacts the scheduled monument would require scheduled monument consent from Historic England up to 12 week	4	2	8	Medium	Programme risk can be minimised through early engagement with Historic England	TD	
A	EIA14	30/08/2016	Cultural Heritage Jenny Wylie and Tom Davies	Heritage - 7 listed buildings within the site	May require additional assessment and consultation with Historic England - 2 weeks. Any development that physically impacts the listed buildings would require listed building consent from Historic England up to 12 week	4	2	8	Medium	Programme risk can be minimised through early engagement with Historic England	TD	
A	EIA15	30/08/2016	Cultural Heritage Jenny Wylie and Tom Davies	Heritage - Lypne conservation area is within the site	may required additional assessment and consultation with the Conservation Officer - 2 weeks	4	2	8	Medium	Programme risk can be minimised through early engagement with Conservation Officer	TD	

RISK ISSUES LOG
Town & Country Planning
Otterpool Park

Town & Country Planning

Summary		
R	2	29%
A	5	71%
G	0	0%

High	R
Medium	A
Low	

RAG	Item	Date Raised	Work Stream and Risk Owner	Risk	Risk Impact	Probability (1-5)	Impact (1-5)	Rating (ixP)	Risk Rating	Mitigation	Who	Target Date
R	T&CP1	31/08/2016	Simon Chadwick	Scale of housing need identified in SHMA may not provide sufficient scope for new settlement despite Government in principle decision.	May affect how overall size of settlement should be presented and/or phased	3	5	15	High	Close engagement with SDC/ KCC.	Simon Chadwick	Ongoing
A	T&CP2	01/09/2016	Simon Chadwick	Shepway Growth Strategy may suggest a lower proportion of overall housing being provided in the new settlement in the Plan period to 2035	May affect overall size of settlement and phasing in period 2035	3	3	9	Medium	Close engagement with SDC/ KCC.	Simon Chadwick	Ongoing
A	T&CP3	02/09/2016	Simon Chadwick	National Population and Household formation statistics. If projection figures reduce they may provide scope for objections to the scale of new housing required in Shepway and the new settlement	May affect outcome of Core Strategy Inspector's report	3	4	12	Medium	Close engagement with SDC/ KCC.	Simon Chadwick	Ongoing
A	T&CP4	03/09/2016	Simon Chadwick	Planning application for waste to energy plant may affect, if approved, the masterplan proposals and strategy for the southern part of the area of search	May unduly affect what may otherwise be regarded as appropriate land uses for southern part of area of search	4	3	12	Medium	Monitor application progress and close engagement with SDC/ KCC.	Simon Chadwick	Ongoing
R	T&CP5	04/09/2016	Simon Chadwick	Inspector's criticisms of scheme during previous submission of scheme need to be taken into account in masterplanning process for new settlement	Objectors to new settlement will refer to Inspector's report	5	3	15	High	Incorporate Inspector's comments and enquiry details in masterplan production.	Simon Chadwick / All	Ongoing
A	T&CP6	28/10/2016	Simon Chadwick	Lack of Government announcement	May hinder opportunity to persuade Council to determine application earlier than they currently intend.	3	3	9	Medium	Monitor government press releases and engage closely with Council.	Simon Chadwick / All	Ongoing
A	T&CP7	30/11/2016	S. Chadwick	We are confident that a robust application for a Master Plan led new Garden Settlement within the search area can be submitted within the target timeframe (April 2018). To achieve delivery of development in 2020 however requires the Council to accelerate their Core Strategy Review process	Delayed programme	3	4	12	Medium	Council to accelerate Core Strategy	S. Chadwick/ Client	Ongoing

RISK ISSUES LOG
Town & Country Planning
Otterpool Park

Financial Modelling

Summary		
R	0	0%
A	2	67%
G	1	33%

R	A
High	Medium
Low	

RAG	Item	Date Raised	Work Stream and Risk Owner	Risk	Risk Impact	Probability (1-5)	Impact (1-5)	Rating (ixP)	Risk Rating	Mitigation	Who	Target Date
A	FM1	13/10/2016	C/J/LD	Client financial development objectives are as yet unknown. The model needs to be built with the outputs understood. If client objectives are not known, the model may have to be adjusted so that it can measure the scheme effectively.	Programme impact and abortive work.	3	4	12	Medium	Meet and discuss with client	LD/CJ	ASAP
A	FM2	13/10/2016	C/J/LD	Modelling a scheme that has not yet been designed. Inputs will be anecdotal and therefore could not be a true test of viability/deliverability etc.	Inaccurate understanding of development viability.	3	4	12	Medium	Meet with infrastructure QS and local agents to discuss input. Work closely with the Masterplanning team so that a comprehensive understanding of scheme design informs the model.	LD/CJ	Ongoing
G	FM3			Model is incorrect due to human error.	Inaccurate understanding of development viability.	1	5	5	Low	Adhere to Aradix in house comp checking process	LD/CJ	Ongoing