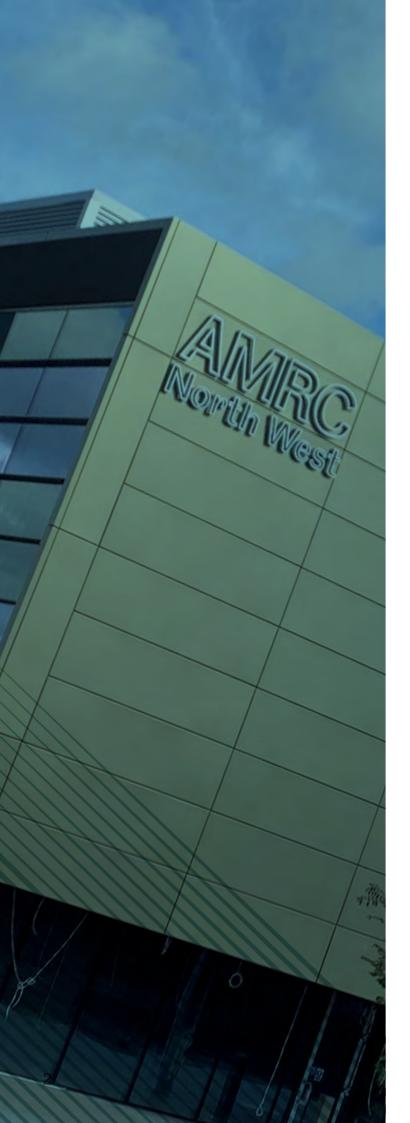
# Invest in Lancashire

The time is now



#### Key



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## An unrivalled investment opportunity in the heart of the North

Welcome to Lancashire, a county that not only boasts breath-taking landscapes but also serves as a dynamic hub for forward-thinking investors seeking lucrative opportunities in technology, manufacturing, and sustainable industries. I am delighted to share with you the unique blend of tradition and innovation that defines Lancashire, making it a prime destination for those ready to capitalise on its economic strength and strategic location.

Lancashire's journey unfolds against the backdrop of a dynamic £39 billion regional economy, ranking among the largest in the UK, supporting over 55,000 businesses and over 728,000 jobs.

As you explore this Lancashire Investment Prospectus, you'll uncover shovel-ready schemes that are not only connected but also equipped with amenities, facilitating rapid and scalable development. This prospectus

is an invitation for forward-thinking investors, developers, and employers to join us in Lancashire.

Home to renowned companies such as BAE Systems, Leyland Trucks, Springfields Nuclear Fuels, Victrex, and Daisy, Lancashire has industries. Our diverse business landscape spans advanced manufacturing, critical infrastructure, energy, chemicals, textiles, telecoms, IT, and food production. Lancashire is a powerhouse, recognised for our strengths in these sectors, setting the stage for your ventures to thrive.

established itself as a world leader in various

The county's commitment to innovation is exemplified by its involvement in Industry 4.0, 5G, and other cutting-edge technologies. In addition to our thriving traditional sectors, Lancashire is a hotbed for digital innovation, software development, and medical technology. Our skilled workforce and the presence of some of England's best universities create an ideal environment for future development and innovation.

Our commitment to growth is not just talk – it's backed by collaboration, with public and private sectors working more closely than ever before. Our Lancashire 2050 Framework unites all 15 local authorities, aligning on key issues such as economic prosperity, skills, employment, transport, environment, and housing. This collaborative

regional economy, ranking among the largest in the UK, supporting over 55,000 businesses"

"£39 billion

"The National Cyber Force, choosing Lancashire as its home in 2025, further solidifies our commitment to cutting-edge technologies and reinforces the region's position as a leader in cybersecurity."

spirit has garnered over £1.5 billion of central government funding in the last decade, reinforcing investor confidence.

The National Cyber Force, choosing Lancashire as its home in 2025, further solidifies our commitment to cutting-edge technologies and reinforces the region's position as a leader in cybersecurity.

The proposed Lancashire Combined County Authority signifies our commitment to innovation, trade, and investment. Our vision is to become a globally recognised and sustainable economy, distinguished by quality of life, connectivity, and access to opportunities. Priorities include skills development, sustainable transport, netzero initiatives, digital transformation, and strengthening our cultural and tourism assets.

Lancashire's strategic location is another key asset, offering seamless connectivity to the rest of the UK and the world. Linked by six major motorways, with Manchester and Liverpool international airports less than an hour's drive away, and direct train access to London in just two hours from Preston,



Lancashire provides unparalleled accessibility. World-class port logistics further enhance the region's global connectivity.

Beyond its thriving business environment, Lancashire offers an exceptional quality of life. Nestled amid picturesque villages, enchanting towns, and vibrant cities, Lancashire beckons with a 137-mile coastline and sprawling countryside, embracing a rich and diverse culture. Annually welcoming over 64 million visitors, the county boasts award-winning hospitality that leaves a lasting impression.

Now, more than ever, the opportunity to live where you love and love where you live is paramount. Lancashire offers exceptional value for your investment, coupled with an unrivalled quality of life. Why settle for anything less?

Phillippa Williamon

CC Phillippa Williamson Leader, Lancashire County Council

# Why Lancashire

### An Economic Powerhouse



**£39bn** regional economy – one of the UK's largest and 2nd in the North West



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

**55,000** businesses supporting 700,000+ jobs



£22bn Investment Pipeline

### Global Trade Expertise



£8bn of exports every year



**52%** of goods exported outside of EU



**14%** of exports within service sector



A **£9bn** Foreign direct investment (FDI) economy



Highest number of FDI jobs per project in the North

### High Value Industries



**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

#### Thriving Sectors



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

- **£4.8bn** of tourism impact per year
- £1bn telecoms market

£735m food + beverage sector

### 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

### 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

### Future Ready



60,000 new low carbon jobs by 2050



National Cyber Force HQ



Lancashire Combined County Authority



**£265m** 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.

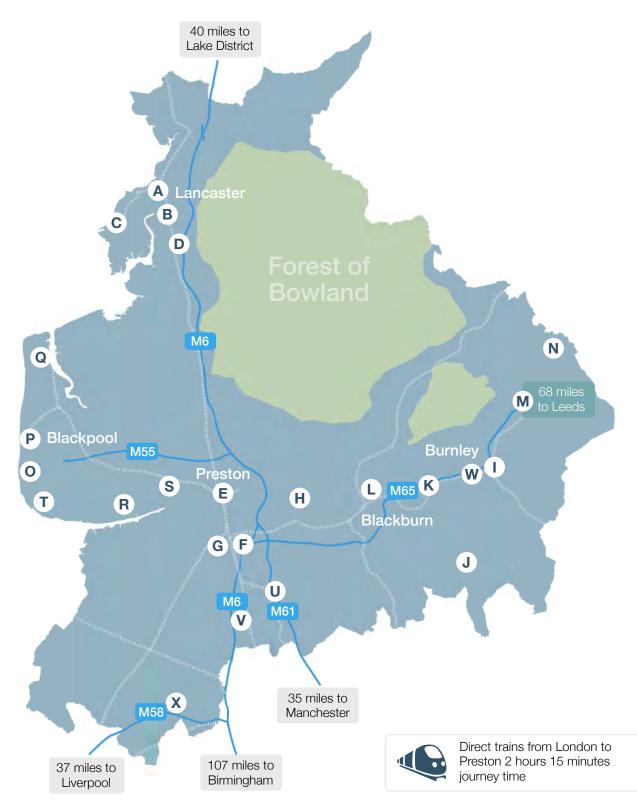
Located in the heart of England's North West, Lancashire is home to 1.53 million people and 55,000 businesses.

