
CLAIRE WARD
MAYOR OF THE
EAST MIDLANDS

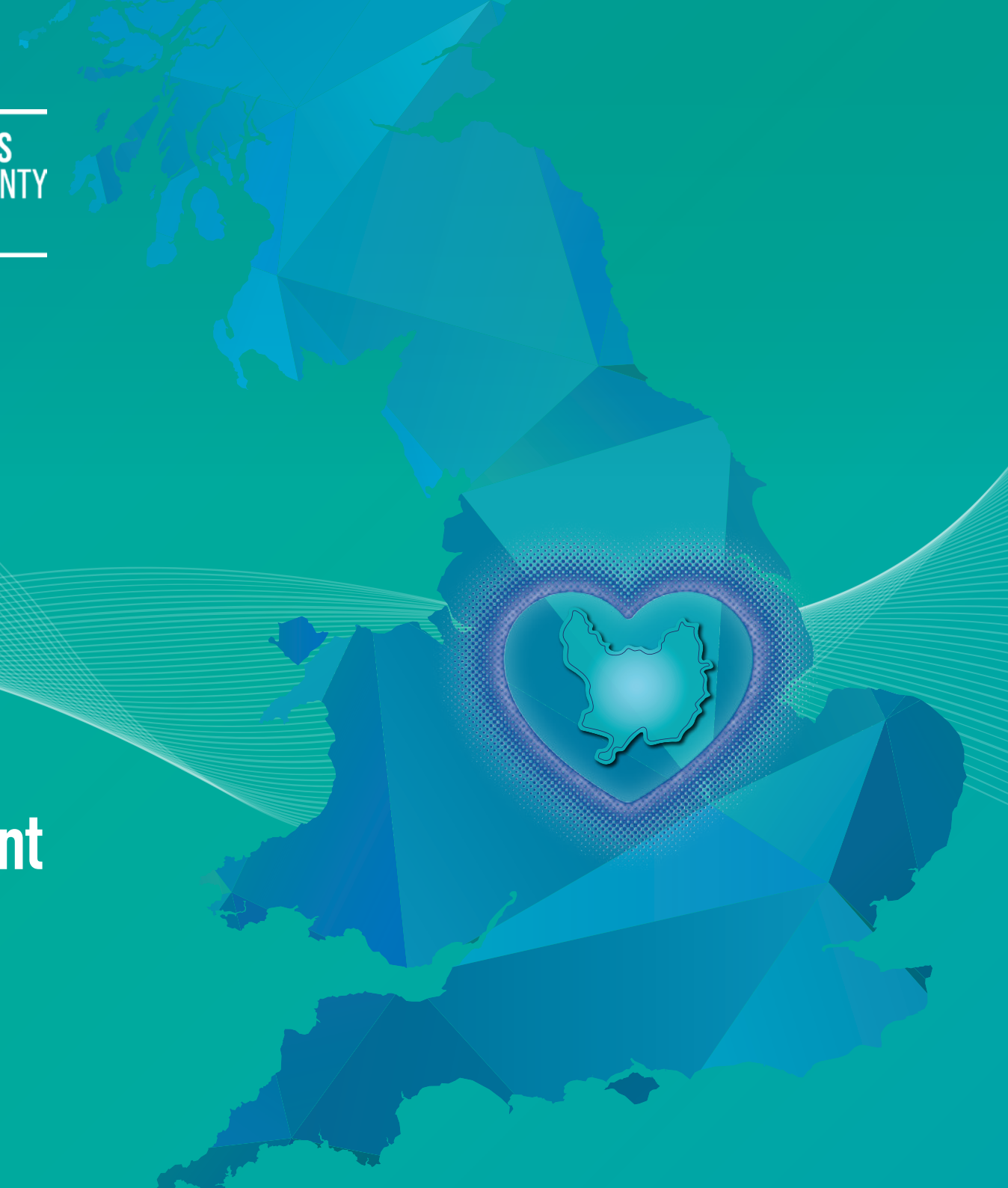


**EAST MIDLANDS
COMBINED COUNTY
AUTHORITY**

East Midlands

Irresistible to Investment

A Vision for Growth



FOREWORD

A VISION FOR GROWTH

A Region on the Rise

“As the Mayor of the East Midlands, my ambition is clear: to unlock the full potential of our region.

It is one of the most unique areas in the UK for investors, partners, and developers. Our industrial strengths in energy, aerospace, automotive and rail are pushing the boundaries of global innovation to keep the world moving. Add to that our strategic Freeport, Investment Zone incentives, and a world-class mix of heritage, education, and natural assets and you have a region ready to grow.

