



THE STEADINGS
CIRENCESTER

Parcel 2D

Pre-Application Consultation | March 2026



HarperCrewe

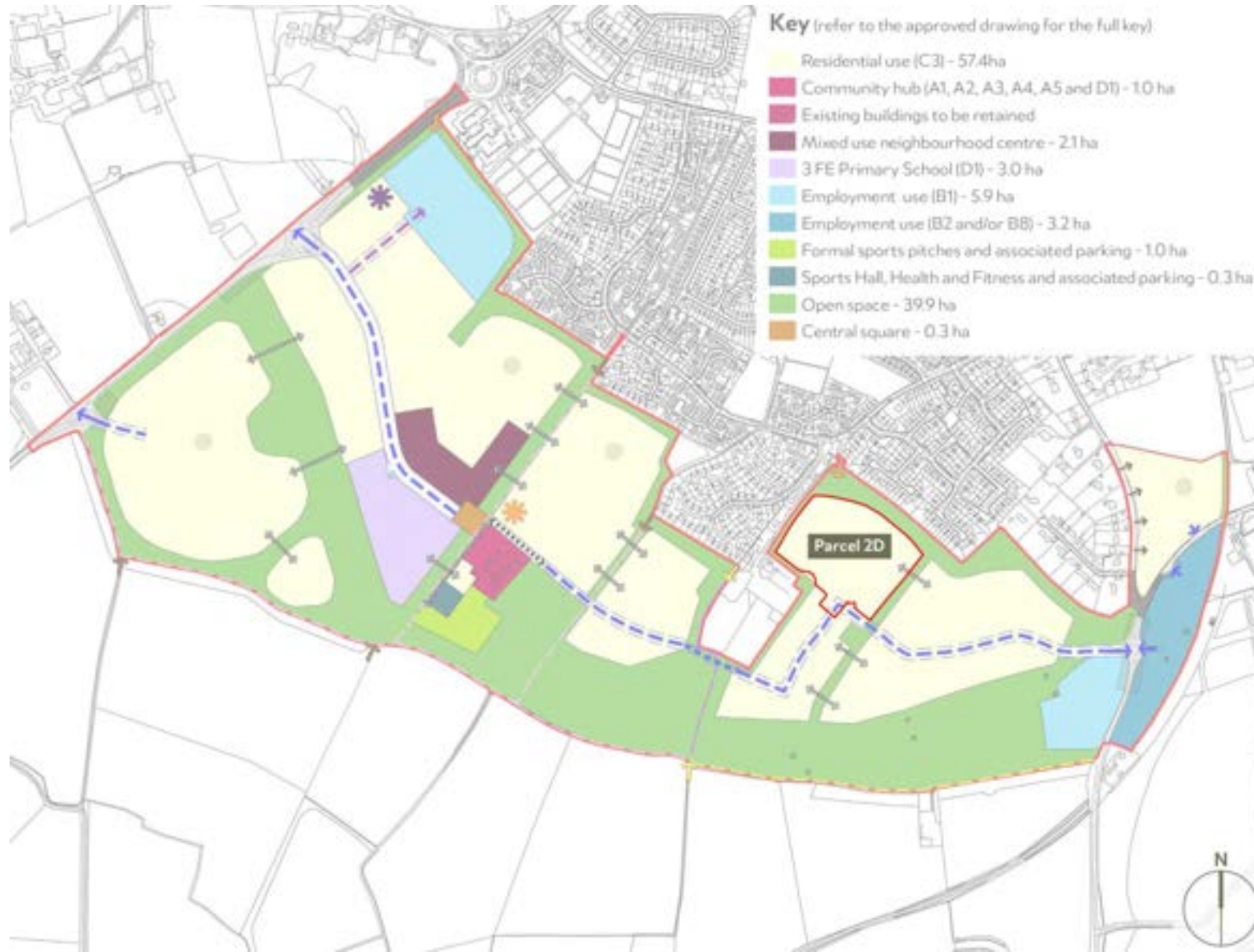


Image shows the view from the Northern Greenspace looking South towards Parcel 2D

Introduction

- Pre-application consultation (21 – 31 March 2026)
- HarperCrewe's proposals for Parcel 2D at The Steadings
- 129 new homes (including 40 affordable) and space for community facilities including a coffee shop
- Target to submit Reserved Matters Application (RMA) in early April
- Plans and elevations are work in progress and may change
- Feedback & comments welcome

Site Location & Context



Detailed Design Code

- Code Approved in May 2025
- Framework Plan provides context for proposals



Dwelling Mix

- Range of accommodation
- 129 new homes
- 1 & 2 bed apartments
- 2, 3 & 4 bed houses



