

Lancashire Investment Prospectus

THE UK'S PLATFORM FOR
SECURE, SCALABLE GROWTH



LANCASHIRE
COMBINED COUNTY
AUTHORITY

5 Reasons Investors Choose Lancashire

Lancashire has a clear Growth Plan to deliver secure, resilient and productive growth at national scale.

- 1** One of the North's largest and most diverse economies, with a strong base of specialist talent
- 2** Nationally critical capabilities that city regions cannot easily accommodate
- 3** Competitive operating costs, room to scale and access to multiple markets
- 4** A £20bn+ investment programme with clear priorities
- 5** Delivery certainty supported by devolved governance

Lancashire's investment proposition is proven, companies that locate here continue to re-invest.

“This prospectus is underpinned by our Growth Plan and demonstrates Lancashire’s significant and growing contribution to the UK economy.”

Mo Isap, Chair, Lancashire Business Board



The Lancashire Story

WHY LANCASHIRE MATTERS
TO THE UK'S GROWTH



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Different in Geography, Essential in Impact

A major economy shaped by diverse geography, high quality of life and strong technical capabilities

Scale and Market Strength

- A **£43bn** economy, comparable in scale to South Yorkshire and Liverpool City Region
- A population of **1.6 million**, making it one of England's larger Combined Authority areas

Talent and Knowledge

- **4** universities and **11** colleges, producing over **7,000** STEM graduates annually
- A highly skilled and stable workforce with strong retention

Investment Opportunity and Operating Advantage

- A **£20bn+** strategic investment pipeline
- A range of affordable locations across towns, cities and rural areas, offering flexibility for different types of investment



Lancashire's Strategic Role in the UK Economy

Where the UK builds, powers and secures its future

- Lancashire's role is anchored in nationally important sectors
- A nationally significant defence and aerospace ecosystem, operating across multiple sites and supply chains that require space, security and specialist infrastructure
- One of the UK's most complete civil nuclear supply chains, supporting existing generation and future low carbon technologies
- Home to the National Cyber Force Headquarters, placing Lancashire at the centre of the UK's cyber and national security infrastructure
- Supports clean growth, innovation and high value exports



Lancashire performs national functions that depend on scale, resilience and a diverse geography, capabilities that cannot be delivered from a single city.

Aerospace in Lancashire

Lancashire's Strategic Role in the Northern Economy

A complementary, multicentre economy that strengthens and enables the North's city regions

- Lancashire sits alongside Greater Manchester and Liverpool, with strong connections through people, supply chains and infrastructure
- It provides much of the industrial, energy and defence capacity that underpins productivity and innovation across the wider North
- Nationally significant assets position Lancashire as a central component of the North's high value production economy
- Its scale, diversity and quality of place offer capacity that more dense metropolitan cores cannot easily accommodate

Angela Rayner
Deputy Prime Minister

A competitive Northern economy depends not only on major cities, but on places like Lancashire that provides space, infrastructure and industrial capability.








Convention
of the North
2025

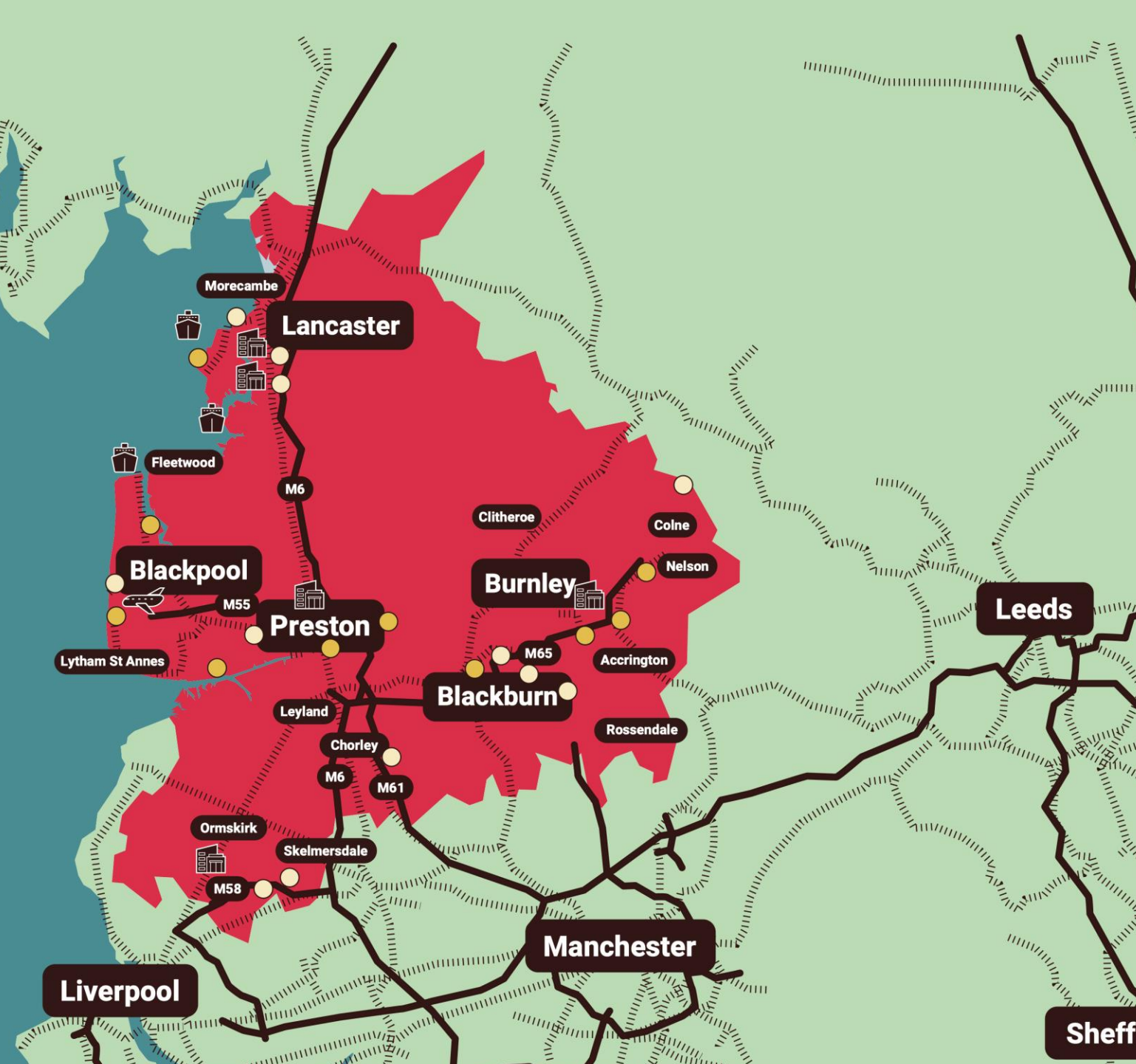


Convention of the North 2025, Lancashire

Lancashire connects multiple city region markets — enabling the flow of people, goods and investment

Key

-  Motorway
-  Rail line
-  Anchor Strategic Sites
-  Complementary Strategic Sites
-  Main University campus
-  Ports
-  Airport



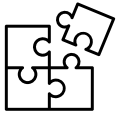
People, Places, Potential

Lancashire brings together a network of towns, cities and employment centres, offering scale, resilience and a strong quality of place.