Our Vision for Growth is a blueprint that builds on our successes and identifies the next generation of investment opportunities.

We have a robust plan with both mature propositions, like the Trent Arc, Supercluster, and Canal Corridor, and emerging opportunities ready to be shaped with partners.

This region has all the ingredients – two great cities, thriving towns, 2.3 million

people, 80,000 businesses, and world-leading universities and businesses, like Rolls-Royce and Toyota.

And this is the prize: we will create 100,000 new jobs, deliver 52,000 new homes and add £4 billion to the UK economy.

This prospectus sets out why now is the moment to invest. From transformational regeneration sites to world-class innovation, advanced manufacturing and clean energy, the East Midlands offers a powerful pipeline of opportunities.

The future of the East Midlands is here, so join us on our journey to make our region the best place in the country to live, work, and learn. ”

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The East Midlands is irresistible to investment

The East Midlands is one of the UK's most compelling investment opportunities, defined by scale, delivery and certainty.

At the heart of the country, it offers exceptional connectivity, with 91% of the population within a four-hour drive and a Freeport anchored by the UK's busiest air-freight hub, ensuring speed, access and resilience.

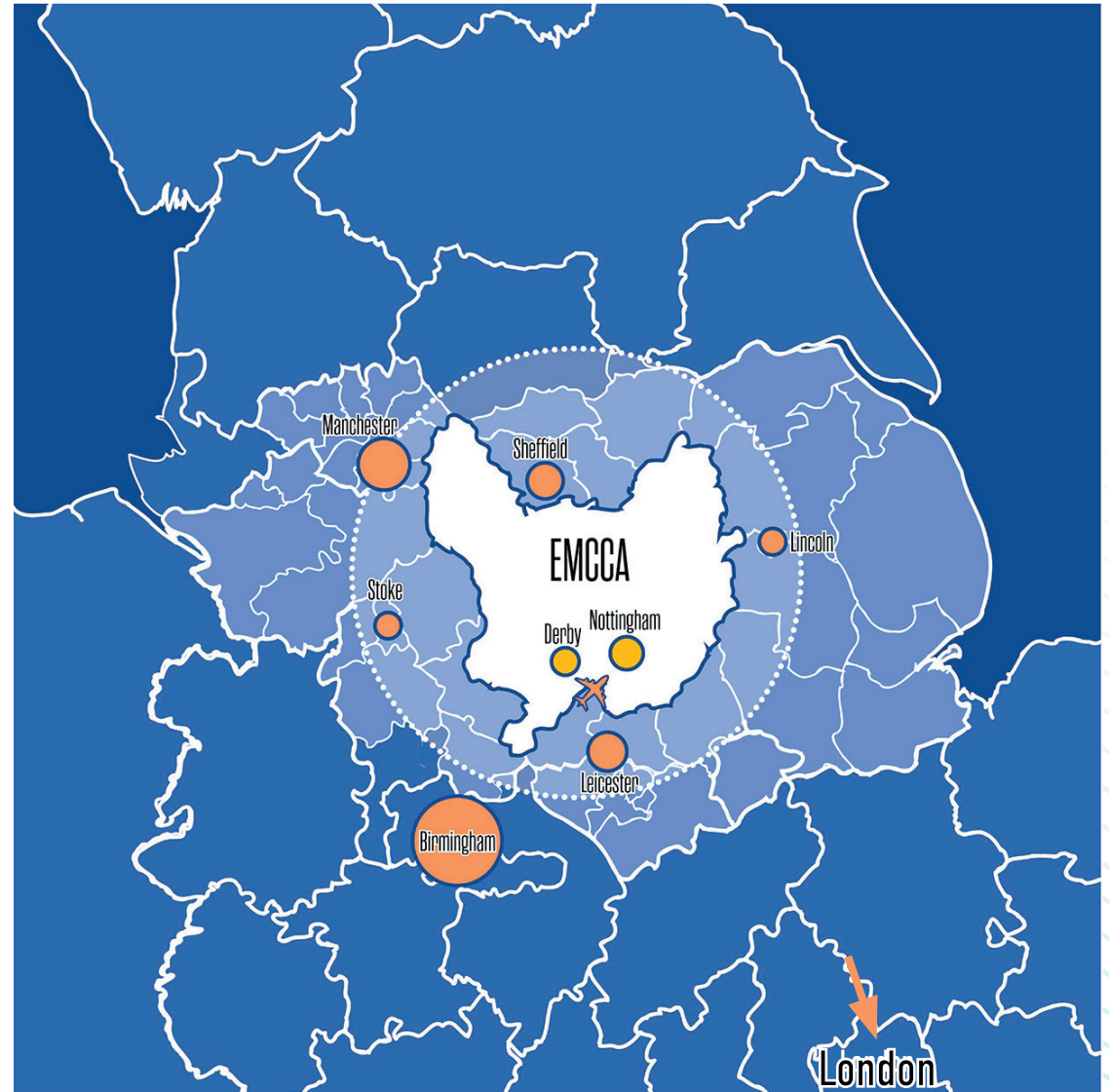
What sets the region apart is momentum. Backed by the East Midlands Combined County Authority (EMCCA) and the Mayor of the East Midlands, investors benefit from a single, accountable partner accelerating decisions and unlocking sites.

