

O&M CAMPUS GREAT YARMOUTH

INTRODUCTION

The East of England is the UK's largest offshore wind cluster and Great Yarmouth is already home to some of the country's largest developers and O&M bases for their wind farms;

- ▲ Equinor O&M base for Dudgeon and operations centre for Hywind, Scotland
- ▲ RWE O&M base for Scroby Sands

In addition, Equinor has recently announced the move of its O&M operations for Sheringham Shoal to Great Yarmouth. The new structure will mean that Dudgeon and Sheringham Shoal offshore wind farms sites will be operated from one state-of-the-art base in Great Yarmouth, capturing synergies from a combined control room, office and warehouse.

The Great Yarmouth Operations and Maintenance Campus has been commissioned specifically for companies that will be engaged with offshore wind farm development and maintenance over the coming 25 years. We are at the initial phase of development and currently looking for expressions of interest from businesses who may want to occupy space on this campus; at this stage we are flexible as to how the land is developed whether you want to design and build yourself or wish to work with us to create a bespoke space.

If you're looking to build your business by supplying goods and services to the global offshore wind energy sector, then the Southern North Sea (SNS) off the Norfolk and Suffolk coast, in the East of England, is an ideal location. After all, the UK already has the world's largest offshore wind market, with 10.4GW of generating capacity, and 16 wind farms in the SNS generating **44%** (4.6GW) of that. In fact, the SNS has the highest concentration of operational offshore



wind farms in the world, including many of the largest, and a majority are within 100 miles of Great Yarmouth Port. Overall, there are now **1073** wind turbines in the SNS, representing **47%** of the UK's total fleet (currently 2292). That concentration is set to grow as the region embraces the clean energy opportunities set out in the UK Government's 10 Point Plan for a Green Industrial Revolution (2020).

The O&M Campus utilises land at the end of the South Denes peninsula, and over £18 million will be invested into this project ensuring it is accessible and attractive for businesses including;

- ▲ 170m of river quay refurbishment and upgrading;
- ▲ New vessel pontoons designed specifically for CTV's
- ▲ Revised road layout to optimise the land available for development, and associated infrastructure works.

THE O&M CAMPUS

Norfolk County Council, Great Yarmouth Borough Council and New Anglia LEP are working together to deliver the O&M Campus, redeveloping vacant parts of land owned by Great Yarmouth Borough Council.

The project began in July 2021 with phase 1 due for completion Spring 2022. The site, which will be located at the entrance of the River Yare, will have a close proximity to SNS offshore energy developments and will reduce O&M costs and maximise efficiency of supporting activities. The site will also be within proximity to the outer harbour, giving clients access to deep water as well as the river port, making this attractive to O&M businesses looking to invest in the new site.

In addition to and to complement the O&M Campus, Great Yarmouth Borough Council are leading the delivery of a business incubator providing shared workspace and innovation facilities for small to medium sized enterprises (SME) and start-up businesses supporting the delivery of the energy industry. The facility will provide the space to co-locate and work with similar organisations with affordable, adaptable and flexible workspaces, enabling knowledge sharing and business collaboration.

