



Tuesday, 28th October 2025

MINUTES

Attendees		
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		External: Attendees not recorded by BDL.
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-28-october-2025/ The meeting followed the usual format with updates on key areas including Planning, Development, Infrastructure, Upcoming Works, Communications, and Questions. Questions were raised throughout the meeting and have been noted at the end for reference. PLANNING UPDATE In July 2025, BDL submitted reserved matters applications (RMAs) to extend the primary street and for the next phase of landscaping. In September 2025, Keepmoat submitted their RMA for Parcel 2A for 100 homes either side of the main entrance to the site. These applications are under consideration by the Local Planning Authority (LPA) – with a positive decision expected over the next week or so for the landscaping, and over the next few months for the road and houses. At the end of September 2025, we heard that the planning appeal for Employment Area A had been rejected. Primarily this was due to noise concerns from the	



Tuesday, 28th October 2025

MINUTES

	<p>operation of service yards near the Orchard Field development. The developer is reviewing the implications of the decision and BDL are waiting to see if there is an alternative plan that could work or consider other uses on this site.</p>	
<p>b.</p>	<p>DEVELOPMENT UPDATE</p> <p>Parcel 1A</p> <p>The last home within the first phase is due to complete 31 October 25 – which is a major milestone – and will hopefully trigger the process for the handover of the green spaces to The Steadings Community Management Trust (CMT) by the end of 2026.</p> <p>Following feedback from residents, BDL and HarperCrewe have been working to restore the landscape areas. This includes BDL undertaking works to the hedge on Somerford Road and the verges within Ryder Close and Richardson Close. And HarperCrewe has been undertaking weeding and general tidying up elsewhere on the site, along with carrying out a tree audit. Further works are planned for Spring 2026.</p> <p>Parcel 2A (100 homes)</p> <p>In September 2025, Keepmoat Homes submitted their RMA for 100 homes on Parcel 2A. There is an ongoing dialogue with the LPA and some changes are required. It is expected the application will go to a planning committee in early 2026.</p> <p>Keepmoat Homes will be attending the next CLG meeting in February to present their plans.</p> <p>Parcels 2B and 2C</p> <p>Homes England, through their agents Montagu Evans, are marketing for sale the next two parcels: 2B and 2C. Bids are expected by the end of November, and an announcement is expected in early April 2026.</p> <p>Parcel 2D</p> <p>BDL’s applications for the landscape and primary road extension are with the LPA. On the development side it is taking longer than expected to complete the legal documents for the sale of the plot which has had a knock-on impact on the scheme plans. Hopefully will have more positive news to report in the new year.</p>	



Tuesday, 28th October 2025

MINUTES

<p>c.</p>	<p>INFRASTRUCTURE UPDATE</p> <p>Current Works</p> <p>On-site Works: The country park area to the south of parcel 2B is greening up well. The landscape works at the entrance are very advanced. The paths have been surfaced; play area and trim-trail installed; and the seeded and turfed areas are growing well.</p> <p>Attention now shifts to landscaping and completing the main attenuation pond. We know the pond is working well to hold the water back – and is also proving attractive to wildlife. A viewing deck has been installed; the slopes being profiled and prepared for seeding. The pond will be drained and a gravel base laid, which will then fill up naturally. The attenuation pond is designed to have some permanent water but with the capacity to hold flood water from any storms.</p> <p>Off-site Works: The Fire Station Roundabout works and the underpass are complete.</p> <p>No further off-site infrastructure works are planned for the foreseeable future.</p> <p>The works on Cranhams Lane are on hold pending Gloucestershire County Council (GCC) Highways completing repairs to surface water drainage pipes within the roadway.</p>	
<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"> • Keepmoat’s RMAs • Site walks by CLG attendees <p>Social media is also used less frequently, along with occasional editorial in CirenScene and local news/media outlets.</p> <p>The three information boards are placed at locations around the outside of Phase 2 parcels, and these will be updated once there is new information to share.</p>	



Tuesday, 28th October 2025

MINUTES

	<p>Survey Results</p> <p>Thank you to all who completed the anonymous feedback survey. BDL are keen to ensure the meetings serve a valuable purpose for all those in attendance, and feedback has been taken on board.</p> <p>BDL are open to continuing to review the format and content of the meetings, so all are welcome to continue to provide input.</p>	
<p>4. ANY OTHER BUSINESS</p>		
	<p>Questions raised/discussion points throughout the meeting</p> <ol style="list-style-type: none"> 1. A question was raised on recent flooding within the Kingsmead subway near the Fire Station Roundabout. <ol style="list-style-type: none"> a. BDL was not aware of any recent issues and will raise this with the contractor, Montel. b. The other subway under the Bristol Road (between Meadow Road and Sperrigate) is not part of the scope of works for The Steadings. 2. Will the subway from Kingsmead remain open? <ol style="list-style-type: none"> a. Yes. The original plan was to close the subway and provide new street level pedestrian crossings, but the county council (GCC) wanted us to do both i.e., retain and refurbish the existing subway and provide new at grade crossings. 3. Will there be any protective barriers near the pedestrian crossings on the Fire Station Roundabout? Concerns were raised on safety and speed of traffic. <ol style="list-style-type: none"> a. There were barriers on the original design, but the county council (GCC) asked for them to be removed. b. BDL will also raise this with GCC Highways. 4. Concerns were raised over the quality of design of the Keepmoat proposals for Parcel 2A. <ol style="list-style-type: none"> a. Homes England and the LPA are working with Keepmoat to amend the plans to align better with the design ambitions for The Steadings set out with the design codes. 5. Will there be an opportunity for another site walk as development works progress? <ol style="list-style-type: none"> a. BDL will be pleased to host another site tour walk, at a suitable and safe time in the future, and would like to encourage wider Chesterton and Cirencester residents and businesses to attend. 6. It has been suggested that the landscaped areas, the circular path, and play area, would be open to the public at some time. <ol style="list-style-type: none"> a. It remains BDLs ambition to do so, once the connection through to Cranhams Lane has been completed and some of the new homes facing these areas are occupied (to provide some natural surveillance). Realistically, this is likely to be some time in 2027. 	<p>BDL</p> <p>BDL</p>



Tuesday, 28th October 2025

MINUTES

6. DATE OF NEXT MEETING	
	<p>Tuesday, 17th February 2025 at 6pm – 7pm Cirencester Baptist Church, Chesterton Lane.</p> <p>So that we are aware of numbers, please indicate your attendance (whether online or in person) via: community@thesteadingscirencester.co.uk</p>