Over £2 billion is committed to transport, alongside £160 million for an Investment Zone, a £38 million annual fund, and Freeport incentives to reduce risk and boost returns.

A coordinated pipeline spans commercial and residential development, clean energy and advanced manufacturing, with programmes like Supercluster and the Trent Arc building critical mass.

With West Burton confirmed for the £2.5 billion STEP Fusion programme, the region is central to the UK's future energy economy.

For investors, the offer is clear: a well-connected region where ambition is matched by delivery and opportunities are ready now.



The East Midlands Vision for Growth

Our shared vision sets out a clear, long-term ambition for the region. It explains where growth should happen, what kind of growth is needed, and how it can improve life for people, communities and businesses.

This is not a technical plan, but a shared direction, bringing councils, communities, businesses and investors together behind a single vision. It supports better decisions, builds confidence and strengthens investment.

With vibrant cities, strong towns, leading universities and major infrastructure, the East Midlands has the assets to play a bigger role in the UK economy. This Vision shows how we can unlock that potential together.

Why the Vision matters

Growth is interconnected. Homes, jobs, transport, energy and the environment must be planned together to maximise benefits.

The Vision recognises that opportunities and challenges cross local boundaries. By working through the Combined County Authority, the region can take a more strategic approach, planning at scale, attracting investment and delivering better outcomes.

It is also about ambition. From its industrial past, the East Midlands is helping lead the transition to clean energy and green growth. By setting a clear direction, the region is supporting innovation, growing new industries and building long-term prosperity.



Turning ambition into action

The Vision for Growth will shape real decisions, guiding investment, development and future strategies. It will unlock key places across the region, from city centres and towns to major regeneration sites and strategic corridors. It also places clean energy, nature and climate resilience at the heart of growth. Delivery will depend on strong collaboration between local authorities, government, businesses, investors and communities. EMCCA will lead by planning proactively, coordinating action and removing barriers to progress. Delivery will be led through coordinated programmes aligned to each growth cluster, with clear phasing, infrastructure triggers and partnership models

Our Vision for Growth has the potential to deliver:



100,000 jobs



52,000 homes



£4 billion added to the economy

Thriving places and communities

Vibrant town and city centres, better transport, improved connectivity and access to high-quality green and blue spaces.

Leadership in green growth

Building on energy assets and innovation to support the transition to a low-carbon economy.

A confident future

Above all, the Vision builds confidence—setting a clear direction and creating the conditions for long-term growth that benefits communities across the East Midlands.

The opportunities

Discover our six growth clusters

All of the East Midlands will contribute to inclusive growth, but we've identified six strategic locations that will supercharge our region.

Our current investment focus is on the Trent Arc, Canal Corridor, and Supercluster. We are also working with partners to shape deliverable plans for the Peaks and Dales, Heartlands, Derwent Valley Mills. The Loop is a recreational pathway to connect our communities to the opportunities.



KEY

- Growth Strategy Areas
- Growth Opportunities

- Canal Corridor**
 CC1 - Explore Park Investment Zone
 CC2 - Markham Vale Enterprise Zone
 CC3 - Chesterfield Town Centre
 CC4 - Hartington and Staveley Investment Zone
- Supercluster**
 SC1 - West Burton Power Station
 SC2 - Cottam Power Station
 SC3 - High Marnham Power Station

- Trent Arc**
 TA1 - Nottingham City Centre
 TA2 - Toton and Chetwynd
 TA3 - Ratcliffe Power Station (Freeport)
 TA4 - Infinity Park Investment Zone site & South Derbyshire Growth Zone
 TA5 - Willington Power Station
 TA6 - EMIP (Freeport)
 TA7 - Derby City Centre
- Derwent Valley**
 DV1 - Derwent Valley Mills
- Peaks and Dales**
- Heartlands**

Trent Arc

Linking cities. Unlocking potential.

