

Lancashire Growth Plan

People, Places, Potential.

Appendix B

Prioritisation Framework and Growth Plan Project Pipeline Summary

Live online document – last updated Sept 2025

Please contact lgp@lancashire.cca.gov.uk for more detail on specific projects.

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1. Introduction

Appendix B outlines the prioritisation framework and provides a summary of the Growth Project Pipeline. The projects included have been submitted by stakeholders during the development of the Lancashire Growth Plan.

This appendix serves as a strategic tool for stakeholders to track progress, identify opportunities, and align investment with Lancashire's long-term vision. The framework will continue to evolve and be aligned with other strategic documents, including the forthcoming Local Transport Plan.

We welcome collaboration and ideas that support Lancashire's growth ambitions. If you have a project or proposal that could contribute to our shared future, please get in touch.

Please note: This document is maintained as a live online resource. While printed versions may be useful for reference, they may quickly become outdated as new projects emerge and existing ones progress.

2. Prioritisation Framework - A Refined Approach to Prioritisation

The Lancashire County Combined Authority (LCCA) has developed a two-stage prioritisation framework to support transparent and consistent decision-making across the project pipeline. This approach builds on previous strategic work and incorporates the latest guidance from the 2025 Green Book review.

The framework is designed to identify transformational projects, those that can materially advance the strategic goals of the Growth Plan, either individually or in combination with others. These projects may deliver benefits across a wide geography or, in the case of more localised schemes, offer a scale and concentration of impact that addresses specific economic and social challenges. The two-stage process includes:

Stage 1: Gateway Assessment

A high-level filter to identify projects with transformational potential based on strategic alignment and the capacity to deliver lasting change.

Stage 2: Appraisal Framework

A structured scoring system that assesses all projects across three domains:

- Strategic Fit – alignment with local and national priorities, including Green Book principles.
- Impact – covering economic, social, and environmental outcomes.
- Viability, Fundability, and Deliverability – assessing project readiness and feasibility.

This approach ensures that projects are not solely judged on their current maturity, but on their potential to contribute meaningfully to Lancashire's long-term ambitions. It also allows for projects to be grouped for development, funding, or advocacy, and is designed to evolve as the pipeline matures.

Supporting Delivery and Strategic Alignment

The framework will guide the development of investment cases and support project sponsors in progressing initiatives through the pipeline. It will also inform the prioritisation of emerging projects, including informing those developed through the forthcoming Local Transport Plan, ensuring alignment with the Growth Plan's strategic objectives.

3. Growth Project Pipeline Summary

The framework has, to date, been used to assess around 30 of the projects submitted as part of the Growth Plan. These projects range from early-stage concepts to near-delivery initiatives and are shown below.

The pipeline summary includes both transformational and other regionally and nationally significant projects, offering a diverse mix of interventions aimed at delivering inclusive, place-based growth across the county.

Sectoral Drivers of Growth (see Section Two of the Growth Plan)

Sector Priority 1 - UK Security and Resilience

Lancashire is a national leader in defence, cyber, and nuclear capabilities. Its strengths in advanced manufacturing, digital security, and sustainable rural industries underpin the UK's wider security and resilience agenda.

Project Name	Foundation for Growth	Lead Organisation(s)	Location	Summary
Secure by Design	Skills for Growth and Inclusion, Innovation Excellence	North West Regional Defence and Security Cluster	Lancashire-wide	A project aimed at strengthening cyber resilience across the defence and security supply chain.
Greenhouse Innovation Consortium	Innovation Excellence	Edge Hill University, Pilkington Glass & WLDC	West Lancashire	A collaborative initiative to advance greenhouse technologies supporting food resilience and sustainable agriculture.
Rural Innovation Centre	Innovation Excellence	Myerscough College	Wyre	A centre focused on sustainable farming, workforce development, and agricultural innovation.
Farms Empowering Futures	Skills for Growth and Inclusion, Innovation Excellence	Myerscough College	Wyre	A programme expanding agricultural education and skills, including robotics and farm-to-fork innovation.

Transformational Projects (see appendix A in the Growth Plan)

Samlesbury Enterprise Zone and Innovation Hub: Adjacent to BAE Systems and home to the AMRC North West, this site supports advanced engineering, manufacturing, cyber, and robotics. It anchors a wider innovation ecosystem, including the National Cyber Force and regional cyber clusters.