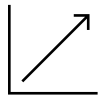
People

A technically skilled workforce aligned with key growth sectors



Places

Connected towns and cities offering affordable operating conditions, space to scale and strong business environments



Potential

A pipeline of high value projects, supported by devolved governance and nationally important sector assets



National Festival of Making, Blackburn

A Coherent Programme

BRINGING TOGETHER SECTORS,
SITES & INFRASTRUCTURE



LANCASHIRE

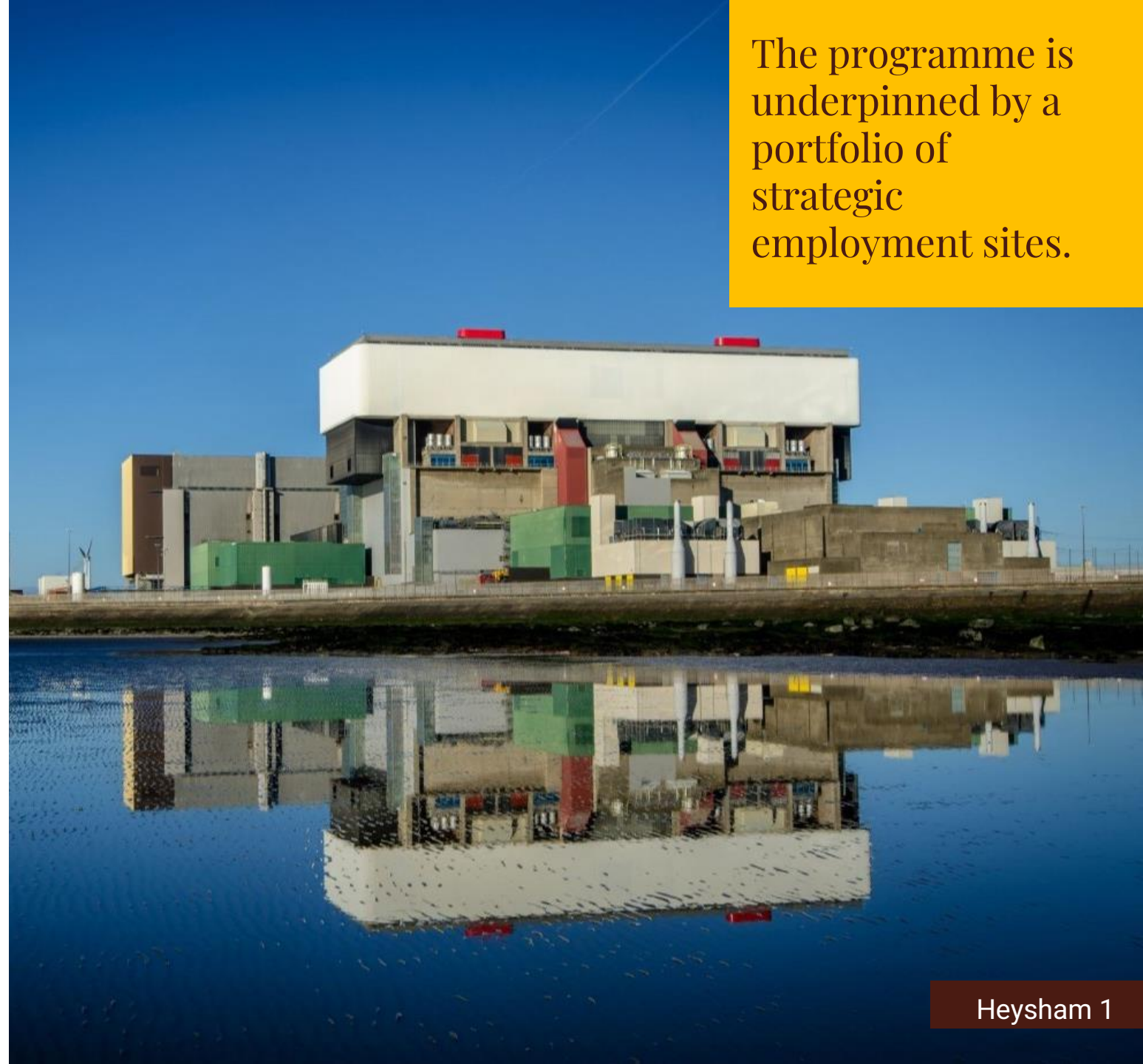
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A £20bn+ Investment Programme

The programme is supported by a prioritisation framework which is being used to develop a comprehensive investable portfolio.

- Project pipeline across defence, nuclear, digital, clean energy and advanced manufacturing
- One coherent programme integrating sectors, sites, skills and infrastructure
- Clear spatial model spanning the Central Belt, Cyber Corridor and Energy/Nuclear Coast
- Balanced portfolio of innovation, employment, energy, infrastructure and place projects
- Delivery confidence supported by early enabling works and coordinated planning

The programme is underpinned by a portfolio of strategic employment sites.



Skills, Talent & Innovation Ecosystem

A workforce and research environment built for high value growth.

Skills aligned with priority sectors

Education and employers aligned around engineering, defence, nuclear, digital and clean energy demand, building a clear pipeline from school to higher education.

Depth of FE and HE provision

4 universities, 11 colleges, and specialist institutions delivering advanced technical skills, including one of five national Defence Technical Excellence Colleges. 7,000 STEM graduates per year.

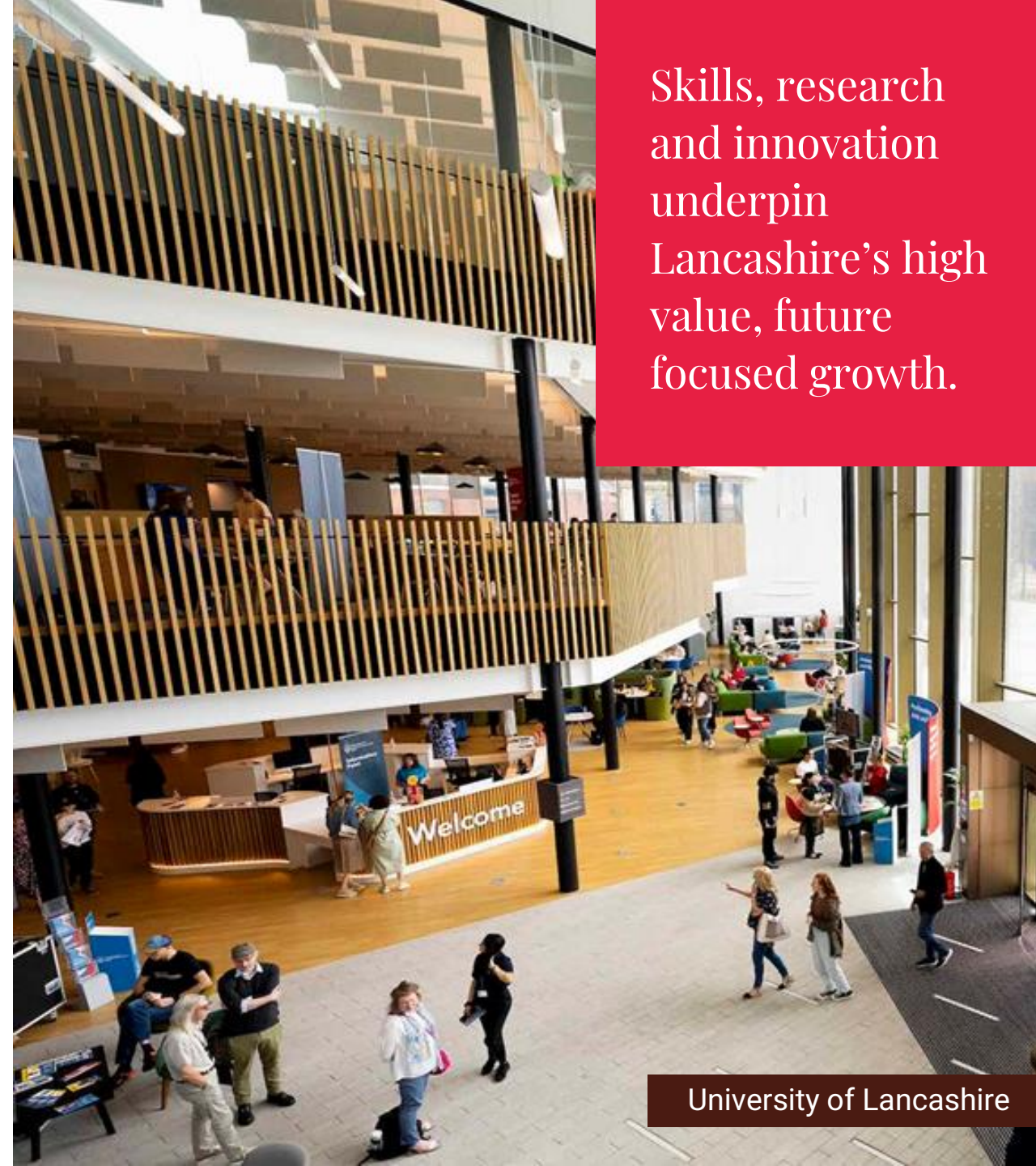
Research and innovation connected to industry

Applied research and innovation assets that support productivity, technology development and commercialisation.

