



THE STEADINGS  
CIRENCESTER

# Community Liaison Group

15 July 2025

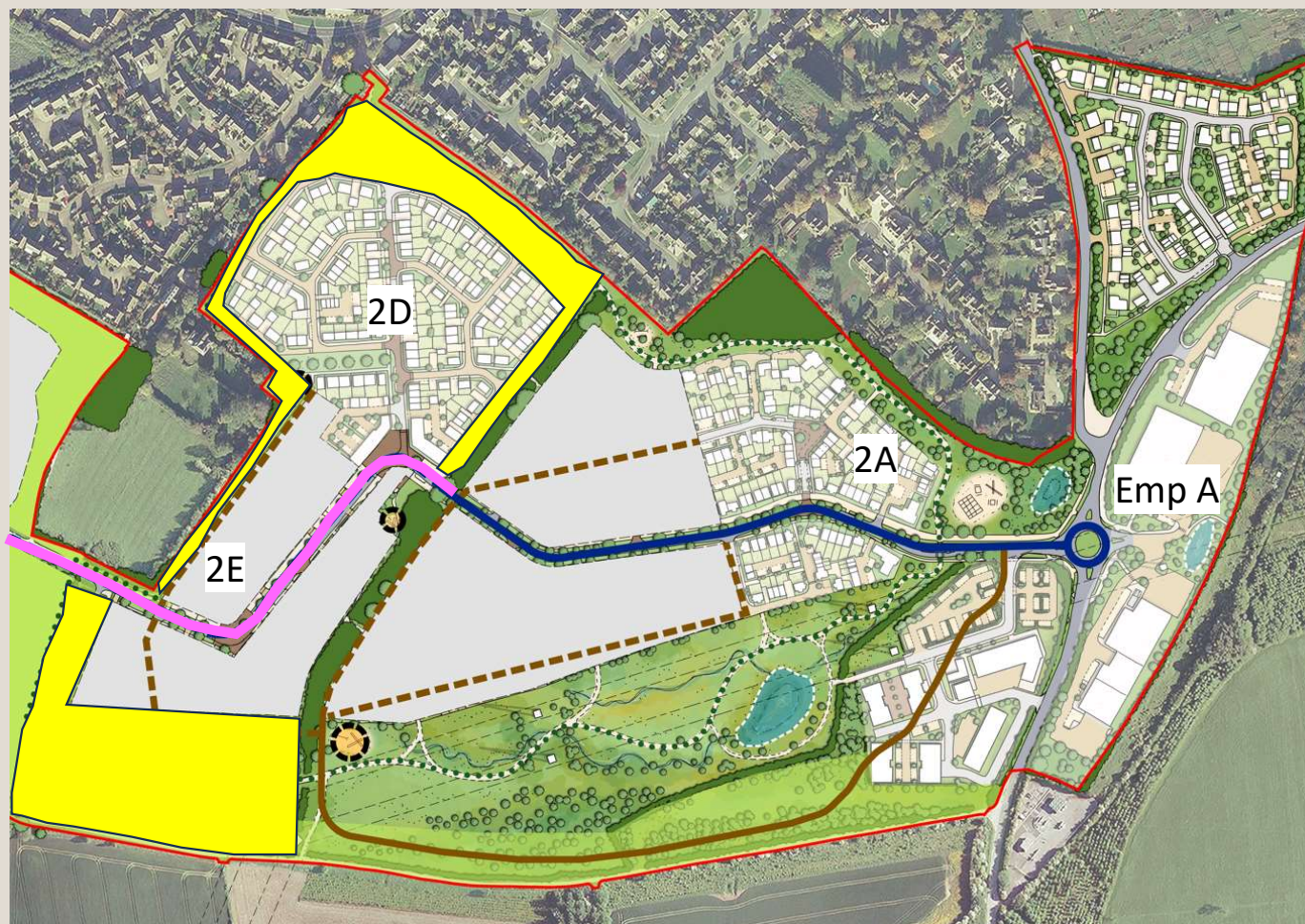
# Format

- Updates
  - Planning
  - Development
  - Infrastructure
  - Upcoming Works
- Presentation
  - Bewley Homes - Parcel 2D
- Communications
- Questions



# Planning Update:

- Current Applications (RMAs)
  - Next section of Primary Street (pink)
  - Extension of Greenspace around 2D & 2E (yellow)
- Future Applications
  - Parcel 2A reserved matters (100 homes)
  - Parcel 2D reserved matters (130 homes)
- Planning Inquiry
  - Employment Area A takes place on 23 July



A photograph of a row of stone houses with a paved path and green lawn. The houses are built with light-colored stone and have multiple windows and chimneys. The path leads from the foreground towards the houses, and there is a young tree on the right side of the path. The sky is blue with some clouds.