Warton Enterprise Zone and the University of Lancashire Altitude Facility: This future aviation and space technology cluster hosts one of Europe's largest indoor UAS testing environments. It supports the development of next-generation aerospace, defence, and cyber technologies, driving regional STEM talent development and attracting international investment.

Sector Priority 2 - Clean Growth and Nuclear

Lancashire plays a central role in the UK's clean growth ambitions, with nationally significant assets in nuclear energy, low-carbon innovation, and clean technologies. Its full-lifecycle nuclear expertise and skilled workforce position the county as a key driver of clean growth..

Project Name	Foundation for Growth	Lead Organisation(s)	Location	Summary
RedCAT	Innovation Excellence	ELCoC	Lancashire-wide	Helps businesses bring low-carbon technologies to market, positioning Lancashire as a clean growth leader.
Hillhouse Energy Infrastructure	Infrastructure and Place Transformation	LCCA	Wyre	Develops energy and waste systems to support net-zero goals and local business needs.
Offshore Wind Farms and Gateway for Clean Energy Project	Infrastructure and Place Transformation	TBC	Fylde Coast	Links regeneration with offshore wind to boost clean energy and long-term economic benefits.
Gigafactory Proposition	Infrastructure and Place Transformation	LCCA, Lancashire Energy and Low Carbon Sector Group, Northern Automotive	TBC	Explores potential for an EV battery Gigafactory, leveraging regional strengths in HGV and logistics.
Hydrogen Pathway: MESH / Hydrogenous HAR2	Infrastructure and Place Transformation	Blackburn and District Trades Union Council	Blackburn	Proposes hydrogen and gas storage using repurposed offshore infrastructure.
Heavy Goods Vehicle Supply Chain	Business Growth and Enterprise	DAF-Leyland Trucks	Lancashire	Builds a zero-emission HGV supply chain using battery and hydrogen technologies.
TidalPower: The Wyre Barrage	Infrastructure and Place Transformation	Natural Energy Wyre Limited	Wyre	Plans a £200m tidal barrage to generate clean hydro-electric energy.
Green Skills	Skills for Growth and Inclusion	Blackburn College	Blackburn with Darwen	Expands training in hydrogen, plumbing, electrical, and construction to support green industries.

Transformational Projects (see Appendix A in the Growth Plan)

Heysham Nuclear Power Stations: Operated by EDF, these coastal stations are vital to the UK's energy mix and future nuclear investments, including new reactor technologies, grid stability, and clean hydrogen production.

Springfields Site (Westinghouse UK): Located near Preston, this site is crucial for nuclear fuel manufacturing and supports the development of HALEU for next-generation reactors. It is central to the UK's nuclear supply chain and export strategy.

Sector Priority 3 - Sustainable Digital and Artificial Intelligence

Lancashire is home to a growing digital ecosystem, with strengths in AI, cyber, and data infrastructure. These capabilities support innovation across sectors and position the county as a hub for sustainable digital growth.

Project Name	Foundation for Growth	Lead Organisation(s)	Location	Summary
Hillhouse Clean Energy & AI Data Centre	Infrastructure and Place Transformation	Fylde Coast Energy	Wyre	Develops AI-driven data centre and secures investment in SMRs to support net zero.
Lancashire Digital Hub	Business Growth and Enterprise	Lancashire Digital Hub	Lancashire-wide	Supports digital start-ups and collaboration to grow the digital economy.
Coding Clubs Programme	Skills for Growth and Inclusion	Pendle Council	Pendle	Provides digital skills training for young people and adults via local partnerships.
Digitisation, Cyber and AI in the Workplace	Skills for Growth and Inclusion	Blackburn College	Blackburn with Darwen	Offers short courses in digital, cyber, and AI to address workforce skills gaps.

Transformational Projects (see Appendix A in the Growth Plan)

Blackburn Cyber Skills and Education Campus and Innovation Quarter: Part of a £250 million investment in Blackburn Town Centre, this development includes a high-quality office and teaching facility and a new cyber business centre. Positioned near the Samlesbury Enterprise Zone, it strengthens Blackburn's role in the North West Cyber Corridor, connecting with major business clusters and health innovation hubs.