An established engineering and innovation culture

Longstanding strengths in making, engineering and problem solving underpin workforce capability and industrial performance.

Skills, research and innovation underpin Lancashire's high value, future focused growth.



Enabling Infrastructure & Delivery Readiness

An investment programme being supported by enabling infrastructure and coordinated delivery.

- Utilities, transport and land assembly programmes in place to support priority sites
- Local Development Orders and Enterprise Zones providing speed and planning certainty
- Planning, transport and infrastructure delivery coordinated across the LCCA
- Strong track record delivering complex public-private projects

Infrastructure investment aligns with the Growth Plan's commitment to coordinated, high value delivery.



Junction 5 of the M65 at Blackburn

Priority Sectors Driving the Programme

HIGH VALUE SECTORS WITH
SCALE, CAPABILITY & DEMAND



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National Security & Resilience

- UK's leading aerospace and defence ecosystem
- Anchor role in combat air and secure manufacturing
- Deep, specialist supply chains



Investor opportunity:
Long-term demand driven by defence and security priorities

Clean Energy & Nuclear Renaissance

- Supporting around 30% of UK's low carbon power
- Established nuclear assets and future technologies
- Strong grid, skills and supply chain base



Investor opportunity:
National-scale energy transition investment

Advanced Engineering & Manufacturing

- 18% of GVA, over twice UK average
- High value, precision engineering
- Strengths in aerospace, nuclear and materials



Investor opportunity:
High-value industrial growth in advanced manufacturing

Sustainable Digital & AI

- A fast-growing AI, data and cyber cluster
- Closely linked to defence, energy and advanced industry
- Secure, sovereign data and AI infrastructure



Investor opportunity:
Applied AI across defence, energy and advanced industry

Culture & Tourism as Economic Catalysts

- £5bn+ visitor economy
- Major regeneration and mixed-use opportunities
- Nationally significant coastal and cultural assets



Investor opportunity:
Place-led growth and regeneration

Convergence Creates Competitive Advantage

Where sectors share skills, infrastructure and digital capability, increasingly operating as one system

Shared capability

- Skilled workforce and supply chains supporting multiple sectors
- Infrastructure and sites aligned to industrial and digital demand

System advantage

- Sectors reinforce each other, accelerating innovation and delivery
- Scale and resilience reduce investment risk

AI as an accelerator

- AI applied across defence, energy and manufacturing
- Drives productivity and faster scaling of investment



A connected system that accelerates delivery and reduces investment risk.

Economic Spatial Framework & Flagship Opportunities



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HIGH VALUE PROJECTS, GROUPED
BY INVESTMENT TYPE

Economic Spatial Framework








The Central Belt forms Lancashire's primary economic corridor, supported by complementary corridors that extend and reinforce its national capabilities.

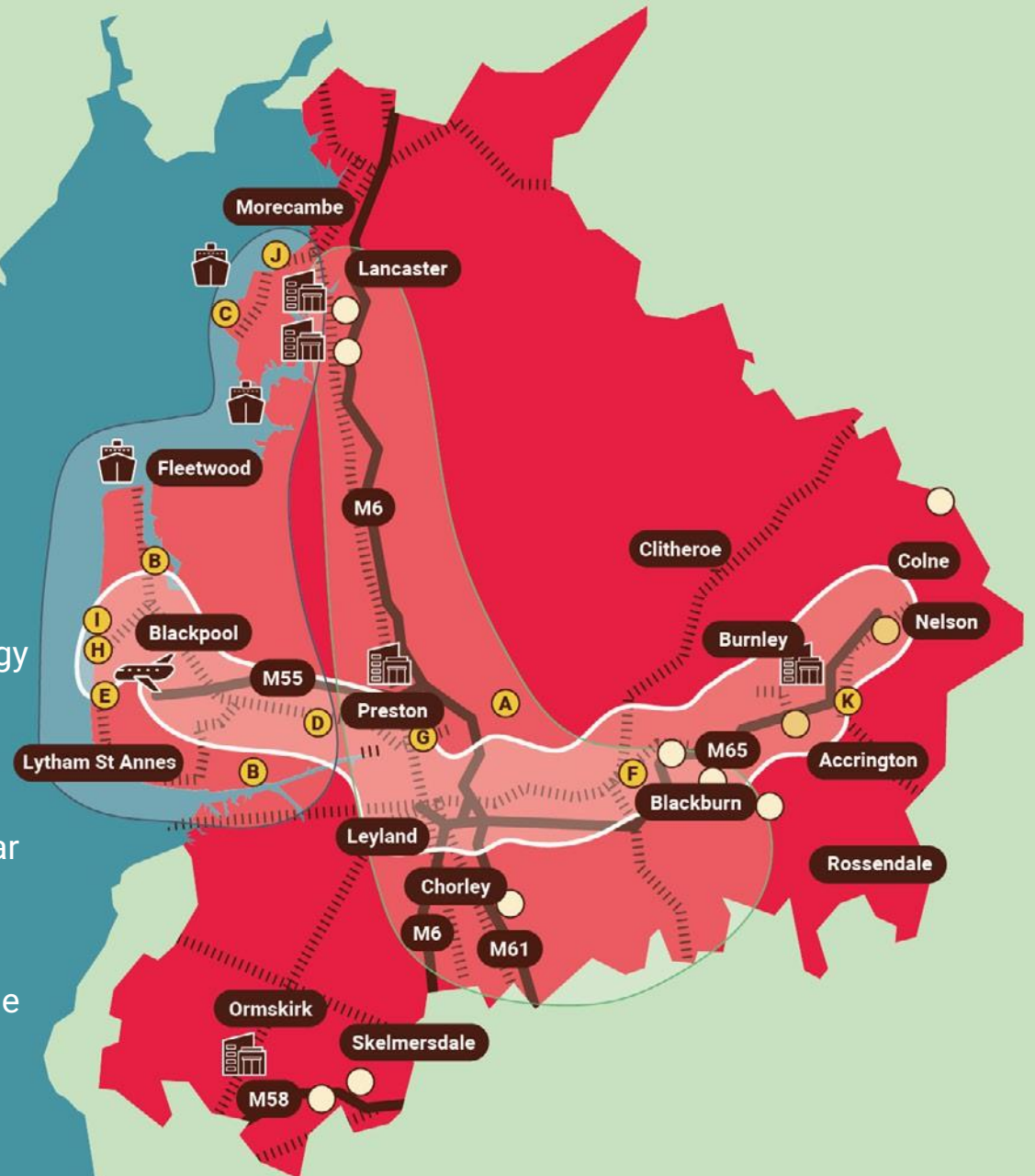
The Central Belt, including a National Security and Defence Growth Corridor: Lancashire's core economic spine linking Blackpool, Preston, Blackburn and Burnley, concentrating advanced engineering, aerospace and nationally important security assets.

The Cyber Corridor: A nationally significant cyber and secure technology corridor from Lancaster through Samlesbury to Manchester, anchored by the National Cyber Force.

The Energy / Nuclear Coast: A critical national clean energy and nuclear cluster centred on Heysham, Springfields and Hillhouse.

Flagship Opportunities: More details about each site are provided on the following pages under the corresponding letter.

- Key**
-  Motorway
 -  Rail line
 -  Ports
 -  Airport
 -  Complementary Strategic Sites
 -  Other Anchor Strategic Sites
 -  Main University campus



A Samlesbury Enterprise Zone & Innovation Hub

A nationally significant hub where advanced manufacturing, defence and secure digital capability converge, anchored by BAE Systems and the National Cyber Force.