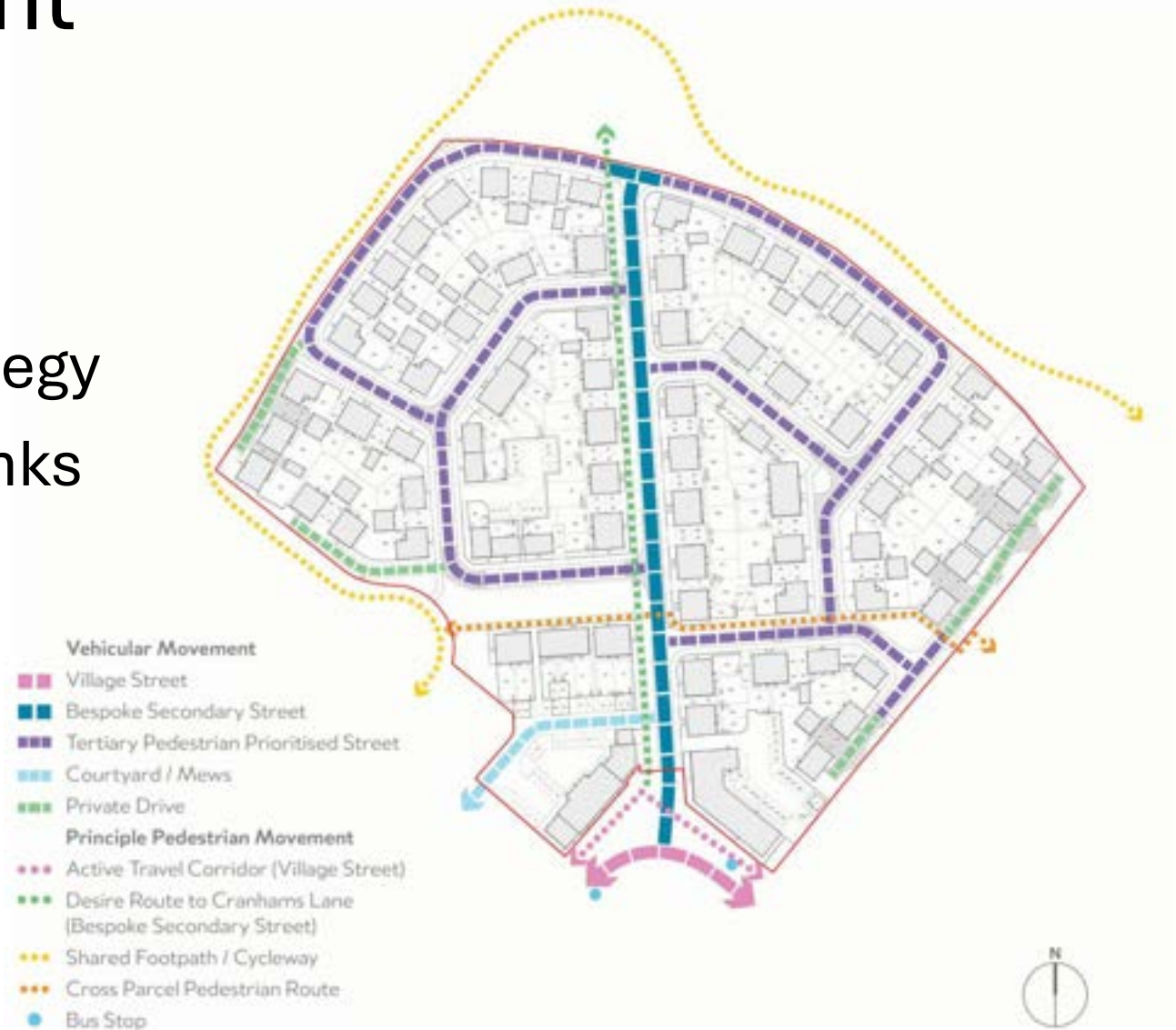
Tenure Distribution

- 69% open market for sale
- 31% affordable
 - Shared ownership
 - Affordable rent
 - Social rent



