

KERESLEY PARISH COUNCIL

DRAFT MINUTES OF THE EXTRAORDINARY STAKEHOLDER MEETING

Tuesday 15 September 2026 at 7.00pm

Keresley Community Library, Bennetts Road, Coventry, CV7 8HX

1. WELCOME AND INTRODUCTIONS

Councillor Najla Omar welcomed everyone to the meeting and thanked those present for attending.

She asked that everyone contribute openly and respectfully and allow others the opportunity to speak.

Those attending introduced themselves and the organisations or communities they represented.

Keresley Parish Council

- Councillor Najla Omar – Chair
- Councillor John Drwiega – Vice-Chair
- Councillor Tony Middleton
- Abiola Sho-Silva – Clerk & Responsible Financial Officer

Bablake Ward Councillors

- Councillor Jennifer Wells
- Councillor James Fearn
- Councillor Lisa Boyle

Other attendees

Representatives attended from Coventry City Council Planning, Strategic Transport/Highways and Development Management, Severn Trent, Transport for West Midlands, Taylor Wimpey and other relevant developer and agency representatives.

The Chair of Allesley Parish Council and invited resident representatives were also present.

Apologies were received from West Midlands Police and other representatives unable to attend.

The Clerk explained how the meeting would run. Each organisation would provide an update on the matters relevant to them, followed by questions from Parish Councillors and resident

representatives.

PREVIOUS MINUTES AND FINANCIAL REPORT

Draft Minutes – July 2026

The draft minutes of the July 2026 meeting were presented to the Council.

The minutes were approved as an accurate record of the meeting and were signed accordingly.

Financial Report – July and August 2026

The financial report covering activity for July and August 2026 was presented to the Council.

The report was received and approved, and the relevant financial documentation was signed

2. PLANNING AND DEVELOPMENT

Coventry City Council Planning provided an update on the current planning and development position across Keresley.

It was confirmed that Keresley is allocated within the Local Plan for approximately 3,100 dwellings across a number of separate development sites.

A substantial proportion of the overall allocation has received planning permission, with developments currently at different stages of construction, completion and occupation.

Development Progress

Updates were provided on a number of sites, including Thompson's Farm and other allocated development areas.

Vistry sites were progressing, while Bellway, David Wilson Homes and other development parcels were at different stages.

Hoar Hill Cottages had received outline planning permission, with reserved matters still awaited.

Planning officers also gave an overview of housing delivery across the different sites. It was noted that development was progressing at different rates and the overall position continued to change as sites progressed.

No overall completion figure has been included in these minutes pending confirmation of the current figures.

Hounds Hill

The Hounds Hill planning application was discussed.

Coventry City Council had refused the application and officers explained that the land forms part of the green and blue infrastructure identified within the indicative Keresley masterplan.

An appeal was anticipated. Depending on the timing of any appeal and appointment of an Inspector, a public inquiry could potentially take place during 2027.

Residents asked whether Coventry City Council intended to defend its decision. Planning officers confirmed that the Council would defend the refusal and advised that legal and barrister input had already been obtained.

Local Plan and Further Development

There was discussion about the emerging Local Plan and how this relates to the existing Keresley housing allocation.

Officers explained that the existing Keresley allocation came from the previous Local Plan and was being carried forward. Any new allocations being considered through the emerging Local Plan were part of a separate statutory process.

A separate proposal concerning land around Bennetts Road/Rose Cottage was also referred to.

3. PLANNING CONDITIONS AND CONSTRUCTION HOURS

Residents raised concerns about construction working hours, particularly early-morning activity.

Planning officers explained that working hours can be controlled through approved Construction Management Plans and planning conditions. These controls can cover deliveries, movement of heavy plant and other construction activities.

It was confirmed that enforcement action had previously been taken where breaches had occurred, including temporary stop notices and breach-of-condition procedures.

Residents were asked to provide photographs, videos or other evidence where possible so that reported breaches could be properly investigated.

Officers clarified that breaches of planning conditions are dealt with by Planning Enforcement, while statutory noise nuisance is dealt with by Environmental Protection.

Action: Reported concerns regarding construction hours to be referred to the appropriate enforcement team.

4. CONSTRUCTION VIBRATION AND PROPERTY DAMAGE

Residents raised concerns about vibration from compaction and construction activity connected with the Link Road works.

It was reported that vibration could be felt inside nearby properties, with cupboards and glasses rattling.

Questions were raised about whether assessments had been undertaken to establish if the vibration could cause structural damage and who would be responsible if damage occurred. Residents also asked whether any construction-related damage could affect property warranties.

