



To: The Business Economy and Enterprise Scrutiny Board (3)

Date: 25th March 2026

Subject: Greenpower Park and West Midlands Investment Zone

1 Purpose of the Note

- 1.1 To provide the Business, Economy and Enterprise Scrutiny Board (3) Members with a progress update on the Greenpower Park development and the wider Coventry & Warwick Investment Zone. This report is a further update to that provided to the Board on 12 March 2025.

2 Recommendations

- 2.1 The Business, Economy and Enterprise Scrutiny Board (3) is recommended to:
- 1) Consider the content of the briefing note.
 - 2) Identify any recommendations for the Cabinet Member.

3 Background Recap

- 3.1 Coventry City Council (CCC) owns the freehold of Coventry Airport, a 125 hectare (Ha) site in Warwick District. In 2021, the Council formed a joint venture with Coventry Airport Limited, which has a long leasehold over the site in-order to promote the site as the location for a battery gigafactory. The site is being marketed as Greenpower Park.
- 3.2 In January 2022, Warwick District Council gave outline planning approval for a total of 530,000m² of development on the site for battery manufacturing and associated uses such as battery recycling, Research & Development (R&D), supply chain and HQ functions. Economic modelling suggests that if the site is fully developed, up to 6,000 jobs could be supported in the local economy.
- 3.3 In the UK government budget in March 2023, it was announced that eight areas in England, including the West Midlands, would be invited to develop proposals for Investment Zones. The aim of Investment Zones is to use tax reliefs, planning mechanisms and innovation, skills and business support to create private sector growth and quality jobs.
- 3.4 Each Investment Zone must have a sector focus, and the West Midlands has selected Advanced Manufacturing, which is an excellent fit with Coventry's economic

ambitions, and specifically the plans for battery manufacturing and associated activity at Greenpower Park.

- 3.5 Locally, the land at Greenpower Park, together with adjacent sites at SEGRO Park Coventry, Whitley South and Whitley East was approved as a key strategic site within the West Midlands Investment Zone in 2024. The sites collectively are now known as the Coventry & Warwick Investment Zone (CWIZ). A site map is available in appendix 1 of the report.
- 3.6 The West Midlands Investment Zone (WMIZ) focuses on three such sites:
- **Coventry & Warwick Investment Zone.** Comprising Greenpower Park, SEGRO Park Coventry, Whitley South and Whitley East.
 - **Birmingham Knowledge Quarter.** This 55Ha site runs Northeast from Aston University through Duddeston and Nechells to Aston, the proposals are for universities, other public bodies and the private sectors to work together to stimulate R&D and innovation in digital applications that will service sectors including advanced manufacturing.
 - **Wolverhampton Green Innovation Corridor.** This 3.74Ha site will connect the University of Wolverhampton Springfield Campus to the East of the city centre with the University of Wolverhampton Science Park and will stimulate the growth of new green industries and skills, many of which will feed into Advanced Manufacturing supply chains and processes.
- 3.7 The following tax incentives are available for companies locating in the associated incentive area of the Coventry & Warwick Investment Zone sites:
- **Full Business Rate Relief:** (5 years) for newly occupied business premises, and certain existing businesses where they expand in tax sites
 - **Full Stamp Duty Land Tax (SDLT) Relief:** for land and buildings bought for commercial use or development for commercial purposes
 - **Employer National Insurance Contributions (NIC):** Zero rated threshold raised from £5,000 to £25,000 in respect of new eligible employees for first 36 months of their employment
 - **Enhanced Structure and Buildings Allowances (SBAS):** 10% straight line deduction per annum
 - **100% First Year Capital Allowances (FYAs):** a 100% first year allowance for expenditure on plant and machinery
- 3.8 For illustration, a newly locating company investing in a 20,000m² building could expect to save in excess of £4.7m in tax costs in the first five years of operation.
- 3.9 Tax incentives are available to investing companies through to September 2034.
- 3.10 Realising delivery of the Investment Zone site is vital to achieving the objectives of both the One Coventry Plan (particularly “Enhancing the Economic Prosperity of the City and Region) and the Coventry Economic Development Strategy 2022-2027. The site has huge potential to secure inward investment into the city and also position Coventry as a leader in the green industrial revolution, given the site’s target focus of electric vehicle and battery production, recycling, R&D, and associated Advanced Manufacturing supply chain activities. Through the delivery of supply

chain support programmes, and skills support programmes, there will be major opportunities to facilitate the successful growth and diversification of local businesses operating with Advanced Manufacturing supply chains. These programmes have helped tackle inequalities by supporting local residents to upskill and secure new job opportunities.

