



THE STEADINGS
CIRENCESTER

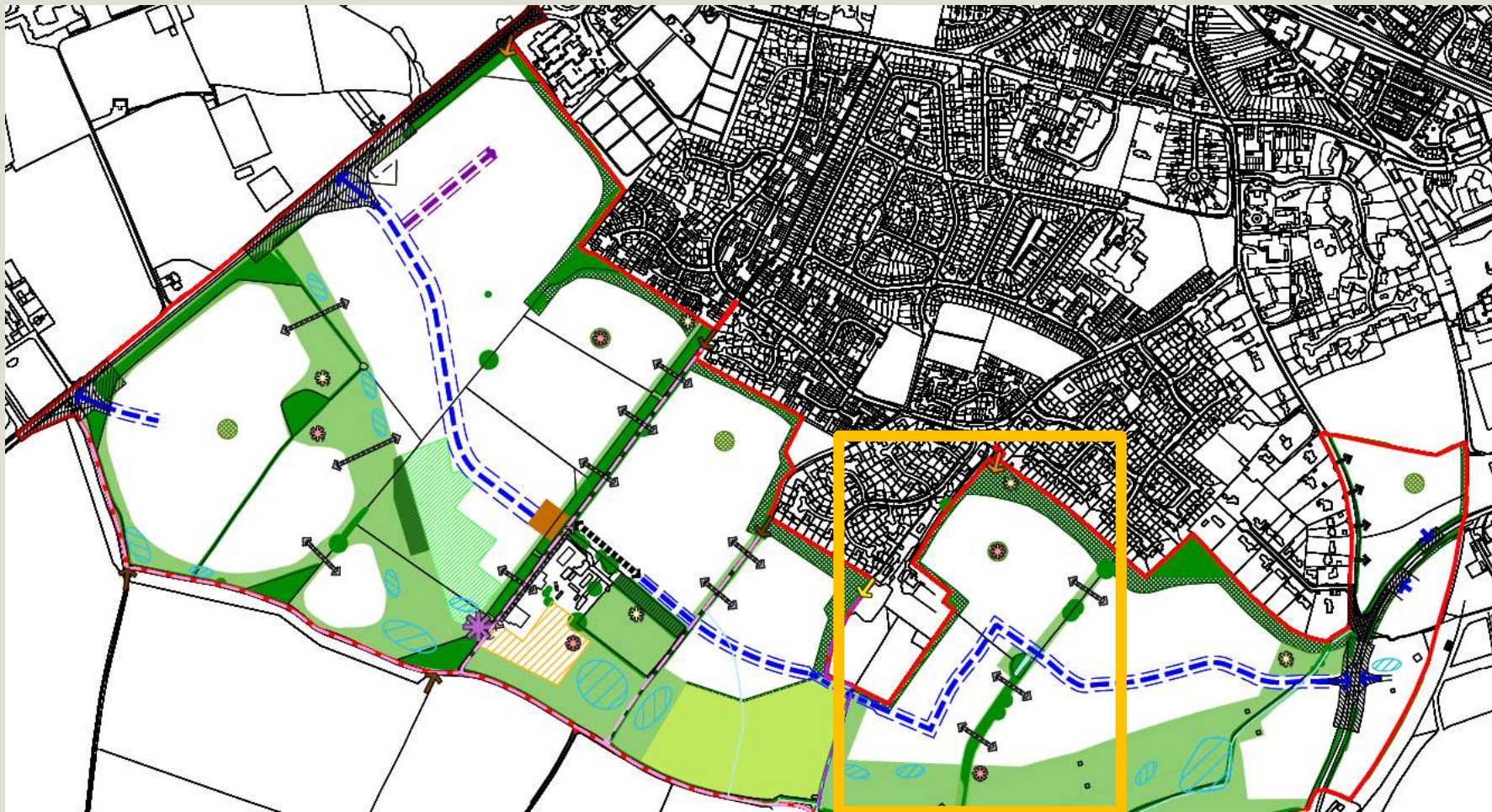
Pre-Application Consultation

Phase 2D and 2E Public Open Space Proposals
The Steadings, Cirencester
9 – 22 June 2025