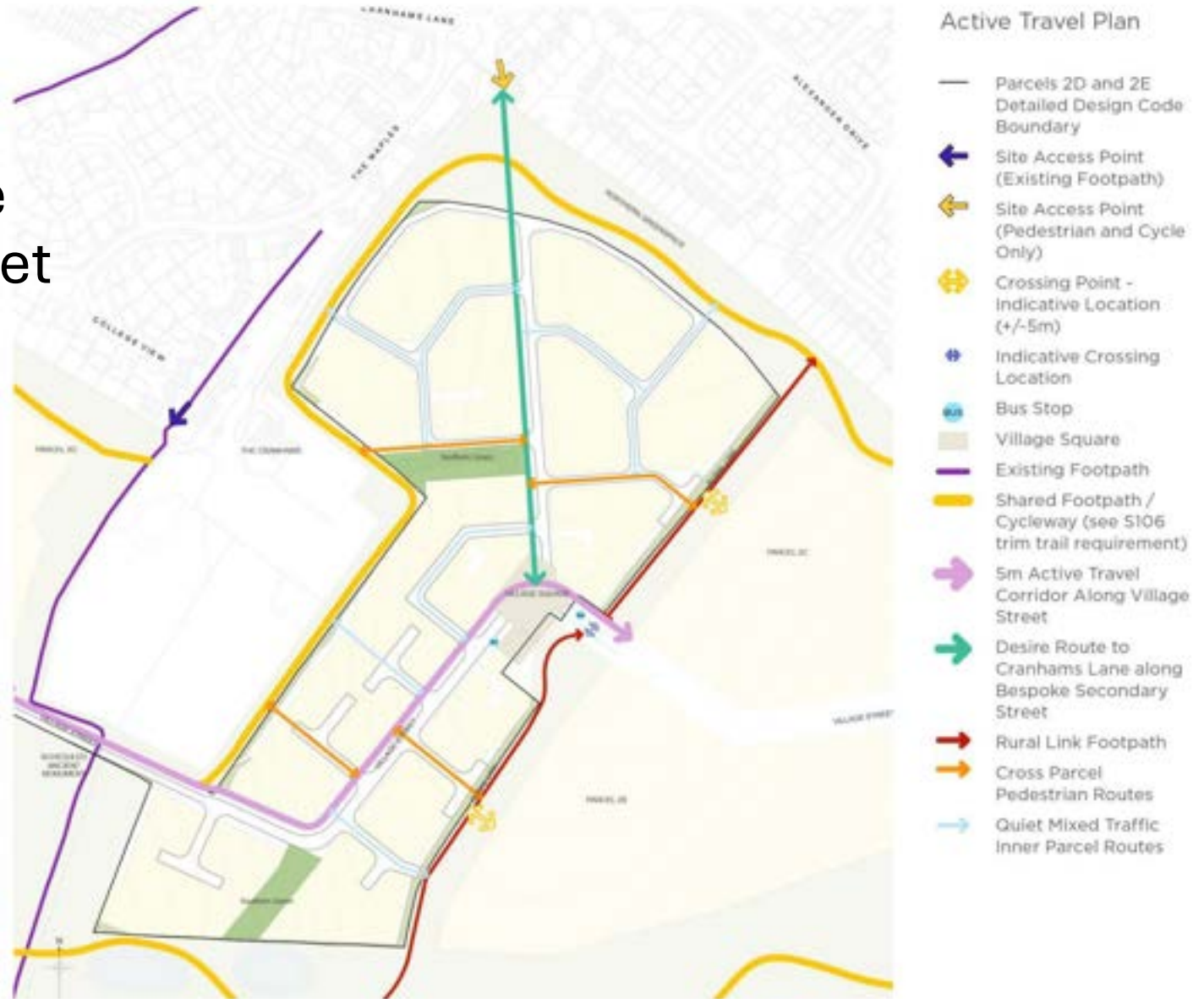
Access and Movement

- Hierarchy of streets
- Integrated within wider access & movement strategy
- Footpath and cycleway links
- Bus stops located within Village Square



