

Local plan housing land supply template

Local plan allocation ref	TBC-NRA
Site name	Northern Regeneration Area
Total capacity (dwellings)	3,000 (broad location for growth referencing the West Midlands Growth Plan, September 2025)
Total completions in plan period	1,500 (up to 2040/41), 1,687 (up to 2041/42)
Total completions in five years following adoption	0
High density	Yes

Plan period up to adoption: 2021/22 to 2026/27						Years following adoption: from 2027/28														
-5	-4	-3	-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																				
0	0	0	0	0	0	0	0	0	0	0	0	0	188	188	188	188	187	187	187	187

Ownership and availability	Mix and numerous ownerships that includes Council freeholds.
Developer interest	No developer is currently confirmed, but the area is being promoted by Coventry City Council with support from West Midlands Combined Authority.
Site assessment work	The Northern Regeneration Area is included in the trajectory as an area of growth within the 11-15 year period. Currently at concept stage, the project would be a mixed use scheme promoting a diverse blend of housing types as well as hospitality, food and beverage, retail and community uses. It is identified by the Local Authority as a key investment opportunity and is also included within the West Midlands Growth Plan as a key regional regeneration project. It is a brownfield focused initiative with good access to sustainable transport options and would be in line with the aims of the local plan.
Viability	The build out rate of 8 years for circa 1,500 homes proposed in the trajectory for this area references that of the City Centre South development, this being a site with similar urban regeneration characteristics. The City Council has a strong track record of delivering sustainable urban regeneration, inclusive of securing grant funding to enable the progression of regeneration initiatives and is a significant landholder in the area.
Infrastructure provision	The site is in a sustainable city centre location and includes the interchange hubs of Pool Meadow and Trinity Street / The Burges and provides opportunities to improve walking and cycling routes and to incorporate Very Light Rail. The growth area would promote low carbon and net zero,

	incorporating renewables, re-purposing existing assets, incorporating green and blue infrastructure, promoting green movement in and around the city and maximising private and shared amenity spaces for residents and enhancing wellbeing and health.
Planning permission	Proposed demolition of Coventry Swimming Baths Coventry City Council Direct Application 275033 PL/2025/0002419/LBC
Progress towards applications, reserved matters, discharge of conditions, etc.	A submission was made on 18th December 2025 for the demolition of Coventry Swimming Baths on Fairfax Street which the Council resolved to approve (PL/20250002419/LBC). This is a significant grant-funded site within the Northern Regeneration area, and the Council has been collaboratively working with Historic England on this. On 18th March the City Council referred the application to the Secretary of State for determination as per Section 5(b) of the arrangements for handling heritage applications and it is a Council-owned building. City Centre North (which forms part of the wider Northern Regeneration Area) is currently at concept design stage with the indicative regeneration area included and promoted through the Councils list of Key Investment Sites and the West Midlands Growth Plan (September 2025).

Breakdown of Supply by Application Reference

		Pre plan	Plan period up to adoption: 2021/22 to 2026/27						Years following adoption: from 2027/28														
			-5	-4	-3	-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Site ID	Application Reference	Annual completions																					
N/A	N/A	0	0	0	0	0	0	0	0	0	0	0	0	0	188	188	188	188	187	187	187	187	187