Blackpool Airport Enterprise Zone and Silicon Sands: This zone drives economic regeneration and innovation on the Fylde Coast, supporting aviation, energy, digital, and advanced manufacturing sectors. Silicon Sands pioneering the concept of net-zero, sustainable data centres (powered by major offshore wind farms and solar power), leveraging immersion cooling technology and waste heat recovery with the potential to provide 1GW of Data Centre capacity with access to 3.4GW of Green Power, creating £14.3bn of GVA, 14,000 jobs and reducing fuel poverty creating a coastal innovation district focused on digital industries and clean growth, enhancing business space, skills programmes, and R&D activity with the potential to emerge as a leading AI Growth Zone.

Sector Priority 4 - Advanced Engineering and Manufacturing

Lancashire's world-class AEM sector drives productivity and exports through innovation in aerospace, automotive, and precision engineering. It is a cornerstone of the county's industrial strength and future competitiveness.

Project Name	Foundation for Growth	Lead Organisation(s)	Location	Summary
Watchtower 3	Business Growth and Enterprise / Innovation Excellence	Watchtower & BAE	Lancashire-wide	Supports AEM SMEs in adopting digital tools, diversifying markets, and developing low-carbon technologies through cross-sector collaboration.
Manufacturing Business Growth Service	Business Growth and Enterprise	LCCA, North West Aerospace Alliance, Northern Automotive Alliance, Aerospace Consulting Ltd	Lancashire-wide	Drives transition to a circular, net-zero AEM supply chain through collaboration, carbon tools, bio-materials, secure data, and workforce upskilling.
AMRC NW Additive Manufacturing Centre	Innovation Excellence	AMRC NW / Blackburn with Darwen Council	Blackburn with Darwen	New research centre for additive manufacturing and 3D printing innovation.
Engineering and Advanced Manufacturing Skills Provision	Skills for Growth and Inclusion	Blackburn College	Blackburn with Darwen	Investment in engineering facilities and training programmes co-designed with employers.
Joining up Innovation Assets	Innovation Excellence	LCCA	Area wide	Aligns revenue and capital programmes to scale innovation, attract investment, and maximise impact across Lancashire's innovation ecosystem.
AMRC Northwest Phase 2	Business Growth and Enterprise / Innovation Excellence	AMRC Northwest	Samlesbury	£40m+ expansion (~4,500m ²) focused on sustainable manufacturing and MRO.
AMRC Secure Facility	Innovation Excellence / Business Growth and Enterprise	AMRC Northwest	Samlesbury	£50m+ secure facility (~6,500m ²) for advanced manufacturing, electronics, and prototyping.
Electronics Accelerator / Electech Cluster	Innovation Excellence	AMRC Northwest	TBC	Industrial research and prototyping facility supporting the electronics and electech sector.
Robotarium	Innovation Excellence / Manufacturing / Health and Public Services	AMRC Northwest, Lancaster University	TBC	Robotic and AI research and deployment facility to increase industrial robot density.

Sector Priority 5 - Culture and Tourism

Lancashire's cultural assets and visitor economy offer significant potential for regeneration, job creation, and place-making. Strategic investment in this sector supports inclusive growth and enhances the county's national and international appeal.

Project Name	Foundation for Growth	Lead Organisation(s)	Location	Summary
Fleetwood Waterfront Leisure Masterplan	Infrastructure and Place Transformation	Wyre Council	Wyre	Creates a family-friendly visitor attraction with leisure and cultural improvements.
St Anne's on Sea Masterplan	Infrastructure and Place Transformation	Fylde Council	Fylde	Redevelops town centre areas to enhance leisure and year-round visitor experience.
Hospitality	Skills for Growth and Inclusion	Blackburn College	Blackburn with Darwen	Upgrades hospitality training facilities and curriculum with modern equipment.
Lancaster Canal Quarter Regeneration Scheme	Infrastructure and Place Transformation	Lancaster City Council	Lancaster	Transforms derelict sites into a vibrant area with housing, commerce, and better connectivity.
Screen Strategy	Sector Development and Growth	Blackburn with Darwen Council	Blackburn	Positions Blackburn as a film hub through infrastructure and skills investment.

