

**INSPECTOR'S REPORT, APPENDIX B - ANNEX 2**  
(MAC 59)

Appendix 3

*Summary of population calculations with associated dwelling and employment land requirements*

If Merthyr Tydfil achieves the highest rate of in-migration per head of population in south-east Wales since 2001, then, by the end of the plan period, it would be expected to have a population of 59,000. Further details can be found in the *LDP Background Paper for the Preferred Strategy: Population, Dwelling & Employment Land Forecasts* (2007). The following tables set out the dwelling and employment land requirements resulting from this forecast.

**DWELLING REQUIREMENTS**

POPULATION IN 2006	54,700
NUMBER OF HOUSEHOLDS	23,300
NUMBER OF DWELLINGS	24,800
PROJECTED POPULATION BY 2021	59,000
NUMBER OF HOUSEHOLDS	27,000
NUMBER OF DWELLINGS	28,600
ADDITIONAL DWELLING REQUIREMENT 2006-2021	3,800
<i>(NUMBER OF UNITS ALLOCATED AS PART OF LDP PROCESS</i>	<i>3960)</i>
<u>SUBTRACT</u>	
COMPLETIONS JANUARY 2006 -APRIL 2010 (613 on allocated sites, 250 on unallocated/small sites)	863
COMPLETIONS REQUIRED OVER REMAINDER OF PLAN PERIOD	2937
NUMBER OF UNITS REMAINING ON ALLOCATED SITES	3347
OVER-ALLOCATION IN RELATION TO REMAINDER OF REQUIREMENT	410 (14%)

**ADDITIONAL CONTRIBUTION TOWARDS HOUSING PROVISION**

Small/Windfall sites: 450 units over the plan period based on past trends and the fact that there are unimplemented consents for 219 units on small sites.

## EMPLOYMENT LAND REQUIREMENTS

	2006	2021
(A) WORKING AGE POPULATION	33,200	33,700
(B) EMPLOYMENT RATES	62%	80%
(C) NO. OF EMPLOYED RESIDENTS	20,717	26,960
(D) NO. OF JOBS	23,980	32,849
(E) DOUBLE JOBBING	5%	5%
(F) NO. OF JOBS EXCLUDING DOUBLE JOBBING	22,781	31,207
(G) NET COMMUTING BALANCE	-2,064	-4,247
(H) JOB REQUIREMENT (2021)		8,869
(I) SHARE OF EMPLOYMENT LAND (2021)		22.2%
(J) NO. OF JOBS ON EMPLOYMENT LAND (2021)		1,971
(K) ASSUMED JOBS PER HA. (2021)		214
(L) LAND REQUIRED (2021)		9.2 ha

SOURCE: EMPLOYMENT LAND REVIEW CARRIED OUT FOR MERTHYR TYDFIL CBC BY ROGER TYM & PARTNERS, JULY 2010

### NOTES:

- (A) ENHANCED GROWTH POPULATION PROJECTIONS; MTCBC BACKGROUND PAPER FOR THE PREFERRED STRATEGY, APRIL 2007
- (B) TABLE 5.3 OF THE EMPLOYMENT LAND REVIEW CARRIED OUT FOR MTCBC BY ROGER TYM AND PARTNERS, JULY 2010
- (C) TABLE 5.3 OF THE EMPLOYMENT LAND REVIEW CARRIED OUT FOR MTCBC BY ROGER TYM AND PARTNERS, JULY 2010
- (D) TABLE 5.3 OF THE EMPLOYMENT LAND REVIEW CARRIED OUT FOR MTCBC BY ROGER TYM AND PARTNERS, JULY 2010
- (E) TABLE 5.3 OF THE EMPLOYMENT LAND REVIEW CARRIED OUT FOR MTCBC BY ROGER TYM AND PARTNERS, JULY 2010
- (F) TABLE 5.3 OF THE EMPLOYMENT LAND REVIEW CARRIED OUT FOR MTCBC BY ROGER TYM AND PARTNERS, JULY 2010
- (G) TABLE 5.3 OF THE EMPLOYMENT LAND REVIEW CARRIED OUT FOR MTCBC BY ROGER TYM AND PARTNERS, JULY 2010
- (H) TABLE 5.3 OF THE EMPLOYMENT LAND REVIEW CARRIED OUT FOR MTCBC BY ROGER TYM AND PARTNERS, JULY 2010
- (I) TABLE 5.3 OF THE EMPLOYMENT LAND REVIEW CARRIED OUT FOR MTCBC BY ROGER TYM AND PARTNERS, JULY 2010; CHANGE IN ALL B-SPACE JOBS 2006-2021 DIVIDED BY ALL JOB CHANGE 2006-2021
- (J) JOB REQUIREMENT (ROW H) X SHARE OF EMPLOYMENT LAND (ROW I)
- (K) NET ADDITIONAL LAND REQUIREMENT SHOWN IN TABLE 5.5 OF THE EMPLOYMENT LAND REVIEW CARRIED OUT FOR MTCBC BY ROGER TYM AND PARTNERS, JULY 2010 DIVIDED BY THE NET REQUIREMENT OF 1,971 B-SPACE JOBS SHOWN IN TABLE 5.4 OF THE SAME REPORT
- (L) NO. OF JOBS ON EMPLOYMENT LAND (ROW J) DIVIDED BY ASSUMED JOBS PER HECTARE (ROW K)

An indication of the types of employment that may be attracted to the County Borough over the plan period can be found in Table A1 of the Background Paper for the Preferred Strategy : Population, Dwelling and Employment Land Forecasts, April 2007