



**LOWESTOFT  
EASTERN ENERGY  
FACILITY (LEEF)  
& POWERPARK**

# INTRODUCTION

The East of England is the UK's largest offshore wind cluster and Lowestoft is already home to some of the country's largest developers who have established operations & maintenance bases for their wind farms;

- ▲ ScottishPower Renewables O&M base for East Anglia ONE
- ▲ SSE / RWE O&M base for Greater Gabbard

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 the port of Lowestoft. Overall, there are now **1,073** 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 port of Lowestoft is owned and operated by Associated British Ports (ABP) and acts as an important regional sea servicing route between the UK, Europe, Scandinavia, and the Baltic states. Lowestoft has become as a thriving centre for servicing the offshore energy industry in the SNS and handles in excess of 6,700 vessel calls each year, including platform supply, crew transfer, support and marine survey vessels.



## OUTER HARBOUR

- ▲ Total port area -39.2 ha
- ▲ Quay length -1,400m

## INNER HARBOUR

- ▲ Quay length - 2,100m
- ▲ Surrounding Enterprise Zones
- ▲ 24/7 operations
- ▲ Lock free easy access at all states of tide
- ▲ Construction support base for Galloper Offshore Wind Farm

- ▲ Adjacent PowerPark, home to ScottishPower Renewables, SSE/RWE, OrbisEnergy
- ▲ Mobile crange at North Quay terminal with 16,000 sq. m of storage
- ▲ 5,000 sq. m of storage space
- ▲ 3 modern transit sheds
- ▲ Vessel support facilities for CTV operators
- ▲ Former Shell Base available for redevelopment - 5.46 hectares
- ▲ Dry dock facilities

## LOWESTOFT EASTERN ENERGY FACILITY (LEEF)

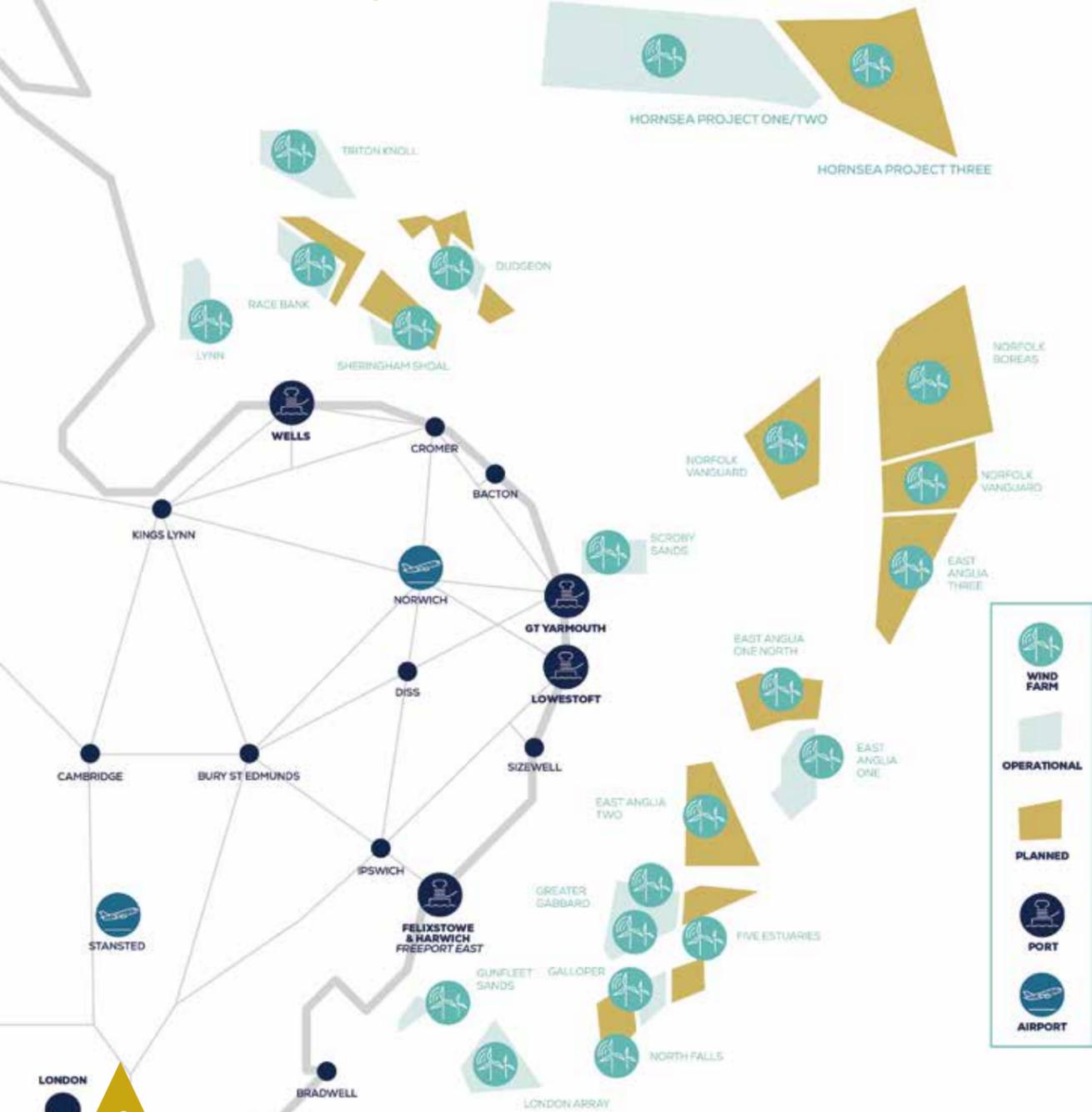
In March 2021, ABP announced a five-year plan to develop the Lowestoft Eastern Energy Facility (LEEF) involving an initial £25 million investment in state-of-the-art infrastructure to support the offshore energy industry.