Foundations for Growth (see Section Four of the Growth Plan)

Infrastructure and Place Transformation

Foundations for Growth represent the enabling infrastructure, skills, and innovation platforms that support Lancashire's sectoral priorities. These projects are essential to delivering inclusive, place-based growth and long-term resilience.

Project Name	Foundation for Growth	Lead Organisation(s)	Location	Summary
South Fylde Line Passing	n/a	Fylde Council / Lancashire County Council	Fylde	Adds a passing loop to double train frequency from hourly to half-hourly.
Whyndyke Farm Garden Village	n/a	Fylde Council	Fylde	Delivers 1,400 homes with a focus on health, education, and community.
Cottam Parkway	Clean Growth and Nuclear	Preston City Council / Lancashire County Council	Preston	Improves station sustainability with EV chargers, solar panels, and green roof.
Colne Bypass	n/a	Pendle Borough Council	Pendle	Creates Junction 13A to unlock new sites and improve Yorkshire links.
Skelmersdale Town Centre Masterplan	Culture and Tourism	West Lancashire Council	West Lancashire	Revitalises town centre, Glenburn site, and Tawd Valley with housing and green space.
Bacup Town Centre Regeneration	Culture and Tourism	Rossendale Borough Council	Rossendale	Redevelops Bacup Market into a community hub with stalls and event space.
Conference and Events Space Preston	Culture and Tourism and Infrastructure and Place Transformation (Foundation for Growth)	Preston City Council	Preston	Develops new event spaces to enhance Preston's cultural and business offer.

Transformational Projects (see Appendix A in the Growth Plan)

The following four transformational projects will underpin economic growth, improve connectivity, and enhance quality of place.

- Preston Station Quarter – A major regeneration initiative focused on creating a vibrant, mixed-use district around Preston Railway Station, enhancing connectivity and economic activity.
- Burnley Town Centre and Canalside Masterplan – A comprehensive plan to revitalise Burnley's town centre and canalside, supporting retail, leisure, housing, and employment growth.
- Strategic Rail Programme – A coordinated programme of rail infrastructure improvements to enhance east-west and north-south connectivity across Lancashire and beyond.
- Talbot Gateway Skills and Education Campus (Multiversity) – A flagship development in Blackpool integrating education, business, and civic uses to support skills, innovation, and regeneration.

Knowledge and Innovation Assets

Maximise the economic value of Lancashire's research institutions, innovation assets, and globally competitive business clusters by fostering collaboration, commercialisation, and sector excellence.

Project Name	Foundation for Growth	Lead Organisation(s)	Location	Summary
Lancaster Innovation Campus	n/a	Lancaster University	Lancaster	New campus with office, lab, and co-working space to support business and academic collaboration.
Pan Lancashire Innovation Collaboration Programme	UK Security and Resilience, Clean Growth and Nuclear	Lancaster University	Lancashire-wide	Support for innovation in key sectors through SME collaboration and investment.
Innovation Educators	n/a	The Lancashire Colleges (TLC)	Lancashire-wide	Specialist mentors to help SMEs innovate using college facilities and student engagement.

Business Growth and Enterprise

Modernise Lancashire's business support ecosystem by enhancing the Boost Growth Hub, improving access to capital, and strengthening investor readiness across sectors.

Project Name	Foundation for Growth	Lead Organisation(s)	Location	Summary
Wyre Business Hub	n/a	Wyre Council	Wyre	Development of a sustainable commercial building offering business support, start-up space, and collaborative workspaces.
Edge Hill Business Bridge	All	Edge Hill University	West Lancashire	Expansion of SME centre to provide tailored training, expert advice, and mentorship for small businesses and sole traders.

Skills for Growth and Inclusion

Refocus skills provision to meet business needs and support an inclusive, future-ready workforce through industry-led training and strategic partnerships.

Project Name	Foundation for Growth	Lead Organisation(s)	Location	Summary
Creative and Digital Skills Academy	Sustainable Digital and Artificial Intelligence	Edge Hill University	West Lancashire	Trains learners in coding, media, marketing, and design.
Burnley College Future Skills Academy	Clean Growth and Nuclear, Sustainable Digital and Artificial Intelligence, Advanced Engineering and Manufacturing	Burnley College	Burnley	Offers industry-led training in green, digital, health, and manufacturing.
The Lancashire Graduate Offer	All	University of Lancashire	Lancashire-wide	Supports graduates with incentives, placements, and wellbeing services.

