

Cabinet

1 September 2026

Name of Cabinet Member:

Cabinet Member for Jobs, Regeneration and Climate Change - Councillor Dr L Kelly

Director approving submission of the report:

Interim Director for Economic Growth

Wards affected:

All

Title:

GreenPower Park Development

Is this a key decision?

Yes - the proposal relates to a major employment site which will benefit residents across the city.

Executive summary:

This report seeks Cabinet approval for Coventry City Council to contribute up to £1m towards the preparation and submission of a new planning application for GreenPower Park, the former Coventry Airport site. This will enable the Council to capitalise on the opportunity presented by the emerging South Warwickshire Local Plan, which proposes the site's release from the Green Belt and its allocation as a Strategic Employment Site, consistent with the aspiration of the West Midlands Investment Zone.

GreenPower Park already benefits from planning permission for battery manufacturing and associated uses; however, this consent limits the range of occupiers that can be attracted to the site. A new planning permission would enable a broader range of advanced manufacturing, engineering, research and development, innovation and ancillary employment uses, increasing the site's attractiveness to investors while retaining the ability to deliver a gigafactory. This will align with the objectives of the Council, its joint venture partner and the West Midlands Investment Zone maximising opportunities for investment, job creation and economic growth.

This report seeks approval for a further Council contribution, matched by GreenPower Park Limited (formerly Coventry Airport Limited), to fund planning, technical, environmental, legal and commercial work associated with the new planning application. The Council's contribution (50% of the total costs with remainder coming from GreenPower Park Limited)

will be funded corporately in advance of anticipated future capital receipts generated from land disposals, with disposal proceeds shared equally between the joint venture partners.

Recommendations:

Cabinet is recommended to

- 1) Approve the submission of a hybrid planning application for the development of GreenPower Park, located at the former Coventry Airport site and shown in Appendix 1 to the report.
- 2) Approve expenditure of up to £1m (as a 50% share) funded corporately in advance of future capital receipts to be used towards the preparation and the submission of the hybrid planning application for the GreenPower Park site based on the site's designation as a major employment site in the South Warwickshire Local Plan.
- 3) Delegate authority to the Interim Director of Economic Growth to take all such actions as is deemed necessary and incidental for the submission of the planning application including the procurement and award of contracts relating to the design team and associated consultants.

List of Appendices included:

Appendix 1 – GreenPower Park – Site Plan

Background papers:

None

Other useful documents

[Entering into a Joint Venture Arrangement to Promote a Strategic Land Opportunity](#) – CCC Cabinet Report, February 2021.

[West Midlands Gigafactory](#) – CCC Cabinet Member Report, June 2022

[West Midlands Gigafactory](#) – CCC Cabinet Member Report, July 2023

[West Midlands Investment Zone](#) - CCC Cabinet Report, March 2024.

Has it or will it be considered by Scrutiny?

No

Has it or will it be considered by any other Council Committee, Advisory Panel or other body?

No

Will this report go to Council?

No

Report title: GreenPower Park Development

1. Context (or background)

- 1.1. Coventry City Council (CCC) owns the freehold of the former Coventry Airport, a 125Ha site which is on the edge of the city in the Warwick District municipal area. As the site is leased to Coventry Airport Limited, CCC entered into a joint venture with the company in 2021 to jointly develop the site for battery manufacturing. This resulted in outline planning permission being secured in 2022 for up to 5.7 million square feet of development. Both development costs for the site, and proceeds for any land sales are shared 50:50 between the joint venture partners.
- 1.2. To date, CCC has committed a total of £2.25m to the site, which has been matched by Coventry Airport Ltd.
- 1.3. Runway operations at Coventry Airport ceased in June 2026.
- 1.4. The site is now marketed as GreenPower Park, and in 2024 it became part of the West Midlands Investment Zone (WMIZ), which will provide tax incentives for investment in the site, and is also providing £23m in grant funding to facilitate bringing the site up to development ready status by delivering the first phase of the power infrastructure works, whilst also completing designs for utility and civil engineering works. The main power work is due to be completed in 2027 and will provide an initial 30MVA of power for the site, increasing to 50MVA after 2030.
- 1.5. The WMIZ aims to develop the advanced manufacturing sector in the region, and the associated tax incentives and other funding are available for businesses in that sector.
- 1.6. GreenPower Park is an integral site in the Coventry & Warwick Investment Zone (CWIZ) which is part of the wider WMIZ and is seen as a prime site to attract Advanced Manufacturing and ancillary uses to the Coventry area and create thousands of new, high-quality jobs.
- 1.7. Despite planning permission for the proposed Gigafactory at GreenPower Park being granted in 2022, the site remains within the Green Belt. The original application therefore relied on "very special circumstances", based on the strategic importance of securing large-scale battery manufacturing capacity to support the transition to electric vehicles and protect the automotive sector, which supports an estimated 82,000 jobs across the West Midlands.
- 1.8. The current planning permission is restricted to battery manufacturing and associated uses, including recycling. This limits the ability to accommodate wider advanced manufacturing opportunities, including vehicle manufacturing, which align with the ambitions of the West Midlands Investment Zone.
- 1.9. The emerging South Warwickshire Local Plan proposes removing GreenPower Park from the Green Belt and designating it as a Strategic Employment Site to support advanced manufacturing, engineering, research and development, and innovation activities. This creates an opportunity to secure a broader planning permission that

