

Risk Analysis

Scenario 1 – Cabinet decide not to adopt the development brief and sustainability report as a supplementary planning document					
Risk Identified	Impact	Likelihood	Nature of Risk	Risk Management Response	Commentary
Precedent has already been set for adopting a development brief prior to the release of phase 2 housing sites (eg Wick Lane, Downton)	Moderate	Almost Certain	Reputation	Tolerate	It could be seen to have a negative impact upon the reputation of the council, if the council is seen to give different treatment to different bodies.
Policy H14 and E14A both require a development brief to be prepared for the site.	Significant	Possible	Reputational /political	Tolerate	The Council have committed themselves to the preparation of a development brief for the Hindon Lane site through including this text within the adopted local plan policies H14 and E14A, therefore the development brief should be adopted to satisfy the requirements of the Council's own policy.
A planning application is submitted.	Major	Almost certain	Environment & Sustainability	Treat	If submitted, this could be for a development of a lower standard compared to if the development brief is justification for requesting a higher quality development.
A planning application submitted is refused and taken to appeal	Major	Almost certain	Environment & Sustainability, financial	Treat	As the site is allocated in the Local Plan, there is a chance that a lesser quality and less desirable form of development could be allowed on appeal. There would also be a chance that costs could be awarded against the council. Note: The likelihood of success at appeal will also depend on the outcome of the marketing exercise on the Station Works site and whether the Hindon Lane site has been released or not by this Cabinet.
Scenario 2 – Cabinet decide to adopt the development brief and sustainability report as a supplementary planning document					

Risk Identified	Impact	Likelihood	Nature of Risk	Risk Management Response	Commentary
A planning application is submitted prior to the Cabinet releasing the Hindon Lane site for development.	Significant	Likely	Environment & Sustainability	Tolerate	The council could refuse the application of the basis that the site has not been released for development. However if such an application was taken to appeal, a development brief could assist any government inspector if he was minded to approve an application and lead to a higher quality development that safeguards the environment and takes account of local peoples views.