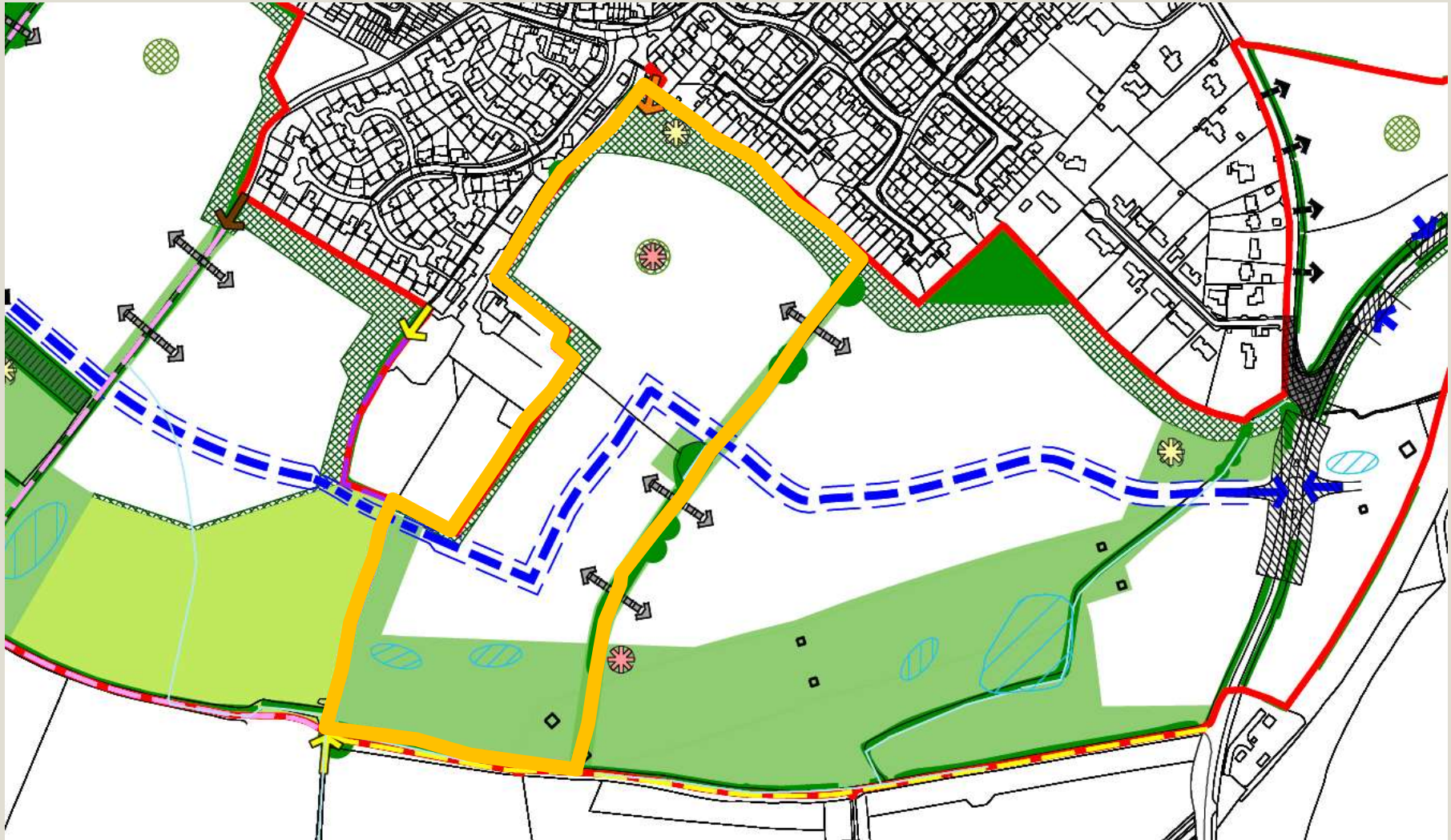
Introduction

This presentation provides information on the emerging designs for the new Public Open Space and Landscaped Areas for Phases 2D and 2E off Spratsgate Lane.

We welcome your comments before finalising the planning application.



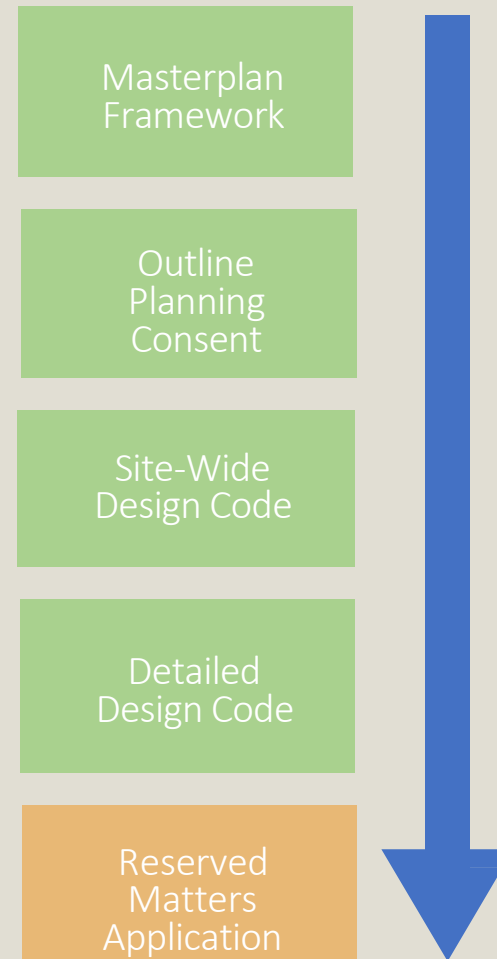
Application Boundary



Background: Planning Framework

The Planning Application (in this case a Reserved Matters Application referred to as an RMA) is the fifth and final stage of the planning process.

The Local Planning Authority has previously approved stages 1 to 4.



Background: Approved Framework Plan

The approved design codes include the Framework Plan for The Steadings which provides a structure for the Open Spaces and Landscaping proposals.

The Reserved Matters Application must satisfy the scope of this Framework Plan.



