

8 CONCLUSION/STRATEGIC IMPORTANCE FOR EMPLOYMENT

8.1 Planning statement

- 8.1.1 Existing market demand for employment use on **The Site** and designation for employment under the local plan combine with regional requirements for activities to support the international ports and the sheer size and context of **The Site** to ensure “strategic” employment designation and safeguarding for current and future demand.

8.2 Implementation

- 8.2.1 Phased implementation and disposal of **The site** for employment uses allows for capital investments to be phased and co-ordinated much more easily with land receipts. Variations to delay significant demolition and remediation activities are identified as one way to reduce the extent and cost of site preparation in the early phases of assembly, whilst recognizing that employment schemes allow for phased implementation and operation due to the lack of residential amenity concerns.

8.3 Viability

- 8.3.1 Immediate demand for 12 ha (30 acres) of **The Site** for warehousing and storage associated with overflow and growth from the international ports of Felixstowe and Harwich provides a catalyst for re-development and regeneration of **The Site**. No other site of this size and with high accessibility is available in the Haven Gateway sub-region for development, thus demand and viability of **The Site** is likely to increase over time.