

From: noreply@tascomi.com
Subject: Online Representation Submitted
Date: 23 Jun 2026 at 11:52:28
To: clerk@keresley-pc.gov.uk

Keresley Parish Council

Dear Keresley Parish Council,

Thank you for submitting your representation concerning PL/2025/0001302/OUTM Outline application for the erection of up to 350 dwellings (Use Class C3); creation of associated vehicular and pedestrian/cycle access off Fivefield Road, ecological enhancements, highway improvements, parking, landscaping, drainage features, open space and all other associated works/infrastructure, with details of means of access to be discharged and details of appearance, landscaping, layout to be reserved. on 23-06-2026 11:50.

You can read a transcript of your original comment below:

Objection by Keresley Parish Council Application Reference: PL/2025/0001302/OUTM
Site: Land off Fivefield Road, Coventry, CV7 8JF Keresley Parish Council objects to the above outline application for up to 350 dwellings on land off Fivefield Road. The Parish Council's objection is based on the cumulative and unacceptable impact this development would have on local infrastructure, highway capacity, drainage, community services and the character of the area. In the Parish Council's view, the proposal represents an unsustainable form of development unless and until it can be clearly demonstrated that the existing area has the capacity to accommodate it, or that the necessary infrastructure improvements will be delivered in advance of development.

1. Unsustainable development and inadequate supporting infrastructure This proposal must be considered in the context of the scale of development that has already taken place, and continues to take place, in the wider area. There has been substantial housing growth locally, yet the supporting infrastructure has not kept pace. The consequence is increasing pressure on roads, drainage systems, GP surgeries, schools and other local services. A development of up to 350 dwellings is significant in scale. It is not sufficient to continue permitting major housing growth without robust evidence that the infrastructure required to support it either already exists or will be delivered in a timely, meaningful and enforceable way. Residents are already experiencing the consequences of infrastructure lagging behind development, and this proposal would intensify those existing problems. In planning terms, this raises serious concerns as to whether the proposal would amount to sustainable development in practice rather than simply in principle.

2. Drainage, sewerage and flood risk concerns

Keresley Parish Council has serious concerns regarding the ability of the local drainage and sewerage network to accommodate a development of this scale. There are already longstanding concerns in the area relating to drainage capacity, sewer pressure and sewer-related flooding incidents. In those circumstances, it would be wholly inappropriate to permit a major housing development without clear, detailed and convincing evidence that the existing system can cope, or that substantial improvements will be secured before any occupation of the development takes place. Drainage should not be treated as a minor technical matter to be addressed later. It goes directly to whether the site is suitable for the scale of development proposed and whether existing residents will be exposed to increased flood risk, sewer surcharge or worsening drainage conditions as a result of cumulative growth in the area. If the local sewerage and drainage infrastructure is already under strain, the Council should not assume that mitigation can simply be addressed at a later stage without first being satisfied that there is genuine network capacity and a deliverable solution.

3. Highway impact and cumulative traffic pressures The proposed development would inevitably generate a substantial increase in vehicle movements, placing further pressure on Fivefield Road and the surrounding highway network. This is particularly concerning given the cumulative impact of existing and recent developments in the area, which have already increased traffic levels and placed additional strain on junctions, access routes and local roads. The local road network does not appear capable of absorbing continual large-scale residential growth without significant consequences for congestion, highway safety, journey times and general residential amenity. Any assessment of this proposal must take full account of cumulative impact, not merely the effect of this application in isolation. The Parish Council considers that the Local Planning Authority should be fully satisfied that:

- the local road network can safely and efficiently accommodate the additional traffic generated by up to 350 dwellings;
- access arrangements are genuinely suitable for a development of this scale;
- the impact on highway safety, pedestrian movement and day-to-day congestion has been properly assessed; and
- cumulative traffic from existing, permitted and proposed developments has been fully taken into account.

Without this, there is a real risk of further overburdening a highway network that is already under pressure.

4. Pressure on healthcare, schools and community facilities The proposal would also place further pressure on local GP surgeries, schools and other community facilities which, in practical terms, are already struggling to meet existing demand. While these matters are often raised as community concerns, they are also relevant planning considerations when assessing whether development is sustainable and whether essential infrastructure is keeping pace with population growth. There appears to be no clear reassurance from the proposal, as currently understood, that these pressures will be adequately addressed. It is not reasonable to continue permitting

large-scale residential development where there is already known pressure on local services and no clear, deliverable strategy for expansion.

5. Loss of open land and erosion of local character The proposal would also result in the loss of open land and contribute to the continuing erosion of the area's green character. The cumulative effect of repeated housing developments is gradually urbanising an area that has already experienced substantial change. That harm should not be dismissed simply because each individual application is considered separately. Open land performs an important role in the character of the area and in maintaining some separation from continuous built form. Once lost to development, it cannot be recovered. The Parish Council therefore urges the Local Planning Authority to carefully consider whether the scale of development proposed is appropriate in this location and whether the cumulative loss of green space and increasing suburbanisation of the area is acceptable.

6. Development coming forward ahead of infrastructure A key concern for Keresley Parish Council is that development in the area is coming forward ahead of infrastructure, rather than infrastructure being planned and delivered in advance of growth. In effect, existing communities are being expected to absorb the consequences of continued development while basic capacity issues remain unresolved. If the necessary upgrades to drainage, sewerage, highways, education and healthcare are not already in place, or cannot be guaranteed through robust and enforceable planning obligations, then the Parish Council considers this proposal to be premature.

7. Failure to properly address cumulative impact Keresley Parish Council strongly urges Coventry City Council to consider this application in the full context of other development in the area. The planning impact of this scheme cannot be fairly assessed in isolation. The key issue is cumulative impact: cumulative traffic, cumulative pressure on sewerage and drainage networks, cumulative pressure on schools and healthcare provision, and cumulative loss of open land. Residents are already experiencing the consequences of piecemeal growth without matching infrastructure. A further development of up to 350 dwellings would add materially to that burden.

Conclusion For the reasons set out above, Keresley Parish Council objects to this application. In particular, the Parish Council does not consider it has been demonstrated that development on this scale can be accommodated without unacceptable harm arising from:

- inadequate drainage and sewerage capacity;
- increased pressure on an already strained local highway network;
- further pressure on GP surgeries, schools and community infrastructure;
- cumulative overdevelopment of the area without matching infrastructure delivery; and
- the loss of open land and harm to the character of the area.

Keresley Parish Council therefore urges Coventry City Council to refuse this application unless and until it can be clearly demonstrated, through robust evidence and enforceable infrastructure provision, that the development would not result in unacceptable harm and

would represent genuinely sustainable development

Your submission has been passed through into the Council's Planning back-office system and depending on their established protocols and procedures, may or may not contact you in future as regards this matter. At this time, please treat this correspondence as individual acknowledgement and receipt of your representation.

Kind regards,
Coventry City Council