Legend

Existing trees & hedgerow	Attenuation basin	Amenity space	Indicative informal secondary footpath	Vehicular movement	Play areas LAP	High pressured gas main
Proposed vegetation/ woodland	Swales	Existing PRoW	Pedestrian crossing	Play areas BPA	Existing pylons	Scheduled Ancient Monument
Existing ditch	Habitat pond	Indicative footway/ cycleway loop	Key view	Play areas LEAP	Utilities easements	

Background: Landscape Design Objectives

The Detailed Design Code sets out the following key landscape design objectives:

- Retain existing hedgerows and woodlands;
- Create optimum conditions for a new wildlife zone with minimal public access;
- Design a site-wide footway/ cycleway loop with trim trail elements to meander through the space;
- Include gateway landscape features and a Bespoke Play Area (BPA);
- Integrate SuDs features into the landscape including attenuation basins and swales;
- Incorporate play areas including a Local Equipped Area for Play (LEAP) and a Local Area for Play (LAP);
- Establish open woodland.



Draft Proposals – for Consultation

June 2025

Landscape Masterplan

The proposals comply with the objectives within the approved Detailed Design Code Landscape Masterplan. They comprise 3 distinct character areas:

- ① 1. Spratsgate Wood
- ② 2. Northern Greenspace
- ③ 3. Rural Links

The Landscape Masterplan includes consideration of the following design themes:

- Play
- SuDS
- Ecology
- Planting
- Hard Materials
- Site Furniture
- Signage



Spratgate Wood



LOCATION PLAN

Spratgate Wood is a new Country Park within a much larger area of linked open spaces. Key features include:

- ① Creating of landscape mounds with copse woodland planting to provide landscape screening between the proposed development to the north and the adjacent Countryside and footpath to the south, whilst also detracting from the large urban form of the pylons.
- ② Attenuation basins located in the lowest area of ground, designed to form as a natural landscape feature with marginal aquatic planting and shallow banks and timber viewing deck.
- ③ Swales are located through the Country Park designed to collect the surface water run off and connect into the attenuation basin. The swales provide an important function to the SuDs strategy, but also reflect the natural character of a river/ditch. Timber bridges over the swales provide connectivity around the Country Park.



Spratgate Wood (Continued)



LOCATION PLAN

- ④ Creation of three wet habitat ponds, connected into the SuDS network
- ⑤ Break in the existing hedgerow to provide access for the continuation of the footway/cycleway loop through the wider masterplan and onto the adjacent PRow.
- ⑥ Link and access to the existing PRow to the south.
- ⑦ Areas of amenity greenspace amongst native clumps of scrub planting and wildflower grassland.
- ⑧ Local Area for Play (LAP) play area located directly off the main footway/cycleway circular loop.
- ⑨ Circular footway/cycleway route 3.5m wide meandering through the Country Park, animated with elements of timber trim trail equipment.



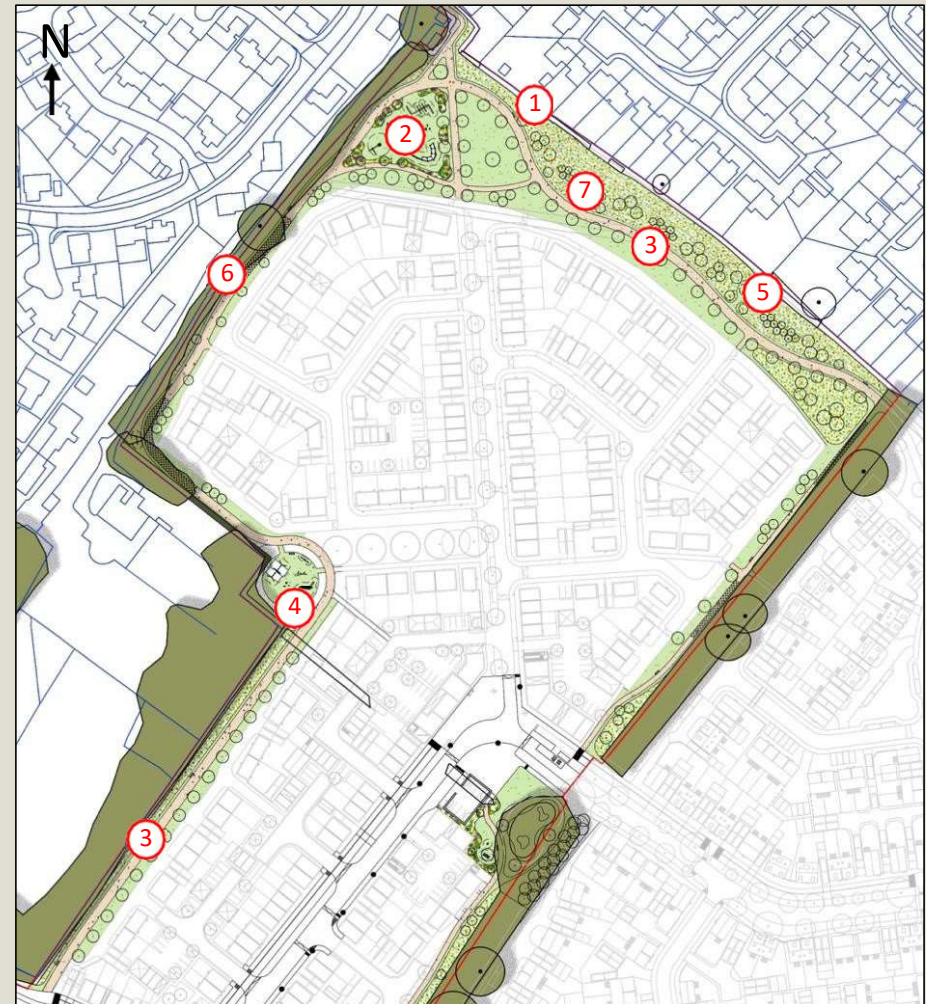
Northern Greenspace



LOCATION PLAN

The Northern Greenspace is a green corridor for wildlife and residents. It forms a landscape buffer between existing dwellings and the proposed development. The key features include:

