



Tuesday, 21st January 2025

MINUTES

Attendees		
Bathurst Development (BDL) / The Bathurst Estate: Lord Bathurst Peter Cusdin (PCu) – Bathurst Development Limited (BDL) Peter Clegg – Bathurst Development Limited Colin Hargreaves – Bathurst Development Limited (online) Claire – BDL. The Steadings Community Liaison		External: Full list of attendees available on request.
ITEM	NOTES	ACTION
1.	REVIEW MINUTES FROM THE PREVIOUS MEETING	
	Minutes were circulated on email ahead of meeting. No comments raised.	
2.	BATHURST DEVELOPMENT LTD (BDL)	
a.	Peter Cusdin presented an update. The slides are available on The Steadings website and can be viewed here . https://thesteadingscirencester.co.uk/the-steadings-community-liaison-group-meeting-presentation-21-january-2025/ PLANNING UPDATE Since the CLG meeting in October, Detailed Design Codes have been submitted for the areas edged orange and yellow (see slides for details). And BDL has agreed the finishing materials for the roads and paths. BDL has also applied to vary two conditions to provide flexibility when a reserved matters application can be submitted. The developers of Employment Area A has submitted an appeal after the application was refused.	



Tuesday, 21st January 2025

MINUTES

b.	DEVELOPMENT UPDATE Parcel 1A Good progress continues with the first phase with all 68 homes completed. 56 (83%) of the new homes are occupied. A further 6 are reserved and the final 6 homes released for sale. There are two new developers working up plans for 230 new homes on two parcels (2A & 2D). We are expecting Reserved Matters Applications (RMA) to be brought forward over the next few months. Parcel 2A Keepmoat Homes. 100 homes. Parcel 2D New developer to be announced shortly. 130 homes. BDL will invite the developers to attend a future CLG meeting to share their schemes.	
c.	INFRASTRUCTURE UPDATE Current Works On-site Works: • Primary access road • Surface water drainage and ponds • Landscaping and tree planting Works continue at pace on the main site and we are on track to complete the main package of works by the end of February. The base for the circular path is in place and expected to be surfaced in the Summer. The primary road is being surfaced this week. Tree planting is nearing completion and the amphitheatre has been built. Off-site Works: • Midland Road / Love Lane / Chesterton Lane mini-roundabout – works completed, with traffic lights removed and white lines painted. • Fire Station Roundabout works ongoing and expected to continue through to June 2024 • Regular updates on The Steadings website • Siddington Primary School building	



Tuesday, 21st January 2025

MINUTES

	Construction of the new school building at Siddington is complete. Snagging and final planting is underway. It will be used by Siddington Primary School until there are enough children of school age to host The Steadings Primary School and the new building is already being put to good use. • Archaeology investigations Work underway through to February / March 2025 on Parcels 2D, 2E, 2F, 3G and part of the Scheduled Ancient Monument. Other Updates Footpath No. 29 Some questions had been raised about the correct route of the footpath – as there are discrepancies between GCC’s definitive map and information on the GCC website. This has been clarified with GCC PROW Officer. The route is to the west of the hedge and remains open during the archaeology works. Bridleway No 24 We have added a new access gate on the bridleway along the gated farm track. Solar Farm: Aura Power & Powersystems UK Aura Power has started work on the HV cable route from the Cirencester electricity sub-station through to Kemble. Starting at the Cirencester end closest to Wilkenson Road/Spratsgate Lane then moving cross country towards Kemble. Aura Power has issued a letter to local residents with contact details of the site manager. Roles and Responsibilities In order to provide clarification, Peter explained the roles of BDL, parcel developers, Local Planning Authority and The Steadings Community Management Trust (TSCMT). A key element of this is TSCMT – not-for-profit organisation set up to take ownership for and management responsibility of community buildings, green open spaces and play areas. The slide highlights the process that we need to follow and the respective roles and responsibilities of all the parties. TSCMT does not take on responsibility until the 12 months defects period with the parcel developer has ended and they have been paid the commuted sum – in the meantime the responsibility is with the parcel developer.	
--	--	--