THE O&M CAMPUS IS ENTIRELY FLEXIBLE BUT COULD PROVIDE

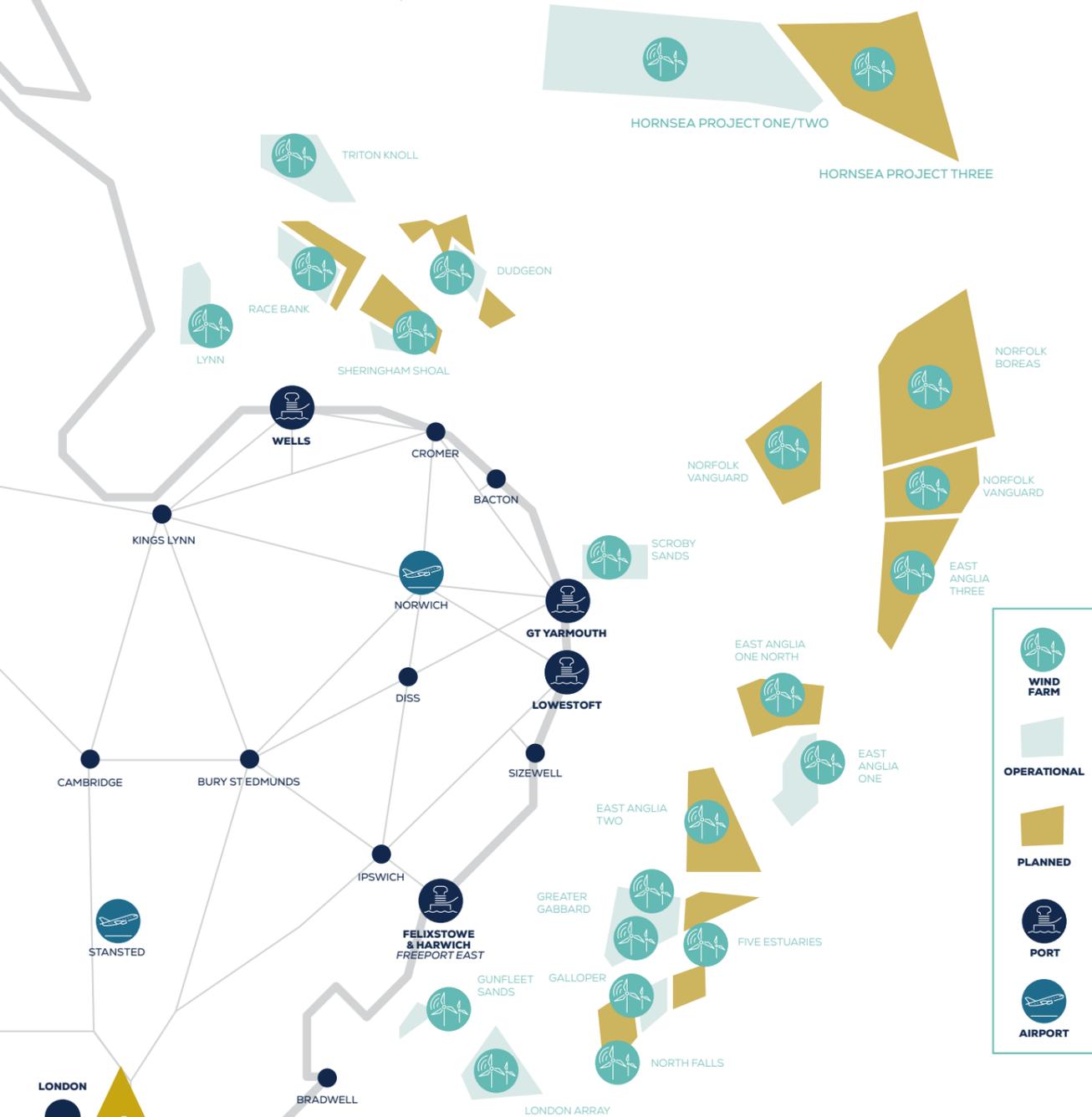
Up to 32,040m² of prime industrial/commercial space:

- ▲ 23,960,2 of industrial / commercial floorspace and 8,080m² of exterior / laydown / storage
- ▲ Accommodating significant inward investment in office, storage and technical buildings, creating around 650 jobs.

Located on South Beach Parade, the Incubator will form an important cluster of businesses in Great Yarmouth, increasing employment and entrepreneurial opportunities, benefiting from its close proximity to the port and energy sector hub, located nearby.



LOCATION



PORT OF GREAT YARMOUTH

The port of Great Yarmouth is a modern, multi-purpose facility offering 24/7 unrestricted operations. Its deep-water outer harbour can accept vessels up to 220m in length and up to 10m at chart datum with a 1-2m tidal range, while the river port can accept vessels of up to 120m in length, or up to 5.7m at chart datum with a 1-2m tidal range.

Peel Ports recently invested £12 million upgrading its quays, equipment and storage areas to support the offshore energy industry. Located within proximity to two of the largest planned windfarm developments by Vattenfall and ScottishPower Renewables, where there is a combined 6.7GW capacity to be installed. The port offers both a deep-water outer harbour and river harbour enabling it to support Crew Transfer Vessels (CTV) and Service Operations Vessels (SOV) used for the O&M of windfarms. Peel Ports have a fully functioning North terminal, with plans to create a brand-new Southern Terminal, consisting of an additional 350m of quay, RoRo ramp, new heavy lift pad area and approx. 10 hectares of strengthened outdoor storage space.