Investment Proposition

- Strong occupier interest driven by BAE Systems and the wider defence supply chain
- Unique adjacency to the National Cyber Force - a nationally significant investment
- Opportunity to fund and deliver bespoke R&D, innovation and manufacturing facilities
- Long term growth through flexible, phased development across serviced plots

Key Attributes

Asset Class	Advanced manufacturing, defence, cyber, digital
R&D Ownership	Lancashire County Council
Scale	c.120 acres of development opportunity across serviced plots
Planning Status	Local Development Order enabling 28 day planning certainty
Strategic Positioning	Direct adjacency to major defence manufacturing and one of the UK's highest concentrations of advanced industry

National Security and
Advanced Manufacturing



Contact: Chris.Dyson@lancashire.gov.uk

B AeroTechNW Warton Enterprise Zone

A high-growth aerospace and space-technology hub anchored by BAE Systems and the University of Lancashire's Altitude testing and innovation centre.

Investment Proposition

- A nationally significant hub for future-flight, defence and space technology
- New Aviation Technology Centre and upgraded Altitude facility enabling advanced drone/eVTOL/HAPS R&D
- Unlocks 10,500+ m² commercial R&D space and 1,100+ high-value jobs
- Strengthens UK sovereign capability in secure aerospace, test & evaluation, and next-generation systems
- Major opportunity for private-sector R&D and prototyping investment

Key Attributes

Asset Class	Advanced manufacturing, aerospace, defence, digital engineering, flight-testing, space-related R&D
Key Partners	Anchored by BAE Systems and the University of Lancashire
Scale	6 unique development plots –build sizes ranging from 830m ² to over 4500m ²
Planning Status	Enterprise Zone designation; enabling works underway; potential for streamlined consents and phased development
Strategic Positioning	Direct adjacency to one of the UK's most important aerospace campuses and associated supply chain

National Security and
Advanced Manufacturing



Contact: aerotechnorth@baesystems.com

C Heysham Energy & Nuclear Hub

A nationally critical clean energy and nuclear centre supporting power generation, future reactor development and the UK's long-term energy security.

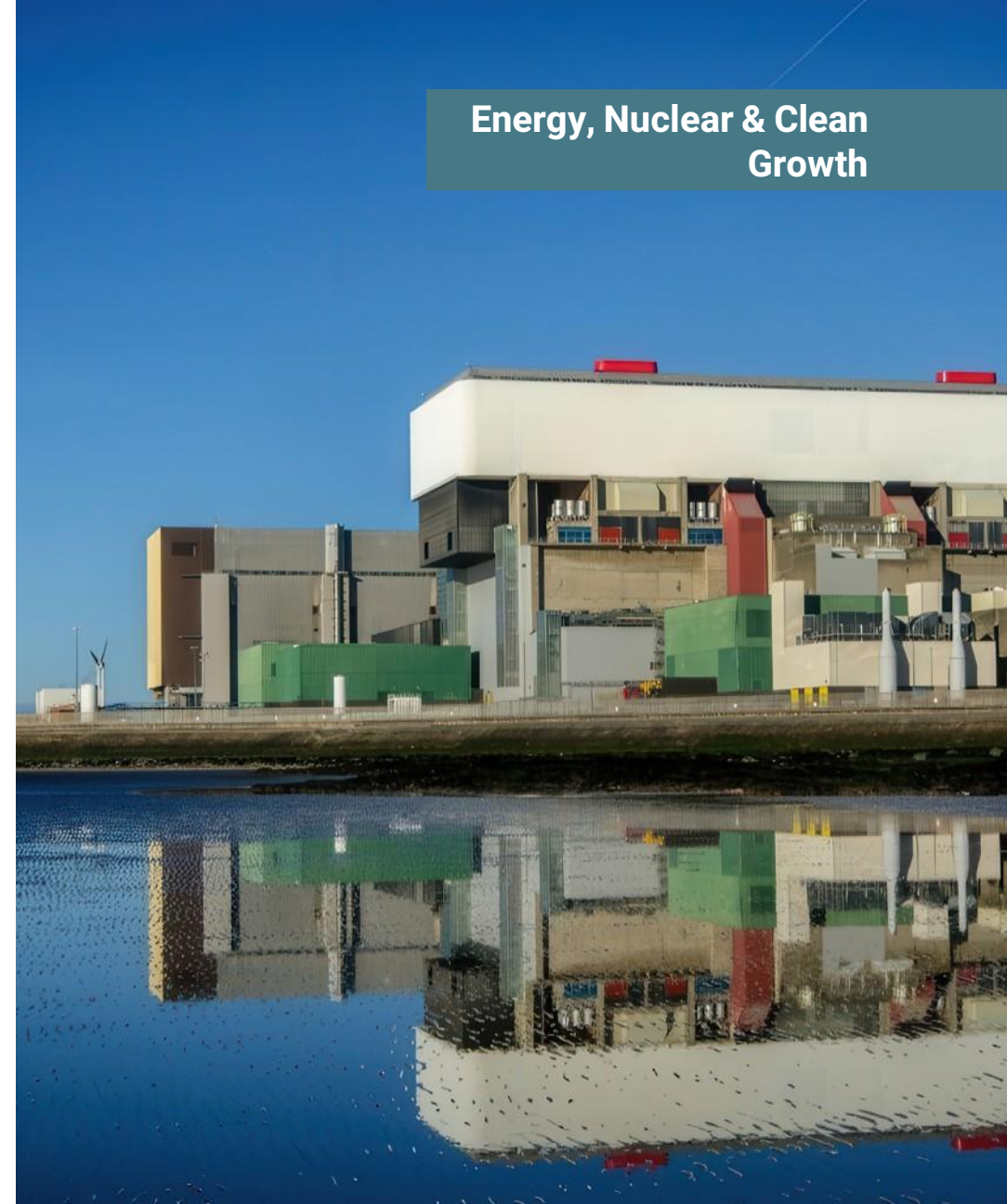
Investment Proposition

- Long-standing anchor role in UK nuclear energy generation, with strong engineering and specialist supply chain presence
- Unique platform for next-generation nuclear technologies, including SMR/AMR opportunities and clean energy R&D
- Potential to develop hydrogen production, storage and testing linked to regional low-carbon industrial demand
- Significant long-term infrastructure and employment potential aligned with national energy-security priorities

Key Attributes

Asset Class	Nuclear generation, clean energy technologies, hydrogen and low carbon
R&D Ownership	Multiple land interests including EDF and allied nuclear partners
Scale	One of the UK's most significant nuclear generation complexes with surrounding land for future clean energy innovation
Planning Status	Established nuclear licensed site with national policy support for continued energy generation and emerging technologies
Strategic Positioning	Direct adjacency to the national grid, coastal access and specialist nuclear engineering capabilities

Energy, Nuclear & Clean
Growth



Contact: Andy.Walker@lancashire.gov.uk

D Springfields Nuclear Fuel Manufacturing Hub

A nationally critical clean energy asset and the UK's only commercial nuclear fuel facility supporting next generation reactor development.