Tuesday, 21st January 2025

MINUTES

3. COMMUNICATIONS UPDATE		
	Claire updated the group on BDL's communications activities for The Steadings. We continue to use the News section on our website, and email updates as the primary sources for the latest updates. • Off-site roadwork updates end of each month. • Full development newsletters each quarter. • Additional development, sales and affordable housing updates as and when information to share. Social media is also used along with occasional editorial in CirenScene. We will be adding Information Boards at locations near the main site. BDL has supported the Cirencester Singers Christmas Concert. And made donations to a number of local charities. BDL is sponsoring the Cirencester Chamber of Commerce Business Awards 2025 for the Small Organisation category.	
4. ANY OTHER BUSINESS		
	Questions raised/discussion points throughout the meeting 1. Will future homes have rainwater harvesting technology? a. PCu explained at time of original outline application the demand was not there. Within future phases there are plans to include some measures. This will be in line with demand, planning requirements and available technology. b. See accompanying notes from Section 12.1.5 of the Site Wide Design Code, detailing what is currently planned. 2. What was the reason for the planning refusal for Employment Area A? a. In summary, the application was refused as the application was not supported by a satisfactory scheme to minimise and mitigate the potential adverse impacts resulting from noise and secondly that the Unilateral Undertaking had not been completed. b. The decision notice is available on the Planning Portal https://publicaccess.cotswold.gov.uk/online-applications/files/6AD6AE54098A9845ED7FAA8CF914898B/pdf/22_02749_REM-DECISION_NOTICE-2066513.pdf c. A planning appeal has been made and will be dealt with through a hearing. d. The Planning Portal has all the documents and assessments submitted as part of the application (search using 22/02749). See accompanying notes with links to the Planning Portal for reference.	



Tuesday, 21st January 2025

MINUTES

	3. There appears to be differences in design and layout in Parcels 2A and 2D from the original masterplan. a. PCu explained the differences and processes between the Illustrative Masterplan; the Site-Wide Design Code; the Detailed Design Codes; and the Reserved Matters Applications. The original masterplan is illustrative only and the details are refined through the coding process, but the plans within the Reserved Matters Application will be scheme that is built. 4. How do the designs account for avoiding clutter up of roads with parked cars? a. PCu explained the designs for Parcel 2D, as an example, where parking is limited on the main/spine road facing properties, with parking courts provided to the rear of properties. There will be on-plot parking with some homes. Number of parking spaces planned for each dwelling type was explained. Visitor parking spaces are provided across the scheme. Traffic management can be introduced (such as yellow lines) if necessary. BDL are facilitating Active Travel with bus, cycle and footpath links. 5. When will the Northern Green Space be accessible? a. Likely to be two years from completion. 6. What route will the construction traffic take in Phase 2? a. PCu explained the route of the Construction Access Road and the order of build vs occupancy. Construction traffic will be separated from residents in newly occupied homes. 7. Discussion was had around the route of the footpath from The Maples/The Cranhams linking to the Bridleway to the south of the site. Residents have historically used the west side of the hedgerow. a. PCu explained the outcomes of investigations with GCC PROW. The key element being that the footpath remains open. b. BDL will share the contact details of the PROW officer with identified attendee of the meeting. 8. Some concerns have been raised by residents around security from an increase in people using the footpath to the rear of properties within The Maples and closest to The Cranhams. 9. In relation to the Aura Power works, will safety legislation around high-voltage cables be adhered to? a. Concerns should be raised directly with Aura Power using the contact details in their letter drop. b. BDL will check and pass on any relevant information. 10. Who is the contact for TSCMT? a. Charlotte carried out a letter drop to all residents with mobile number. Charlotte will be based at The Hub on Siveright Way part-time. b. Other contact: info@steadingscmt.org.uk 11. What is considered a reasonable time for the Local Planning Authority to respond to requests to confirm completion of works within Parcel 1A.	BDL BDL BDL
--	---	----------------------------------



Tuesday, 21st January 2025

MINUTES

	a. It is anticipated 6-8 weeks. 12. Will future homes have solar panels? a. In Phase 2 the majority of dwellings will have some provision for solar. Details to be confirmed in each Reserved Matters Application.	
6. DATE OF NEXT MEETING		
	Tuesday, 8 th April 2025 at 6pm – 7pm Cirencester Baptist Church, Chesterton Lane.	