Coventry City Council advised that Environmental Protection considers vibration when consulted on Construction Management Plans. However, officers present were unable to give a definitive answer about the potential structural impact on individual properties.

A developer representative agreed to look into the position regarding property warranties.

It was explained that where damage could be shown to have resulted from construction activity, liability would generally need to be considered in relation to the party carrying out the works and its insurer.

Action: The relevant Council and developer representatives to look into the concerns regarding vibration, possible structural damage, liability and property warranties.

5. HGV ROUTING AND WEIGHT RESTRICTIONS

Residents raised concerns about construction and heavy goods vehicles using inappropriate routes, including roads where weight restrictions apply.

Planning officers explained that approved Construction Management Plans should normally include agreed HGV routes.

Where a Traffic Regulation Order is in place, enforcement may also involve the relevant highway

or network management authority.

Residents were encouraged to record vehicle registration details and provide photographs where it was safe to do so.

Action: Evidence of HGV routing or weight-restriction breaches to be passed to the appropriate Council teams for investigation.

6. FLOODING, DRAINAGE, SEWAGE AND WATER

Severn Trent representatives explained that those attending primarily represented wastewater and network operations rather than clean-water operations.

Their responsibilities mainly covered sewer pipes, blockages, sewage flooding and related network issues. Questions concerning clean-water pressure and supply may therefore need to be referred to other Severn Trent teams.

Existing Network

Severn Trent acknowledged that there had been a number of local incidents involving blockages, flooding, tankering and problems around Sandpits Lane.

Some recent incidents had required reactive work, including clearing roots and other obstructions.

Representatives advised that Keresley as a whole was not currently identified as having an exceptionally high hydraulic flood risk, although a small number of individual properties were recorded on Severn Trent's hydraulic risk register.

Future Investment and Growth

Residents questioned whether enough was being done proactively given the amount of development taking place.

Severn Trent explained that longer-term growth assessments are carried out in areas experiencing significant development.

The most recent wider assessment referred to during the meeting dated from approximately 2020 and had identified Keresley as an area requiring future investment linked to growth.

Representatives indicated that investment was expected within the relevant investment period,

potentially by around 2030. They stressed, however, that this should not be treated as a confirmed delivery date until checked with the responsible investment team.

It was agreed that an updated assessment would be useful given the amount of development that has taken place since 2020.

Action: Severn Trent to obtain further information about the planned investment programme and the timing of an updated growth and capacity assessment.

Reporting Flooding

Severn Trent explained that information about flood risk is heavily influenced by incidents reported directly to them.

Where sewage flooding or suspected capacity problems are not reported, there may be no formal record of the incident.

Residents were therefore encouraged to report all relevant incidents directly to Severn Trent.

7. SANDPITS LANE SEWERAGE AND PUMPING STATION

There was detailed discussion about previous sewerage problems associated with Sandpits Lane and the Taylor Wimpey development.

It was explained that during the original design and outfall process, records had indicated a particular connection point. It was later discovered that the proposed connection involved an abandoned pipe.

Correspondence had taken place between the relevant designers and Severn Trent about the correct connection. However, the amended information had not been incorporated into the design ultimately used when the connection was made.

Corrective works were subsequently agreed.

Problems with a pumping station were also discussed. Pump impellers had been damaged by debris and difficulties obtaining replacement equipment resulted in temporary pumping and tankering arrangements.

The meeting was advised that the temporary pumps were working satisfactorily and permanent replacement equipment was expected.

Works had also been carried out at Sandpits Lane to address the sewer connection.

8. SEWER CAPACITY AND HYDRAULIC MODELLING

Residents questioned whether the sewer network had enough capacity for the continuing level of housing development.

Severn Trent explained that individual development applications are hydraulically assessed through the relevant process.

Representatives acknowledged, however, that assessing an individual development connection is different from carrying out a wider assessment of the cumulative impact of development across Keresley.

The most recent wider modelling discussed at the meeting was understood to date from approximately 2020.

Residents asked for more information about what the modelling had identified and where possible hydraulic risks were located.

Severn Trent indicated that the assessment had identified a medium level of growth-related risk and a limited number of locations potentially vulnerable to flooding.

Action: Severn Trent to establish whether further information from the hydraulic/growth assessment can be shared and provide clarification on plans for updated modelling.

9. FLOODING INCIDENTS AND SEWAGE ODOURS

Residents referred to previous flooding affecting properties and gardens.

Discussion covered sewage-related flooding as well as incidents which appeared to have resulted from surface-water runoff.

