



Invest in **Lancashire**












A place for growth

A partnership initiative

LANCASHIRE
2050



Key

-  Tourism/Leisure
-  Education
-  Retail
-  Hospitality
-  Offices
-  Entertainment/Culture
-  Residential
-  Technology
-  Energy
-  Industry
-  Health

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An unrivalled investment opportunity in the heart of the North

I'm often asked by people "What's Lancashire really like?," and I often respond that it's probably different to what some might imagine.

We are still a friendly, hardworking county that is home to glorious hills, moorland and rugged coastlines, bustling market towns and dynamic cities, lively coastal resorts and quiet picturesque villages. But we're also transforming into a hub of fast-growth digital innovation and advanced technologies.

The businesses that drive our £34bn regional economy - one of the largest in the UK - are also very diverse.

We continue to be recognised for our strengths in advanced manufacturing (we are at the heart of an area with the highest density of advanced engineering and manufacturing jobs in the UK), critical infrastructure and energy (including nuclear and renewables), chemicals and textiles, telecoms and IT, and food production and farming.

While this dynamic commercial mix already supports over 55,000 businesses, and nearly

640,000 jobs, the county is rapidly evolving in other areas. From cyber to cleantech, Industry 4.0 to 5G, future flight to digital health, decarbonised transport to eco-tourism, Lancashire is on a high-growth economic trajectory with innovation, net zero and advanced technology at its core.

"From cyber to cleantech, Industry 4.0 to 5G, future flight to digital health, decarbonised transport to eco-tourism, Lancashire is on a high-growth economic trajectory with innovation, net zero and advanced technology at its core."

With two Areas of Outstanding Natural Beauty, a fantastic heritage offer, and ever popular tourism hotspots like Blackpool, our visitor economy is also once again thriving.

A political commitment to maximising Lancashire's growth potential has also seen the county's public and private sectors working more closely together than ever before.

This spirit of partnership has further united all 15 of Lancashire's local authorities behind the Lancashire 2050 Framework, a new agreement which will ensure our councils are aligned on key county-wide issues such as economic prosperity, skills and employment, transport and infrastructure, environment and climate, and housing.

"In this Lancashire Investment Prospectus you'll find details of some of the exciting opportunities we currently have across the county; shovel-ready schemes with the connectivity and amenities required to enable all types of development to progress at pace and at scale."

Our commitment to getting things done through collaborative working has also been recognised by Government, and over the last decade Lancashire has benefitted from over £1.5bn of central government funding for key economic programmes and strategic sites.

The recent £200m of additional Levelling Up funding announced for a host of Lancashire initiatives, which will allow transformational projects like Eden Project Morecambe to go ahead, is more evidence of how our collective approach is inspiring investor confidence. The decision to locate the National Cyber Force HQ in the county further reinforces this.

The Lancashire 2050 initiative sits above our plans to work towards regional devolution, and symbolises the county's shared, unified vision for the future. A key part of that vision is for Lancashire to significantly accelerate its economic growth, generate thousands of new high-value jobs, and become a trailblazer in tech, low carbon, digital and other in-demand and globalised industries.

But we know that facilitating such growth requires more than just a plan and a desire to



succeed, it needs the land and infrastructure to accommodate it.

That's why in this Lancashire Investment Prospectus you'll find details of some of the exciting opportunities we currently have across the county; shovel-ready schemes with the connectivity and amenities required to enable all types of development to progress at pace and at scale.

Lancashire 2050 will also ensure we continue to create opportunities for everyone, and uphold Lancashire's proud tradition of being a fair, equal and inclusive place to live, study, work and visit.

That's the journey we're on, and I'd like to offer a very warm welcome to all investors, developers and employers who are interested in joining us.

A handwritten signature in dark ink that reads "Phillippa Williamson". The script is fluid and cursive.

CC Phillippa Williamson
Leader, Lancashire County Council

Why Lancashire

Commercial Strengths



4th biggest aerospace cluster in the world



2nd highest concentration of manufacturing in the UK



Leader in Small Modular Nuclear Reactors



Producer of more than 30% of UK's low carbon electricity



£3.5bn of tourism impact per year



£1bn telecoms market



£735m food + beverage sector

An Economic Powerhouse



£33.3bn regional economy – one of the UK's largest



1.5m residents + 6m within an hour's commute



55,000 businesses supporting 700,000+ jobs



Top-ranked UK region for business innovation

A Global Trading Hub



£8bn of exports every year



52% of goods exported outside of EU



14% of exports within service sector



A **£9bn** FDI economy



Highest number of FDI jobs per project in the North

Skilled Workforce



84,000 engineering + aerospace workers



37,000 energy specialists



30,000 digital + technology professionals



15,000 software developers



5,300 telecoms experts

Powerful Talent Pipeline



1,000 technology + engineering graduates



4,000 computing + mathematics students



Above UK average for further maths + computing A Level performance



Highest ranked UK region for engineering-related GCSEs

Award winning technical education programmes

High Value Supply Chain



4,000 technology + digital enterprises



2,000 computing businesses



500 aerospace firms



200 telecoms companies



100+ tier 1-3 automotive suppliers

Fast Growth Sectors

Cyber + Cybersecurity

Cleantech + Low Carbon

Future Flight + Space

Digital Health + Medtech

Electech + Embedded Systems

Outstanding HEI Offer



4x universities + 60k students



Lancaster University ranked in **top 1%** globally



The University of Central Lancashire (UCLan), one of the **UK's best entrepreneurial universities**