The Trent Arc represents a once-in-a-generation opportunity to deliver a transformative, nature-led urban corridor connecting Derby and Nottingham.

At its core, the Trent Arc integrates some of the UK's most significant growth opportunities, including the city centres of Derby and Nottingham, an emerging proposal for a new town, Trent Sports District, the East Midlands Freeport, and the Infinity Park Investment Zone site. Together, these assets form a powerful platform for innovation, advanced manufacturing, clean energy, and high-value employment.

Critical enabling infrastructure is already in focus, with targeted upgrades to Junction 24 of the M1 and enhanced public transport connectivity set to accelerate delivery, improve accessibility, and unlock development potential across the corridor.

Significant investment in green and blue infrastructure, including Attenborough Nature Reserve, positions the Arc as an exemplar for nature-positive growth that enhances both economic and environmental value.



The Trent Arc is set to deliver:

- ◆ More than 30,000 new homes
- ◆ Over 40,000 full time equivalent (FTE) jobs
- ◆ £2.4bn in Gross Value Added (GVA) per annum once fully developed
- ◆ 2.7 million sqm of commercial floorspace

Trent Arc

Growth Opportunities

We are looking for partners to work with us and deliver seven significant growth and investment opportunities within the Trent Arc. These range from major city centre regeneration programmes; to cutting edge industrial and technology centres; to new communities.

Ref	Name	Description
TA1	Nottingham City Centre & Trent Sports District	Investment opportunities as part of the East Midlands Stations Growth Strategy, including Broad Marsh; Canalside; Island Quarter; Southside; Southside Works and Waterside.
TA2	Toton and Chetwynd	Opportunity to deliver a residential-led mixed use community, with direct access to significant green and blue infrastructure at the Attenborough Nature Reserve, and public transport connections to Nottingham City Centre.
TA3	Ratcliffe Power Station	Former power station site benefiting from Freeport status; immediate adjacency to East Midlands Parkway station; and access to National Grid Infrastructure.
TA4	Infinity Park Investment Zone site & South Derbyshire Growth Zone	Investment Zone site in close proximity to East Midlands Airport. It offers the opportunity to co-locate with innovative industries including advanced manufacturing, logistics, nuclear R&D as well as the opportunity to deliver thousands of new homes as part of a major new community.
TA5	Willington Power Station	Large former power station site with potential to deliver commercial and industrial uses with access to National Grid infrastructure.
TA6	East Midlands Intermodal Park (EMIP)	Freeport site in a strategic location with access to key manufacturing and logistics hubs. Designed to attract high value industries like automotive, aerospace and logistics. Potential for supply chain collaboration and innovation.
TA7	Derby City Centre	Investment opportunities as part of the East Midlands Stations Growth Strategy, including the Station Quarter; Northern Gateway; Assembly Rooms; Castleward; Riverside; Becketwell; Nightingale Quarter and Pride Park.



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Trent Arc

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- TA7 - Derby City Centre

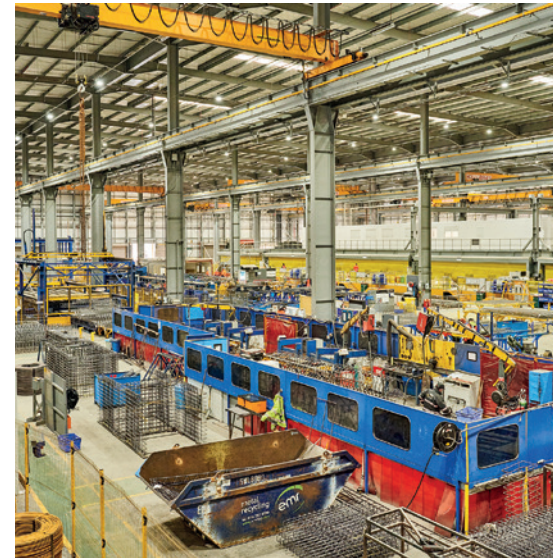
Canal Corridor

The Canal Corridor is linking multiple regional economies into a single investment opportunity. This growth network spans Chesterfield, Worksop, and Retford, with direct connections into South Yorkshire and Lincolnshire.

The market towns within this corridor are linked by the Chesterfield Canal, which was historically vital for trade and used for transporting coal, quarried material, and agricultural goods. Today the canal is primarily used as a leisure asset. However, the canal has the potential to connect growth around Chesterfield station and the East Midlands Investment Zone sites at Hartington-Steveley and Explore Park, Worksop to the Supercluster.