Severn Trent explained that sewage escaping from its network falls within its responsibility. Surface-water flooding may be the responsibility of the Lead Local Flood Authority, highway authority, developer or another organisation depending on its source.

A pre-submitted resident question raised concerns about persistent sewage odours around Pennypack Lane/Bennetts Road.

Severn Trent advised that previous odour and flooding problems elsewhere had been linked to

roots, grease and other maintenance issues which had subsequently been cleared.

The specific Pennypack Lane concern had not been sufficiently investigated for representatives to provide an answer at the meeting.

Action: Details of the Pennypack Lane/Bennetts Road odour concern to be provided to Severn Trent for investigation.

Previous flooding claims and whether affected residents had been contacted regarding insurance were also discussed.

Action: Severn Trent to check the position regarding any outstanding claim or contact process involving affected residents.

10. DEVELOPERS – INFRASTRUCTURE AND DEVELOPMENT

Taylor Wimpey provided an update on development progress and anticipated completion timescales.

Different Taylor Wimpey phases were expected to complete during 2027, subject to market conditions and sales.

Road Adoption – Section 38

There was detailed discussion about the longstanding road-adoption issues.

Taylor Wimpey advised that discussions with Coventry City Council had been continuing for some time and technical approval was still required before the Section 38 agreement could be finalised.

Residents raised concerns about potholes, raised ironworks, temporary surfacing, deteriorating ramps and the general condition of estate roads.

Taylor Wimpey acknowledged that temporary repairs remained its responsibility before adoption and agreed to follow up concerns where repairs had not been properly completed.

Residents felt that greater urgency was needed to resolve the outstanding adoption issues.

Action: Taylor Wimpey and Coventry City Council to continue progressing technical approval and Section 38 matters.

Action: Taylor Wimpey to investigate reported highway defects and carry out appropriate interim repairs pending adoption.

Drainage Adoption – Sections 102/104

The drainage adoption process was explained.

CCTV inspections, snagging and remedial works would be required before the relevant sewer infrastructure could be adopted.

Where possible, sewer remedial works would be coordinated with highway works.

Winding House Lane

The future section of the Keresley Link Road towards Winding House Lane and the Arena/A444 was discussed.

Concern was raised about additional traffic and the possible impact on the existing roundabout near the Arena.

It was suggested that consideration could be given to a left-turn or filter arrangement onto the A444 to reduce pressure on the roundabout, particularly from HGV movements.

Coventry City Council advised that the relevant Winding House Lane junctions would be considered as part of the wider Link Road design.

No commitment was made to a particular junction arrangement.

11. KERESLEY LINK ROAD

Coventry City Council provided an update on the Link Road.

Relevant developments have Section 106 obligations requiring contributions towards the Link Road, with payments triggered at different stages.

The immediate focus is completion of the section between Tamworth Road and Bennetts Road.

Works around Hall Brook were progressing, with earthworks largely complete, drainage substantially complete and carriageway and footway construction underway.

At the time of the meeting, completion of the Hall Brook section was anticipated around

November 2026, subject to progress.

Completion of the route through to Bennetts Road would provide more flexibility for traffic management and future bus services.

Full Link Road

The longer-term route would continue from Bennetts Road towards Winding House Lane and the Arena area.

Coventry City Council advised that developer contributions alone would not be enough to fund the complete route.

Additional funding was being pursued through the West Midlands Combined Authority's future capital transport programme.

The Link Road had been identified as a high-priority scheme within the proposed programme, with further funding decisions expected later in 2026.

Land assembly, planning and other statutory processes would still be required.

Environmental and topographical survey work had already been undertaken and design work was progressing.

Road Design and Safety

The completed Link Road is expected to include pedestrian and cycle provision, bus infrastructure and crossing points.

The possible use of average-speed enforcement was also discussed.

12. SANDPITS LANE TRAFFIC AND SIGNALS

Residents raised concerns about congestion at the Sandpits Lane junction, particularly during school hours.

It was suggested that changes to the traffic-light sequence and/or a right-turn filter could improve traffic flow before the wider Link Road is completed.

Coventry City Council agreed to raise the suggestion with Network Management.

Action: Coventry City Council to ask Network Management to review the Sandpits Lane signal arrangements and possible measures to improve traffic flow.

13. SPEEDING AND ROAD SAFETY

Residents raised concerns about speeding on the emerging Link Road, Bennetts Road and estate roads.

Coventry City Council explained that average-speed enforcement is generally preferred to traditional static speed cameras on suitable routes.

Any future scheme would require agreement with West Midlands Police and would need to meet the relevant criteria.