13x FE colleges, majority in UK's **top 20%**



Lancashire Institute of Technology opening in 2023

On The Horizon



60,000 new low carbon jobs by 2050



National Cyber Force HQ



Eden Project Morecambe



£200m of Levelling Up investment



Lancashire 2050 - a countywide plan for growth and prosperity



Perfectly positioned

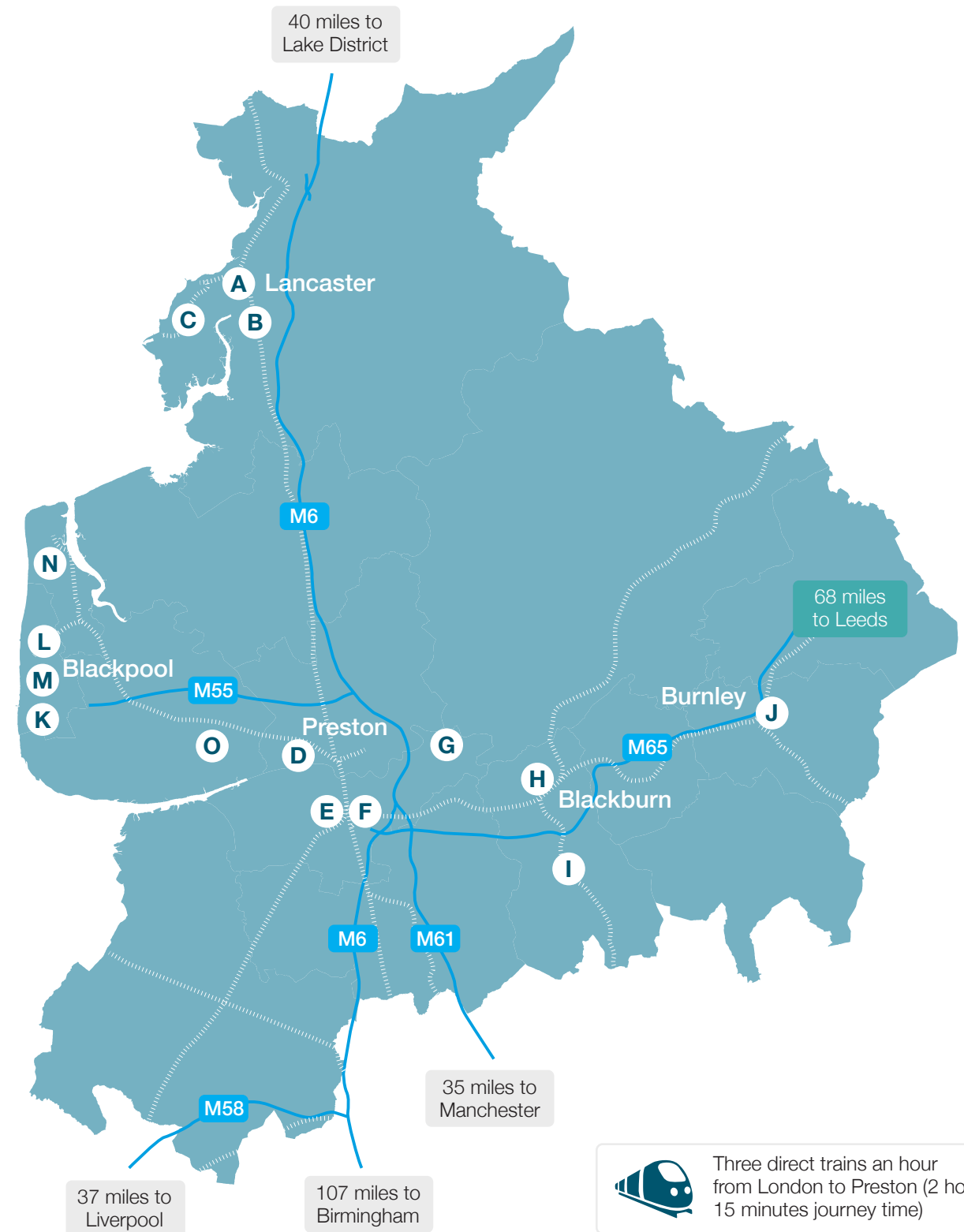
We are a diverse and dynamic region - geographically, culturally and socially - and enjoy a unique blend of busy urban life and tranquil rural escape.

Located in the heart of England's North West, Lancashire is home to 1.5 million people and 55,000 businesses.

We border with the city-regions of Liverpool, Manchester and Leeds and are just over two hours from London by train.

We are well connected to the whole of the UK via six major motorways. The rest of the world can be easily reached via international airports at Manchester and Liverpool.

Find out more at [visitlancashire.com](https://www.visitlancashire.com)



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|---|--|
| A Eden Project Morecambe/Frontierland | I A Dynamic New Darwen |
| B Lancaster Canal Quarter | J Burnley Town Centre and Canalside Masterplan/ University of Central Lancashire Burnley Campus |
| C Heysham Gateway, Lancaster | K Blackpool Airport Enterprise Zone |
| D Transforming Preston/The Harris Quarter/ Preston Station Quarter | L Talbot Gateway |
| E Farington Cricket Campus | M Blackpool Central |
| F Lancashire Central | N Hillhouse Enterprise Zone |
| G Samlesbury Enterprise Zone | O Springfields |
| H Blackburn Business Innovation District | |

Morecambe Seafront

The Eden Effect

Morecambe, and the wider North Lancashire area, is set to directly benefit from the Eden Project Morecambe scheme. Conceived by the team behind the world-famous Eden Project in Cornwall, the 36-acre development was given the green light by Government in March 2023, along with £50m of Levelling Up funding, to allow work to commence on the £100m project.

Described as a destination which 're-imagines Morecambe as a seaside resort for the 21st Century', it will be a ticketed tourist attraction. Focusing on the key themes of education, ecology, wellbeing and community, Eden Project Morecambe will combine indoor and outdoor experiences that directly link to the internationally significant natural environment of Morecambe Bay.

Being less than two hours travel time from most of the North's main conurbations,

and with a local catchment area of ten million people, Eden Project Morecambe is anticipating attracting up to 750,000 visitors a year. It is also expected to help create over 1,250 jobs, and inject £150m GVA per year into the North West economy.

Adjacent to the famous art deco Midland Hotel, and near to the 125-year-old Winter Gardens theatre, the Frontierland development site, and many other commercial sites and business districts, it is anticipated that Eden Project Morecambe will accelerate Morecambe's regeneration, creating significant new property-led economic opportunities throughout the resort - and far beyond - in the process.

More information at
edenproject.com/new-edens

Frontierland

With £50m government funding for the £100m Eden Project Morecambe confirmed (see opposite page), Lancaster City Council will be seeking submissions for all sectors of the market for a transformational, mixed-use development with a strong leisure component.

Located in one of the most prominent and prime seafront locations in the resort, the 7.4 acre site offers an unrivalled opportunity to enhance Morecambe as it continues to grow with an increased focus on cultural and leisure uses.

Key features include:

- Large, cleared brownfield site with 200 metres of sea frontage overlooking Morecambe Bay to the Lake District
- Prominent and centrally located, 250 metres from Eden site and iconic Midland Hotel
- Bounded to the south by the West End residential area and major retail offer to the east and north
- Bus and train stations just 400m/ five minutes walk from the site.

A recent call for expressions of interest will be used to inform production of a development brief for the site which will be marketed in 2023. The aim is for development to complete for the Eden Project Morecambe opening in 2026.

Development brief will likely require proposals to:

- Integrate well with the seafront, with good provision for pedestrians
- Present active frontages to Marine Road West (which could include leisure, retail and food and drink uses)

- Contribute to public realm improvements to the adjacent seafront and promenade
- Make good use of the variable landforms, and the elevated part of the site
- Consider the potential for public car parking within the scheme.

