

Appellant's BOR Calculation – 23 February 2022

The below is confirmation of Ivan Tennant's BOR adjustment calculation.

The table below shows **the adjustments to the “expected” BOR in the Council's 5YHLS resulting from the comparison with the “guide” metrics.**

The relevant “guide” BOR are as follows:

40 dpa (GF sites of 100-499 units) is applied to the Barbrook Lane and Land West Of Lakelands sites;

120 dpa (GF sites of 1500-1999 units) is applied to the Chesterwell site; and

43 dpa (PDL sites of 100-499 units) is applied to the Cowdray Centre site.

Adjusted 5YHLS position and trajectory of the four sites using “guide” BOR

Site name	Total units	GF/PDL	Date permission	Scheduled commence	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28
Barbrook Lane	200	GF	Jun-21	2022	0	40	40	40	40	40	0
Chesterwell	1600	GF	May-15	2020	120	120	120	120	120	120	21
Cowdray Centre	262	PDL	Jul-19	2020	43	43	43	43	43	35	0
Land West Of Lakelands	225	GF	N/A	2025	0	0	0	0	40	10	0
Total to remove from 5YHLS										205	21

Source: GLH calculation

As a result, a total of 226 units should be beyond the 5YHLS trajectory to allow for “optimism bias” in the “expected” PDP and BOR on the Council's current 5YHLS.