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





- A Eden Project Morecambe/Frontierland
- B Lancaster Canal Quarter
- C Heysham Gateway
- D Lancaster University Health Innovation Campus
- E Preston City Centre/Stoneygate/The Harris Quarter/ Preston Station Quarter
- F Lancashire Central
- G Farington Cricket Campus
- H Samlesbury Enterprise Zone
- I Burnley Town Centre and Canalside Masterplan
- J Rossendale A56 Growth Corridor
- K Altham South/Huncoat Garden Village
- L Whitebirk 2

- M Lomeshaye Industrial Park
- N West Craven Business Park
- O Blackpool Airport Enterprise Zone
- P Talbot Gateway
- Q Hillhouse Enterprise Zone
- **R** Warton Enterprise Zone
- S Westinghouse Springfields
- T The Island, St Annes
- U Botany Bay
- V Former Camelot Theme Park
- W Burnley Bridge
- X Junction 4 Business Park/Solar Farm

# Morecambe Seafront

### Central Morecambe

Local strategic stakeholders are uniting to shape a sustainable future for the area. Anchored by the upcoming Eden Project Morecambe, this collaborative effort aligns public, commercial, and community stakeholder interests. Currently in the initial scoping phase, the focus is on crafting a clear vision and masterplan. This comprehensive strategy aims to enhance Morecambe's appeal to private-sector investors, delivering against community aspirations, and positioning the area for significant sustainable growth and development.

### The Eden Effect

Experience the transformational power of Eden Project Morecambe, a £100m landmark project set to redefine Morecambe, Lancashire, and the North West. Positioned strategically alongside key Morecambe sites, Eden is poised to ignite the town's revitalisation, unlocking lucrative property opportunities, and catalysing economic growth. With £50m secured from UK Government Levelling Up funding in March 2023, construction is slated to commence by late 2024, culminating in a grand opening in Spring 2027.

This visionary project envisages Morecambe as a modern 21st-century seaside resort, blending education, ecology, wellbeing, and community engagement. Seamlessly



integrating indoor and outdoor experiences, it celebrates the natural splendour of Morecambe Bay on an international scale.

Conveniently located within a two-hour travel radius of major cities and boasting a catchment area of 10 million residents, Eden Project Morecambe is primed to draw 750,000 visitors annually. Beyond tourism, it will directly employ 270+ individuals and support over 1,000 jobs, injecting a staggering £180m annually into the North West economy.

### Frontierland 🗑 📾 🗐

Located in one of the most prominent and prime seafront locations in the resort, and almost adjacent to the Eden Project Morecambe site. The former Frontierland Amusement Park site offers an unrivalled opportunity to enhance Morecambe as it continues to grow, by providing a leisure-led mixed use development that will capitalise on the 4,000 additional daily visitors expected to be brought to Morecambe by the Eden scheme.

#### 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/5 min walk from the site.

Early engagement with the market and community and stakeholder consultation have shaped the requirements for a developer's brief that will be openly marketed in Summer 2024. The aim is for development to complete in line with the opening of Eden Project Morecambe.

### 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 acceptable 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

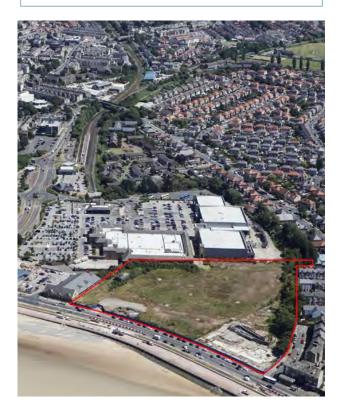
Location: Marine Road West, Morecambe, LA4 4DG

#### Connectivity:

15 mins drive to J34, M6, and 20 mins drive to Lancaster Frequent rail services to Lancaster on the West Coast Main Line 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)

**Planning status:** Recognised in the Morecambe Area Action Plan

Promoter: Lancaster City Council



### NORTH



### Lancaster Canal Quarter 🐚 🕅 🛱 🕼 🖆

Lancaster's Canal Quarter, just east of the city centre, spans 6.5 hectares of potential, featuring surface car parks, unused industrial spaces, the city's theatres, and unique retail offer. The city council envisions a vibrant transformation for the district, integrating it seamlessly with the city centre and canal waterside.

Revitalising the Canal Quarter is crucial for Lancaster's regional prominence, focusing on residential, commercial, and cultural development to enrich the city's appeal. Over the next decade, efforts will target key vacant and derelict areas within the district.

Conveniently located opposite the bus station and within a 10-minute walk from the rail station, the area offers excellent accessibility. Close proximity to the Marketgate and St. Nicholas Arcades shopping centres, as well as cycling routes to Lancaster University and the University of Cumbria, enhances its appeal.

Additionally, the area stands to benefit from Lancaster's burgeoning tech and digital sector. With Fraser House nearby, a co-working hub for tech SMEs, and Lancaster University's cutting-edge cyber R&D, opportunities for growth are amplified, especially with the emergence of the North West Cyber Corridor.

#### 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). Located on the West Coast Main Line with regular rail services to London Euston (2hrs 30 m), and Manchester Airport (1hr 20m)

Scheme value: Circa £90m

**Planning status:** A Canal Quarter Supplementary Planning Document forms part of Lancaster's Local Plan.

**Promoter:** Lancaster City Council/ Maple Grove/Riverstone Developments

More information at: lancaster.gov.uk/ sites/canal-quarter



### NORTH



### Lancaster University ☞ ֎ ☺ ♡ Health Innovation Campus

Introducing Lancaster University Health Innovation Campus: A catalyst for progress, poised for transformation with 25,000 sq m of cutting-edge infrastructure.