Health, Wellbeing and Inclusive Growth

Invest in health innovation, support people back into work, and strengthen the role of civil society and the VCFSE sector.

Project Name	Foundation for Growth	Lead Organisation(s)	Location	Summary
State of Sector Research Project	n/a	Community CVS	Lancashire-wide	Establishes baseline data on the Civil Society / VCFSE Sector to guide future collaboration.
Health Service Improvement Innovation Ecosystem	n/a	Edge Hill University	West-Lancashire	Drives healthcare innovation and efficiency through cross-sector collaboration.
Place Partnership Activities	Culture and Tourism	Active Lancashire	Lancashire-wide	Utilises £10m Sports England funding to boost health and productivity.
Lancashire and South Cumbria Health Innovation Ecosystem	n/a	North and West Lancashire Chamber of Commerce	North West	Develops integrated health innovation via the Integrated Care Board.

Project Concepts for Further Development

The following concepts have been submitted by partners during the Growth Plan development process. They represent emerging ideas with potential for further development, feasibility assessment, and strategic alignment.

	Concept	Lead / Proposer
1	The development of a "STEM Centre of Excellence" in Lancashire	David Bailey
2	Low Carbon innovation commercialisation accelerator	EL Chamber
3	Heysham Gateway Clean Energy	n/a
4	East Lancashire Manufacturing Cluster	Annette Weeks
5	Proposal on "High Integrity Advanced Materials Processing"	David Bailey
6	Potential Health Innovation Project e.g. robotics	Andy Walker
7	Blackpool and Fleetwood Gateway for Clean Energy – Fylde Coast Renewables Cluster including regulatory sandpit encompassing Hillhouse, Stannah sub station and Preesall.	MP for Blackpool North and Fleetwood – Lorraine Beavers
8	Offshore Wind Energy	MP for Blackpool North and Fleetwood – Lorraine Beavers
9	Innovation of concatenation of Digital and Arts	Blackpool and Fylde College (B&FC)
10	Frontierland	Lancaster City Council
11	Creative Health Skills Development Programme	Arts Lancashire, CPAN and others
12	Creative Health Network	Arts Lancashire, CPAN and others
13	Cultural and Heritage Infrastructure Strategy	Arts Lancashire, CPAN and others
14	Innovation Educators FE	The Lancashire Colleges
15	Creativity Legacy Lab	Edge Hill University
16	Pan-Lancashire NEET	Northern Automotive Alliance
17	Housing Market Renewal Programme	Pendle Council
18	One Health – a unique offering of education, training and research covering human health and animal health	University of Lancashire
19	Applying astrophysics in the coastal protections, climate adaption and weather control	University of Lancashire

4. Strategic Employment Sites (see Section Four of the Growth Plan)

In 2023, Stantec consultants identified a strategic pipeline of Anchor and Complementary Projects that support Lancashire's ambitions for economic prosperity, competitiveness, and connectivity. These employment sites and associated infrastructure form the backbone of Lancashire's medium to long-term growth strategy. While Anchor Sites represent the most large-scale, transformational opportunities with national or regional significance, Complementary Sites play a vital supporting role by enhancing regional employment, regeneration, and sectoral development. Many are directly linked to the wider projects outlined in the Growth Plan.