EMCCA and its partners are driving a coordinated strategy to deliver business and service sector opportunities and a unified visitor economy with immediate growth potential.

Looking ahead, the corridor will support a skilled workforce for construction and operations for areas such as the Supercluster, creating demand for new communities, expanded towns, and modern infrastructure.



Chesterfield and Steveley alone could deliver:

- ◆ 3,900 new homes
- ◆ 7,800 new jobs
- ◆ £473 million in GVA per year

Canal Corridor

Growth Opportunities

We are looking for partners to work with us and deliver four significant growth and investment opportunities within the Canal Corridor. These include major town centre development

Ref	Name	Description
CC1	Explore Park Investment Zone site	Investment Zone site boasting Europe's largest and most advanced pre-assembly manufacturing facility. The site is poised to transform the future of manufacturing in the UK and deliver critical infrastructure across essential sectors including nuclear, data centre, robotics, defence, healthcare and energy.
CC2	Markham Vale Enterprise Zone	Flagship 85 hectare business park with over 70 businesses located there. Markham Vale Enterprise Zone is centrally positioned in the country with excellent transport links and a new motorway junction.
CC3	Chesterfield Town Centre	Investment opportunities for mixed use and residential development as part of the East Midlands Stations Growth Strategy, including Chesterfield Town Centre; Chesterfield Station Masterplan and the Chesterfield and Staveley Regeneration Route.
CC4	Hartington and Staveley Investment Zone site	Investment Zone site with major regeneration potential covering over 100 hectares of brownfield land near the M1 corridor, offering a strategic opportunity for development. The site will support the supply chain for existing low carbon engineering clusters as well as bring forward new innovation and employment to support advanced manufacturing and green industries.



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Canal Corridor

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- CC2 - Markham Vale Enterprise Zone
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Supercluster

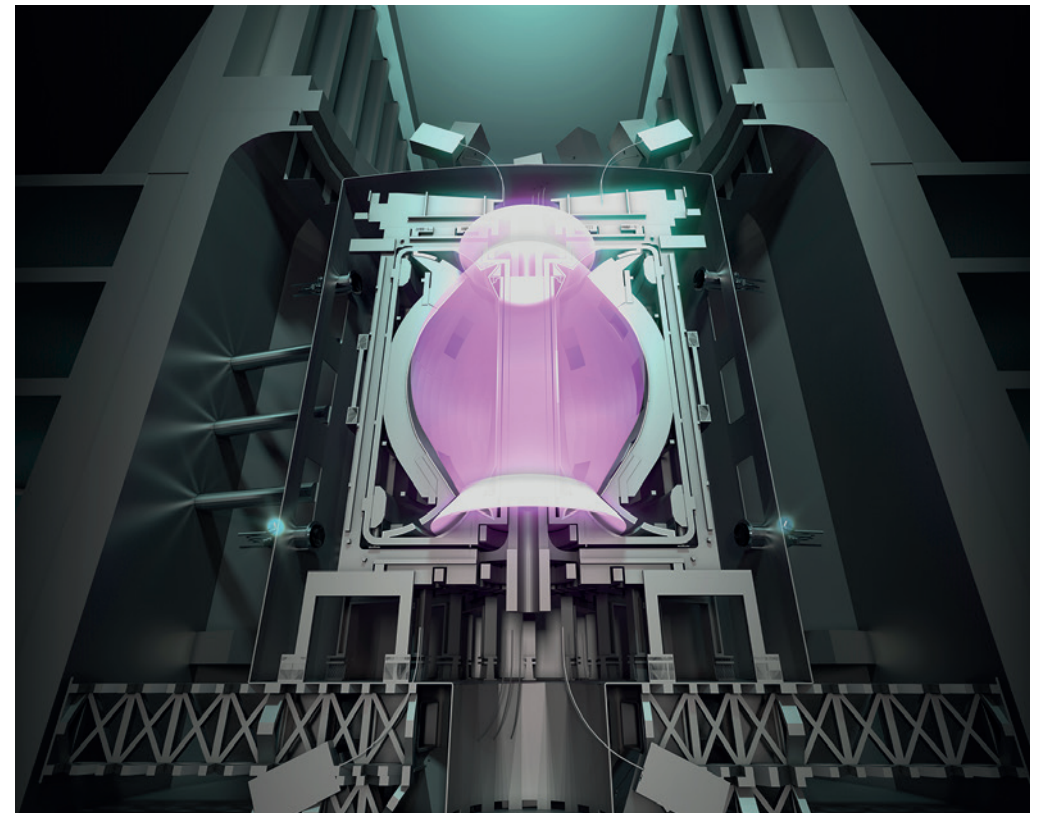
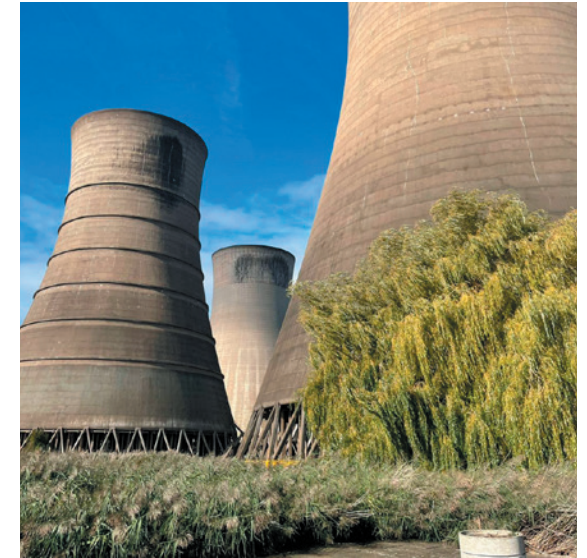
From coal to clean, we're powering a new era for the East Midlands.