Masterplanning is underway for a revised outline planning application, to be submitted in Q3 2024. The permission is looking to be made flexible to suit occupier demand, with a commitment to net-zero carbon underpinning its ethos of collaboration and innovation. Following the success of Health Innovation One, the campus is ready to redefine healthcare's landscape.

Spanning 25,000 sq m of adaptable Class E space, it fosters diverse partnerships among innovators, academics, businesses, and healthcare providers. The campus drives advancements in health technology and practices while championing sustainability and biodiversity, aligning with the University's Green Campus initiatives. Adjacent to Lancaster University Bailrigg campus and just 15 minutes from Lancaster's commercial centre, the location offers seamless connectivity.

#### Size of site: 20 acres

Location: Lancaster University, LA1 4YW

**Connectivity:** 5-minute drive to Junction 33 of the M6.

Strong connections to Lancaster City Centre by bus.

4km from Lancaster Train Station, which sits on the West Coast Main Line – Direct Routes to London, Manchester, Glasgow.

**Planning status:** Previous outline approval for circa 25,000 sq m of B1 development

Promoter: Lancaster University

### Heysham Gateway 4 @ #

A collaboration between Lancashire County Council and Lancaster City Council is poised to revolutionise a once-neglected industrial landscape, transforming it into a premier business hub.

The ambitious vision for this expansive 62acre expanse to site centres on the creation of cutting-edge industrial facilities tailored to meet the evolving demands of businesses both now and in the future. Emphasising both inward investment and the expansion needs of local enterprises, the project aims to catalyse job growth and foster sustainable business development.

Strategically positioned near Heysham's twin nuclear power stations, the site is primed to attract energy generation, resource management, and environmental firms, forming a dynamic cluster of innovation and expertise.

To help unlock the area's investment potential, a masterplan underpinned by detailed viability and feasibility work, is in progress, with an initial focus on the city and county councils' available landholdings.

Furthermore, this initiative aligns seamlessly with the strategic Lancashire West Business Park employment land allocation outlined in Lancaster's Local Plan, solidifying its integral role in the region's economic landscape.

**Size of site:** Main area of land to be investigated is circa 50 acres

Location: Imperial Road, Heysham, LA3 3PW

**Connectivity:** Approx 20 minutes drive to Junction 34 of the M6 (6.6 miles). Ten minutes drive to Heysham Port (1.9 miles). Less than 20 minutes drive to Lancaster City Centre.

**Planning status:** Identified as employment land in adopted Local Plan

**Promoter:** Lancaster City Council/ Lancashire County Council





### 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.

With £1bn already invested or committed over this decade, investment in the Preston city region is being driven by **Preston 35**, a regeneration plan up to 2035. It sets out the vision and key priorities for future regeneration in the city.

A new Preston Regeneration Board built on innovative, strategic collaboration between public and private anchor partners has led on **Preston 35**. The Board is building on recent successes to focus on development opportunities for investment and growth. Central Government funding via £24m Levelling Up, £20.9m Towns Fund and £40m Transforming Cities programme, is helping to drive a range of transformational projects in the city.

Preston is at the forefront of the region's growth, capitalising on the relocation of the National Cyber Force (NCF) headquarters on Preston's doorstep, to create huge opportunities for commercial development and city living.

New regeneration propositions identified within Preston 35 will reinforce the city's role as a major commercial, educational, and cultural centre in Lancashire and provide a sound footing to develop further transformational change. Preston - A UK development hotspot with a wealth of emerging investment opportunities:

### Stoneygate Masterplan/ City Living



An urban village vision and one of the largest regeneration opportunities in Preston with potential for 1,600 new and affordable homes, commercial space and mixed-use development. Bringing back into use a number of empty and derelict buildings in an under-used part of the city, the Masterplan encourages public and private sector collaboration to drive future development. Major Phase 1 opportunities are underway. Phase 2 opportunities will focus on sites where deliverability and scale can be achieved in the next few years.

It's supported by an award-winning City Living Strategy with seven sites already complete. A total of 1,645 units as part of Preston's city living vision have been agreed on 30 sites and 335 are under construction. A total of 1,265 housing units have been completed in the city centre and inner Preston since 2017.

Size of site: 25 hectares Location: Preston PR1, east of the city and extending south Connectivity: Excellent connectivity to motorway network, public transport, cycling and walking Scheme value: Major regeneration opportunities Planning status: Masterplan and Supplementary Planning Document Adopted and Preston 35 – A Regeneration Plan for Preston Promoter: Preston City Council

Promoter: Preston City Council Private Sector + Homes England

### 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 and leisure opportunities, rejuvenating key heritage buildings and bringing disused properties/ sites back to life. Phase 2 is anchored by the re-purposing of The Guild Hall.

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 35 – A Regeneration Plan for Preston Promoter: Preston City Council + Private Sector



### CENTRAL

### Preston Station Quarter 📾 🕼 🕅 🖗 🗑



The Station Quarter 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.

Preston Station East, Phase 1, is an early delivery priority of the Station Gateway Commercial Quarter, providing an opportunity to deliver a landmark commercial-led, mixeduse development scheme. This scheme aims to unlock the economic growth potential of Preston; deliver placemaking benefits, retail land, boosting the economy and creating jobs. Phase 1 would provide up to 200,000 sq ft (18,580 sq m) of new office space.

Size of site: 43 hectares Location: Preston, PR1 8AP Planning status: Station Quarter Regeneration Framework approved by Preston City Council and in Preston 35 – A Regeneration Plan for Preston Promoter: Lancashire County Council, Preston City Council + Private Sector

# Preston Partnership raising city ambition

Over 200 business leaders from the private and public sector have backed a growing membership organisation which is helping to shape the future of Preston.

Preston Partnership relaunched in late 2023 after working with Preston City Council to secure £80,000 of funding through the UK Shared Prosperity Fund (UKSPF). It has since recruited an ambitious board, welcomed over 200 members and 14 strategic partners.

The aim of the partnership is to bring together businesses and the public sector to help

make Preston a prosperous city to live, work, visit and invest in.

The body will run an annual events programme, represent the private sector and work together with Preston's anchor institutions and other partners to shape regeneration plans and promote the city. In early 2024, Preston Partnership launched its In The City events programme. It has already run two sold out events on Preston's role in devolution, and an Innovation event, centred on the opportunity for Preston arising from the UK government's new National Cyber Force (NCF) centre, which will be located in Samlesbury from 2025.



The partnership will play an active role in the new Preston Regeneration Board alongside key figures such as the Leader of Lancashire County Council, Leader of Preston City Council and the Vice-Chancellor of the University of Central Lancashire.

Speaking on the relaunch, John Chesworth, chair of Preston Partnership, said: "We knew there was demand from the private sector to help shape the future of the city but we have been blown away by the interest in the partnership."