maximises the site's potential, supports investment and aligns with the objectives of the West Midlands Investment Zone.

2. Options considered and recommended proposal

- 2.1. **Option 1 – Do Nothing (Not Recommended):** One option is to continue marketing GreenPower Park on the basis of the existing planning permission, which is restricted to battery manufacturing and associated uses. This option would not incur the additional cost of preparing and submitting a new planning application. The electricity infrastructure upgrade, funded through the WMIZ, would continue as planned and is expected to be completed in 2027.

While this approach would ensure that the site remains available for battery manufacturing, it would not enable other forms of advanced manufacturing to be accommodated. Consequently, the site would not fully support the wider objectives of the WMIZ or maximise its market attractiveness. For these reasons, this option is not recommended.

- 2.2. **Option 2 – Prepare a New Planning Application for GreenPower Park (Recommended Option):** This option involves the preparation and submission of a new hybrid planning application to secure a broader planning permission reflecting the site's proposed designation within the emerging South Warwickshire Local Plan (see Section 2.9).

If approved, the application would enable a significantly wider range of advanced manufacturing, engineering, research and development, and ancillary employment uses to be accommodated on the site. This would align the planning framework with the objectives of the WMIZ, maximise the site's attractiveness to investors, and increase the potential for high-quality job creation and financial returns from the Council's landholding.

Importantly, pursuing this option would not prevent the delivery of a large-scale battery manufacturing facility. The existing outline planning permission would remain extant, allowing battery manufacturing to proceed should an appropriate investor commit to the site. The proposed application would therefore broaden, rather than replace, the site's development opportunities by increasing the range of potential occupiers while retaining the ability to deliver a gigafactory. This is the recommended option.

- 2.3. The GreenPower Park site currently benefits from outline planning permission for approximately 5.7 million square feet of development, comprising battery manufacturing, associated recycling facilities, together with supporting research and development and supply chain uses. This outline permission was granted by Warwick District Council in 2022 and as outlined above, was justified by the existence of very special circumstances that outweighed the site's Green Belt designation.
- 2.4. Subsequent reserved matters applications, including those relating to development plots, building parameters, site infrastructure and the primary electricity substation, were approved by Warwick District Council during late 2025 and early 2026.

- 2.5. The proposed planning application would retain the majority of the approved masterplan, including the overall site layout, development parcels, access arrangements, site levels, building height parameters, and the landscaping and surface water attenuation network. Retaining these approved elements is intended to minimise the scope of the new application and focus consideration primarily on the principle of allowing a broader range of employment uses, rather than revisiting detailed technical matters that have already been assessed and approved.
- 2.6. Securing this broader planning permission would enhance the strategic value of GreenPower Park, improve its marketability to a wider range of advanced manufacturing occupiers, and support the continued growth of the region's advanced manufacturing and engineering sector in line with the ambitions of the West Midlands Investment Zone.
- 2.7. The total cost of planning work for the GreenPower Park site to date, and the additional funding proposed in the report can be summarised as follows:

CCC contribution to date	£1.25m
CAL contribution to date	£1.25m
WMIZ funding for Reserved Matters	£1.635m
CCC additional contribution	£1.0m
CAL additional contribution	£1.0m

- 2.8. The additional funding requested in this report will be used to fund preparation and submission of the new planning application and to fund the necessary technical, environmental, transport, utilities, master planning, pre-and post-planning consultations, and legal, commercial and occupier related support activities.
- 2.9. On 24th July 2026 a joint Committee of Warwick District Council and Stratford District Council approved for public consultation the 'South Warwickshire Local Plan (Regulation 19)' document within which the Coventry Airport site is addressed under Policy COV.2. It states:

"This site is to be released from the Green Belt and allocated as a strategic site of sub-regional and regional significance to support the growth of the advanced manufacturing and engineering sector and associated innovation activities. This strategic focus reflects the Plan's evidence and the site's inclusion as part of the West Midlands Investment Zone.

