



Tuesday, 17th February 2026

MINUTES

Attendees		
Bathurst Development (BDL) / The Bathurst Estate: Lord Bathurst Peter Cusdin (PCu) – Bathurst Development Limited (BDL) Colin Hargreaves – Bathurst Development Limited (online) Peter Clegg (PCI) – The Bathurst Estate 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 on planning, development and infrastructure. The slides are available on The Steadings website and can be viewed here . https://thesteadingscirencester.co.uk/the-steadings-community-liaison-group-meeting-presentation-17-february-2026/ The meeting followed the usual format with updates on key areas including Planning, Development, Infrastructure, Upcoming Works, Communications, and Questions. With the addition of an update on Keepmoat plans for Parcel 2A. Questions were raised throughout the meeting and have been noted at the end for reference. PLANNING UPDATE Recent Approvals: Keepmoat has secured consent for Parcel 2A for 100 new homes. BDL has secured approvals to extend the primary street for the next phase (2D) and for landscaping, and two sub-stations. Future Applications: BDL expects an application will be ready to submit for Parcel 2D end March early April.	



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<p>b.</p>	<p>DEVELOPMENT UPDATE</p> <p>Parcel 1A</p> <p>All 68 homes sold and occupied.</p> <p>Hedge-cutting works has commenced on the boundary with the Somerford Road allotments.</p> <p>Parcel 2A (100 homes)</p> <p>See below on Keepmoat update.</p> <p>Parcels 2B and 2C</p> <p>Homes England, through their agents Montagu Evans, continue to review bids. An announcement is expected in early April 2026.</p> <p>Parcel 2D</p> <p>BDL has appointed HarperCrewe to deliver 130 new homes. HarperCrewe are preparing their Reserved Matters Application for submission the third week of March, with a pre-application consultation due to take place in the first week in March 2026. More details will be made available on The Steadings website.</p> <p>HarperCrewe are the same developer that successfully delivered Parcel 1A.</p> <p>BDL is extending the primary street; constructing the village square; the greenspaces and play areas. The ground floor accommodation on one of the apartment buildings will be retained to use for community uses, including a coffee shop.</p> <p>A draft plan and draft street elevations were shared.</p> <p>Employment Area A</p> <p>BDL has appointed local commercial agents, Whitmarsh Lockhart, to seek Expressions of Interest (EoI) from prospective occupiers for Employment Area A.</p>	
<p>c.</p>	<p>INFRASTRUCTURE UPDATE</p> <p>Current Works</p> <p>On-site Works:</p> <p>The enabling works are expected to start in April 2026 to prepare Parcel 2D for development with work on the main contract starting in June. The enabling works will include moving the stockpiles, stripping topsoil and the extension of the construction access road.</p>	



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	<p>Off-site Works: Minor remedial works have been carried out on Midland Road and plans are in place for minor resurfacing outside the Fire Station on the main roundabout, and repairs to damaged signpost. All works to the Fire Station Roundabout area will then be complete.</p> <p>The works on Cranhams Lane remain on hold pending Gloucestershire County Council (GCC) Highways completing repairs to surface water drainage pipes within the roadway.</p> <p>No further off-site infrastructure works are planned for the foreseeable future.</p>	
<p>3. COMMUNICATIONS UPDATE</p>		
	<p>Claire updated the group on BDL’s communications activities for The Steadings.</p> <p>Sources of information</p> <p>BDL continues to use the News section on The Steadings website, and email updates as the primary sources for the latest updates.</p> <p>Recent updates include:</p> <ul style="list-style-type: none"> • Statement on Primary School provisions. • Minor remedial works on Midland Road. • Keepmoat news on approved RMA. <p>Other sources for updates include:</p> <ul style="list-style-type: none"> • Next email update will be circulated by end of February. <p>Social media is also used along with occasional editorials in Ciren Scene, and coverage in some local media.</p> <p>Information Boards close to the site will be updated shortly now we can announce the two new developers.</p> <p>Main site entrance advertising</p> <p>BDL has secured permission to install advertising signage to signal the main entrance to the new neighbourhood, this will include two totems and six flags flanking either side of the entrance gate. Installation is planned for late April or early May.</p> <p>Each of the developers will also have their own advertising signage on the hoarding.</p> <p>A slide was also shown of the bin design for the site.</p>	



