

Local plan housing land supply template

Local plan allocation ref	TBC-NRA
Site name	Northern Regeneration Area – Coventry Swimming Baths
Total capacity (dwellings)	250
Total completions in plan period	250
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	100	100	50	0	0	0	0	0	0

Ownership and availability	Council is the freeholder with direct control of the site.
Developer interest	The area is being promoted by Coventry City Council with support from West Midlands Combined Authority as part of the City Centre North initiative and the Council partnered with City Centre Regeneration Ltd this is what is on the planning application form to progress the demolition phase of the scheme
Site assessment work	This site lies within the City Centre North section of the wider Northern Regeneration Area. City Centre North 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 3 years for circa 250 homes is based on other city centre sites 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. The viability typology set out in EB22 is Typology 2 City Centre.
Infrastructure provision	The site is in a sustainable city centre location close to 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, the West Midlands Growth Plan and the West Midlands Investment Prospectus (both 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	100	100	50	0	0	0	0	0	0