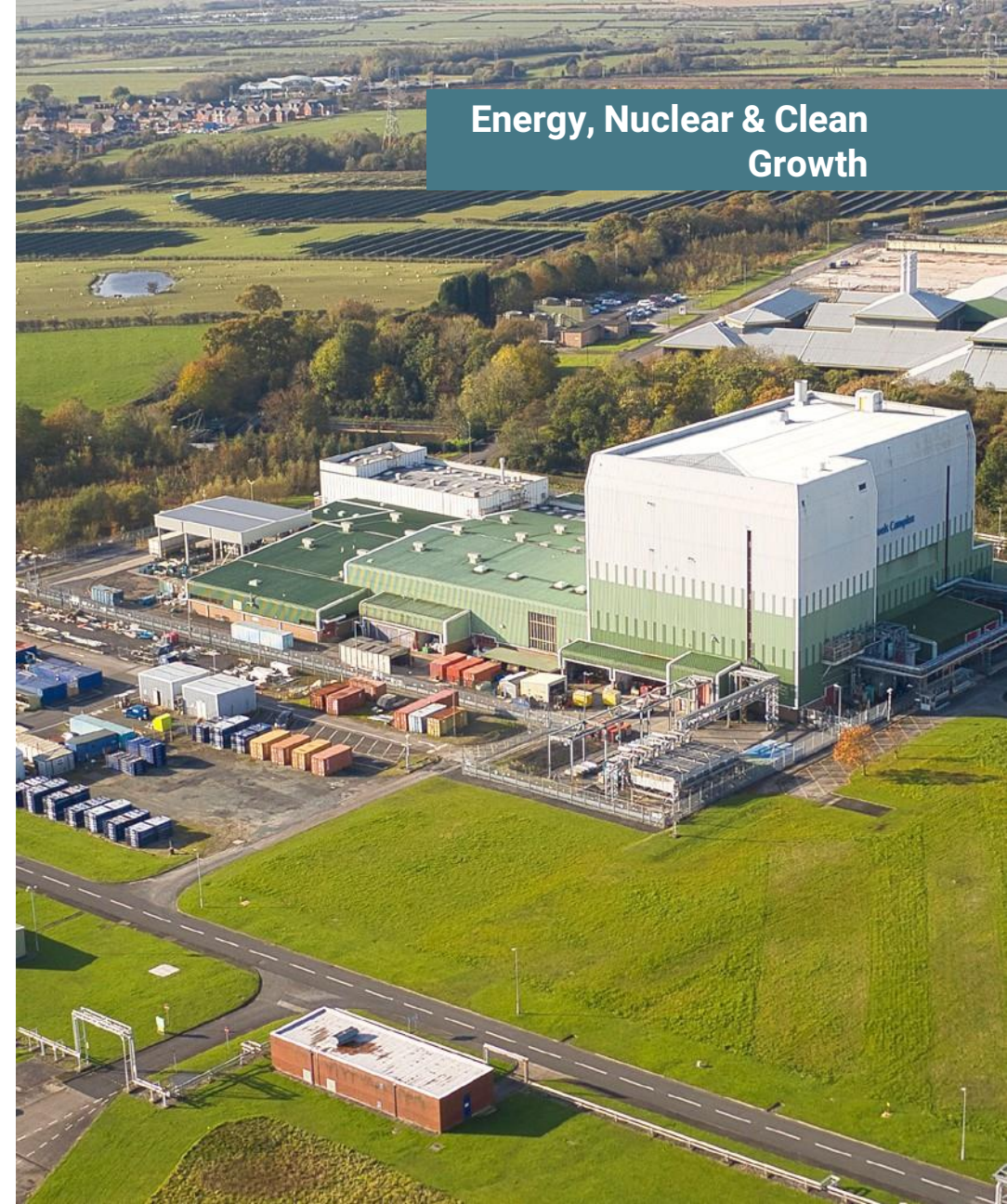
Investment Proposition

- Only UK commercial nuclear fuel manufacturing capability, underpinning national energy security
- Strong alignment with Government's nuclear expansion pathway, including SMR/AMR deployment
- Opportunity to develop and commercialise next-generation fuels (e.g., HALEU and advanced fuel forms)
- Significant long-term employment, skills and supply-chain benefits anchored in a specialist nuclear ecosystem

Key Attributes

Asset Class	Nuclear fuel manufacturing, clean energy R&D, advanced reactor materials
Ownership	Westinghouse (site operator) with strategic national oversight
Scale	Major operational nuclear manufacturing complex with capacity for expansion into future fuel types
Planning Status	Established nuclear licensed site with strong national policy backing for continued nuclear capability
Strategic Positioning	Unique UK location for commercial fuel fabrication, supporting both existing reactors and emerging SMR/AMR technologies

Energy, Nuclear & Clean Growth



Contact: Andy.Walker@lancashire.gov.uk

E Blackpool Airport Enterprise Zone & Silicon Sands

A nationally significant digital and clean energy innovation zone, leveraging transatlantic fibre connectivity and sustainable computing infrastructure to drive high-tech growth across Lancashire and the North.

Investment Proposition

- Green AI Growth Zone powered by renewable energy with ultra-low-latency global connectivity
- Major private sector pipeline including 120MW hyperscale data centre and 6MW exemplar site
- Opportunity for a town-wide heat network using waste heat from data centres
- Up to 14,000 jobs and £14bn+ GVA uplift forecast on independent economic study, pioneering regional data centre development in the UK
- Creates a leading digital & AI cluster for sovereign cloud, cyber-secure computing and next-generation technologies

Key Attributes

Asset Class	Digital infrastructure, green data centres, AI and high-performance computing
Ownership	Blackpool Council with private investment partners
Scale	Initial 40–50 acre digital-led campus within the Blackpool Airport Enterprise Zone, which totals 144 hectares
EZ Status	Enterprise Zone designation with Phase 1–2 masterplan in place
Connectivity	Direct access to the North Atlantic Loop fibre route enabling ultra-low latency Completion of new £20m access road to the east of the site May 2026

Digital, AI & Secure Computing



Contact: Jamie.Shaw-Stewart@blackpool.gov.uk

F Star Square, Blackburn

Part of the largest town centre development scheme of its type in the whole region - strategically links skills, education, digital and technical talent.

Investment Proposition

- Creation of new town centre innovation district focused on education, cyber, digital & technical skills
- HQ home to Star Academies and National Institute for Teaching, anchor tenants for the first phase, offering a flagship professional development and research centre
- 250,000 sq ft of new commercial and innovation space, supporting up to 1,500 jobs
- Major uplift in town centre footfall, vitality and SME/start up growth
- Catalytic impact on wider tech-driven growth, including new St John's Business Centre, and best performing Making Rooms, with new town centre living as well as the Cathedral Quarter
- Follow on phases require public sector gap funding

Key Attributes

Asset Class	Education, digital innovation, cyber skills, business growth, mixed-use town centre regeneration
Ownership	Blackburn with Darwen Borough Council, Star Academies is anchor tenant of first phase £50m development
Scale	2 acre campus with public realm, greenspace and innovation workspace; part of a wider 12 acre town centre regeneration
Planning Status	Phase 1 on site; planning fully approved; multi phase masterplan in place
Strategic Positioning	10-minute drive from the National Cyber Force HQ / Samsbury EZ; central node within the Lancashire Cyber Corridor, town centre renewal programme, and served by national rail and motorway networks