# Development Update: Parcel 1A

- All 68 new homes completed
- 66 occupied (97%)
- Last 2 homes in legals

# Development Update: Parcels 2A & 2D

- Parcel 2A – Homes England
  - Keepmoat Homes
  - Preparing RMA for 100 homes
- Parcel 2D – BDL
  - Bewley Homes
  - Preparing RMA for 130 homes

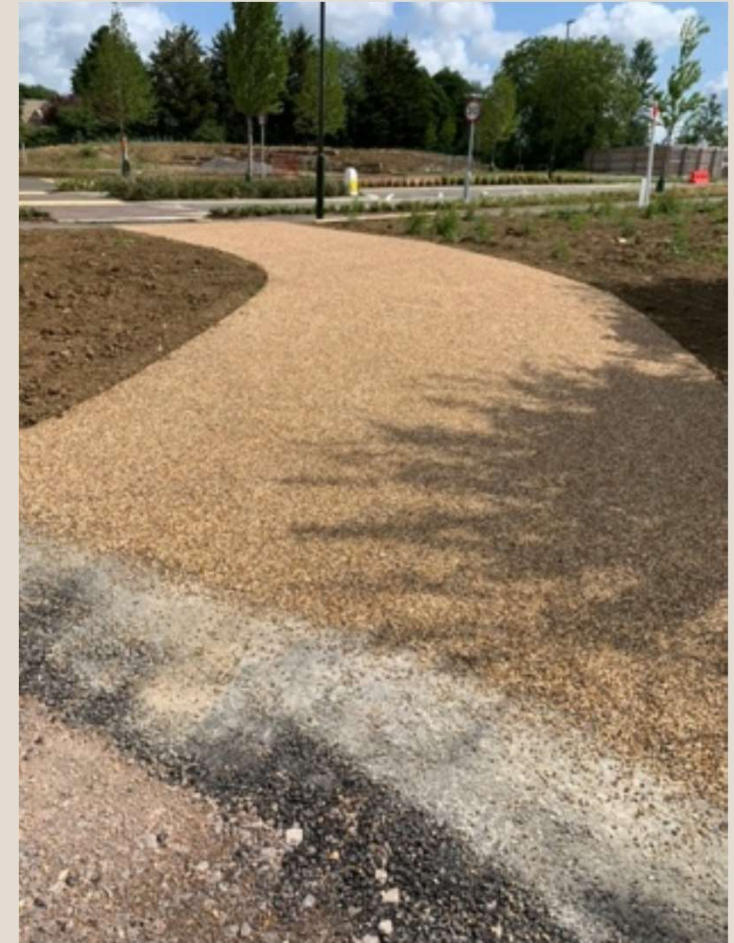
# Infrastructure Update: On-Site Works



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# Infrastructure Update: Off-Site Works

- Fire Station Roundabout
- Works on track to complete re-surfacing by 18 July



# Upcoming Works

- Improvements to Cranhams Lane include:
  - Dropped kerbs
  - 2 new bus stops
- Works planned for July but on hold pending drainage repairs to be undertaken by GCC



# Parcel 2D The Steadings Andrew Driscoll

**BEWLEY**  
HOMES



# Who Are Bewley Homes?

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We are a privately owned house builder founded in 1991

Operate from head office in Baughurst, Hampshire and have a satellite office in Swindon

Employ over 100 staff

Operating from ten outlets with a further six sites coming forward

Building approx. 180 homes per annum, projected to double within two years

Focus for the business is for family homes and maintaining happy customers. Net Promoter 69%



# Bewley Homes at Ashton Keynes

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Redevelopment of a brownfield site within the Cotswold Water Park

Just over 75 acres comprising just 75 homes, two new lakes, parkland and ecological enhancements

Four grade II listed buildings

Site commenced in 2024 and anticipated completion mid 2027

Sales values from £450,000 to over £2m

Over 25% sold



Bewley selected as the developer for Parcel 2D, working alongside Bathurst Development

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BATHURST DEVELOPMENT

The Bewley Homes logo consists of a dark red rectangular background. On the left side of the rectangle is a thin white vertical line. To the right of this line, the word "BEWLEY" is written in a large, white, sans-serif font, and the word "HOMES" is written in a smaller, white, sans-serif font directly below it.