Anchor Sites

Site	Growth Plan Linked Project	Description of Opportunity
Blackburn Growth Axis / Employment & Cyber Skills Campus (Growth Plan Major Project)	Blackburn Cyber Skills and Education Campus	A mixed-use scheme in Blackburn Town Centre's eastern area, delivering new retail, commercial, residential, community, and education uses. The key commercial (employment) elements focus on office use, including the provision of business and technology workspaces for low-carbon, green and renewable industries. This will include the redevelopment of St John's Church and the Former Markets Site and has the potential to create in excess of 700 net additional jobs.
Blackpool Airport Enterprise Zone (Growth Plan Major Project)	Blackpool Airport Enterprise Zone and Silicon Sands	The 144-hectare site, positioned across both Blackpool and Fylde local authorities, benefits from Enterprise Zone status and is connected to the North Atlantic Loop, a subsea internet cable connecting northern Europe and the US in less than 64 milliseconds. The major employment sites are the Eastern Gateway (10.5ha), focused on a mix of sectors including advanced manufacturing, energy and digital, alongside Silicon Sands (10ha), which will focus specifically on digital, data, technology and energy due to its excellent digital connectivity. Together, they are expected to create up to 2,000 new jobs.
Burnley Bridge and Burnley Bridge South	N/A	Located to the west of Burnley Town Centre, the opportunity consists of two sites on either side of Junction 9 of the M65. Together, they are the largest employment site along the M65 corridor. The site has outline planning permission for 60,000m ² of B2 and B8 commercial space. Initial development has focused on logistics; however, the remaining site will focus on medium-sized manufacturing businesses, which could create more than 800 net additional jobs.
Burnley Town Centre and Canalside Masterplan Employment Sites (Growth Plan Major Project)	Burnley Town Centre and Canalside Masterplan	The ambitious masterplan aims to transform key employment sites in the town centre, including Place de Vitry (0.6ha), Vision Park (5ha), and redevelop Green Street Mill (7,500m ²) and Calder House. The developments aim to support growing indigenous businesses and inward investment requirements, and have the potential to generate over 700 new jobs across key Growth Plan sector priorities.
Heysham Gateway	Heysham Nuclear Power Stations	Directly linked to the coastal village of Heysham, the site seeks to use its proximity to the Port of Heysham, Morecambe Bay and Nuclear Power Station to act as a hub for a wide range of energy storage and generation projects.
Hillhouse Technology Enterprise Zone Expansion	Hillhouse Clean Energy & AI Data Centre and Hillhouse Energy Infrastructure	Located to the west of the River Wyre and south of Fleetwood, the project will expand the Enterprise Zone through adjacent industrial areas including the Port of Fleetwood (77,000m ²), Fleetwood Dock and Marina (36,400m ²), Copse Road (20,000m ²), Hillhouse (510,000m ²) and Fisherman's Friend (36,000m ²). Employment use will focus on B2, B8 and E(g).

Lomeshaye Extension (Phase 2)	N/A	The project will extend the existing Lomeshaye Industrial Estate, located west of Nelson, which accommodates the majority of the borough's major industrial premises. This will address a lack of modern high-quality industrial units in Pendle helping retain and attract new businesses, supporting employment growth.
Preston Station Quarter (Growth Plan Major Project)	Preston Station Quarter	Centred around Preston Station, the scheme includes the development of four quadrants: Station East, County Hill, University Walk and Station West. Alongside residential development, the site has the potential to deliver 500,000m ² of new Grade A office space as well as associated commercial space (e.g. F&B and retail). The new space would support growth of significant research, innovation and knowledge-based sectors (digital, cyber, innovation and STEM subjects), complementing existing engineering and knowledge-based assets.
Samlesbury Enterprise Zone (Growth Plan Major Project)	Samlesbury Enterprise Zone and Innovation Hub	Samlesbury EZ, located to the east of Preston and adjacent to BAE Systems, one of the world's most advanced, technology-led defence, aerospace and security solutions companies. The site will support growth in the Advanced Engineering Manufacturing, cyber and sci-tech sectors, through collaboration with Lancashire's key universities and strengthen the local supply chain in these sectors.
Warton Enterprise Zone (Growth Plan Major Project)	Warton Enterprise Zone and Altitude Facility	Covering 74.5ha, also situated close to BAE Systems but to the west of Preston, new B2, B8 and E(g) employment space for advanced manufacturing and engineering businesses.
Cuerden Strategic Site (Lancashire Central)	N/A	Located north east of Leyland, and west of the M6, the site has the potential to create in excess of 4,000 new jobs in a variety of sectors over the medium to long-term through the delivery of office, R&D, industrial and storage and distribution uses.