The Trent Supercluster is a pioneering programme of clean energy and advanced technology projects that are transforming three former coal-fired power station sites — West Burton, High Marnham and Cottam — into a world-class centre for sustainable growth and technology.

Spanning approximately 14 miles along the River Trent in Nottinghamshire, the Trent Supercluster places the East Midlands at the cutting edge of clean energy and high-tech innovation.

Already home to the UK Government's world-leading Spherical Tokamak for Energy Production (STEP) fusion prototype power plant and the UK's largest green hydrogen production facility, the Trent Supercluster is catalysing a new era of green industry. Together, these projects will deliver an abundant mix of clean energy sources and strengthen the UK's energy security.

Trent Supercluster is a truly collaborative programme, bringing together 10 partners across the public sector, academia, and the private sector.



The Supercluster is capable of delivering:

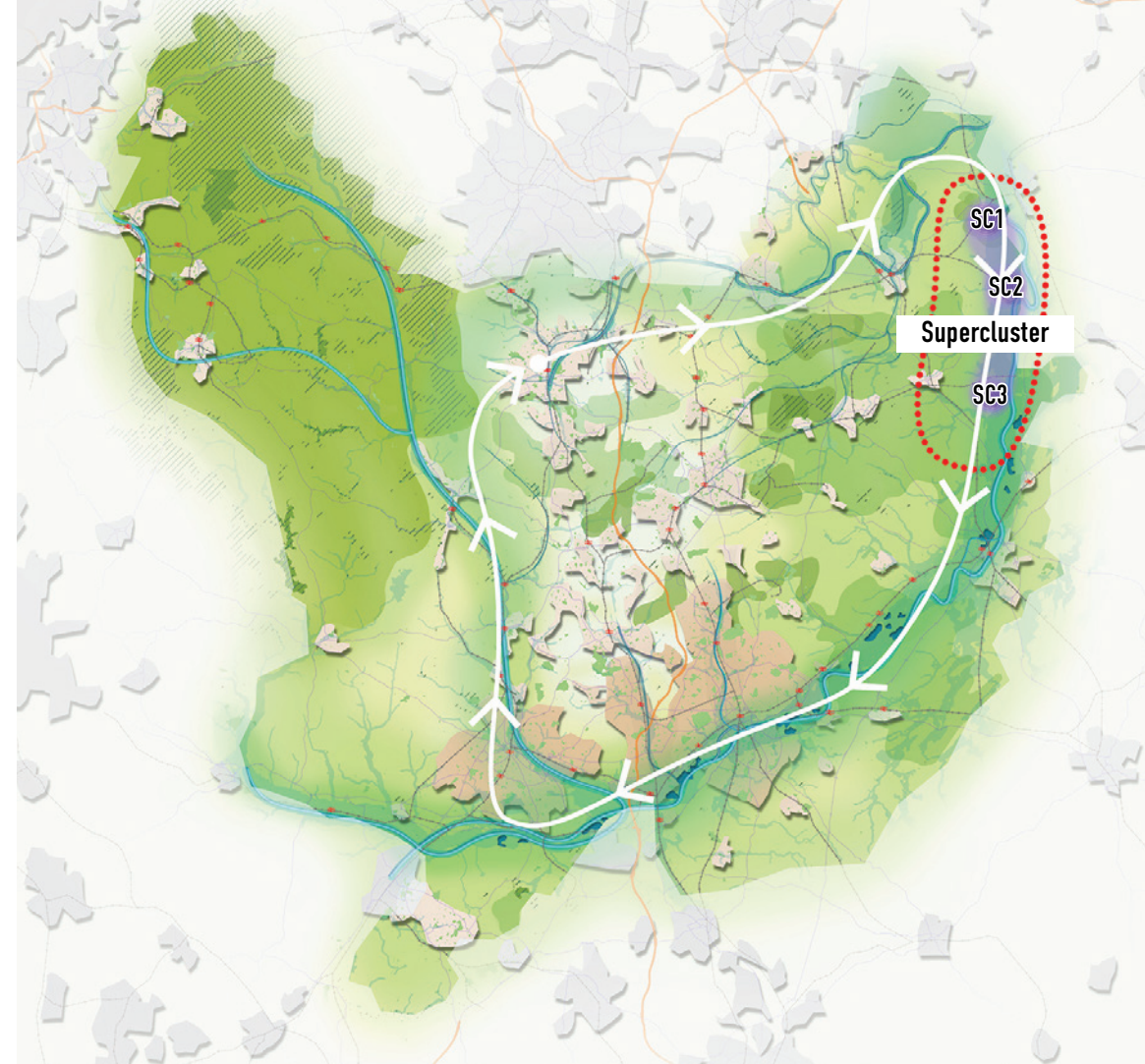
- ◆ 6,800 homes
- ◆ 15,500 jobs
- ◆ £930m GVA per year