Size of site: 7.4 acres

Location: Marine Road West, Morecambe, LA4 4DG

Connectivity:

Site is 6 miles/15 minutes drive to Junction 34, M6, and 5 miles/ 20 minutes drive to Lancaster
 Frequent rail services to Lancaster, plus direct trains to Preston and Leeds
 Direct bus services to Lancaster, Lancaster University, Heysham, and Lake District
 Promenade cycleway links to Heysham Port (4 miles/25 minute ride)

Scheme value: TBC

Planning status: Recognised in the Morecambe Area Action Plan

Promoter: Lancaster City Council





Lancaster Canal Quarter

East of the city centre, Lancaster's Canal Quarter is a mix of 16 acres of surface car parks, disused industrial buildings, cultural spaces and independent retail units. Lancaster City Council has a vision which aims to transform the area into a vibrant, sustainable, and active place which integrates with both the city centre and the canal waterside. This vision allows contemporary development and hidden heritage assets to combine, creating a diverse and mixed-use neighbourhood.

With the city's bus station immediately opposite the site, and the rail station less than ten minutes walk, the district is highly accessible. Lancaster's Marketgate and St. Nicholas Arcades shopping centres are close by, and there are good road/traffic-free cycle routes to both Lancaster University and the University of Cumbria's Lancashire campus.

Regeneration of the Canal Quarter area is critical to enhancing Lancaster's role as a sub-regional centre. With a focus on residential, commercial, arts and leisure use, it will further boost Lancaster's housing, business, and leisure offer. Over the next ten years it is envisaged that key gap and derelict sites within the wider site envelope will be addressed.

The Canal Quarter also has the potential to benefit from Lancaster's fast-growing technology and digital economy. The Fraser House co-working hub - a shared workspace for tech SMEs - is close by, while Lancaster University's world-leading cyber R&D offer will see it linking up with the National Cyber Force HQ at Samlesbury as part of the North West Cyber Corridor (see pages 18-19).

Size of site: 16 acres
Location: Edward Street, Lancaster, LA1 1QH
Connectivity: Lancaster is 21 miles from Preston and 6 miles from Morecambe. Access to M6 is at Junction 34 (2.3 miles, 10 minute drive). Regular rail services to London Euston (3hrs 10m), and Manchester Airport (1hr 20m)
Scheme value: Circa £90m
Planning status: Adopted as a Supplementary Planning Document to Lancaster's Strategic Regeneration Framework
Promoter: Lancaster City Council / Maple Grove Developments



Heysham Gateway

A joint development project between Lancashire County Council and Lancaster City Council, the ambition is to transform a predominantly derelict industrial site into a premier North West business destination.

The overarching vision for the initial 62-acre plot is the delivery of new and improved industrial premises to meet current and future business needs. With priority being given to local business expansion requirements, the site also aims to help drive job creation and enable long-term business growth.

Being close to Heysham's two nuclear power stations, it is anticipated that energy generation, resource management, and environmental firms will cluster around the site.

Service providers who can support the projected increase in traffic to and from the recently upgraded Port of Heysham will also be sought.

To help unlock the area's investment potential, strategic context work and a site-specific masterplan underpinned by detailed viability and feasibility work, is in progress.

The area also forms part of the wider Lancashire West Business Park employment land allocation in Lancaster's adopted Local Plan.

Size of site: 60-70 acres
Location: Imperial Rd, Heysham, LA3 3PW
Connectivity: Approx 20 minutes drive to Junction 34 of the M6 (6.6 miles). 10 minutes drive to Heysham Port (1.9 miles). Less than 20 minutes drive to Lancaster City Centre.
Scheme value: TBC
Planning status: Identified as employment land in adopted Local Plan
Promoter: Lancaster City Council / Lancashire County Council

Transforming Preston

Central Lancashire's Commercial Centre

Full of ambition, the City of Preston is at the heart of the region's economic development as a strategic investment hub, driving commercial opportunities in Lancashire.

Investment in the Preston city region is driven by the 15-year City Investment Plan, outlining a long-term vision to transform the city with close to £1bn already invested or committed over the next few years.

At the forefront of growth within the region, Preston is undergoing a dramatic transformation, capitalising on the National Cyber Force (NCF) HQ facility on Preston's doorstep, to create huge opportunities for commercial development and city living.



Preston - A UK development hotspot with a wealth of emerging investment opportunities:

- Award-winning City Living Strategy with 28 sites identified, developed or in planning
- Harris Quarter Towns Fund £200m Investment Programme – led by Preston City Council and Preston Partnership, with 24 development sites identified and six major Towns Fund projects underway
- Stoneygate Masterplan – An urban village vision: 25 hectares with potential for 1,600 new homes, commercial and mixed-use development
- £20m Levelling Up funding for an 'Active Preston' – major investment in parks and travel infrastructure
- £40m Transforming Cities Fund investment in infrastructure improvements, including new Cottam Parkway Station and city centre public realm works.

The Harris Quarter



At the cultural and civic heart of the city is the regeneration of the Harris Quarter, a £200m transformative regeneration programme which continues to change the cultural, leisure and business landscape. A £20.9m Towns Fund investment kickstarted the renaissance, creating new commercial/leisure opportunities, rejuvenating key heritage buildings, and bringing disused properties back to life.

Size of site: 21 hectares

Location: Preston, PR1

Connectivity: 10 mins drive to major UK motorway networks M6, M61, M65 and M55, Preston Railway Station – strategic northern transport hub on West Coast Mainline and central Preston Bus Station

Scheme value: £200m

Planning status: Included in Preston's City Investment Plan 2035

Promoter: Preston City Council + Private Sector

Preston Station Quarter



The Strategic Regeneration Framework identifies four quadrants surrounding Preston Train Station: Preston Station East; Preston Station West; County Hill; and University Walk.

It sets out a blueprint for the future development of the area, covering 43 hectares, to create a thriving commercial district next to Preston Railway Station, one of the most accessible locations in the North.

The vision includes the provision of Grade A offices, high density housing and quality public realm, to create an attractive place to live, work and visit.



Size of site: 43 hectares

Location: Preston, PR1 8AP

Planning status: Station Quarter Regeneration Framework approved by Preston City Council

Promoter: Preston City Council, Lancashire County Council + Private Sector



Lancashire Central



Lancashire Central is a multi-million pound strategic employment site that sits at the heart of the county's long-term economic strategy.