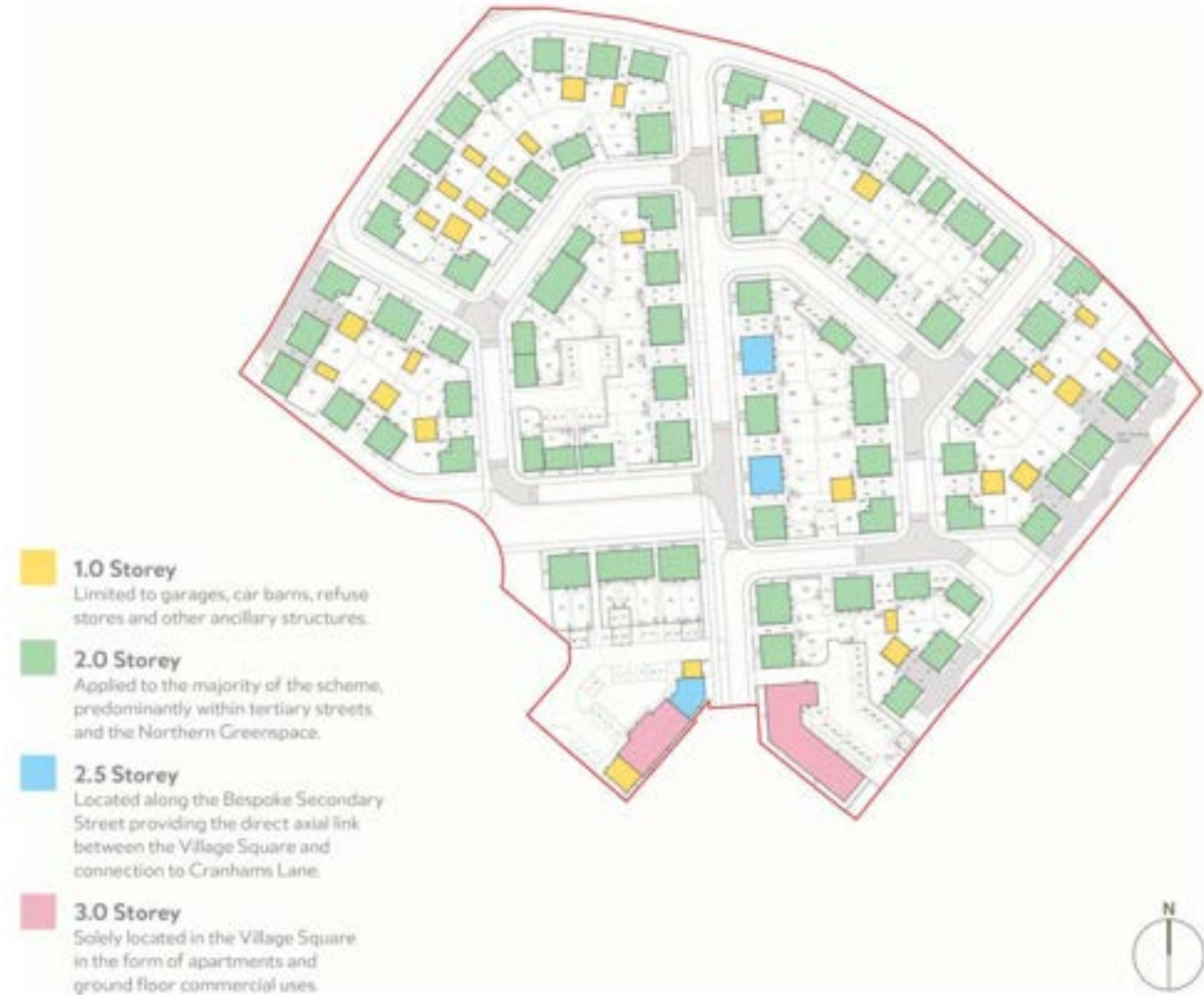
Active Travel

- Links to active travel route corridor along Village Street
- Links to shared circular footpath & cycleway
- Links Cranhams Lane to the Village Square for pedestrians & cyclists



Townscape & Massing

- Aligns with the approved Detailed Design Code
- Predominantly 2 storey houses
- 3 storey apartment buildings in the Village Square



House Types

- c. 20 different house types
- Detached, semi-detached & terraces houses
- Stone & rendered elevations





Image shows the Village Square looking North towards Parcel 2D

(NB there is a small single storey pavilion building planned in the foreground in a future phase)

Apartment Building 1 (front elevation)

- 3 storey feature building
- Facing onto the Village Square
- 8 x 1 bed apartments
- Community uses on GF



Apartment Building 2 (front elevation)

- 3 storey feature building
- Facing onto the Village Square
- 3 x 1 bed apartments
- 9 x 2 bed apartments



Community Facilities

- Ground floor space
- Retained by BDL
- Operated by SCMT
- Possible uses
 - Meeting spaces
 - Workspaces
 - SCMT office
 - Coffee Shop



Sustainability

- Fabric first design
- Part L compliant
- Air Source Heat Pumps
- Integrated PV/Solar panels
- Electric Vehicle Charging Point for each property



Biodiversity Net Gain (BNG)

- Proposals contribute to achieving a minimum 10% BNG across The Steadings
- Include provision of 100 boxes / bricks for birds, bats & bees



Have your say ...

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

community@thesteadingsciencecenter.co.uk



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