Complementary Sites

Site	Growth Plan Linked Project	Description of Opportunity
Blackpool Central	Blackpool Central Leisure Development	Located in the heart of the resort, adjacent to Blackpool Tower and incorporating land on the famous Golden Mile, the c.6ha site represents an opportunity to develop a new, exciting and unique tourist attraction with world-class facilities.
Junction 5, M65 Strategic Employment Site	N/A	A c.38ha site located to the south-east of Blackburn comprises three parcels. Two parcels are allocated for development in the Local Plan (total c.22ha), with the remaining c.16ha safeguarded for after the local plan period.
Hyndburn Growth Development Pipeline	N/A	A c.240ha cluster of employment and housing sites in Hyndburn, running along the M65 between Blackburn and Padiham. The sites will continue to be developed throughout the Growth Plan period, building on the success of Altham North, Frontier Park and Junction 7.
Central Lancaster & Canal Quarter	Lancaster Canal Quarter Regeneration Scheme	Redevelopment of the 20ha, historic Central Lancaster area and Canal Quarter, building on existing heritage assets such as Lancaster Grand and Dukes Theatre. Regeneration focuses on strengthening Lancaster's sub-regional position (North Lancashire and South Cumbria) by enhancing the city's cultural offer and delivering new complementary residential and commercial development.
Eden North & Central Morecambe	Morecambe Sea Front and Eden Effect	The Eden North project represents a generational opportunity for the town to reimagine itself and regain its capacity as a nationally significant tourist destination. The project will facilitate the regeneration and diversification

(Growth Plan Major Project)		of uses (leisure, culture, retail) in the wider town centre, including the re-use of vacant buildings and spaces, and new developments.
South Lancaster Health Innovation Hub	Lancaster Innovation Hub	With Phase 1 of the Lancaster Health Innovation Campus completed, there is a base for health-based investment in the area. The next phase(s) will target attracting and collaborating with businesses in the medical, science, research and other associated sectors, to support innovation and economic growth.
Botany Bay Business Park	N/A	Development of the 4ha Botany Bay Business Park comprising 10 buildings, with 33 commercial units across B2, B8 and Class E use classes, supporting logistics, manufacturing, professional services and R&D uses.
Skelmersdale Town Centre Phase 2	Skelmersdale Town Centre Masterplan	The 2.3ha town centre will build on the opportunity associated with the planned development of an additional 1,000 new homes in Skelmersdale, deliver a mix of new housing by delivering new visitor accommodation, leisure and F&B for Phase 2 of the masterplan. This builds on recent investment in the Tawd Valley Centre.
Springfields site (Growth Plan Major Project)	Fylde	This site is crucial for nuclear fuel manufacturing and supports the development of High Assay Low Enriched Uranium (HALEU) for next-generation reactors. It is central to the UK's nuclear supply chain and export strategy.
West Craven Business Park	N/A	A 10.9ha extension to the existing business park on the border of Pendle and Yorkshire, creating new accommodation for existing firms looking to grow or helping to attract new businesses in the advanced manufacturing and logistics sectors.
Junction 4 Green Business Park, including Solar Farm White Moss	N/A	Development of a 4ha energy-efficient, low-carbon business park to the south of Skelmersdale. The site will provide workspace for up to 45 businesses across manufacturing, R&D, tech and warehousing. Includes proposed 7MW Solar Farm on adjacent land.
A56 Growth Corridor	N/A	Covering a 2.5km stretch of the A56 from Rising Bridge to Rawtenstall, the four sites, totalling 20ha, will accommodate businesses requiring a large footprint, meeting demand for manufacturing, distribution and office space.

Additional sites (not included on the Stantec employment site list).

The following sites, while not included in the original Stantec employment site list, represent examples of significant opportunities for housing-led regeneration and town centre transformation. They contribute to Lancashire's Foundations for Growth by enhancing liveability, connectivity, and inclusive development.

Project	Lead Organisation	Contribution to Foundation for Growth
Huncoat Garden Village – delivery underway	Hyndburn Council	Delivery of 1816 new, high-quality homes across 178 hectares of land including 52 hectares of derelict and unused brownfield land. The objective is to transform the local and wider housing market using garden village principles including the provision of an expanded primary school, a new local centre meeting amenity needs, provide for 24 hectares of accessible and functional open space, provide new and enhanced sports facilities as well as provide improved links to major transport links including M65 motorway and train network.
Regeneration of Accrington Town Centre – delivery underway	Hyndburn Council	Transformation of Accrington Town Centre including the restoration and repurposing of some key, historic buildings. In addition, redevelop areas including a broader mix of uses including residential, retail, non-retail uses alongside new high-quality spaces. The catalyst for change will be the transformation of three key heritage buildings around the town square.