- ① The existing fragmented hedgerows along the boundary will be retained and connected with additional hedgerow planting.
- ② Creation of a Bespoke Play Area (BPA), which will include natural landscape elements and play equipment to create an exciting and attractive play space, with strategic connections.
- ③ Circular footway/cycleway route 3.5m wide meandering through Northern Greenspace, animated with elements of timber trim trail equipment, seating and connecting with Rural Links and Spratsgate Wood.
- ④ Local Equipped Area for Play (LEAP) located on the footway/cycleway.
- ⑤ Timber trim trail elements and seating along the footway/cycleway.
- ⑥ Additional mixed native hedgerow planting along the western boundary to provide a reinforced boundary and ecological corridor.
- ⑦ Landscape mounds with tree planting to the south of the easement providing visual screening between the existing properties to the north and the proposed development to the south.



Rural Links

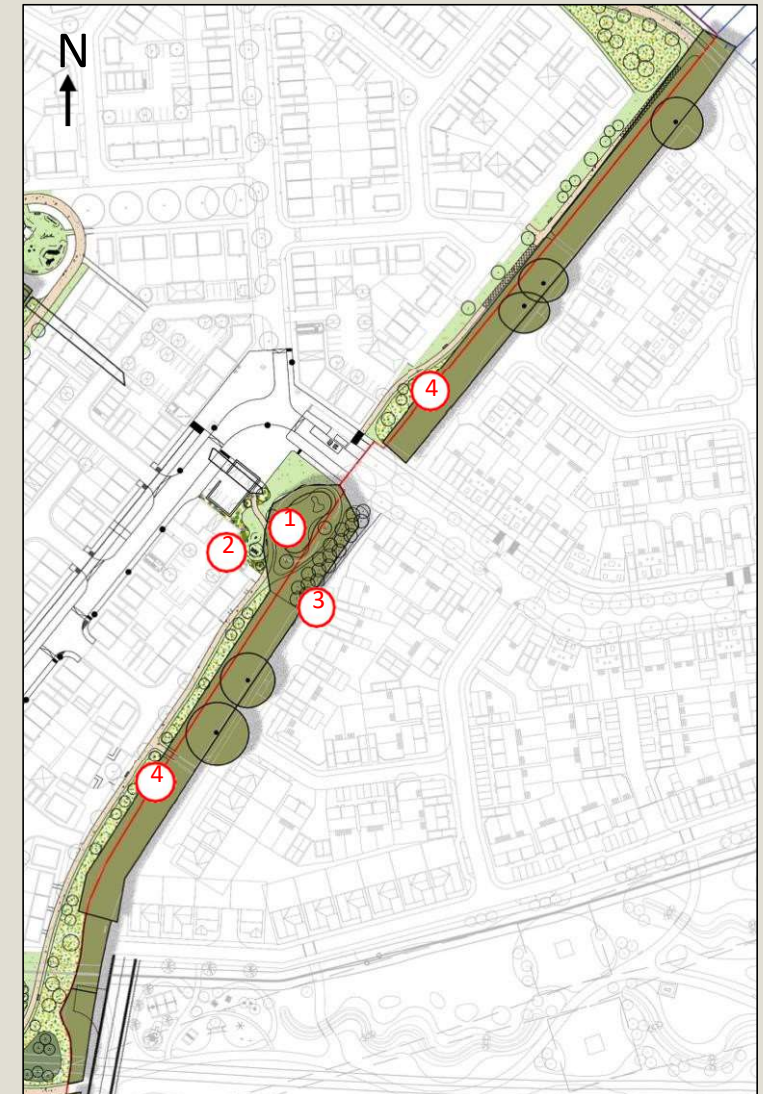
The Rural Link is an existing tree belt that effectively forms a green link connecting the Northern Greenspace and Spratsgate Wood.

The key features include:

- ① Existing pond enhanced with vegetation clearance and planting of native marginal aquatic planting, visually connection between Rural Links open space the Square on the Spine Road
- ② Local Area for Play (LAP)
- ③ Proposed tree planting to mitigate from the vegetation removal and provide a continuous line of vegetation along Rural Links
- ④ Planting along the western side of the footway includes tree planting and swaths of wildflower and amenity grass.