John Chesworth said: "Some private businesses don't feel they have always had a voice when it comes to Preston or feel informed. Preston Partnership is an opportunity for us to listen to businesses and share expertise in areas such as culture, innovation, connectivity, sustainability, city centre living, retail and offices." "It confirms that we have a passionate private sector keen to get involved in Preston and make progress."

Preston Partnership originally formed in 2018 with Preston City Council and University of Central Lancashire (UCLan).

It led the creation of Preston's Towns Fund board which secured £20.9million in 2021 to kick-start a £200m regeneration of the city's cultural Harris Quarter.

John added: "Preston's Towns Fund success is a perfect example of how partnership can impact places and lives. We believe that by working together we can grow Preston, positively impacting its people, communities and businesses."

### CENTRAL

CGI aerial based on planning application

M6

M6

a state of

M65

### Lancashire Central 🛱 😳 🔄 🕅 🃾

Lancashire Central is a multi-million pound mixed use employment site, which sits at the heart of the County's long-term economic strategy and is one of the biggest development opportunities in the North West. The development will provide best in class specification buildings within easy reach of the national motorway network.

Located immediately adjacent to the M65 and M6, and a short distance from the M61, the 140-acre site is one of the most strategically located commercial sites in the North West. It has the potential to generate up to 5,600 full time jobs and create significant opportunities for both existing and new businesses.

Lancashire Central is also within easy reach of a large local labour pool; a workforce that has a long and involved history in manufacturing.

The scheme is set to feature:

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

The site is well served by public transport, will have outstanding amenities for occupiers. It will also have the environmental infrastructure, supporting the health, wellbeing, and sustainability agendas, which will include tree and shrub planting, improved green space, ponds and other water features.

#### Key Opportunities:

- Industrial, Manufacturing and Logistics opportunities from 17,500 sq. ft to 670,000 sq, ft. Services provision to plot edge.
- Retail, Leisure and Roadside opportunities from 1,800 sq. ft. to 25,000 sq. ft.
- Residential opportunities Up to 116 homes on approximately 7 acres.

#### Size of site: 110 acres

**Location:** Land south west of Farington, PR5 6EG. What3Words - ///ripe.ample.range

**Connectivity:** Immediately adjacent to M65 and M6, 5 minutes drive to 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 permission in place with detailed consent for road access into the site and key environmental measures

**Promoter:** Lancashire County Council/ Maple Grove Developments (part of the Eric Wright Group)





### Farington Cricket Campus

Lancashire's newest cricket destination is more than just a construction project; it is a testament to collaboration and vision. Spearheaded by Lancashire County Council and Lancashire Cricket Club, and backed by the ECB, this initiative promises to redefine what it means to be a cricket fan in our county.

The site has been designed sensitively to maximise the open, green, and natural aspects, spread across 26 acres of pristine landscape. With two cricket pitches nestled in natural amphitheatres, complemented by year-round practice nets and a striking twostorey pavilion, every aspect has been created to elevate the game and the surroundings. Capable of hosting first-team matches with a crowd of up to 5,000 spectators, Farington will become a dedicated second ground and training facility for Lancashire Cricket's men's and women's teams, both elite and age-group.

But this isn't just for the pros and Farington isn't just a ground; it's a community asset. Young talents will be nurtured here, families will gather, and memories will be made. As a North West Centre of Excellence for women's cricket, it symbolises a commitment to inclusivity and empowerment, paving the way for the next generation of female cricket stars.

This collaboration highlights Lancashire's prowess in fostering game-changing developments through public-private partnerships. The county council and Lancashire Cricket have seamlessly blended their expertise to create something truly remarkable. From elite matches to grassroots initiatives, this facility will be a catalyst for growth, uniting schools, clubs, and communities under the banner of cricket. With construction already underway by Lancashire-based Eric Wright Construction, excitement is building for an anticipated completion in Summer 2025. Drawing visitors from far and wide to Lancashire.

And in doing so, it will invigorate surrounding areas, boosting the footfall of the nearby Lancashire Central development (see opposite page) and help create commercial opportunities and growth in other adjacent locations.

Aidy Riggott, Cabinet Member for Economic Development and Growth, Lancashire County Council

"This pioneering development embodies our commitment to working with partners to bring forward game-changing projects in Lancashire. This is a unique opportunity to bring Lancashire Cricket back into the heart of our County, providing firstclass facilities for both the Club and the community. Together with Lancashire Cricket and Lancashire-based Eric Wright Construction, we're creating more than a sports venue; it's a symbol of our shared dedication to transforming Lancashire's landscape."

Mark Chilton, Director of Cricket Performance, Lancashire Cricket

"Partnering with Lancashire County Council and Eric Wright Construction on this project is a game-changer for cricket in our region. This facility will not only provide Lancashire Cricket with much-needed cricket capacity to play, train and nurture talent but also provide a vibrant hub for fans and the wider community to enjoy the sport."

Jeremy Hartley, Managing Director Eric Wright Group

"We are proud to be part of this innovative collaboration. Working alongside Lancashire County Council and Lancashire Cricket, we are bringing to life a state-of-the-art cricket facility that will set new standards for sports infrastructure and community engagement in Lancashire."

Clare Connor, Deputy Chief Executive, ECB "It represents one of the ECB's largest ever investments because of its scope; it will become a professional standard hub for women's and girls' cricket, a regional development centre for disability cricket, and a place which will be used by state schools, local clubs and community groups."

Lancashire Cricket ERIC WRIGHT GROUP

County

Council

### CENTRAL

# Samlesbury Enterprise Zone

#### Samlesbury Enterprise Zone: A Catalyst for Lancashire's Economic Transformation

Sitting at the heart of Lancashire, the Samlesbury Enterprise Zone is of international significance, with development led and promoted by Lancashire County Council. Strategically located between Preston, Blackburn, and the M65 corridor, Samlesbury is poised to become a leading centre for world-class research, innovation, and technology. The site will accommodate university activities, SMEs, large industries, and manufacturers, fostering collaboration on innovative technological challenges.

#### A Global Centre for Innovation, Industry 4.0, and Research & Development

Spanning 120 acres, this site is dedicated to pioneering opportunities in advanced manufacturing, engineering, and researchdriven sectors such as cyber, robotics, and future flight, presenting opportunities for emerging markets. The site's significance lies in its potential to foster collaboration between industry and academia, where innovation, Industry 4.0 processes, and Research & Development converge to tackle cuttingedge technological challenges head-on.

#### Championing Sustainability and Environmental Responsibility

With a vision to lead in sustainability, the Enterprise Zone is committed to mitigating carbon emissions and ecological impacts. To date, over 3,000 trees have been planted to satisfy the planning conditions for ecology, and a low-carbon feasibility study has been conducted to guide future sustainable development initiatives.