Perfectly located next to the M65 and M6, and a short distance from the M61, the 100+ acre site has the potential to generate up to 5,600 full time jobs, and create significant opportunities for both existing and new businesses.

Key features include:

- Significant new local employment space for offices, industrial, storage and distribution uses, and R&D
- Commercial uses such as retail (foodstore and car showroom)
- Food and drink outlets (including family dining)
- Leisure and Wellbeing (including gym/ creche, health centre, pharmacy)
- Up to 116 new homes set in a natural landscape adjacent to existing residential housing.

Major investments will also be made to improve road, pedestrian and cycle access.

This includes new walking and cycle routes which will connect to existing traffic-free networks.

Environmental infrastructure, which will support the health, wellbeing and sustainability agendas, includes trees and shrub planting, improved green space, ponds and other water features.

Size of site: 100+ acres

Location: Land south west of Farington, PR5 6EG

Connectivity: Located at the western termination of the M65; 3 minutes drive to Junction 29, M6 5 minutes drive to Junction 9, M61 15 minutes drive to Preston/ 20 minutes to Blackburn
The site has good access to public transport links

Scheme value: Local economic boost up to £390 million per year

Planning status: Outline Planning application submitted - awaiting determination

Promoter: Lancashire County Council/ Maple Grove Developments



Farington Cricket Campus

Despite the name, Lancashire Cricket Club has not officially been based in the county of Lancashire for nearly 50 years. That however is set to change with the proposed Farington cricket campus - a £15m+ scheme which will see first-class cricket facilities, and associated amenities, being developed in the heart of Lancashire in addition to the club's existing facilities at Emirates Old Trafford.

Once complete, the all-year-round 26-acre facility will host a number of Lancashire Cricket's top-flight competitive matches each year (for both the men's and women's teams) including T20 and four-day fixtures. It will also provide the club with an additional training base for its youth and adult teams.

As well as featuring two pitches, a pavilion, and training facilities for elite cricket, plans include opportunities for wider community use of the facilities, with one of the pitches dedicated specifically to community use. The development will become a North-West Centre of Excellence to support the development of women and girls' cricket across the region.

In addition to creating a new, vibrant sporting facility in Central Lancashire, which the whole community can access and enjoy, the designs for the site have been sensitively, innovatively and carefully conceived to maximise the open, green and natural aspects of the setting.

With a potential capacity of up to 5,000 spectators for identified events, the Farington cricket campus is anticipated to attract both casual visitors and cricket fans from across Lancashire and beyond; boosting the footfall of the nearby Lancashire Central employment site (see opposite page), and helping to support commercial opportunities in other adjacent locations.



Samlesbury Enterprise Zone



A World Leading Hub of Innovation, Industry 4.0 and Disruptive R&D

A site of international significance, Samlesbury Enterprise Zone will enable transformational economic growth for the whole of Lancashire.

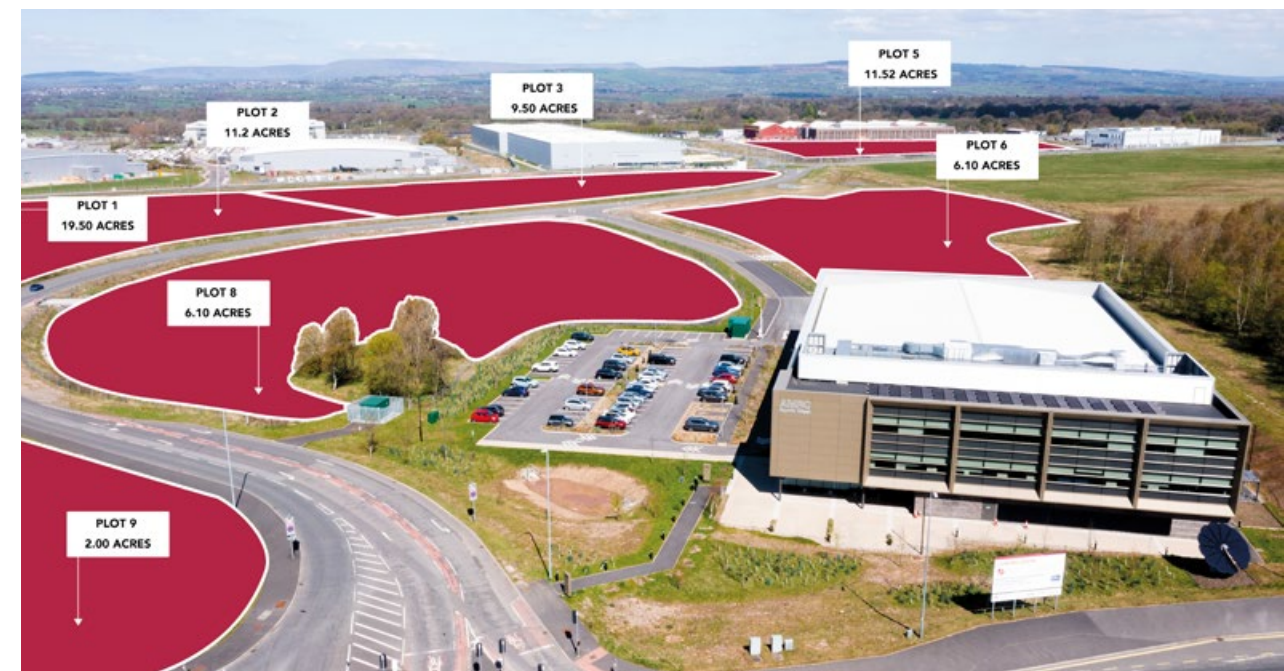
Designed to support advanced manufacturing and engineering, hi-tech and research-led sectors, including cyber, robotics and future flight, the 120-acre site is primed to become a hub of world-class innovation, Industry 4.0 processes, and disruptive R&D.

The site sits strategically at the heart of Lancashire, and will act as an anchor development for several other emerging economic opportunities. These include the Preston Station Quarter (see pages 14-15), Blackburn's Business Innovation District (pages 20-21), and the wider M65 East Lancashire Corridor (pages 22-23).

Home to BAE Systems and AMRC North West

The site is adjacent to BAE Systems' aircraft engineering campus, creating an excellent opportunity for potential aerospace and future flight supply chain businesses. BAE Systems' Samlesbury facility also includes its Academy for Skills and Knowledge and a skills and training hub which produces over 170 apprentices and graduates each year.

Another Samlesbury Enterprise Zone occupier is the £25m Advanced Manufacturing Research Centre North West. The AMRC North West provides innovation support to Lancashire's advanced manufacturing businesses, giving them access to advanced technologies which help drive improvements in productivity, performance and quality.