LOCATION PLAN



Bespoke Play Area (BPA)



LOCATION PLAN

The Play Strategy for this Application includes a Bespoke Play Area (BPA) on Northern Greenspace, a Local Equipped Area for Play (LEAP) to the west of Northern Greenspace, a Local Area for Play (LAP) within Spratsgate Wood and a Local Area for Play (LAP) within Rural Links. The play focuses on delivering exciting accessible play areas suitable for a range of ages, whilst designed to be sympathetic to the natural setting of the landscape.

The BPA provides a selection of timber play equipment and natural landscape elements to create a naturalistic play area, sympathetic to the landscape character along Northern Greenspace. Native hedge planting to the perimeter provides a natural landscape boundary, located directly off the footway/cycleway providing easy access for residents to the play area. A tree lined footway link to the north provides existing residents off Cranhams Lane access to the BPA.



- PLAY ELEMENTS
- ① Seesaw Balance Beam Cantilever
 - ② Swing Basket Swing
 - ③ Robinia Jumping Discs
 - ④ Climbing Net No.4
 - ⑤ Boulders for seating and play
 - ⑥ Playground picnic benches



Local Equipped Area for Play (LEAP)



LOCATION PLAN

The Local Equipped Area for Play (LEAP) is located within western Northern Greenspace directly off the footway/cycleway. The play equipment features a large scale timber multi-climbing unit with a slide, a large dual swing set including both toddler and flat seats and a timber seesaw unit. Natural landscape elements including boulders and logs provide additional play value whilst also provide a natural landscape setting. The perimeter of the play area is defined by robust shrub planting and metal estate railings to provide a measure of enclosure and create attractive play space.



PLAY ELEMENTS

1. Toddler swing and flat swing
2. Seesaw
3. Climbing frame no.12
4. Boulder
5. Play log
6. Timber chain saw bench
7. Metal estate railings



Local Area for Play (LAP)

The LAP is located within Northern Greenspace adjacent to the footway and cycleway loop.

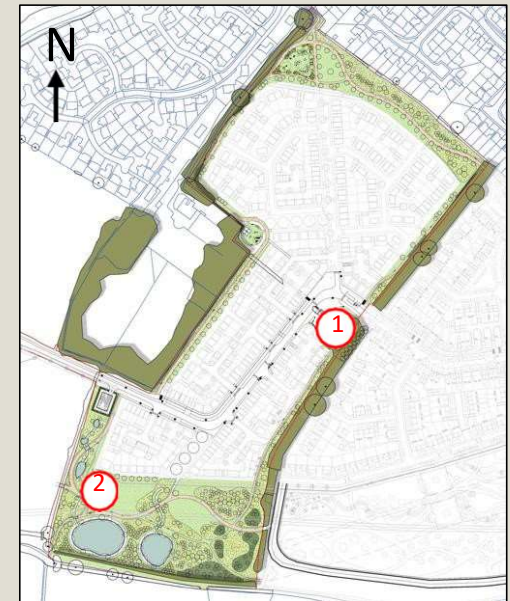
The play area has been designed to use natural landscape elements and small timber play equipment encouraging local play on the way.



- LAP 1
- ① Noughts & crosses panel
 - ② Leaf jumping discs
 - ③ Log bridge



- LAP 2
- ④ Log climbing frame
 - ⑤ Small spinning disc



LAP 1



LAP 2

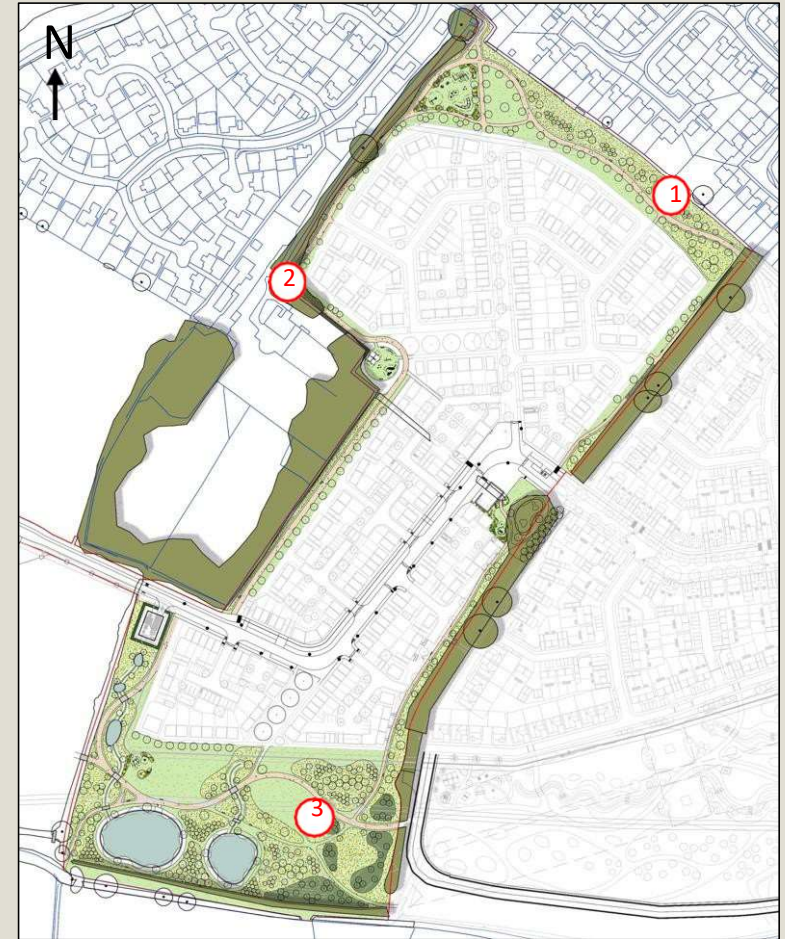


Trim Trail

The circular footway and cycleway loop will include elements of timber trim trail equipment, encouraging fitness running routes, a sign will be included at each fitness station to explain how to use the piece of equipment.