The site provides a particular opportunity to support growth in battery manufacturing for electric vehicles, the wider battery lifecycle and associated supply chain, broader advanced manufacturing and engineering uses and innovation activities, including scalable space for research and development, incubation and associated business support. It can also deliver warehousing and logistics space.

Appropriate uses are considered to be those that fall within the E(g), B2 and B8 use classes. However, to retain and protect the site's strategic focus on supporting economic activities associated with advanced manufacturing and battery production:

- at least 60% of the E(g) and B-class floorspace on the site should be developed for industrial or R&D uses, comprising use classes E(g)(ii), E(g)(iii) and B2;
- development of B8 floorspace will not exceed 40% of the total employment floorspace on the site. Development of XL B8 units of over 32,500 sq.m will not be supported unless they are ancillary to or associated with a manufacturing use.
- applications for development should include a marketing strategy illustrating how the site will target investment in battery production, advanced manufacturing and engineering and associated innovation activities;
- The provision of everyday services which are ancillary to and support the business use will also be acceptable in principle. The scale of such uses should be justified and limited to serving the employment land at this location.

The site should be brought forward in a comprehensive manner.”

2.10. The South Warwickshire Local Plan consultation runs from 21st July 2026 to 8th September 2026. The live consultation paper can be found here: <https://www.southwarwickshire.org.uk>. The relevant policy (COV.2) can be found on pages 414-416.

2.11. It is therefore possible for a new planning application of the site to be considered in the context of its allocation as a strategic employment site and release from the greenbelt.

2.12. This presents an opportunity to secure a planning permission that will allow a wider range of advanced manufacturing occupiers to be accommodated on the site and maximise the benefits of the Investment Zone, and the capital receipts from land disposals.

3. Results of consultation undertaken

3.1. Formal public consultation will be undertaken in preparation for the submission of the new planning application to Warwick District Council.

4. Timetable for implementing this decision

4.1. The outline planning application will be submitted for consideration by Warwick District Council during October 2026. It is currently anticipated that the planning approval will be completed by May/June 2027. This would allow for the first buildings to be completed on the site during 2028, subject to commitment from occupiers.

5. Comments from Director of Finance and Resources and Director of Law, Governance and Safer Communities

5.1. Financial Implications

The Joint Venture (JV) arrangement between the Council and GreenPower Park Ltd (formerly Coventry Airport Limited) operates on a 50:50 basis, with both parties contributing equally to costs incurred in securing planning permission and undertaking approved activities to support site marketing and future development.

To date, the Council has approved total funding of £2.25m for the project, of which £1.25m has been spent on completed planning activities. The remaining £1.0m being used to fund approved activity, including technical support, marketing, battery sector expertise, and associated Council delivery activity. All Council contributions have been matched by GreenPower Park Ltd.

The recommended option of this report requires the Council to incur further costs of up to £1.0m as a 50% share of the costs specified earlier in the report as being required to ready the site for disposal. If approved, these costs would be funded corporately in advance of an anticipated capital receipt following the disposal.

Eventual disposal proceeds would be shared on a 50:50 basis with CAL.

West Midlands Combined Authority (WMCA) has provided a £23m grant for power supply upgrade works. This funding is fully allocated to the capital project and is not available to cover the additional planning costs set out in this report.

5.2. Legal Implications

By virtue of section 1 of the Localism Act 2011 the Council has power to do anything that individuals with capacity generally may do, subject to any relevant legal limitations. Under the Council's Constitution, approval by Cabinet is necessary in order to comply with our financial procedure rules due to the value and source of the funding.

Any procurement activity undertaken by the Council will be in accordance with the Council's contract procedure rules and procurement regulations (where applicable).

The price to be achieved under any future disposal will need to reflect the best price the Council could reasonably be expected to achieve in order to satisfy the Council's obligation to achieve best value pursuant to S123 of Local Government Act 1972 and these provisions are reflected in the joint venture arrangement between the partners.