Connect with the North West Cyber Corridor

In October 2021, the Government announced that the National Cyber Force (NCF) HQ would be sited in the Samlesbury area. As a result, it is anticipated that Samlesbury Enterprise Zone will become home to a major cyber cluster, connecting with the existing cyber strengths of Manchester's GCHQ operations, Lancaster University's world-class cyber R&D, and UCLan's applied cyber expertise, via a new North West Cyber Corridor.

A New Innovation Cluster

Lancashire County Council and the Lancashire Enterprise Partnership are exploring opportunities to create a cross-sector Innovation Centre based at the Enterprise Zone site. An initial feasibility study has been undertaken with further options appraisals taking place during 2023. Supported by the presence of BAE Systems, AMRC North West, and the NCF, and with a focus on SMEs, this could act as a driver for Lancashire's overarching R&D ecosystem and innovation economy.

A Developer-Ready Site

Extensive enabling works and infrastructure investment has resulted in utility provision across the Enterprise Zone site, meaning it

is ready for build-out and occupation. Four properties (circa 500,000 sq ft) have already been constructed and are fully operational.

The next proposed stage is the development of site-specific ancillary facilities alongside starter units (2,000 – 5,000 sq ft). With a potential target completion date of 2024, initial design work has been undertaken for the ancillary facilities, and delivery mechanisms are being explored.

Size of site: 120 acres (66 acres development ready)

Location: Sir Frederick Page Way, BB2 7FT

Connectivity: A purpose-built spine road connects the site to the A59 to the north and the A677 to the south.

Easy access by car to Junction 31 of the M6 (7 minutes), Preston (20 minutes), Blackburn (15 minutes) and Lancashire Central (15 minutes). The site is also accessible by bus from Preston, Blackburn and Burnley.

Scheme value: £300m+

Planning status: Site-wide Local Development Order in place with simplified 28-day planning decision process.

Promoter: Lancashire County Council. Colliers International - Commercial Property Agent.

Blackburn Business Innovation District

The Business Innovation District is key to the delivery of a £250m investment framework for Blackburn Town Centre, the largest development of its kind in the North West.



Centred on the regeneration of the former Thwaites Brewery and council sites, it's part of the ambitious Blackburn Growth Axis plan which will deliver £1bn of new economic activity in the borough over the next ten years.

Proposals for the BID include a Skills and Education Campus and Cyber Zone of national significance - backed by £20m of Government funding. The site closely links to the Samlesbury Enterprise Zone too (see pages 18-19) - making Blackburn an integral part of the Government's proposed Northern Cyber Corridor between Lancaster and Manchester.

It further connects new growth opportunities generated by business clusters and HQ developments anchored by global companies such as Euro Garages and Assystem. A major health innovation investment at Royal Blackburn Hospital, including a new medi-park located near to the M65 Industrial Growth Corridor, will further enhance the scheme.

The Blackburn Business Innovation District is part of Blackburn's wider Town Centre Masterplan.

Other Masterplan elements include:

- Business and technology workspaces for low carbon, green and renewable industries
- Low carbon town centre accommodation adjacent to retail, local services and flexible workspaces
- Revitalised/repurposed historic buildings
- Improved public realm
- Increased cycle/pedestrian routes
- Improved access to local canal infrastructure
- Town Centre wide 5G roll-out.

Size of site: 15 acres

Location: Blackburn Town Centre, BB1 6AF

Connectivity:

100m from new bus interchange
500m from Blackburn Rail Station
ten minute drive from Junction 5 M65

Scheme value: £250m GDV

Planning status: Masterplan consulted on as part of the Council's new Local Plan (to be adopted by Dec 2023)

Promoter: All land under Blackburn with Darwen Council and Joint Venture ownership or control (Council Joint Venture Delivery with Maple Grove Developments)

A Dynamic New Darwen



Four miles south of Blackburn lies the town of Darwen, a busy historic market town with excellent transport links to the whole of Lancashire and Greater Manchester.

Now, thanks to a £100m Town Deal investment, Darwen is set for an exciting commercial and cultural renaissance. Plans include an impressive regeneration of the town centre - with the repurposing of the Market Hall - and an extension of the town's Library Theatre, set within the beautiful Carnegie Library. There's also plans for new town centre living opportunities, and improved town centre gateways.

Significant investment is further planned to boost employment and enhance key sectors such as manufacturing. This includes investment in a new Perspex national manufacturing centre with industry-leading R&D facilities. In addition, a new Additive Manufacturing Accelerator - in partnership with the AMRC North West - will be based in the town, which be the first of its kind anywhere in the UK.



Further, a new Sports Village boasting Olympic-quality facilities is rapidly being developed, while Darwen's swathes of surrounding countryside and moorlands will be enhanced with new walking trails. The recently restored local landmark, the celebrated Jubilee Tower, will also act as a beacon for walkers, and other outdoor activities.

Find out the latest:

darwentowndeal.co.uk



Burnley Town Centre and Canalside Masterplan



Burnley Town Centre and Canalside Masterplan is a £200m plan to transform the town, building on a new Canalside University Campus and bringing in new leisure, business and residential uses.

Burnley has already seen significant investment in the town centre and canal-side areas, including a multi-million pound public realm scheme along St James Street, a new anchor retail store, junction upgrades to improve car and pedestrian access, and the refurbishment of historic waterside buildings and derelict sites.

University of Central Lancashire Burnley Campus



A substantial University Campus to accommodate over 5,000 FTE students by 2028 with a focus on medical sciences is a key driver. Located on the banks of the Leeds - Liverpool Canal, the campus is strategically located with easy road and rail links across East Lancashire, West Yorkshire and Greater Manchester.

Work has already been completed on the conversion of Victoria Mill and Sandygate Mill to provide circa 10,000m² of teaching, social and administrative space. A new 136-bed student accommodation scheme was completed in 2021, together with new public realm and public spaces.



Work is currently underway on the conversion of Newtown Mill, incorporating state of the art teaching facilities and a business and innovation space, to be completed in summer 2024. A 2-hectare site is available for future expansion.

Promoter: Burnley Borough Council, Burnley/Barnfield Joint Venture, UCLan.

Other Masterplan interventions include:

- **Pioneer Place** – a new leisure development in the heart of the town centre anchored by REEL Cinemas. Delivered by Maple Grove Developments, it is due for completion summer 2023.
- **Town 2 Turf** – a £6m highway and public realm scheme improving connectivity between the town centre and the

Premiership Football ground, which is subject to significant investment.