LANDSCAPE ELEMENTS

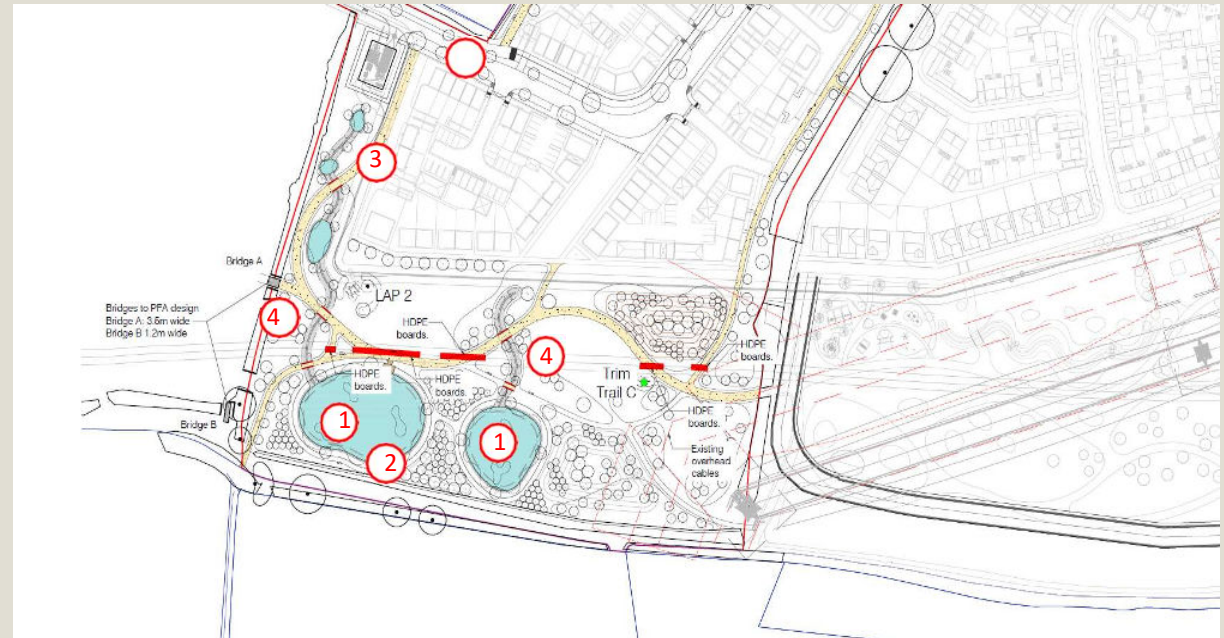
- ① Trim Trail Vault
- ② Trim Trail Large twin balancing beam
- ③ Trim Trail Chin ups



Surface Water Drainage & SuDS

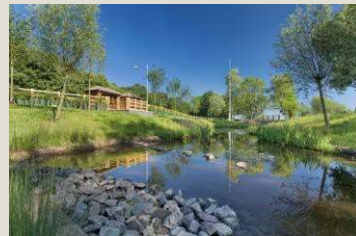
The site-wide drainage strategy is based upon implementation of Sustainable Drainage Systems (SuDS) which will include a combination of infiltration and attenuation devices and which discharge to the local watercourses.

The main principle of the design is to limit the run-off from the development to the equivalent existing greenfield rates with an allowance for climate change, so that it will and not increase the risk of flooding downstream of the site.



SuDS ELEMENTS

- ① Attenuation Basin
- ② Wetland and Marginal Planting
- ③ Habitat ponds
- ④ Swales



Ecology Objectives

Reserved Matters Applications for green infrastructure are required to demonstrate the following:

1. Meet or exceed the biodiversity net gain targets and ensure a net gain in habitats that support protected/notable species;
2. Retention, enhancement and management of habitats of Local value;
3. Installation of bird, bat and dormouse boxes;
4. Creation and management of Priority Habitats of principal importance for nature conservation;
5. Establishment of a restricted access 'wildlife zone', including managed/restricted public access and minimal lighting, to be managed specifically for certain sensitive species/habitats;
6. Inclusion of ecological nature trails linking up key areas;
7. Enhancement of terrestrial habitat around retained pond and creation of SuDS with variable shelf profiles and depths, planted with a range of suitable plants giving opportunities for invertebrates and amphibians; and
8. Ongoing habitat management by a nominated stewardship/management company in accordance with the future LEAMP