Average-speed enforcement would be considered as part of the wider Link Road traffic-management arrangements.

Residents also asked for similar measures to be considered on Bennetts Road.

14. SECTION 106 CONTRIBUTIONS AND COMMUNITY INFRASTRUCTURE

Residents asked how Section 106 contributions from developments in Keresley were being allocated and used.

Discussion included contributions relating to swimming and aquatic provision, healthcare, education, cycling and transport infrastructure, biodiversity and the Keresley Link Road.

Planning officers explained that Section 106 contributions must relate to mitigating the impact of the relevant development and meet the required statutory tests.

The amount sought for individual services is based on evidence and requests from the relevant service or consultee.

Swimming/Aquatic Provision

It was confirmed that contributions had been secured towards swimming/aquatic provision.

The Council's wider aquatic strategy had not yet resulted in confirmation of a specific new facility for Keresley.

Healthcare

Planning officers explained that healthcare contributions are requested following assessments by the relevant NHS bodies.

When the relevant planning obligations were negotiated, the NHS had not required a dedicated GP surgery within the development.

Residents remained concerned about whether healthcare provision was keeping pace with the growing population.

15. EDUCATION AND SCHOOL PROVISION

Considerable concern was raised about current and future school capacity.

Coventry City Council clarified that the proposed primary school provision had not been cancelled.

Delivery had been delayed because housing occupation had progressed more slowly than originally expected.

In the meantime, proposals were progressing to expand existing education capacity, including additional pupil places and nursery provision at Keresley Primary School.

Land remained safeguarded for future school provision.

The Council expected to progress the land and design process, after which the relevant consultation and planning processes would be required.

Residents stressed the importance of school and education infrastructure being provided alongside housing growth rather than after capacity problems had developed.

16. BIODIVERSITY CONTRIBUTIONS

Questions were raised about historic biodiversity contributions and why some contributions associated with Keresley developments had been directed through Warwickshire arrangements.

Officers explained that when the earlier agreements were made, Coventry City Council did not have the same internal ecology capacity and Warwickshire ecology services were used.

Where biodiversity loss could not be fully mitigated on the development site, contributions could be made towards suitable off-site mitigation.

17. TRANSPORT FOR WEST MIDLANDS

Transport for West Midlands provided an update on current and future bus provision.

Changes to the West Midlands bus network are anticipated as part of bus-franchising arrangements.

It was anticipated that the No. 16 service would eventually extend beyond Coventry city centre to Coventry railway station.

Future services through the new Keresley developments depend on suitable road infrastructure being completed.

Once the Link Road section between Tamworth Road and Bennetts Road becomes available, it is intended that services will be able to enter and circulate through parts of the development.

Further service extensions could follow as the Link Road progresses.

School Bus Stop

The Clerk referred to longstanding correspondence regarding problems involving pupils using a bus stop near the school, including anti-social behaviour affecting nearby residents.

Transport for West Midlands confirmed that the matter had been under consideration and that Safer Travel and the school had been involved.

It was explained that moving or removing the stop could simply move the problem elsewhere rather than resolve it.

Action: Transport for West Midlands to follow up the existing case and ongoing liaison with the school and Safer Travel.

Concerns were also raised about buses allegedly speeding on Bennetts Road.

Action: Transport for West Midlands to raise the concern with the relevant bus operator.

18. FIVEFIELD ROAD

Concerns were raised regarding Fivefield Road, including heavy vehicle movements, the condition of the highway, a previously reported sinkhole, rubble and construction activity, and drainage and flooding.

A Bablake Ward Councillor advised that photographic evidence had been obtained of heavy vehicles using the road, including vehicle registration details.

It was explained that development and highway works in this area are connected to the wider Keresley Link Road programme.

The meeting was advised that proposals were progressing which would eventually prevent Fivefield Road from continuing to operate as a through-route.

Access would remain for relevant properties and development, but through traffic would be restricted beyond the appropriate point.

Technical design and associated arrangements were progressing.

Residents welcomed the prospect of inappropriate through traffic being removed.

Action: Highway and development matters relating to Fivefield Road to continue to be progressed, including the proposed future restriction of through traffic.

19. ADDITIONAL QUESTIONS AND COMMUNITY MATTERS

Apple Down

A resident raised concerns about the play area and open space at Apple Down, including general maintenance and the emptying of dog-waste bins.

It was clarified that responsibility for the open space had not transferred to Coventry City Council and remained under developer/private management arrangements.

Action: The maintenance concerns to be raised with the responsible developer or management body.

Tamworth Road Drainage

Concerns were raised about blocked highway drains and standing water on Tamworth Road, particularly between the Long Lane area and the road adjacent to the park.