#### Home to Industry Titans: BAE Systems and AMRC North West

Adjacent to BAE Systems' aviation engineering campus, the Zone presents an unparalleled opportunity for aerospace and future flight enterprises. BAE Systems' Samlesbury facility, inclusive of its Academy for Skills and Knowledge, cultivates a steady stream of talent, producing over 170 apprentices and graduates annually. Moreover, housing the £25 million Advanced Manufacturing Research Centre North West underscores the Enterprise Zone's commitment to fostering innovation within Lancashire's advanced manufacturing sector.

### Forge Connections with the North West Cyber Corridor

With the establishment of the National Cyber Force (NCF) HQ in the vicinity, Samlesbury is set to become a nucleus for cyber innovation. This strategic alignment capitalises on Manchester's GCHQ operations and Lancaster University's esteemed cyber R&D, cementing the Zone's pivotal role in the new North West Cyber Corridor.

#### A New Innovation Cluster

Lancashire's proposed Innovation Hub at Samlesbury promises to redefine the region's industrial landscape, fostering collaboration and driving innovation. Working alongside the National Cyber Force (NCF), it will harness Lancashire's expertise in cyber technology, propelling the county to global prominence.

The proposed Innovation Hub, spanning approximately 20,000 sq ft, has the potential to be the nexus of collaboration, providing versatile spaces for entrepreneurs, academics, and innovators. With private offices, flexible desks, meeting facilities, and event areas, it caters to diverse needs.

Lancashire County Council has appointed consultants to lead on stakeholder engagement to ensure the evolving requirements of Lancashire's innovation ecosystem are met.

Market and stakeholder engagement, including with world-leading digital primes, has shown demand for the Hub is high. Work continues to actively engage with potential occupiers and tenants seeking to place themselves in the heart of sector-defining space, capable of propelling the Enterprise Zone to becoming a globally recognised innovation cluster. Following further work on the above, work on the facility could commence in early 2025.

#### A Ready-Made Canvas for Development

With comprehensive infrastructure and extensive utility provision already in place, the Enterprise Zone offers prime plots for immediate development. Four properties totalling 500,000 square feet are operational, with extensive earthworks and plot preparation on the rest of the Enterprise Zone expected to complete in Summer 2024. The planned Innovation Hub will serve as a nucleus for future growth, with master planning underway to foster an environment conducive to innovation and collaboration.

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

Location: Sir Frederick Page Way, BB2 7FT

**Connectivity:** 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). The site is also accessible by bus from Preston, Blackburn, and Burnley.

Scheme value: £300m+

**Planning status:** Site-wide Local Development Order in place for the full site. Simplified 28-day planning decision process in place.

**Promoter:** Lancashire County Council. Colliers International acting as commercial property agent.



# 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 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 is a significant retail, leisure, education and business centre in East Lancashire, with an immediate population of 100,000 and a wider catchment of 270,000. 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. 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 new leisure development – Pioneer Place - in the heart of the town centre anchored by REEL Cinema, opened in Summer 2023. The canalside area offers opportunities to create contemporary residential neighbourhoods, utilising heritage buildings and cleared sites with good access to road and rail connections to the North West and Yorkshire.

Within the town centre there are occupier opportunities as well as sites suitable for a range of town centre uses. **More information at: burnley.co.uk/work-invest** 

### Rossendale A56 Growth Corridor

Nestled along the A56 corridor, these prime employment sites lie in close proximity to Manchester, Leeds, and Liverpool, seamlessly extending the sought-after industrial estates near Haslingden and Rawtenstall. They are gateways to Rossendale and their potential to act as a "bridge" to Lancashire from Greater Manchester underpins Rossendale's important role in the Northern Powerhouse.

Spanning 38 acres in total, this cluster of sites is strategically positioned, providing advantages to businesses seeking regional connectivity and growth opportunities.

Boasting seamless access to a diverse talent pool, blending country living with urban amenities, these versatile plots cater to a spectrum of businesses. The sites lend themselves to advanced manufacturing and industrial space, supporting use classes E(g), B2 and B8.

Rossendale has an ambitious and coherent economic vision for the next fifteen years, underpinned by the December 2021 Local Plan, which targets sustainable growth. Over the coming years, Rossendale will receive over £40m in external investment. The plans will unlock sustainable, economic dynamism and shared growth across Rossendale and will leverage up to £1bn of private investment into the Borough.

There are 5 sites in total, all allocated for employment land in the adopted Local Plan with each subject to their own Site Specific Policies. **More detailed information is available at: investinrossendale.com** and **rossendale.gov.uk/localplan**.

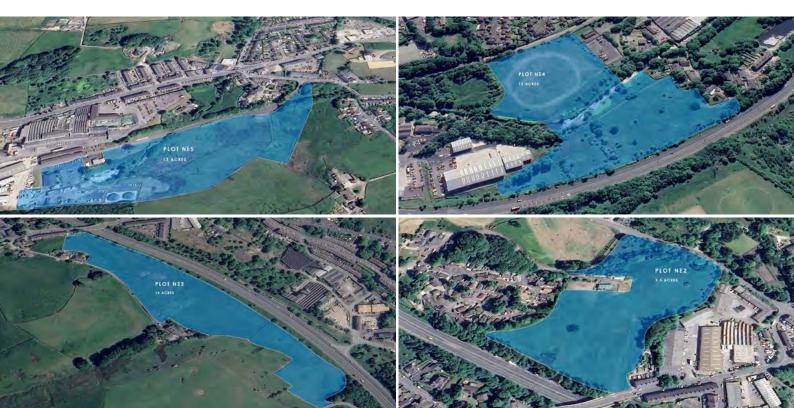
#### Size of site: 38 acres in total

**Location:** Sites adjacent to A56 near to Haslingden

**Connectivity:** A56 provides easy access to M65 and M66, connecting the sites to Central Lancashire and Greater Manchester respectively.

**Planning status:** All sites allocated as employment land in adopted Local Plan.

Promoter: Rossendale Borough Council



# Hyndburn Growth © © Development Pipeline

A cluster of three sites close the M65 growth corridor, including two employment sites of regional significance and an extensive new housing development. Together they have the potential to create transformational impact for not just Hyndburn, but the wider Lancashire region.

- Altham South (Employment)
- Whitebirk 2 (Employment)
- Huncoat Garden Village (Housing)

Both employment sites build on the success of existing sites that are now at capacity, with significant demand for expansion. Their proximity to the M65 Motorway, and other major employment sites, provide an enticing prospect for manufacturing and logistics businesses. Both sites combined span over 150 acres and have the potential to generate circa 3,500 new jobs, creating opportunities for both existing and new business.