Digital, AI & Secure
Computing



Contact: Simon.Jones@blackburn.gov.uk

G Preston Station Quarter

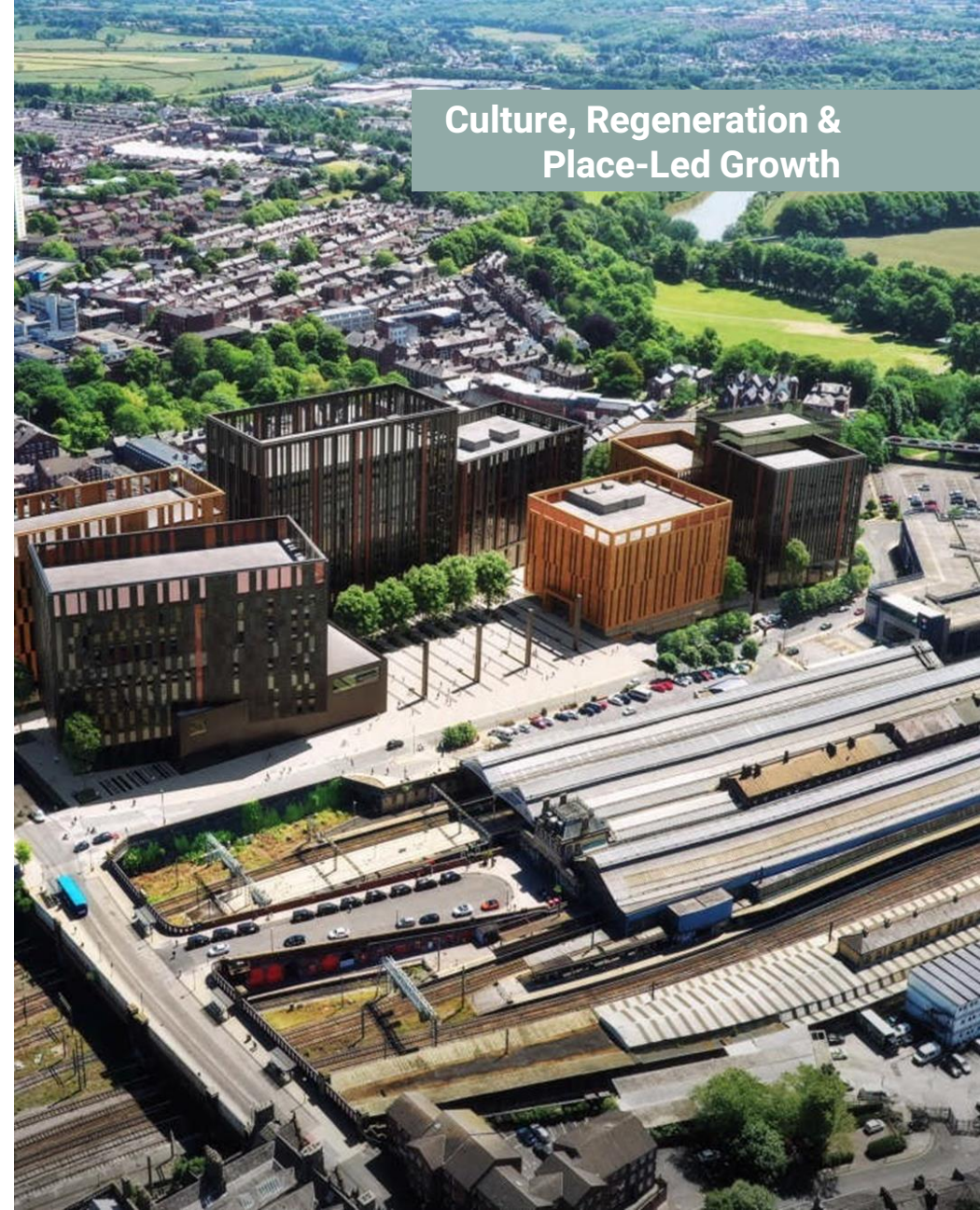
A flagship gateway mixed-use commercial district, anchored by Lancashire's primary rail hub and serving as the principal arrival point to the city and wider region.

Investment Proposition

- Delivers 770,000 sq ft of Grade A office space in early phases
- Creates a modern commercial core attractive to digital, professional and secure-tech firms
- Strengthens connectivity and talent access via Preston Station's national rail links
- Major uplift in jobs, footfall and investor confidence in the city centre
- Underpins wider regeneration with new homes, public realm and university-city integration

Key Attributes

Asset Class	Grade A offices, mixed-use regeneration, transport-led development
Lead Bodies	Preston Regeneration Board (PCC, LCC, University of Lancashire and, private partners) Scale: 43 ha regeneration area across four quadrants
Scale	2 acre campus with public realm, greenspace and innovation workspace; part of a wider 12 acre town centre regeneration
Status	Strategic Regeneration Framework complete; first planning applications submitted
Strategic Positioning	Gateway to Lancashire; core node in the National Security and Defence Growth Corridor



Culture, Regeneration & Place-Led Growth

Contact: Peter.Thomas@lancashire.gov.uk

H Blackpool Central Leisure Regeneration Opportunity

Blackpool Central is a once-in-a-generation opportunity to create a new world class, year round leisure destination at the heart of Blackpool's visitor economy.

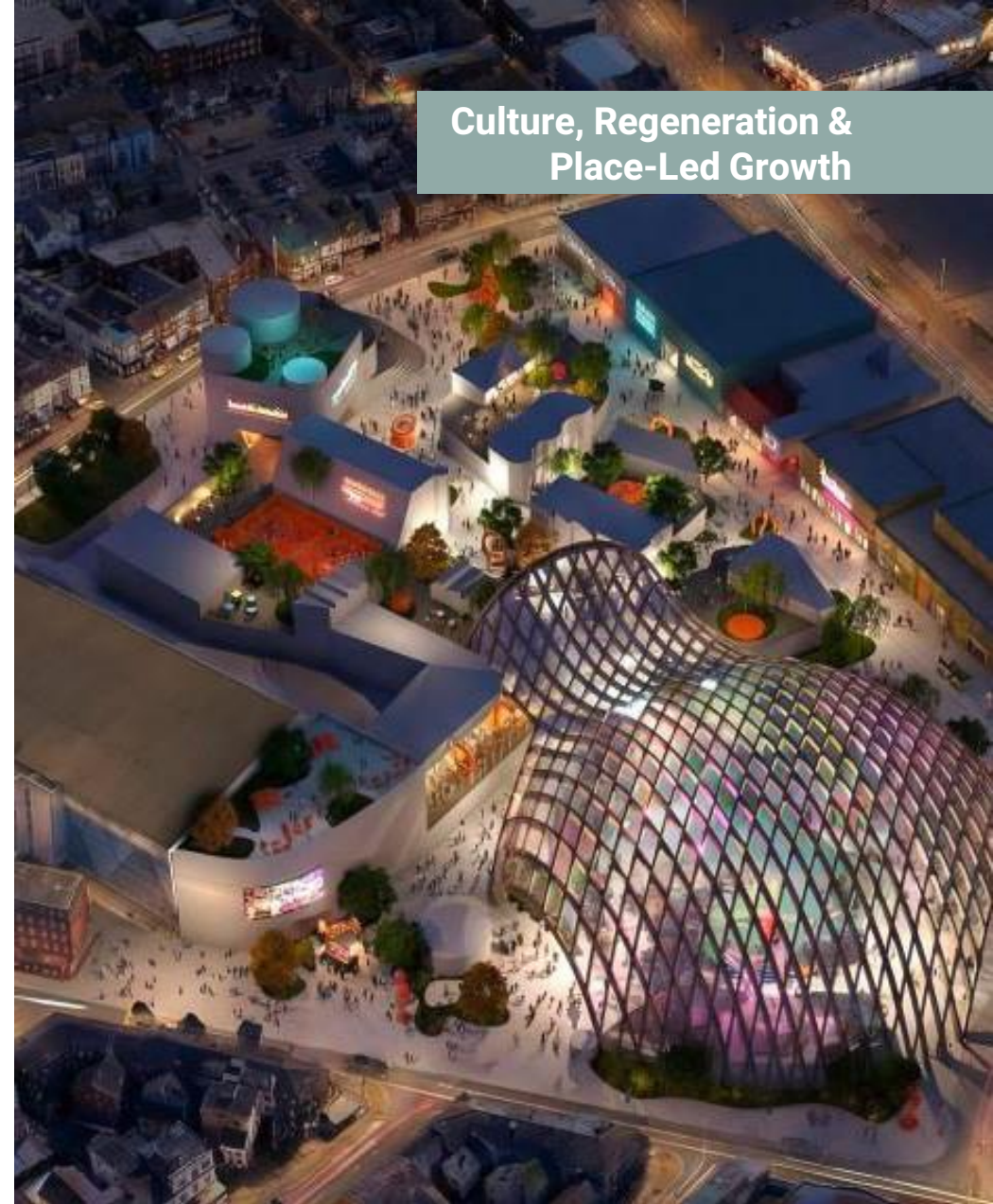
Investment Proposition

- Capacity to deliver c.80,000–100,000 sqm high-quality leisure, entertainment, public realm space
- Designed to extend dwell time, drive footfall uplift, and support year-round activity, moving beyond seasonal peaks
- Build on the UK's strongest visitor economy which welcomes 23.2m tourists per year, supporting economic diversification, job creation and town centre renewal
- Public sector enabling works already complete, providing a lower risk platform for private sector investment
- Flexible delivery framework supporting phased development, multiple partners and varied capital and operating models