4 Capital works for power upgrades to Greenpower Park

- 4.1 £23m of WMIZ capital funds have been secured principally to upgrade the power supply to the Greenpower Park site.
- 4.2 Battery manufacturing is more power intensive than other commercial uses, so it is critical that this funding is used to increase the capacity of the power connection to the site in order to create the conditions to attract the investment from global battery manufacturers and the supply chain.
- 4.3 Power infrastructure design and route proving works have been completed. The works require a cable installation route running from Coventry Central Bulk Supply Point (BSP) through to the Greenpower Park site.
- 4.4 Early works to install cable ducting commenced in November 2025 and are progressing well.
- 4.5 The early works focus on Humber Rd and London Rd; these works have been accelerated to co-ordinate with Coventry Highways and the installation of cycleways in order to minimise disruptions to residents and avoid unnecessary highway / cycleway re-works.
- 4.6 Affected residents have been informed of works through advanced letter drops and weekly website updates detailing progress and future works.
- 4.7 The bulk of the works on the remainder of the route, sub-station construction and power cable installation will commence in April 2026.
- 4.8 The project will deliver an initial 30MVA power supply to the site that will go live in August 2027. This supply will then be enhanced to a total 50MVA capacity in 2029.

5 Cessation of runway activities at Coventry airport

- 5.1 In November 2025 Coventry Airport Ltd submitted formal notice of the intention to cease runway operations at Coventry airport in June 2026.
- 5.2 This is a significant milestone in the development of the Greenpower Park site. The cessation of runway operations at the airport, combined with the power upgrade works will make the site more readily available for development and increase its attractiveness to investors.

6 Supply Chain Transition Programme

- 6.1 The WMIZ supply chain transition programme has now been established. The programme enables local manufacturing SMEs to access fully funded packages of support to help explore, develop, and supply the regions Original Equipment Manufacturers (OEM's) and key customers across new and emerging clusters in:
 - Aerospace
 - Electric light vehicles & battery manufacturing

- Health tech and med tech
 - Modern and low carbon construction and other green industries
 - Smart energy systems
- 6.2 Through this programme, SME's will receive support to upskill and help solve current and future supply chain challenges whilst strengthening local, sustainable, and innovative manufacturing operations.
- 6.3 The programme is delivered by the 'Supply Smarter West Midlands' consortium consisting of C&W Business Solutions (part of the CW Growth Hub Group), the Manufacturing Technology Centre (MTC), WMG (part of the University of Warwick), and the West Midlands Combined Universities (comprising Birmingham City University, Coventry University, and the University of Wolverhampton).

7 Site Promotion and Investor Engagement

- 7.1 The Council are working closely with key partners to promote the site to investor occupiers in target markets. Both the West Midlands Growth Company and the UK Office for Investment are supporting site marketing through website promotion and through their specific overseas channels.
- 7.2 Lead generation and opportunity promotion is also being delivered through proactive attendance at key relevant trade shows and exhibitions. Those attended include:
- UK Real Estate, Infrastructure and Investment Forum, Leeds, May 2025
 - The Battery Show Europe, Stuttgart, June 2025
 - Battery Cells and Systems Expo, NEC Birmingham, July 2025
 - The Faraday Institution Battery Conference, University of Warwick, Sept 2025
 - Cenex Expo, Millbrook, Sept 2025
 - The Engineering Design Show, Coventry, Oct 2025
- 7.3 In September 2025, a delegation of Chinese energy storage companies visited the West Midlands. As part of the visit, they were hosted at the UK Battery Industrialisation Centre where they were informed of the CWIZ opportunity and received a tour of the site. One specific enquiry has emerged from this with a company looking at site opportunities to establish a UK facility.
- 7.4 In September 2025, a West Midlands delegation attended the China International Fair for Trade and Investment in Xiamen, China. Here, the Coventry & Warwick Investment Zone was prominent when promoting UK opportunities to fair attendees and at additional meetings with interested companies. This visit resulted in one of the world's largest battery manufacturing companies showing interest in the site. A UK and site visit followed with positive engagement now ongoing.
- 7.5 The promotion activity and investor engagement work continues and is generating interest. There are currently four battery manufacturing companies exploring opportunities at the site. Two of which have visited the site specifically in 2026, with a further company visit anticipated in April / May this year.
- 7.6 In the longlist pipeline we are working with over 80 opportunities where there is potential interest in a Greenpower Park / Investment Zone location. These opportunities range from the major battery manufacturers already mentioned,

through to battery supply chain, testing / R&D, recycling and other vehicle / advanced manufacturing businesses.

8 Coventry Very Light Rail

- 8.1 As the Coventry & Warwick Investment Zone is delivered there will be a significant increase in employment numbers at the site. The site has therefore been identified as the preferred first route for Coventry Very Light Rail (CVLR).

9 Health Inequalities Impact

- 9.1 An equalities impact assessment has been prepared for the proposed Investment Zone and gigafactory development at Greenpower Park / Coventry Airport which was published alongside the Cabinet report approving CCC's involvement in WMIZ was approved in March 2024. Creating good quality new employment has the potential to address health inequalities through the well document link between good quality employment and better health.

Appendix 1 – Coventry & Warwickshire Investment Zone – Site Plan

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Appendix 1 – Coventry & Warwick Investment Zone - Site Plan