- **Canalside Neighbourhoods** – opportunities to create contemporary canal side residential neighbourhoods, utilising heritage buildings and cleared sites.
- **Charter Walk Shopping Centre** – Burnley Borough Council purchased the centre in 2021 and is currently working up future options to introduce new uses.
- **Lower St James Street Cultural Quarter** – this area links the Canalside with the town centre, where the sensitive restoration and re-use of heritage buildings to create spaces for artists and creative businesses is underway.
- **Place De Vitry** – opportunity for landmark offices on a prominent site.



Blackpool Airport Enterprise Zone

Located just off Blackpool's seafront, with the resort's major attractions (including Blackpool Tower, Blackpool Pleasure Beach and Promenade) located within ten minutes' drive, Blackpool Airport boasts one of the UK's most successful Enterprise Zones.

With an estimated £300m of additional private sector development potential, 25 acres of newly unlocked commercial land is primed for development for commercial use at the EZ's Eastern Gateway.

Accommodation within secure, landscaped plots (ranging from 15,000sq ft to 100,000sq ft) is available, with power, utilities and property access in place.

With excellent connectivity by car, train and tram, the EZ site is also connected to the North Atlantic Loop; an ultra-fast, low latency internet connection which can transfer data to New York in less than 64 milliseconds.



The EZ site is adjacent to Blackpool Airport which operates 35,000 flight movements per year. Future developments at the airport will include a new terminal and aircraft hangars, enabling increased activities including business jet opportunities.

A solar farm and battery storage facility are also planned, together with a proposed Knowledge Quarter scheme which would be home to the UK's largest hub of ethically powered data centres.

The south eastern edge of the Enterprise Zone also features a £6m sports village including 14 football pitches, an all-weather pitch, a rugby pitch, and state-of-the-art changing rooms. There is also direct car and train access to Lytham St Annes' beaches and golf amenities.

Size of site: 356 acres

Location: Amy Johnson Way, Blackpool FY4 2RP

Connectivity: Situated 5 minutes from end of M55 motorway via the A5230. Directly adjacent to Blackpool Airport, and Squires Gate train station. 10 minute walk from Starr Gate tram station, and 3 miles/15 minute drive from Blackpool town centre. Construction of a second access road to the Enterprise Zone will commence in 2023.

Scheme value: £300m

Planning status: Outline planning status granted, detailed planning depending on site.

Promoter: Blackpool Council + Private Sector

Talbot Gateway



Adjacent to Blackpool North station, and with a new tram terminal being completed this year, Talbot Gateway is a major mixed-use 20-acre scheme which will significantly boost Blackpool's leisure, tourism and retail offer. With over 1.1m sq. ft of commercial space being created, and an annual footfall of two million visits, the scheme will also enhance the resort's central business district, bringing an anticipated additional 5,000 office workers and students into the town centre.

A new Holiday Inn hotel, and Marco Pierre White restaurant, will be completed in 2023. Retail units, ranging from 400sq ft to 1,800sq ft, will be available underneath the hotel, while units underneath the flagship council office development are available now. Land immediately north of the train station is also currently available for development.

Further, a new government Civil Service Hub is due to complete in 2024. The same year, construction will commence on a £70m Multiversity project; a leading-edge education campus being delivered in partnership with Blackpool and the Fylde College, and Lancaster University.



Size of site: 20 acres

Location: Talbot Road, Blackpool, FY1 3AZ

Connectivity: Talbot Gateway surrounds Blackpool North Train Station, which offers direct routes to Preston, Manchester, Leeds and London.

The transport interchange will also connect the station to Blackpool tramway, which runs along the length of Blackpool Promenade south to Blackpool Airport, and north to Fleetwood. It can also be accessed by car, and is 15 minutes from the end of the M55.

Scheme value: £300m

Planning status: Outline granted

Promoter: Blackpool Council + Muse

Hillhouse Enterprise Zone ⚙️ ⚡️ 👤 🌐



Located near the thriving seafront towns of Fleetwood and Thornton Cleveleys, Hillhouse Enterprise Zone is located on the site of the former ICI manufacturing plant. A world-leading chemical and polymer location, the site is home to over 40 businesses.

Areas of land are now available for redevelopment with design and build opportunities offered in three envelopes of 6, 9 and 40 acres. A full design and build option is also available for sizes between 20,000 to 300,000 sq. ft, with prospective occupiers having the ability to stipulate their bespoke configuration and specification.

The site offers a multitude of opportunities for investment and relocation, with surfaced land also available in 3-40 acre plots. Enhanced power supply up to 120 MVA, and high-capacity water supplies, are available.

Size of site: 340 acres

Location: Bourne Road, Thornton Cleveleys, FY5 4QD

Connectivity: Via the A585, 25 minutes/ 9 miles from Junction 3 of the M55. Nearby access to Poulton-le-Fylde train station offers direct trains to Preston, Manchester, London, and all major northern cities. Blackpool's seafront is a 15-minute drive, and also accessible by tram.

Scheme value: TBC

Planning status: TBC

Promoter: Wyre Borough Council + Private Sector

Springfields ⚡️ 🌐 ⚙️

Powering Lancashire's energy offer, Westinghouse's Springfields site has been manufacturing world-class nuclear fuel, and related products, for almost 75 years.

The 80-hectare site is today one of the most advanced nuclear fuel generating facilities in the world, with its Oxide Fuels Complex being the UK's only commercial fuel fabrication facility. Utilising advanced manufacturing processes, the Springfields site produces around 32% of all the low-carbon electricity generated in the UK.

Springfields, which is recognised as a world leader in safety, quality, environmental, and technological standards, also hosts the Clean Energy Technology Park (CETP). This facility is open to technology developers, supply chain partners, and academia; enabling collaboration on advanced and innovative nuclear technologies. It further acts as a centre of excellence for nuclear materials management.

Springfields and the CETP both have excellent infrastructure and connectivity. Land is available for development, while established links with universities and training providers enables the acceleration of R&D.

Blackpool Central 🛍️ 🛒 🍴

Sitting at the heart of Blackpool's tourist centre, Blackpool Central will be a new year-round, world-class leisure destination. One of the UK's most significant regeneration projects, it will be the largest single investment in Blackpool for over a century.

Building on the 18 million tourists who already visit the UK's favourite seaside destination every year, Blackpool Central is projected to attract 600,000 new visitors to the resort, creating 1,000 new jobs, and boosting annual spend in the town by £75m.

With a focus on families, the scheme will feature three indoor entertainment centres. Highlights will include a 'flying theatre', the latest immersive VR technology, and a wide variety of food and beverage outlets.