Key Attributes

Asset Class	Leisure, Culture, Entertainment and Mixed-Use Regeneration
Ownership	Blackpool Council, with scope for private-sector development and investment partnerships
Scale	9.4-acre core site (with the potential to expand to 11.9 acres), capable of accommodating multiple leisure anchors and phased delivery
Status	Enabling infrastructure delivered (new 1,300 Space MSCP); former courts and police buildings cleared; planning consents in place
Strategic Positioning	Strengthens connectivity between the Golden Mile, town centre, and the wider resort, reinforcing Blackpool's role as the UK's leading leisure destination

Culture, Regeneration &
Place-Led Growth



Contact: Ian.Morris-Iliffe@blackpool.gov.uk

Talbot Gateway Skills & Education Campus (Multiversity)

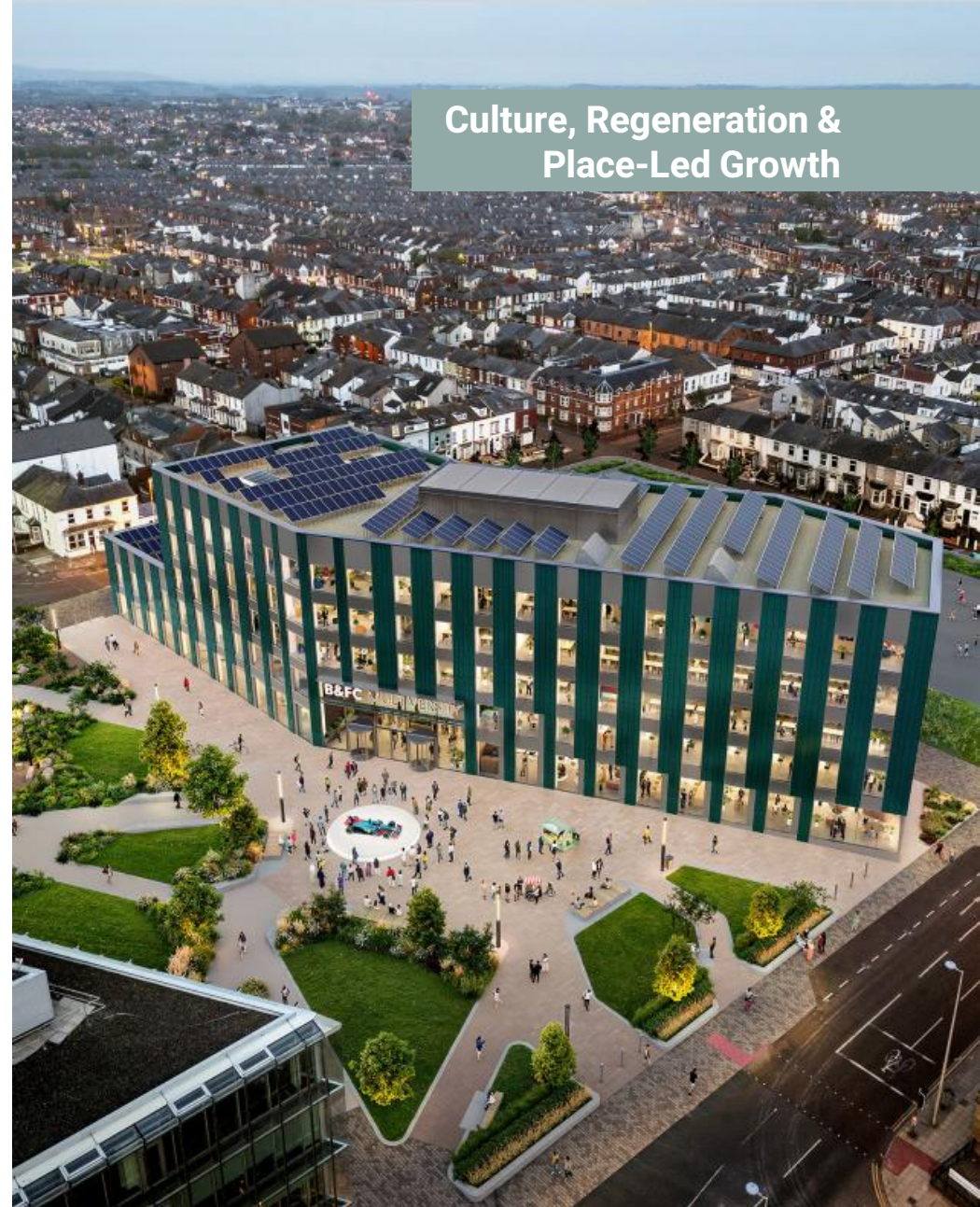
A major town-centre education and skills hub transforming Blackpool's talent pipeline and supporting high-growth sectors.

Investment Proposition

- Delivers a state-of-the-art education campus for digital, cyber, engineering, health and technical skills, supporting the Defence Technical College
- Supports thousands of learners annually, strengthening local, regional and national workforce supply
- Catalyses wider regeneration in Talbot Gateway: commercial space, transport improvements and new public realm
- Creates a modern, accessible hub for industry-aligned skills development linked to Lancashire's growth sectors and sustainable employment
- Significant private-sector and institutional investment opportunities through associated development

Key Attributes

Asset Class	Further/higher education, digital & technical skills, town centre regeneration
Lead Bodies	Blackpool Council & Blackpool and the Fylde College (with partners)
Scale	New flagship campus forming the anchor of Talbot Gateway Phase 4
Status	Planning secured; enabling works and town-centre infrastructure already delivered
Strategic Positioning	Central to Blackpool's education renewal and higher skills-led economic transformation



Culture, Regeneration & Place-Led Growth

Contact: Anthony.Hill@blackpool.gov.uk

J Morecambe Seafront & the Eden Effect

A transformational coastal regeneration opportunity driven by the arrival of Eden Project Morecambe.