Hyndburn Borough Council are looking to identify a developer or development finance to help bring the Whitebirk 2 site forward. Caddick Developments are the active developer for 60% of the Altham South site and further information can be found here: caddickdevelopments.co.uk

**Size of site:** Altham South – 76 acres Whitebirk 2 – 74 acres

**Location:** Altham South – Junction 8, M65 Whitebirk 2 – Junction 6, M65

**Connectivity:** Both sites are adjacent to the M65 providing easy access to the national motorway network.

Scheme value: Altham South –  $\pounds$ 120m Whitebirk 2 –  $\pounds$ 125m

**Planning status:** Both sites allocated as employment land within the emerging Local Plan (Hyndburn 2040); A site masterplans is underway and to be completed end of July 2024.

#### Promoter:

Altham South – Caddick Developments/ Hyndburn Borough Council Whitebirk 2 – Hyndburn Borough Council

### Huncoat Garden Village

Huncoat Garden Village is a residential-led brownfield development project in a fabulous landscape setting that has the potential to transform the housing market in Hyndburn and the wider M65 corridor.

The development will provide high quality, low carbon homes built for the future, and will help to deepen the labour pool, supporting the significant growth potential of Hyndburn's key strategic employment sites.

At 355 acres (138 acre net developable area), the site will accommodate circa 1,800 new

homes when fully built out. Hyndburn Borough Council are expecting to hear confirmation in May 2024 that Homes England has approved an application for £30 million infrastructure funding to unlock the development of Huncoat Garden Village.

A Masterplan Framework is in place and the site is allocated as housing land in the emerging Local Plan. Landowners are currently looking for house builders to help bring the development to fruition.

### Lomeshaye Industrial Park



Lomeshaye Industrial Park Phase 2 is a site allocated within the Pendle Local Plan, and with planning permission recently granted.

Investment opportunities are available on this site which, once developed out, will benefit from 36,000 sq m of new commercial floor space within 1 km of the M65 motorway network. **More information: pendle.gov.uk**  Size of site: 22 acres

Location: Nelson, BB9 6RT

**Connectivity:** Directly accessed from A6068 Trunk Road, J13 of M65, 1Km to the East via express road, J8 of M65 to the West via express road

Scheme value: £27m

**Planning status:** Expected to be included as employment land in the developing Local Plan.

**Promoter:** Pendle Council



### West Craven Business Park



The extension provides for a further 22 acres of growth opportunity and inward investment potential to this established and popular business park within a cluster of Aerospace and Industrial services on the Lancashire/Yorkshire border. Benefiting from beautiful scenery, excellent East/West road links and in close proximity to established clusters of enterprise within the locality of West Craven in Pendle. Size of site: 22 acres

Location: Earby, BB18 6JZ

**Connectivity:** A56 on the Lancashire/ Yorkshire border. Connectivity with the A59 into Yorkshire to the East. Close proximity to Barnoldswick.

**Scheme value:** 61,800 sq m of new employment space

**Planning status:** Expected to be included as employment land in the developing Local Plan.

Promoter: Pendle Council

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Located just off the M55 motorway to Blackpool, with the resort's major attractions (including The Blackpool Tower, Pleasure Beach Resort and Promenade) located within ten minutes drive, Blackpool Airport is one of the UK's most successful Enterprise Zones and a premier business destination in the North West.

With an estimated £300m of additional development potential, 25 acres of newly unlocked commercial land is primed for immediate development of commercial and retail units, with future plans in place for Silicon Sands to become the UK's home of ethically powered data. Plots are available from 2025 within secure, landscaped parcels of land, with power, utilities and property access in place. Expressions of interest from developers are sought.



Alongside excellent connectivity by car, train and tram, the EZ site is also connected to the Aquacomms transatlantic cable; an ultra-fast, low latency internet connection which can transfer data to New York in less than 0.064 seconds. 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, a solar farm and battery storage facility, which will open up new commercial land for Silicon Sands - a new data centre campus, powered by renewable energy and supporting a district heat network.

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.

### Talbot Gateway

Talbot Gateway is a major mixed-use 20-acre regeneration scheme, which is transforming the heart of Blackpool town centre.

It is also Blackpool's central business district. Over 1.1m sq ft of commercial space is being made available, bringing 8,000 office workers and students to the town centre. The site boasts retail units throughout, including gym and hotel facilities. Adjacent to Blackpool North station, which handles over two million rail journeys each year, and with a new tram terminal to interface with the station now completed, the scheme will significantly enhance the resort's leisure, tourism, retail and business offer.

In addition, a new Civil Service hub for the Government is nearing completion, and a new £65m Multiversity campus received full planning approval in April 2024. A leading-edge, carbonneutral education campus being delivered in partnership with Blackpool & and the Fylde College and Lancaster University for up to 3,000 students and staff. Future developments including a new office building and additional parking.

Land to the immediate north of the train station and around Multiversity campus is currently available for development.

#### 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 started in 2024.

Scheme value: £300m

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

Promoter: Blackpool Council + Private Sector





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 also connects 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: £350m

**Planning status:** Outline granted, detailed planning approval in place depending on site.

Promoter: Blackpool Council + Private Sector

### FYLDE COAST

### 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 worldleading chemical and polymer location, the site is home to over 40 businesses.

The site is able to offer 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.

The wider Hillhouse area is also subject to significant private investment from occupiers. This includes new production and R&D facilities, and the exploration of green energy opportunities on the site. 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.

#### 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 Blackpool town centre is 6 minutes by train.

**Scheme value:** Potential £100m GVA per annum

**Planning status:** Detailed planning needed for development sites.

**Promoter:** Wyre Council, Lancashire County Council, NPL Estates.



### Warton Enterprise Zone 🐵 🐵 🎓

The Warton Enterprise Zone located adjacent to BAE Systems' Air Sector that has developed some of the most advanced aerospace engineering, manufacturing and test capability anywhere in the world, making the EZ a natural hub for advanced engineering and manufacturing ventures, and for those developing future aviation and space related technologies.

BAE Systems' presence and continued investment in Warton has fostered a robust and thriving regional supply chain.

Furthermore, with the site's central role in the Tempest programme, as well as it being home to FalconWorks®, the Air Sector's centre for advanced and agile research and technology development, opportunity is abound at Warton.

Divided into three zones, Warton offers tailored opportunities for varied ventures, each offering distinct opportunities for growth. Phase 1, within the North Enterprise Zone, presents flexible unit sizes catering to various needs, ensuring adaptability to evolving demands. Moreover, with a strategic focus on refurbishment and redevelopment, the Zone aims to accommodate diverse sectors, fostering a dynamic ecosystem. Only 8 miles to the west of Preston, Warton Enterprise Zone benefits from robust infrastructure, including rail connectivity and proximity to Blackpool International Airport. The Zone's strategic location, coupled with its access to a skilled workforce and academia, makes it an attractive investment destination.