BEWLEY  
HOMES

130 new homes , plus 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 in to 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



# “The Square” Apartments and Commercial Space



# Proposed Materials



# Block Plans Showing Potential Street Scenes

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# Provisional Programme

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Submit RMA – August 2025

Start on Site – Spring 2026

Show Home Open – Autumn 2026

First Occupations – Spring 2027

Final Occupations - End 2029





Thank you for listening. Questions?

# Communications Update

We continue to use the **News** section on our website, and **email updates** as the primary sources for the latest updates.

Most recent updates include:

- Detailed Design Codes approved
- May email news: development wide
- Consultations: landscaping and primary street
- Roads update

Social media is also used less frequently, along with occasional editorial in Ciren Scene and local news/media outlets.

News

06/2025 News Update  
THE STEADINGS  
CIRENCESTER  
Fire Station Roundabout. Cranhams Lane. Cycle and Footpath Connections. Update No. 8 - June 2025

06/2025 News Update  
Have Your Say on Phases 2D and 2E Primary Street Proposals

06/2025 News Update  
Have Your Say on Landscaping for 2D and 2E Proposals

05/2025 Newsletter  
May 2025 Email News Update

05/2025 News Update  
Detailed Design Codes Approved

04/2025 Event  
The Steadings, Community Liaison Group Meeting. Minutes. 8 April 2025

# Communications Update

Ciren Scene update/editorial in July issue, alongside regular advert.

Advert in The Cotswold Show programme.



### The Steadings is a welcoming new neighbourhood for Cirencester

More new homes coming from 2026. Located across 300 acres, The Steadings will deliver high quality and sensitively designed spaces that provide an attractive, welcoming and healthy environment for everybody to enjoy, where people, placemaking and community are the priority.



Find out more:  
[www.thesteadingscirencester.co.uk](http://www.thesteadingscirencester.co.uk)



Ciren Scene Magazine - Establishing Local Connections

## The Steadings - the new neighbourhood for Cirencester. An update on progress,



Above: Ben Pentreath View, The Steadings, and below, Eastern Primary Street

The first phase of 68 homes at The Steadings are all sold, and the first section of the primary street on the main site has been completed and the verges planted. Attention is now focused on progressing the second phase of new homes and plans for the employment areas and further open space and paths.

Within the first phase of The Steadings, there is a Community Hub, which is a space that anyone can

use (not only residents of The Steadings).

The Hub includes dedicated office space upstairs, ideal for 1-1 meetings or remote working. Downstairs can be setup as a small meeting space, or the room can be cleared to accommodate activities.

Details can be found here: [www.thesteadingscmt.org.uk/the-community-hub](http://www.thesteadingscmt.org.uk/the-community-hub)

Within the main site it is expected that construction of new homes will begin early in 2026, with show homes being made available to view later in the year.

The Detailed Design Codes for Parcels 2A to 2E have been approved by the Local Planning Authority. These codes enable the parcel developers to submit Reserved Matters Applications, which is the final stage of approvals before building work can begin.

BDL has prepared and consulted on detailed plans for the next phase of landscaping, the extension of the primary street and the creation of the village square. The team are reviewing and incorporating the feedback from the consultation before submitting the applications.

To keep up to date with the latest news check the News section of The Steadings website, or sign-up to receive occasional email news updates. Follow the links on [www.thesteadingscirencester.co.uk](http://www.thesteadingscirencester.co.uk)



The Steadings is a welcoming and integrated new neighbourhood for Cirencester with high quality design and sustainable living at its heart.

[www.thesteadingscirencester.co.uk](http://www.thesteadingscirencester.co.uk)



# Information Boards

Three information boards have been placed at locations around Phase 2 to provide details on what is taking place and when.

The boards will be updated when new information is available to share.

Site tour planned for late September.



# Keep up to date

Sign up for email updates here:

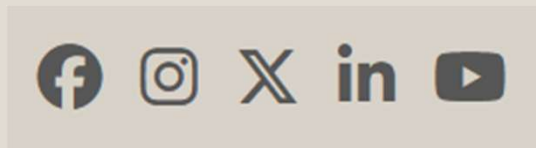
Website: [www.thesteadingscirencester.co.uk/mailling-list/](http://www.thesteadingscirencester.co.uk/mailling-list/)

You can also contact us with specific questions via:

Email: [community@thesteadingscirencester.co.uk](mailto:community@thesteadingscirencester.co.uk)

Tel: 0800 002 9055

Or follow our social media accounts:





BATHURST DEVELOPMENT LTD



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Any Questions?