Supercluster

Growth Opportunities

We are looking for partners to work with us and deliver three significant growth and investment opportunities within the Supercluster, the East Midlands equivalent to Silicon Valley and a future global exporter of technology and expertise in decarbonising industries.

Ref	Name	Description
SC1	West Burton Power Station	West Burton Power Station is poised to play a significant part in the UK becoming a clean energy super power, anchored by the STEP Programme and a pioneering Fusion, Innovation and Development Campus. This Campus will provide a 'sandbox' environment for leading talent, utilising bespoke facilities for research, testing and manufacturing fusion and other net-zero-related technology.
SC2	Cottam Power Station	Cottam Power Station will be the site of the UK's largest data centre, powered by zero carbon energy and providing services for a range of sectors including energy production, manufacturing, defence, food production and many more. As an attractive location for tech companies, Cottam will become a digital enterprise hub for the region.
SC3	High Marnham Power Station	High Marnham Power Station presents the opportunity to become a mixed-use cluster of green hydrogen production, processing and product development, alongside a food and agri-tech operations centre. The site is ideally positioned to work with neighbouring partners and export across the UK.



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Supercluster

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- SC2 - Cottam Power Station
- SC3 - High Marnham Power Station

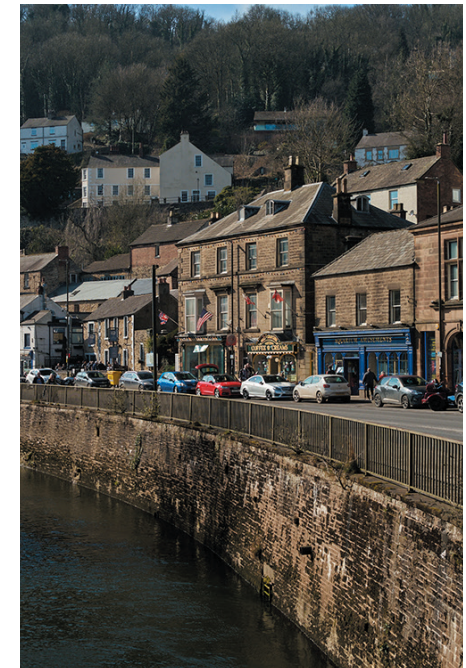
Derwent Valley Mills

Known as the “birthplace of the factory system”, the Derwent Valley is a UNESCO World Heritage Site that reflects the region’s deeply rooted heritage as an industrial powerhouse.

It includes more than 850 historic buildings along a 15 mile stretch of the picturesque River Derwent, and today represents a remarkable regeneration opportunity for the region.

Already benefiting from rail and road connections, it presents a fledgling visitor offer including the 55 mile Heritage Way, Masson Mill Textile Museum, Strutts Mill, the Museum of Making, cafés and galleries. There is now an opportunity to build on this offer and encourage visitors to travel from the Peak District south towards Derby.

While respecting and enhancing the historic buildings, we will find new and productive uses for these special places that secures their long-term future. This will include creating new homes steeped in character, as well as inspirational workspaces for artists, makers, creatives and knowledge-led businesses, as well as further visitor attractions.



