



**GREAT  
YARMOUTH**  
BOROUGH COUNCIL

# BEACON BUSINESS PARK

# AND EXTENSION

# GREAT YARMOUTH

## **Location/Site Name and Address**

Beacon Business Park and Extension,  
Great Yarmouth, NR31 7RA.

## **Opportunity type/planning type and status including red line plan (if available)**

Commercial property development  
opportunity in the offshore energy sector  
Adopted in the Great Yarmouth Local  
Plan with Enterprise Zone and Local  
Development Order status (streamlined  
planning).

## **Description (including status and associated infrastructure)**

Great Yarmouth is at the forefront of  
investment in clean energy totalling £50  
billion over the next 20 years, with the UK  
offshore wind market poised to capitalise  
to meet expectations around 'Net Zero'.  
Some of the world's largest offshore  
windfarms are being constructed in the  
Southern North Sea off the Norfolk and  
Suffolk coast.

The existing Beacon Business Park has  
established a cluster of energy sector

businesses and is one of the most  
successful Enterprise Zone sites in  
the UK in terms of development, with  
significant demand for commercial  
accommodation from within the  
sector being incentivised by a Local  
Development Order which streamlines  
the planning process. Located on the  
Norfolk/Suffolk border on the A47  
in a mature landscaped setting, this  
Business Park is just 4 miles from Great  
Yarmouth's deep water outer harbour in  
South Denes which also benefits from  
Enterprise Zone status. Connectivity has  
recently improved with the opening  
of the new £121million Herring Bridge  
across the river Yare in February 2024.

With Beacon Business Park reaching  
capacity, by extending this site to the  
west approximately 19 hectares of  
additional land can be released for  
further: office, research & development,  
light industrial and storage & distribution  
uses. Particular encouragement will  
be given to uses associated with the  
offshore energy industry and higher  
value technology and employment to  
build on the success of the existing site.  
This is supported in the existing and  
emerging Local Plan documents.

## Size (floorspace/land)

Beacon Business Park: 16 hectares /  
Beacon Business Park Extension: 19  
hectares.

## Vision/potential outcomes (investment, jobs, homes)

Commercial development opportunities  
in the offshore energy sector with jobs  
growth. High quality office and industrial  
/ warehouse premises with opportunities  
for bespoke design and build (multiple  
examples delivered, including the  
Proserv building).

## Existing tenants/businesses

The existing businesses are primarily in  
the offshore energy sector on Beacon  
Business Park which covers 16 hectares  
and is reaching capacity.

## Sector focus (if any)

Offshore energy

See: [www.generate-energy.co.uk](http://www.generate-energy.co.uk)

## Photo and/or map (including connectivity/transport connections)

Oblique aerial photo of Beacon Business  
Park & Extension and site plans

## Contact details:

**Michael Horton** - Head of Property &  
Asset Management, GYBC  
[michael.horton@great-yarmouth.gov.uk](mailto:michael.horton@great-yarmouth.gov.uk)

**David Glason** – Head of Growth & Capital  
Projects, GYBC  
[david.glason@great-yarmouth.gov.uk](mailto:david.glason@great-yarmouth.gov.uk)