Footfall will be guaranteed by its proximity to many of Blackpool's most popular attractions. Immediately to the north is Blackpool Tower and the Comedy Carpet, to the west, Blackpool Central Pier and main Promenade. Other major leisure attractions such as Sea Life Centre, Madame Tussauds are within walking distance. Sandcastle Waterpark and Pleasure Beach Blackpool can be reached by tram in five minutes, while Blackpool town centre is just a ten-minute walk away.

Construction of the enabling phase is expected to complete at the end of 2023 with a new 1,300 space multi-storey car park.

Phase One (anticipated start 2024) will deliver the majority of the new leisure attraction components. A second phase will involve the development and refurbishment of the Heritage Quarter, including a new artisan food hall, new hotel, and new apartments. The indoor entertainment venue, and a new public events square, will follow in Phase Two.



Investment opportunities for investors will revolve around the surrounding areas of the site, which is in private ownership, but will benefit hugely from the increase in footfall and regeneration of the Blackpool Central district.

Size of site: 12.3 acres

Location: Seaside Way, Blackpool, FY1 5QE

Connectivity: 5 minutes drive from the end of the M55. 10 minutes walk to Blackpool town centre. Also accessible via Blackpool's tramway, which runs along the Promenade direct from Blackpool North train station.

Scheme value: £300m

Planning status: Outline granted

Promoter: Blackpool Council + Nikal

Lancashire's Project Pipeline

Industrial, Commercial and Employment Sites

Lomeshaye Industrial Park - Pendle, East Lancashire

Lomeshaye Industrial Park in Pendle is a major 40-hectares industrial estate which is home to more than 80 companies. Plans to extend the site, and increase Class E, B2 and B8 commercial floorspace by nearly 36,000 sqm, are in progress, and represent a unique opportunity to maximise the significant employment potential identified at the site. The site benefits from motorway access within a two minute drivetime. Over £25m of investment is being made in Pendle through government Town Deal and Levelling Up Funding, benefitting business and communities. **More information:** pendle.gov.uk

Altham Park South - Accrington, East Lancashire

Altham Park South is a proposed 31-hectares business park which will form an extension to the existing Altham Business Park (a former fully occupied Enterprise Zone). The Altham Park South site, which is set to deliver 115,00 sqm of new B2 and B8 commercial space, is also adjacent to the proposed Huncoat Garden Village development which could provide around 1,800 new homes. **More information:** caddickdevelopments.co.uk

Whitebirk 2 - nr Blackburn, East Lancashire

Whitebirk 2 is a proposed 30.5-hectares business park which will create 113,000 sqm of new B2 and B8 commercial floorspace adjacent to the over 90,000 sq m Frontier Park employment zone. Frontier Park, which is already fully occupied, also features a £25m/150-bedroom Hampton by Hilton Hotel. **More information:** hyndburnbc.gov.uk

Botany Bay - Chorley, South Lancashire

With planning consent in place, the development of the iconic Botany Bay site will create a modern, mixed-use business park featuring 37,500 sqm of new commercial floorspace. Sitting adjacent to the M61, the site's strategic location - with ready access to whole of the North West - creates opportunities for storage, logistics, general industrial and light industrial activities. **More information:** fi-rem.com

Burnley Bridge North & South - East Lancashire

A strategic site on the M65 Corridor with planning permission for over 1m sq ft of industrial and warehousing space. The first phase, Burnley Bridge, is now completed and occupied. The Burnley Bridge South site - which has planning permission in place - is being promoted by Monte Blackburn Ltd and offers a wide range of different design and build options. **More information:** burnley.gov.uk

Burnley Vision Park - East Lancashire

A 5-hectare fully serviced site, adjacent to Burnley Town Centre and M65, is owned by Burnley Borough Council. The first phase, aimed at advanced manufacturing and digital growth companies is completed and fully occupied. As part of the Lancashire Institute of Technology, Burnley College are taking a section of the site to accommodate an Advanced Manufacturing Industry Hub. There is also scope for future office and/or hybrid space across a range of sectors. **More information:** visionparkburnley.co.uk

Town Centre and Residential Sites

Leyland - Central Lancashire

£25m of Town Deal funding is in place to support key projects and boost businesses, regenerate Leyland town centre, and improve infrastructure. This includes a new public square, commercial units, and residential developments. Leyland's popular market will be refurbished, and a new business hub/shared workspace will be developed. **More information:** leylandtowndeal.com

Accrington - East Lancashire

£20m of Levelling Up funding will be used to upgrade several key retail and commercial sites. The Grade II listed Accrington Market Hall will be transformed into a shopping, dining and drinking destination; the art deco Burtons Chambers will be reimagined as contemporary co-working space; and the Market Chambers building will become a performance venue/cultural hub (with additional premium commercial space being created). **More information:** hyndburnbc.gov.uk

Nelson - East Lancashire

A £25m Town Deal funding package will support improvements across eight major projects. This will include retail, leisure, arts and cultural facilities, two new hubs focussed on skills provision, and employment support, and improved transport links. In addition, there will be programmes rolled-out to bring under-used buildings back into use, and significant investment to enable the upgrade of key industrial, office and employment sites. **More information:** nelsontowndeal.co.uk

Colne - East Lancashire

A £6.5m Levelling Up funding package will see Colne's Heritage Quarter reinvented as a dynamic retail, entertainment and cultural destination. Upgrading the town's three working theatres will be central to the scheme, while the historic Derby Arms pub - and other vacant buildings - will be brought back to life. Colne's popular Market Hall will also be improved. **More information:** colnelevellingup.co.uk

Rawtenstall and Bacup - East Lancashire

A £17.9m Levelling Up programme will focus on supporting economic growth through a range of improvements. Plans for Rawtenstall include reconfiguring its market, improving traffic flow through major infrastructure investment, and creating a new community learning hub (in partnership with Nelson and Colne College). In nearby Bacup, the vision is to completely redevelop the Bacup Market site, and upgrade the public realm. **More information:** rossendale.gov.uk

Kirkham - Fylde Coast

£6.3m of Future High Steet funding will drive the revitalisation of Kirkham's historic town centre. Key buildings will be restored/re-purposed, with new retail, leisure and entertainment sites being developed. Enhanced public realm will further boost footfall and increase visitor appeal. **More information:** kirkhamfutures.org

Ormskirk - West Lancashire

A partnership between Lancashire County Council, West Lancashire Borough Council, and Historic England, the £3.4m Ormskirk Eastern Gateway project will make major improvements to Ormskirk town centre. As part of the Town Centre Heritage Action Zone, a new bus station, new walking and cycling facilities, and improved public realm, will greatly enhance the town's business, retail and residential offer. It will further promote active travel and sustainable transport. **More information:** lancashire.gov.uk



Preston Railway Station

A great place to invest

Lancashire offers investors and developers a highly competitive, cost-effective and supportive place to do business.

