



Tuesday, 15th July 2025

MINUTES

Attendees		
ITEM	NOTES	ACTION
Bathurst Development (BDL) / The Bathurst Estate: Lord Bathurst Peter Cusdin (PCu) – Bathurst Development Limited (BDL) Colin Hargreaves – Bathurst Development Limited (online) Claire – BDL. The Steadings Comms and Community Liaison Andrew Driscoll – Bewley Homes		External: Full list of attendees recorded by BDL.
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-15-july-2025/ The meeting followed the usual format with updates on key areas. (Planning, Development, Infrastructure, Upcoming Works, Communications, and Questions). With the addition of guest speaker Andrew Driscoll from Bewley Homes to talk through the emerging details for parcel 2D. Questions were raised throughout the meeting and have been minuted at the end for reference. PLANNING UPDATE The Detailed Design Codes for Parcels 2A to 2E were approved in May. Last week BDL submitted Reserved Matters Applications (RMAs) to extend the primary street to the west through parcels 2D & 2E, and for the next phase of landscaping. We are expecting the two new housebuilders to submit RMAs for Parcels 2A and 2D by the end of August 2025.	



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	The planning inquiry into the refusal of planning for the Employment Area A has been rescheduled to take place on 23 July 2025.	
b.	<p>DEVELOPMENT UPDATE</p> <p>Parcel 1A</p> <p>Good progress continues with the delivery of the first phase with 97% of the 68 new homes occupied and just 2 homes to legally complete.</p> <p>Parcel 2A (100 homes) & Parcel 2D (130 homes)</p> <p>Developers are working up plans for 230 new homes on Parcels 2A & 2D. Positive ongoing pre-application discussions with the Local Planning Authority and BDL are expecting RMAs to be brought forward by the end of August 2025.</p>	
c.	<p>INFRASTRUCTURE UPDATE</p> <p>Current Works</p> <p>On-site Works: The first section of the primary street is complete (except for the final surfacing of the footpath and cycle way).</p> <p>On site the landscape works are very advanced. The base of the circular path is in ready for surfacing. All the trees and shrubs have been planted. The grass areas have been prepared for seeding. And all landscaping works are due to complete by end of August.</p> <p>The swales which drain to the attenuation pond are in.</p> <p>Off-site Works: The Fire Station roundabout works are progressing well. Re-surfacing of the roundabout and approach roads should be complete by Friday this week (18 July). The next phase to move on to the repair of the subway in August.</p> <p>Upcoming Works</p> <p>We are intending to undertake some improvements on Cranhams Lane (dropped kerbs and bus stops), but these are currently on hold pending some drainage repairs by the County Council.</p>	



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<p>d.</p>	<p>Guest Speaker Presentation</p> <p>Andrew Driscoll from Bewley Homes talked through evolving plans for parcel 2D (130 homes).</p> <ul style="list-style-type: none"> • 130 new homes • 2,100 sq ft commercial space • 90 market sale and 40 affordable homes • A broad mix from 1 bed flats to 5 bed houses • Integrates into the wider open space strategy and incorporates a play area on the west boundary • Conforms with the Detailed Design Code • High standard of design and building materials <p>Provisional programme:</p> <ul style="list-style-type: none"> • Submit RMA – August 2025 • Start on Site – Spring 2026 • Show Home Open – Autumn 2026 • First Occupations – Spring 2027 • Final Occupations - End 2029 	
<p>3. COMMUNICATIONS UPDATE</p>		
	<p>Claire updated the group on BDL’s communications activities for The Steadings.</p> <p>We continue to use the News section on our website, and email updates as the primary sources for the latest updates.</p> <p>Most recent updates include:</p> <ul style="list-style-type: none"> • Detailed Design Codes approved • May email news: development wide • Consultations: landscaping and primary street • Roads update <p>Social media is also used less frequently, along with occasional editorial in Ciren Scene and local news/media outlets.</p> <ul style="list-style-type: none"> • Ciren Scene updates – July issue • Advert in The Cotswold Show programme <p>Three information boards have been placed at three locations around the outside of Phase 2 to provide the local community with details on what is taking place and when.</p>	



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	<p>The boards will be updated when new information is available to share.</p> <p>Site tour for CLG members and local press is planned for late September – details to follow.</p>	
<p>4. ANY OTHER BUSINESS</p>		
	<p>Questions raised/discussion points throughout the meeting</p> <ol style="list-style-type: none"> 1. Will the density of new homes in Phase 2 be similar to Phase 1? <ol style="list-style-type: none"> a. Roughly the same but with some 2.5 – 3 storey homes fronting onto the primary street and in prominent locations. 2. Where does the footpath and cycle route in Phase 2 go? <ol style="list-style-type: none"> a. Peter explained the circular route and position of the future link through to Cranhams Lane. 3. What is the reason for the dropped kerbs on Cranhams Lane? <ol style="list-style-type: none"> a. Peter explained this is part of improving the use and accessibility of footpaths and connections with The Steadings and the wider town. 4. What will the commercial units in the Village Centre be used for? <ol style="list-style-type: none"> a. Peter explained these will initially be offered to The Steadings Community Management Trust (TSCMT) as a temporary location (for up to 5 years) until the main community facilities have been constructed. 5. It was understood that Somerford Road and Cranhams Lane would be resurfaced as part of the s106 Agreement for The Steadings. <ol style="list-style-type: none"> a. Peter explained this was not the case and the s106 agreement does not provide for BDL to re-surface either road. The local community would need to approach GCC Highways with any requests for resurfacing this area. 6. It was raised the vehicle access to 3G is mandated that it should be from the West, but noted we would like to now access via the East. <ol style="list-style-type: none"> a. Peter explained it is BDLs intention to put forward plans to access 3G from the East. It was also noted that it is not mandated, to our knowledge, but that the phasing plan proposed access from the West. 7. The temporary fencing around parcel 3G is prohibiting access to the rear of garden fences across the top of this parcel (The Maples). With a sub question about possibility to access if (for example) a child’s ball enters the fenced area. <ol style="list-style-type: none"> a. Peter and Claire explained any residents wishing to gain access to the fenced area should contact the team by phone or email and we can permit/arrange access or arrange for retrieval of items. 8. Will there be swift bricks in Phase 2? <ol style="list-style-type: none"> a. Peter and Andrew explained the extensive range of wildlife habitat areas and initiatives for bats, bees, birds and more. (Post meeting 	<p>BDL</p>



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	<p>note: BDL requires the parcel developers to provide a min. provision of 100 bird, bat, bee or dormouse boxes or bricks per 100 dwellings in appropriate locations within the parcel and greenspace. For parcel 2D this includes c. 40 integrated swift bricks similar to those installed within Parcel 1A).</p>	
<p>6. DATE OF NEXT MEETING</p>		
	<p>Tuesday, 28th October 2025 at 6pm – 7pm Cirencester Baptist Church, Chesterton Lane.</p> <p>Please indicate your attendance (either online or in person) via community@thesteadingscirencester.co.uk</p>	