Situated in the vibrant Fylde district, Warton enjoys a coastal backdrop and strong economic indicators, with connectivity to key hubs like Manchester Airport and Liverpool Superport. Connectivity has been significantly enhanced through the new £200m+ Preston Western Distributor, which provides Warton with a more direct link to the M55 and M6 Motorways.

With the UK's second-longest runway and top-tier security facilities, Warton Aerodrome offers unparalleled advantages for businesses operating in sensitive sectors. With a catchment area comprising over 10 million people within a two-hour drive, the Enterprise Zone enjoys a substantial economic footprint.



### FYLDE COAST



### Westinghouse Springfields & 😳 🗇

#### Powering Lancashire's Energy Offer

Westinghouse's Springfields site has been manufacturing world-class nuclear fuel, and related products, for almost 80 years.

The 80-hectare site is today one of the most advanced nuclear fuel manufacturing facilities in the world, with its Oxide Fuels Complex being the UK's only nuclear fuel fabrication facility, manufacturing Advanced Gas Reactor (AGR) and Pressure Water Reactor (PWR) fuels.

Utilising advanced manufacturing processes, the site fuels around a third of all the lowcarbon electricity generated in the UK and has successfully maintained an apprenticeship training school for more than 70 years. A third of employees on site, including the senior leadership team, began their careers at Springfields as apprentices.

In January 2024, the Secretary of State for Department of Energy Security and Net Zero (DESNZ) launched the Civil Nuclear Roadmap at the Westinghouse Springfields site, where she laid out the UK Government's plans to utilise nuclear energy to achieve net zero by 2050. Within the Civil Nuclear Roadmap, DESNZ announced its desire to see Conversion Services return to the UK, specifically at Westinghouse Springfields. The site previously supplied Conversion Services to the global market but ceased these services in 2014. The geo-political situation has now made it viable for Westinghouse Springfields to reenter this market. Also launched in the Civil Nuclear Roadmap, was the desire to generate 24GW of energy from nuclear which involved building new nuclear reactors in the UK, in addition to those already underway.

Westinghouse Electric Company is shaping the future of carbon-free energy by providing safe, innovative nuclear and other clean power technologies and services globally including AP300<sup>™</sup> small modular reactor, a nearly identical, though smaller, version of the proven, licensed, and operating AP1000® reactor.

Westinghouse supplied the world's first commercial pressurized water reactor in 1957 and the company's technology is the basis for nearly one-half of the world's operating nuclear plants. Over 135 years of innovation make Westinghouse the preferred partner for advanced technologies covering the complete nuclear energy life cycle. westinghousenuclear.com



### The Island, St Annes 📾 💘 🎯 🥪

A 6.5-acre site in a prime seafront location, the Island masterplan will transform the existing site to become a go to leisure and hospitality destination on the Fylde Coast. St Annes beach is one of the largest beaches by area in the country, with pristine sand dunes stretching for miles along the coastline. The proposals aim to:

- Attract a quality, branded hotel to St Annes.
- Incorporate key existing uses and attractions, such as cinema.
- Greatly enhance the range of indoor and outdoor facilities for visitors.
- Create an enticing daytime and evening offer suitable for all weathers.

It also benefits from significant car parking provision and superb transport links. The Heyhouses Link Road, opening in June 2024, provides a direct link between St Annes and the M55 Motorway. Opportunities to enhance the frequency of rail services on the South Fylde line are being explored, which links St Annes to Blackpool South and Preston.



The Island redevelopment forms an integral part of the St Annes Masterplan, which was adopted by the Planning Committee in Summer 2022. The site is also earmarked for development in the adopted Fylde Local Plan, which identifies the need to deliver an improved range of year-round attractions and new uses. Fylde Borough Council is seeking private sector investment or partnership to help bring the proposals to fruition.

#### Size of site: 6.5 acres

Location: South Promenade, St Annes, FY8 1LS

**Connectivity:** Heyhouses Link Road provides direct link to M55, 16 miles to M6. Nearby St Annes train station offers direct trains to Preston, where connections can be made to Manchester, London, and all major northern cities.

Blackpool's seafront is a 15-minute drive.

**Scheme value:** £25m Island development. £4m public realm improvement.

**Planning status:** Integral part of St Annes Masterplan and included in adopted Local Plan.

Promoter: Fylde Borough Council.

### Lancashire's Project Pipeline

### Industrial, Commercial and Employment Sites

This preview offers a glimpse into the diverse schemes driving Lancashire's growth. A vibrant project pipeline, bustling with opportunities across industrial, commercial, and employment sectors, alongside revitalising town centres.

#### Burnley Bridge and Frontier Park, East Lancashire

A strategic site at Junction 9 of the M65 Corridor with planning permission for over 1m sq ft of industrial and warehousing space. The first phase of Burnley Bridge, is now completed and occupied, with a second phase still available. Frontier Park is now under construction and being promoted by Monte Blackburn Ltd offering a wide range of different design and build options. **More information: frontierpark.com/burnley** 

#### Burnley Vision Park, East Lancashire

A 5-hectare fully serviced site, adjacent to Burnley Town Centre and M65, 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: burnley.co.uk/work-invest** 



#### Former Camelot Theme Park, Chorley, South Lancashire

At 52.17 acres, the Former Camelot site is an opportunity to bring forward a large site that has been derelict for a number of years. Despite being in the greenbelt, the site has been previously developed. The site provides an opportunity for a mixed use development, creating fit for the future spaces for new and emerging key sectors.

#### Botany Bay, Chorley, South Lancashire

Construction is well under way in the development of the iconic Botany Bay site creating a modern, mixed-use business park featuring 37,500 sqm of new commercial floorspace. Sitting adjacent to the M61, the site is in a strategic location – with ready access to whole of the North West – creating opportunities for storage, logistics, general industrial and light industrial activities. **More information: fi-rem.com** 



#### M58 Junction 4 Business Park, Skelmersdale, West Lancashire

A new £12m 'green' business park scheme providing 100,000 sq ft of new business space across 45 units, providing flexible unit sizes of between 1,615 sq ft and 3,488 sq ft in an environmentally conscious setting, to be owned and operated by West Lancashire Borough Council on completion. The site will boast on site solar energy generation and easy access to the national motorway network, with Junction 4 of the M58 Motorway immediately adjacent. The scheme is primarily targeting SMEs operating under the B8 use class. Project Sponsor: West Lancashire Borough Council + Tawd Valley Developments Limited.