Available and affordable sites for all scheme types

- Plentiful development land - employment, residential, industrial, commercial, mixed use – available right now
- £20bn pipeline of shovel-ready capital projects being brought forward
- Home to four government-backed Enterprise Zone sites, with significant growth plans
- Highly competitive cost-of-doing-business ratios, with excellent developer ROI potential

Transport infrastructure to enable rapid development

- Excellent connectivity North/South via M6 and M61
- Excellent connectivity West/East via M55 and M65
- Fast access from Manchester and Liverpool international airports (under an hour's drive to central Lancashire)
- Fast access from Heysham Port (40 minute drive to central Lancashire)
- Three direct trains an hour from London to Preston (2hrs 15 minutes journey time)
- Major investment sites benefitting from new access roads, bypasses, and motorway junctions

Digital connectivity to future-proof your development

- Majority of Lancashire has 80% ultrafast broadband (above UK average)
- Proximity to North Atlantic Loop; ultra-low latency internet connection offering global high-speed, high-volume data transfer
- Network of next generation, low-carbon data centres planned on Fylde Coast
- Home to the world's fastest rural broadband provider – B4RN

Access to comprehensive soft landing support

- Signposting to developer-specific finance and funding programmes
- Introductions to on-the-ground experts (e.g. planning officers, specialist consultants, project account managers)
- Introductions to local business networks (B2B and sector groups, industry supply chains, skills and employment advisors etc.)

Further, the county's Lancashire 2050 vision - shared by all 15 Lancashire local authorities - is focused on high-value job creation, sustained economic growth, and business-focused strategic priorities. This ensures a joined up approach to project support across local boundaries.

A great place for business growth

Lancashire offers businesses a wide range of resources, programmes and networks to help kick-start new ventures, boost business performance, and drive growth.

Funding

- Lancashire Growing Places Fund - £19m evergreen development loan fund to support infrastructure, land remediation, housing, commercial, industrial and leisure development. See lancashirelep.co.uk/key-initiatives/growing-places
- The Lancashire Rosebud Fund - offers loans from £10,000 - £330,000 to Lancashire businesses with complimentary support. See rosebudfinance.co.uk
- The Northern Powerhouse Investment Fund - loans from £100,000 to £750,000 and equity up to £2m to help finance a variety of business needs e.g. growth capital, recruitment, product development, equipment, property. See npif.co.uk

World Class R&D Assets

- Advanced Manufacturing Research Centre North West - Industry 4.0, low carbon manufacturing, digitalisation, 5G manufacturing test-bed

- UCLan Engineering Innovation Centre - advanced manufacturing, future transport, robotics, digitalisation
- Lancaster Health Innovation Campus - public health innovation, medtech, digital health
- Springfields Clean Energy Technology Park - cleantech, nuclear, decarbonised energy
- RedCAT Alternative Technology Centre - low carbon solutions, net zero innovation
- Lancashire Innovation Drone Zone (LIDZ) at UCLan - future flight, UAVs and space
- Myerscough Food + Farming Innovation Centre - agritech, advanced farming/food production, sustainable land management

Hi-Tech Co-working and collaboration spaces

- Fraser House (Lancaster)
- Strawberry Fields (Chorley)
- The Landmark (Burnley)
- InfoLab21 (Lancaster)
- Society 1 (Preston)
- The Town Hall (Padiham)
- The Cathedral Quarter (Blackburn)
- Old Docks House (Preston)
- Digital Technology Centre (Burnley)



Advanced Manufacturing Research Centre (AMRC) North West

Lancashire

An accessible, affordable and attractive place for everyone.

Lancashire is regularly ranked as being home to some of the country's happiest and highest quality places to live, and yet remains one of best value regions in the UK.

Its immense diversity - geographically, culturally and socially - also means there's something for everyone in terms of location choice and lifestyle options.

Here's just some of the reasons why Lancashire is consistently rated as being so liveable - while still remaining very affordable.

A great place to call home

- A diverse range of rural, coastal and urban settings to choose from
- Bustling towns and cities, with great retail, leisure and activity options
- Sleepy and secluded villages, surrounded by historic monuments and heritage sites
- Thriving seaside resorts – such as Blackpool, Morecambe and Lytham – which continue to delight millions of visitors every year
- Over 100 museums and art galleries, plus regular festivals and vibrant cultural celebrations
- Ten restaurants featured in the latest Michelin Guide, plus gastropubs, street food, and world cuisine options
- An array of boutique hotels, award-winning event venues, and high-quality accommodation across the county



A great landscape to explore

- Lancashire is 80% rural, and is home to one of the greenest and most beautiful natural environments in the country
- This includes the 300 square mile Forest of Bowland, an unspoilt Area of Outstanding Natural Beauty, and the stunning Arnsdale and Silverdale AONB at Morecambe Bay
- We have 4,500 parks, 80 major walking trails, 340km of traffic-free cycling, 99 designated climbing routes, and a wealth of outdoor activity centres on the doorstep
- Our 137-mile coastline of rugged cliffs and secluded beaches stretch between Cumbria and Merseyside
- We are the perfect gateway to the Lake District, the Yorkshire Dales, and beyond

A great place to study

- We have some of the best schools, colleges and universities in the UK
- Our A-Level performance in further maths and computing is above the UK average
- We have a higher ratio of Outstanding and Good schools than Manchester or Liverpool
- We're home to some of the world's highest ranked universities (with Lancaster in top 1% globally)
- A majority of Lancashire's Further Education colleges are ranked in the UK's top 20%

Lancashire - Where your money goes further

- We're ranked as one of the best value places to live anywhere in the UK
- Lancashire house prices are on average £100,000 lower than the UK as a whole
- We have a vast variety of housing stock – country cottages, Victorian terraces, city centre apartments, executive homes, and more
- Lancashire residents are typically 30% better off than the average UK citizen

This prospectus is just a snapshot of what Lancashire has to offer for developers and investors. Our county works closely with private and public sector partners to make things happen.

Find out more visit:
investinlancashire.com



Sources of Information

Information cited in this prospectus has been sourced from local authorities across Lancashire. In addition, it has drawn upon data previously published in several Lancashire County Council and Lancashire Enterprise Partnership documents. They include:

- The Lancashire County Council Economic Strategy 2023-25
- The Lancashire Innovation Plan 2023-2028
- The Lancashire Internationalisation Strategy 2022-2032
- The Lancashire Enterprise Partnership Annual Report 2021-22
- The Lancashire Digital Economy Report 2021