6. Other implications

6.1. How will this contribute to the One Coventry Plan?

(<https://www.coventry.gov.uk/strategies-plans-policies/one-coventry-plan>)

The proposals in this report will contribute to the One Coventry Plan's ambition of improving the economic prosperity of the city and region by creating jobs in the advanced manufacturing sector. The availability of the Investment Zone incentives on

the GreenPower Park site will make it highly attractive to companies seeking locations for expansion or establishment of new ventures. In addition, the Investment Zone's ability to retain business rates and re-invest it into projects which further develop the sector will ensure that more of the benefits of this work stay in the city and the region. The WMIZ funding for regional supply chain, grant programme and skills programme will provide new opportunities for Coventry residents and businesses in this sector which is crucially important to the local economy.

6.2. How is risk being managed?

Risks associated with delivery of the project are reported to the Council's GreenPower Park Capital Board which provides oversight for the work happening on the site including the WMIZ funded power supply upgrade works. This board includes senior representation from CCC Finance and CCC Legal Services and reviews a risk register used to monitor the risks associated with the grant funded power supply upgrade works.

In addition, the GreenPower Park Joint Venture Board meets regularly to review the joint work in bringing the site forward including the associated risks. CCC is represented on the board by the Director of Property Services and Development and the Interim Director of Economic Growth.

6.3. What is the impact on the organisation?

Preparation of the new planning application for GreenPower Park will be completed by the Joint Venture, and this will require input from CCC staff in Property Services and Development, the Economic Development Service and Legal Services. This work will not require the appointment of additional CCC staff to complete the work.

Although the main approval process for the new planning application will be completed by Warwick District Council as the relevant Local Planning Authority, CCC will also need to approve elements of the application because the site borders onto the city. This will require work from CCC Planning and the CCC Highways team, but again this is business as usual.

6.4. Equalities / EIA?

An Equalities Impact Assessment was prepared in support of the West Midlands Investment Zone was attached to the report approved by Cabinet in March 2024 - https://edemocracy.coventry.gov.uk/documents/s59804/West_Midlands_Investment_Zone_-_Appendix_3_-_Equality_Impact_Assessment.pdf. Development of the GreenPower Park site as outlined in this report will further the aims of the Coventry and Warwick Investment Zone as a whole, and the equalities impact work prepared for that report is relevant here.

6.5. Implications for (or impact on) climate change and the environment?

The proposed revised planning application will align GreenPower Park with climate change and environmental objectives by enabling the delivery of a sustainable advanced manufacturing development.

The application will address key environmental considerations, including energy efficiency, sustainable construction, biodiversity net gain, sustainable drainage, transport impacts and the integration of green infrastructure. Appropriate environmental assessments and mitigation measures will be incorporated through the planning process.

6.6. Implications for partner organisations?

The GreenPower Park site is in the Warwick District Council municipal area, therefore the decision on whether to grant the planning application proposed in this report will be handled by them as Local Planning Authority.

Report author:

John Norton, Business Development Manager

Service Area:

Economic Growth

Tel and email contact:

Tel: 024 7697 1063

Email: john.norton@coventry.gov.uk

Enquiries should be directed to the above person

Contributor/approver name	Title	Service Area	Date doc sent out	Date response received or approved
Contributors:				
Suzanne Bennett	Governance Services Co-ordinator	Law, Governance and Safer Communities	03/08/2026	03/08/2026
Aimee Proctor	Finance Manager	Finance and Resources	23/07/2026	29/07/2026
Julie Fairbrother	Communications Manager	Policy and Communications	23/07/2026	03/08/2026
Richard Moon	Director of Property Services and Development	-	05/08/2026	05/08/2026
Names of approvers for submission: (officers and members)				
Barry Hastie	Director of Finance and Resources	Finance and Resources	23/07/2026	06/08/2026
Oluremi Aremu	Head of Legal and Procurement	Law, Governance and Safer Communities	23/07/2026	03/08/2026
Steve Weir	Interim Director of Economic Growth	-	07/08/2026	07/08/2026
Councillor Dr L Kelly	Cabinet Member for Jobs, Regeneration and Climate Change	-	07/08/2026	10/08/2026

This report is published on the council's website: www.coventry.gov.uk/council-meetings

[illegible]

Architects + Masterplanners
 75 Marlborough House
 22 Bedford Square
 London WC1N 3AU
 England
 E-mail: info@stephengeorge.co.uk
 T: +44 (0)20 747 0157
www.stephengeorge.co.uk

Overly Arrogant

How expensive?	
How important is it?	
SDP Training Status	not relevant
SDP (in the US)	0
cost	75
SDP Projects	4 (0.1%)
Revenue	0
Turnover	0
Profit	0 (0.0%)
Share	0.0% (0.0%)
Notes	CFR 424.3
Downloaded on:	
10/10/2017 - 10/10/2017 - 10/10/2017	