Concern was also expressed about the safety risk should standing water freeze during winter.

A Council representative agreed to pursue the matter.

Action: The highway drainage concerns on Tamworth Road to be investigated.

Household Waste Collections

Residents reported occasional missed household wheelie-bin collections within the development.

It was confirmed that household waste collections are the responsibility of Coventry City Council.

Action: Details of specific missed collections and locations to be provided to the relevant Council service or Ward Councillors.

Beechwood Hotel

A question was raised about the current use of the Beechwood Hotel on Sandpits Lane.

Various suggestions were mentioned during the discussion, but there was no information available at the meeting to verify them.

A Council representative agreed to establish the current position.

Action: The current authorised use of the Beechwood Hotel to be checked through the appropriate Council service.

Planning Enforcement – Tamworth Road/Long Lane

Concerns were raised about activity at a property/site around Tamworth Road and Long Lane, including vehicle storage and tree removal.

Planning officers confirmed that relevant enforcement matters in the area were already being investigated.

It was explained that trees are not automatically protected because land is within the Green Belt. Protection may instead arise through Tree Preservation Orders, conservation-area controls or

other relevant legislation.

Residents were invited to provide photographs or other evidence which might assist the ongoing investigation.

20. ALLESLEY PARISH COUNCIL – COMMUNITY GOVERNANCE REVIEW AND BOUNDARY MATTERS

The Chair of Allesley Parish Council raised the ongoing Community Governance Review and associated boundary proposals.

The Clerk confirmed that Keresley Parish Council was aware of the review and had taken part in discussions with Coventry City Council officers.

The Chair of Allesley Parish Council wished to discuss possible boundary changes affecting the Long Lane area and neighbouring parish boundaries.

Given the significance of the matter, and as it was not a substantive item on the published agenda, it was agreed that a separate discussion would be more appropriate.

The limited time remaining in the consultation period was also noted.

Action: Keresley Parish Council and representatives of Allesley Parish Council to arrange a separate discussion regarding the Community Governance Review and relevant boundary proposals.

21. BABLAKE WARD COUNCILLORS' UPDATE

Councillors Jennifer Wells, James Fearn and Lisa Boyle participated in the Bablake Ward update.

Matters being pursued included fly-tipping, speeding and road safety, HGV movements, concerns regarding Bennetts Road and Fivefield Road, traffic impacts from continuing development and other matters being reported by residents.

There was particular interest in whether average-speed enforcement could be considered for Bennetts Road.

The Ward Councillors encouraged residents to continue reporting local concerns so they could be raised with the appropriate Council services and agencies.

22. MP UPDATE

The MP was not present and no substantive update was provided under this item.

Discussion did, however, touch on communication between elected representatives, residents and the MP's office.

Different information had circulated regarding future primary school provision.

Coventry City Council officers had clarified earlier in the meeting that the proposed school provision had not been cancelled, although the expected timetable had changed because of the rate of housing occupation.

23. POLICE AND COMMUNITY SAFETY

West Midlands Police were unable to attend and had submitted apologies.

Community safety matters raised during the meeting included speeding, HGV movements, anti-social behaviour around the school bus stop, fly-tipping and wider road-safety concerns.

Matters requiring police involvement would continue to be referred through the appropriate channels.

24. ACTIONS AND NEXT STEPS

A number of matters require further information, investigation or follow-up following the meeting.

These include construction operating hours, HGV routing, construction vibration, Severn Trent's future investment programme and hydraulic modelling, sewage odours and flooding enquiries, highway and sewer adoption, estate road defects, Link Road funding and delivery, Sandpits Lane traffic congestion, speeding, education provision, the school bus stop, Fivefield Road, Apple Down maintenance, Tamworth Road drainage, missed waste collections, Beechwood Hotel, planning enforcement and the Community Governance Review.

Where representatives were unable to provide an answer at the meeting, further information was requested.

Taylor Wimpey and resident representatives could also arrange a separate site meeting to discuss detailed site-specific issues which could not reasonably be dealt with individually during the meeting.

The Clerk will follow up the outstanding matters with the relevant organisations and report back

where appropriate.

25. CLOSE OF MEETING

The Chair thanked everyone for attending and for their contributions.

She thanked the organisations and representatives who had attended to answer questions and discuss the concerns affecting Keresley.

There being no further business, the meeting was closed.

Signed: _____

Chair

Date approved: _____

Minutes prepared by

Abiola Sho-Silva

Clerk & Responsible Financial Officer
Keresley Parish Council