And they know how valuable your time is, which is why they've taken steps to drastically reduce downtime for customers. Offering a collaborative and efficient service for your vessels in order to minimise delays to operations. With no air draft or lock restrictions, your vessels can call into port and be turned around within 30 minutes for simple crew changes, reducing your downtime costs. That means less time in port and more time doing what you do best.



OUTER HARBOUR

- ▲ Quay space – 28,500m²
- ▲ Land potential – 50 acres
- ▲ Deep water for new generation of wind installation vessels
- ▲ No lock or air draught restrictions

INNER HARBOUR

- ▲ Multiple berths
- ▲ Pontoon potential in designated locations
- ▲ Lock free easy access at all states of tide
- ▲ Multi-million investment to create an energy O&M Campus

- ▲ 24/7 operations
- ▲ Land to lease
- ▲ O&M base for Equinor's SNS offshore wind farms
- ▲ Installation base for Sheringham Shoal and Lincs offshore wind farms
- ▲ Purpose-built turbine pre-assembly base for Galloper offshore wind farm
- ▲ Construction and installation base for East Anglia ONE offshore wind farm
- ▲ Adaptable storage and warehousing
- ▲ Dry dock facilities

STEAMING TIMES

Wind Farm Locations	GREAT YARMOUTH			HULL		
	Distance N. Miles	Hours at 12 knots	Hours at 25 knots	Distance N. Miles	Hours at 12 knots	Hours at 25 knots
East Anglia One	34	2.83	1.36	143	12.92	6.22
East Anglia One North	28	2.33	1.12	133	12.08	5.82
East Anglia Two	28	2.33	1.12	145	13.08	6.30
East Anglia Three	43	3.58	1.72	127	11.58	5.58
Norfolk Vanguard East	50	4.17	2.00	122	11.17	5.38
Norfolk Vanguard West	31	2.58	1.24	108	10.00	4.82
Norfolk Boreas	58	4.83	2.32	128	11.67	5.62
Hornsea 1	82	6.83	3.28	76	7.33	3.54
Hornsea 2	82	6.83	3.28	76	7.33	3.54
Hornsea 3	98	8.17	3.92	103	9.58	4.62
Triton Knoll	86	8.17	3.44	39	5.25	2.06
Dogger Creyke Beck A	137	11.42	5.48	113	10.42	5.02
Dogger Creyke Beck B	148	12.33	5.92	119	10.92	5.26
Dogger Teeside A	175	14.58	7.00	132	12.00	5.78
Dogger Teeside B	166	13.83	6.64	150	13.50	6.50
Borssele	73	6.08	2.92	180	16.00	7.70
South Holland	76	6.33	3.04	179	15.92	7.66
North Holland	84	7.00	3.36	171	15.25	7.34

WHY HERE?



£138 billion capital investment in energy and low carbon projects across East of England by 2050.



4.6GW or 44% of the UK's 10.4GWs of operational offshore wind power off the coast of Norfolk and Suffolk.



£181,022 GVA per job. 12,000 jobs in the wider supply chain.



£59.4 billion capital investment in offshore energy and engineering by 2040.



More than 4,166 businesses and 35,432 employees in energy and low carbon industries.



47% of the UK's fleet of wind turbines.



Bacton Gas Terminal and network of offshore gas platforms supplies over a third of the UK's low carbon transition fuel.



World recognised research institutes.



WHAT NEXT?

We'd love to hear from businesses, big or small, who may be interested in occupying the O&M Campus. Whether you're already working within the sector or it's an area you're thinking of diversifying into, get in touch today.

WHY GREAT YARMOUTH?

The O&M Campus has Enterprise Zone status for land to develop manufacturing facilities and house supply chain companies, it also has a Local Development Order (LDO) helping to streamline the planning process and give developer certainty.

Norfolk's close proximity to energy markets and European offshore energy clusters alongside the shallow water and ideal weather conditions of the SNS, offer offshore wind developers and their supply chains the perfect business environment for success.

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