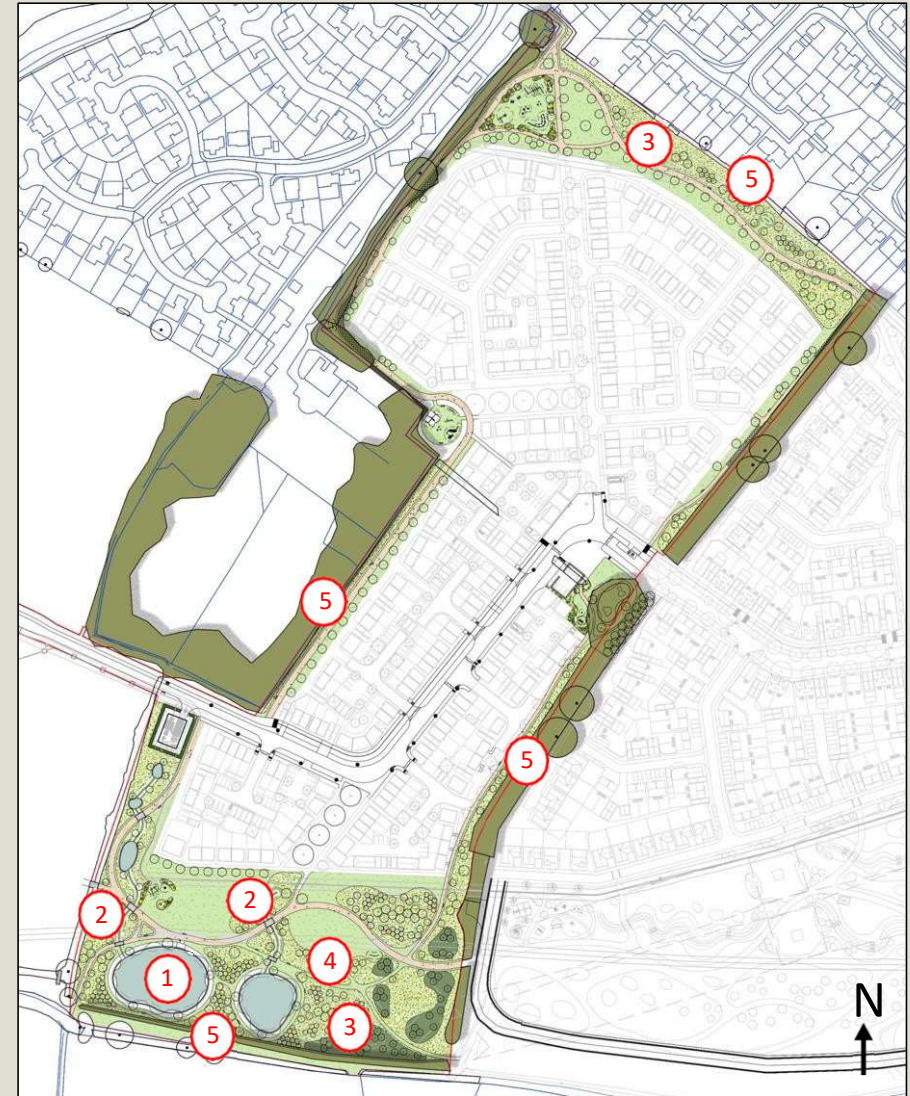


Ecology (Continued)

The green infrastructure is designed to enhance existing habitats and provide physical connections between the three character areas - Northern Greenspace, Rural Links and Spratsgate Wood.

ECOLOGICAL ELEMENTS




- ① Attenuation basin and Wetland habitat
- ② Planted Swales
- ③ New and enhanced Woodland habitats
- ④ Semi-improved grassland habitat
- ⑤ Linked habitats and wildlife corridors



Planting

- Existing individual and/or groups of trees and hedgerows will be retained where possible and appropriate native trees and hedges planted to enhance connections and create a sense of landscape maturity within the Park benefitting wildlife and people.
- The limitations from overhead cables, gas easements and drainage runs in the park dictate the use of low growing, predominantly native tree and shrub species. Multi-stemmed trees and clusters of shrub planting will add structural interest, and a mix of mown amenity and long grass areas make up the ground flora, giving a parkland feel.