From 2024 LEEF East will create a step change in marine capability and capacity for offshore wind customers, with three new deep-water berths spanning over 360m, additional CTV berthing capacity and 8 acres of hinterland. LEEF East is ideally positioned to support Lowestoft's existing customers and future offshore wind projects with O&M and construction support activities. The LEEF West project is expected to be in place by 2026, bringing up to 200m of additional quayside and up to 2.6 acres of infill land.



## STEAMING TIMES

Wind Farm Locations	LOWESTOFT			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



# LOCATION



## POWERPARK

PowerPark, located immediately to the north of the Port of Lowestoft's outer harbour, has been designated by East Suffolk Council as a location for clean energy businesses, building upon the success of existing operators and supply chain companies resident in the area. The park will be a catalyst to boost employment, attracting high profile businesses to Lowestoft and skilled roles to the local area.

Business confidence is already high in PowerPark, home to a number of offshore wind developers and operators, including SSE/RWE's Greater Gabbard Offshore Wind Farm base and ScottishPower Renewables' £25 million East Anglia One O&M base.

At the heart of PowerPark is the well-established and internationally recognised, innovation and incubation hub for clean energy business, OrbisEnergy. Offering flexible workspaces, conference and meeting facilities and virtual office solutions, the OrbisEnergy ecosystem includes leading energy-related companies and the Offshore Renewable Energy (ORE) Catapult. In 2021 OrbisEnergy is home to over 40 businesses both physically and virtually, providing a landing pad for inward investors and a launchpad for ambitious clean energy companies.

## NEWCOMBE HOUSE BUSINESS UNITS

To support business to invest in Lowestoft, a high-quality scheme comprising of 14 flexible businesses units ranging from 34m<sup>2</sup> to 223m<sup>2</sup> is coming to PowerPark from September 2022. The Newcombe Road site will include units with office, warehousing and workshop space with 5m eaves height and allocated on-site parking. Available with competitive lease options, the

development will act as exemplar of sustainable building methods, incorporating clean energy power supply and innovative energy efficiency and storage technologies. The development offers easy access to the port of Lowestoft, OrbisEnergy and East Coast College's Energy Skills Centre and will benefit from ultra-fast broadband.



# 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 PowerPark and LEEF. Whether you're already working within the sector or it's an area you're thinking of diversifying into, get in touch today.

## CONTACT

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Unlimited opportunities in the East of England

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