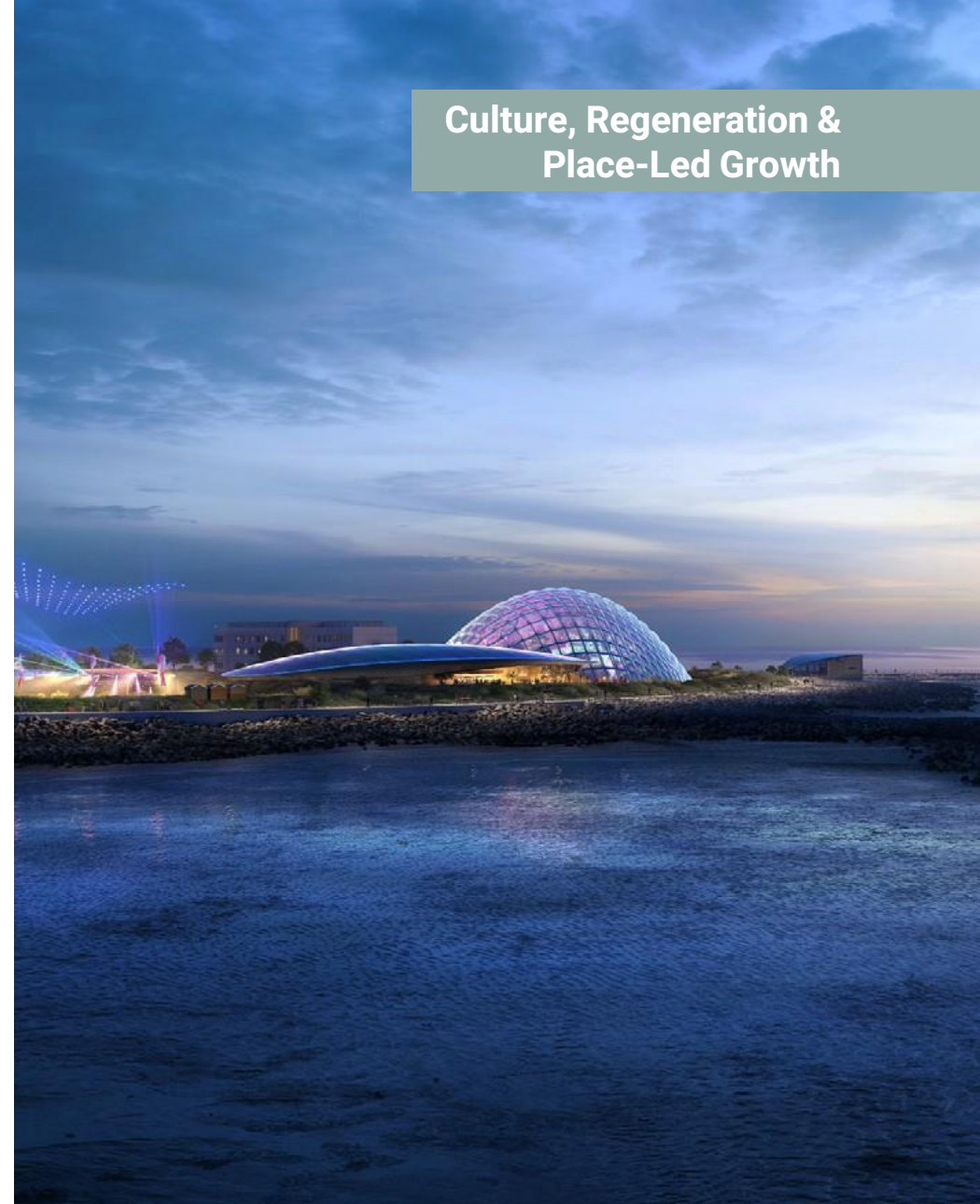
Investment Proposition

- Eden Project Morecambe acts as a catalyst for major visitor-economy growth
- Significant uplift in footfall, spend and year-round activity
- Unlocks opportunities for waterfront leisure, hospitality and public-realm investment
- Strengthens Morecambe's role as a nationally significant coastal destination
- Provides additional private-sector development across the promenade and town centre

Key Attributes

Asset Class	Coastal regeneration, culture, leisure, tourism
Lead Bodies	Lancaster City Council, Eden Project International, partners
Scale	Major seafront transformation centred on the Eden Project investment
Status	Planning secured; enabling works underway; multi-phase beachfront and town centre improvements
Strategic Positioning	Positioned to become the North's flagship coastal visitor destination

Culture, Regeneration &
Place-Led Growth



Contact: Sharon.Mcguinness@lancashire.gov.uk

K Burnley Town Centre & Canalside Masterplan

A major town centre and waterfront regeneration anchored by University of Lancashire Burnley Campus and strengths in advanced manufacturing and digital technologies

Investment Proposition

- Delivers high-quality commercial and innovation space to support advanced manufacturing, digital and low-carbon firms
- Major uplift in town centre vitality, footfall and business growth
- Unlocks canalside living, workspace, public-realm improvements and leisure led development.
- Strong alignment with the Lancashire Growth Plan's priorities for high-value jobs and innovation-led regeneration
- Creates a platform for private-sector investment across multiple phases

Key Attributes

Asset Class	Mixed-use town centre and canalside regeneration
Lead Bodies	Burnley Borough Council with partners
Scale	Multi-site programme across the town centre and canalside corridor
Status	University Campus and new retail/leisure scheme completed. Masterplan and supportive planning policies in place.
Strategic Positioning	Key node within Lancashire's east-west growth corridor with strong links to Greater Manchester and West Yorkshire.

Culture, Regeneration & Place-Led Growth



Contact: KIngram@burnley.gov.uk

Delivery

SUPPORT FOR INVESTORS



LANCASHIRE

COMBINED COUNTY
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Ready to Invest, Ready to Deliver

A clear Growth Plan provides investor certainty, direction and access to aligned national and local support.

Unified governance and coordination: A single strategic leadership point across planning, transport, infrastructure and economic delivery, providing clarity and pace for decision-making.

Clear prioritisation and assurance: A transparent framework showing which sites and sectors are being advanced first, giving confidence on focus and sequencing.

Proven delivery capability: Major schemes across Lancashire demonstrate the ability to manage complex public-private projects and de-risk investment.

Flexible partnership models: Joint ventures, forward-funding, R&D partnerships and long-term institutional models tailored to investor requirements.

Lancashire offers the certainty and delivery capability investors need to move at pace.



Lumo has recently opened its new headquarters in Preston creating around 100 jobs ahead of its launch of a new low-cost West Coast route.

A Proven Track Record of Delivering Complex, Large- Scale Investment

Lancashire delivers large-scale programmes through strong public-private and anchor-institution partnerships.



Preston, South Ribble
& Lancashire City Deal

Programme-Scale

Scale: £2.3bn leveraged private investment through a 10-year City Deal programme

Partners: Lancashire County Council, District and Government partners

Outcome: 20,000+ net new private-sector jobs and ~£1bn GVA uplift



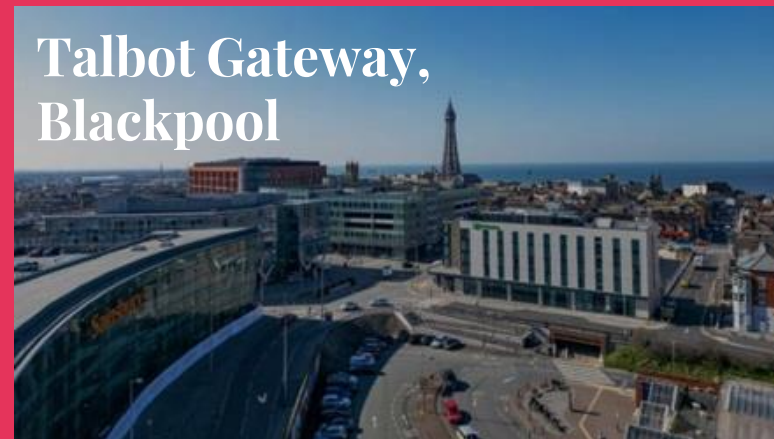
Blackburn
Cathedral
Quarter

Complex Place-Based Regeneration

Scale: £45m+ mixed-use regeneration programme

Partners: Public-private partnership

Outcome: Grade A offices, new transport interchange and transformed public realm



Talbot Gateway,
Blackpool

Complex Place-Based Regeneration

Scale: £100m public investment (early phase), enabling £350m regeneration

Partners: DWP, Blackpool Council, Lancashire County Council

Outcome: 3,000 jobs; station-area transformation

Anchor Institution-led & Infrastructure

University of Lancashire Campus Masterplan, Preston



Scale: £200m (main phase complete in 2021)

Partners: Public, HE and private-sector partners

Outcome: Creation of a new campus square and enhanced public realm, alongside new Student and Engineering Innovation Centres, strengthening links with industry and the city centre.

Lancashire Central



Scale: First phase of a major regional employment site (c1.2m sq ft) from 2026

Partners: Public and private-sector partners

Outcome: Site enabling and infrastructure to unlock employment growth

Lancashire Cricket Club Facility, Farrington, South Ribble



Scale: £20m capital project (opened 2026)

Partners: Lancashire Cricket Club and Lancashire County Council

Outcome: New cricket and training facilities supporting sport and place-making

Partner with Lancashire

Lancashire offers end-to-end support for organisations looking to invest.

Engagement is led through a coordinated, senior-level model aligned with planning, infrastructure, skills and sector delivery.

What this means in practice

- A clear point of contact from first enquiry through to delivery
- Joined-up access to sites, sector expertise, development partners and tailored finance
- Support aligned to investor needs, timescales and delivery models
- Flexible approaches including joint ventures, forward funding, R&D partnerships and long-term institutional relationships

Our role is to simplify the investor journey and provide confidence at every stage.



It's Lancashire's time

PREPARED BY LCCA
2026



**Be part of our story,
Invest in Lancashire**

invest@lancashire-cca.gov.uk

investinlancashire.com/contact



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