#### M58 Junction 4 Solar Farm, Skelmersdale, West Lancashire

The Junction 4 Solar Farm is a proposed £11m 7MW solar farm facility with battery storage. As well as selling energy to the national grid, there will be opportunities to 'sleeve' the energy created, offering sustainable energy to local business and potentially residential areas nearby. There will be a direct synergy with the Junction 4 Business Park referenced above. Project Sponsor: West Lancashire Borough Council + Tawd Valley Developments Limited.

### **Town Centre Schemes**

#### Leyland, Central Lancashire

£25m of Town Deal funding, and further Homes England funding, will support a transformational regeneration of Leyland town centre through the delivery of a refurbished Leyland Market, a dedicated business and skills centre including office accommodation, new residential living and commercial developments alongside a highways and public realm improvement scheme; all to be completed by March 2026.

Planning permission is in place for 4 sites totalling circa 6.5 acres and public realm improvements, with a total investment value of over £30m. **More information: leylandtowndeal.com** 



#### Chorley, South Lancashire

A £45m scheme backed by £20m of Levelling Up funding, Chorley Borough Council are looking to reinvigorate the town centre through the formation of a new Civic Square, delivering an energy efficient residential scheme, creation of a health hub and public realm improvements to connect the various projects. The new Civic Square in particular will add vibrancy to the town centre, supporting both the day and night-time leisure economy. The plans have been shaped through extensive engagement and consultations with residents and businesses.



#### Accrington, East Lancashire

Strategically located between the station and town square, the former Conservative Club site is one of the last development plots in the town centre. The transformation of the town centre is well underway through the Government's Levelling Up funded 'Accrington Acre' scheme, which is to become the town's central food, drink, co-working, culture, shopping and leisure hub. This 0.2-acre site will be one of the last opportunities to be part of this phase of redevelopment.

The site benefits from excellent transport links – only a 3-minute walk from Accrington Train Station, with regular services to Manchester, Preston and Blackburn. There may be an opportunity to acquire the site, and Hyndburn Borough Council is interested in exploring potential approaches with interested parties. **More information: taylorweaver.co.uk** 



#### Nelson, East Lancashire

Between 2022 and 2035 Nelson is due to benefit from £45m in public funding. Major new redevelopment opportunities are being brought forwards, in partnership with Pendle Council's Joint Venture partner, which will see transformation across the Town Centre. Investment in new active travel infrastructure linking the towns rail and transport interchange with neighbourhoods and business parks is already underway, and Nelson's parks will benefit from improvements. A new Digital Skills Hub is also close to completion in the heart of the civic quarter, operated by Nelson & Colne College.

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** 



# Lancashire

Invest and grow

Lancashire beckons with opportunities for investors and developers seeking a dynamic, cost-effective, and supportive environment for business ventures. Here's why Lancashire stands out:

#### Prime Development Sites:

Lancashire boasts abundant land parcels tailored for various schemes - be it employment, residential, industrial, or mixeduse projects. With a staggering £22 billion pipeline of shovel-ready capital projects and four government-backed Enterprise Zone sites, Lancashire is ripe for investment.

#### Robust Transport Infrastructure:

Seamlessly connected via major motorways -M6, M61, M55, and M65 - Lancashire offers swift access north, south, east, and west. With proximity to Manchester and Liverpool international airports, as well as Heysham Port, your business enjoys efficient global connectivity. Plus, with direct trains to Preston from London and ongoing infrastructure enhancements, Lancashire ensures rapid development.

#### **Cutting-Edge Digital Connectivity:**

Lancashire leads the charge in digital infrastructure, boasting 80% ultrafast broadband coverage. Positioned near the North Atlantic Loop, Lancashire offers ultralow latency internet connections, facilitating lightning-fast data transfer.

Additionally, with plans for next-gen, lowcarbon data centres and the presence of B4RN, the world's fastest rural broadband provider, Lancashire guarantees future-proof digital capabilities.

#### Quality of life

Lancashire isn't just a place to live; it's a place to thrive. Whether it's the tranquillity of secluded villages or the energy of bustling towns, enjoy our rich heritage, vibrant festivals, and world-class cultural attractions.



#### Competitive Advantage:

Lancashire's advantage lies in its competitive, cost-effective, and supportive business environment. Here, businesses thrive without the burden of excessive costs, enabling a focus on growth and success.

#### World-Class R&D Assets:

Lancashire leads with pioneering research and development hubs like the Advanced Manufacturing Research Centre North West and the Lancaster Health Innovation Campus, spearheading advancements in manufacturing, digital health, clean energy, and beyond.

#### Hi-Tech Collaboration Spaces:

Foster collaboration and creativity in Lancashire's vibrant co-working spaces like Fraser House in Lancaster and Strawberry Fields in Chorley. These hubs ignite innovation, fostering networking, brainstorming, and transforming ideas into reality.

#### Access to funding:

Maximise your business's potential with Lancashire's abundant funding choices. From the £19 million Lancashire Growing Places Fund to flexible loans from Lancashire Rosebud Fund and Northern Powerhouse Investment Fund, seize the financial backing to propel your ambitions.

#### **Powerful Business Networks:**

Lancashire fosters a thriving business ecosystem. Boost, its Business Growth Hub, empowers Lancashire enterprises to reach their full potential. With strong chambers of commerce and diverse business networks, you're immersed in a supportive community of entrepreneurs, primed for collaboration, innovation, and growth.

#### Education

With four prestigious universities and a network of acclaimed Further Education Colleges, we're a hub for intellectual growth and professional advancement.

#### How can we help

Lancashire offers tailored support to businesses every step of the way, from initial inquiry to ongoing assistance. Our services include:

- Finding suitable sites and premises
  - Guiding through site visits
- Providing advice and access to finance
- Offering soft landing/first office facilities assistance
  - Assisting with skilled staff recruitment
- Facilitating business introductions to local networks and suppliers
  - Providing ongoing account management

Our support network includes The Lancashire Skills Hub and Boost, Lancashire's Growth Hub. Boost offers business support and economic development services to small and medium-sized businesses, while The Lancashire Skills Hub focuses on skill development across various sectors in Lancashire.

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 investinlancashire.com

steve.burns@lancashire.gov.uk Head of Service – Strategic Development

#### andy.walker@lancashire.gov.uk

Head of Service - Business Growth

#### **Useful links**

Homes England gov.uk/government/organisations/homes-england Boost, Lancashire's Business Growth Hub boostbusinesslancashire.co.uk Lancashire Skills and Employment Hub lancashireskillshub.co.uk Visit Lancashire visitlancashire.com



LANCASHIRE SKILLS & EMPLOYMENT HUB





#### 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 Lancashire Combined County Authority proposal

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