We want to work with partners, investors, and developers to shape our future strategy for the Derwent Valley Mills.

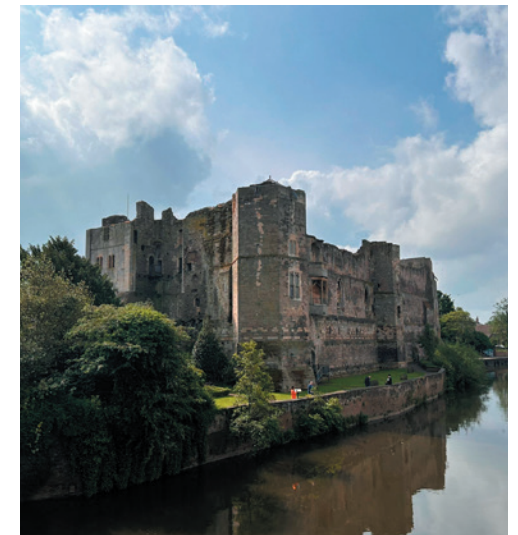
The Heartlands

As its name suggests, the Heartlands sit at the centre of the region and encompass former mining communities in towns and small villages scattered across picturesque countryside.

Rather than using a one-size-fits-all strategy, a “Heartlands Process” based on community engagement will identify relevant approaches for specific places.

For example, this could focus on leveraging key economic assets within The Heartlands including the Automated Distribution and Manufacturing Centre in Mansfield and the Air and Space Institute in Newark.

It will also consider a range of interventions which could include town and village extensions, faster broadband, high-street improvements, enhanced public transport, local business support, better social infrastructure, or funding for community-led projects.



We want to work with partners, investors and developers to shape our future strategy for The Heartlands.

Peaks and Dales

The Peak District and Derbyshire Dales are renowned for stunning landscapes, from rolling hills and limestone dales to picturesque villages like Bakewell. The UK's first National Park, the Peak District, receives over 13 million visitors per year, each one eager to visit its stunning landscapes and rich history.

Our strategy seeks to build upon these fantastic assets and broaden the visitor offer. We will add sustainable transport options to encourage longer stays across a wider geography.

Our rural communities also need housing for local people, delivered in a way that addresses affordability issues related to second homes and holiday lets, as well as protection policies for sensitive sites and locations. Faster broadband and improved telecoms infrastructure will assist these locations in diversifying their economies, attracting new businesses that can work remotely and stimulating local economies on a more sustained, less seasonal basis.



We want to work with partners, investors and developers to shape our future strategy for the Peaks and Dales.

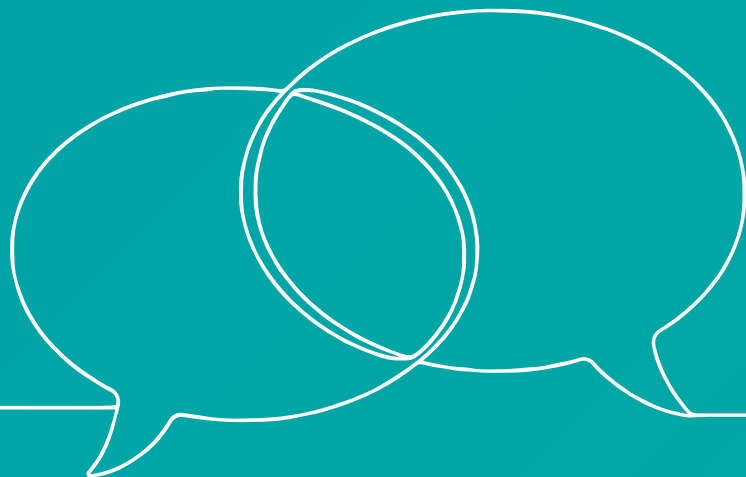
Work with us

The East Midlands is open for business and ready to work with investors, developers, occupiers and delivery partners who want to be part of a high-growth, high-confidence region.

Whether you are exploring opportunities in commercial development, housing, clean energy or advanced industries, we offer a single, joined-up route to engagement. You will benefit from a coordinated, responsive and investment-ready partner focused on delivery.

We work collaboratively to unlock sites, align infrastructure, and accelerate projects from concept to completion, reducing complexity and increasing certainty at every stage.





Let's talk

If you are interested in investing, developing or partnering in the East Midlands, we would welcome a conversation.

Contact us to explore opportunities and find out how we can support your project from early stage through to delivery.

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 eastmidlands-cca.gov.uk



**TEAM EAST
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