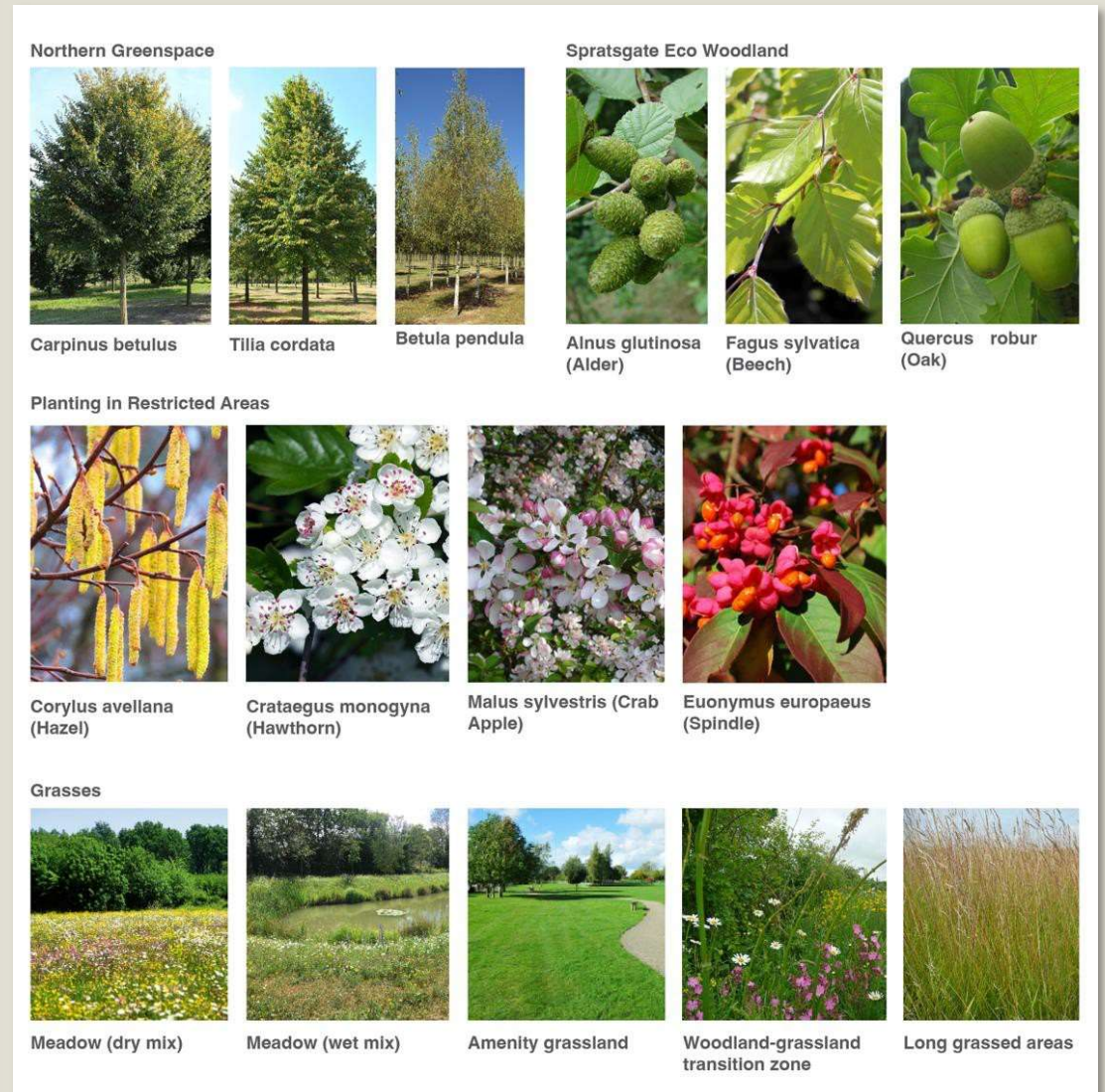
PLANTING PALETTE

<p>Northern Greenspace</p>  <p>Carpinus betulus Tilia cordata Betula pendula</p>			<p>Spratsgate Eco Woodland</p>  <p>Alnus glutinosa (Alder) Fagus sylvatica (Beech) Quercus robur (Oak)</p>		
<p>Planting in Restricted Areas</p>  <p>Corylus avellana (Hazel) Crataegus monogyna (Hawthorn) Malus sylvestris (Crab Apple) Euonymus europaeus (Spindle)</p>					
<p>Grasses</p>  <p>Meadow (dry mix) Meadow (wet mix) Amenity grassland Woodland-grassland transition zone Long grassed areas</p>					

Planting (Continued)

PLANTING PALETTE

- Water tolerant native tree species will be used near ponds and swales, with some non-natives chosen for their unique characteristics. Native marginal and aquatic planting and wet tolerant native wildflower will be used around the edges of water features.
- Proposed mixed native species hedgerows will complement the existing species-rich hedgerows in the local context.
- New open woodland will be comprised of native trees spaced to allow for an open canopy structure with breaks allowing light into an understory of native bulb planting, long grassed areas and groups of native multi-stem shrubs.
- Native scrub and tree species bounded by native wildflower and grassed areas will create areas of buffer planting to the peripheries.



Illustrative Site Furniture

The site furniture palette has been designed to provide functional and attractive pieces of furniture that also reflect the natural rural character of the landscaping.



Fig 01. Seat.



Fig 02. Bench.



Fig 03. Bin.



Fig 04. Picnic table.



Fig 05. Throw line.



Fig 06. Play sign.



Fig 07. Finger post.



Fig 08. Educational sign.



The Timeline

Following this consultation exercise Bathurst Development will review feedback received and will consider these in finalising the design proposals before submitting the Reserved Matters Application.

- Pre-application Consultation 9 June – 22 June 2025
- Finalise Design and Submit RMA by the end of June 2025
- Anticipated Planning Determination by September 2025

Subject to securing planning approval, the works will be delivered in phases starting with the Northern Greenspace and then the attenuation ponds in the south. The current programme anticipates these will be delivered within 12 – 18 months. The works on the western boundary will be delivered following the construction of the new homes.

If you wish to comment on the proposals, please send
your feedback via email to:

community@thesteadingscirencester.co.uk

Or by post to:

The Steadings, Bathurst Development, The Estate Office,
Cirencester Park, Cirencester, GL7 2BU

by

22 June 2025



THE STEADINGS

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