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	<p>Site Walk</p> <p>It is planned to host another site tour walk in the summer – this will be timed according to work with the developers. Dates to be confirmed.</p>	
<p>4. Keepmoat Update</p>		
	<p>Mike Sherman, Head of Land & Partnerships South West was held up with a traffic issue and was unable to attend, however, Peter ran through the slides provided by Keepmoat.</p> <p>A plan for the 100 new homes was shared along with landscaping plans. Details of tenure types and a series of Computer Generated Images were shown to illustrate the design and layout for Parcel 2A.</p> <p>The construction plan was illustrated, highlighting how construction traffic is kept separate to residential traffic (working backwards out of the site during construction).</p> <p>Keepmoat’s programme of works:</p> <ul style="list-style-type: none"> • Groundworks commence: April 2026 • Keepmoat house build commence: June 2026 • Keepmoat show home open: October 2026 • First plots available: February 2027 • Keepmoat finish: June 2028 <p>Planning Application Ref - 25/02763/REM</p> <p>Any questions on the plans from Keepmoat can be directed by email to: mike.sherman@keepmoat.com</p>	
<p>5. ANY OTHER BUSINESS</p>		
	<p>Questions raised/discussion points throughout the meeting</p> <ol style="list-style-type: none"> 1. Do we know the architects for Parcel 2D? <ol style="list-style-type: none"> a. HarperCrewe have their own in-house architects team and are also working with Thrive Architects with their Portishead office. 2. Will the homes in Parcel 2D have the same environmental credentials as P1A? <ol style="list-style-type: none"> a. HarperCrewe will build with the same or similar features and take a fabric first approach with the focus on the structure and the substance of that building. There is likely to be PV solar panels on every unit, and other low-carbon living features. 3. Will batteries be included to support solar panel power storage? <ol style="list-style-type: none"> a. BDL are not responsible for building the houses, this will be for HarperCrewe to decide. BDL note that the market from customers is evolving and people would expect PV solar as norm within a new 	



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	<p>house. However, at this time batteries are a customer extra that is built in.</p> <ol style="list-style-type: none"> 4. Have we worked with the police regarding layout to design out crime? <ol style="list-style-type: none"> a. BDL have not worked with the police on design, but we will expect their comments through as part of the consultation. In relation to parking courts, the designs will make best use of that position by having as much surveillance of those parking courts from the properties that then surround. 5. A question was raised on the Somerford Road allotments: is the feature of the allotments assured? <ol style="list-style-type: none"> a. Peter Cusdin explained the existing allotment on Somerford Road is not owned or operated by Bathurst Development (BDL). This falls under The Bathurst Estate. b. Peter Clegg explained there is no intention from the estate to change the use of the allotment site. It does want to explore with allotment holders the best way to manage them in the future. [It may be necessary to look at different ways of running the allotments]. The allotments form an important part of the estate, and the estate recognise the benefits they bring to the local community. 6. How is the drainage working on site with all the recent heavy rain? <ol style="list-style-type: none"> a. Good. The main attenuation pond is not full. BDL are really pleased with the way the ponds and swales system has performed. 7. Are GCC Highways adopting the roads in 2A? <ol style="list-style-type: none"> a. PCu explained street by street the breakdown on which remain private and which will be adopted by Highways. The majority will be adopted by GCC Highways. 8. Are you putting in swift bricks, bat boxes and so on? <ol style="list-style-type: none"> a. BDL has required that Parcel 2D development will include at least 100 boxes for birds, bats, dormice and bees. 9. Do you have any wheel washing facilities? (in relation to Parcel 2A) <ol style="list-style-type: none"> a. PCu pointed out the locations for these facilities and noted a management plan is in place for the construction access road. 10. What's the number of parking spaces and garages in relation to the number of houses? What's the ratio? <ol style="list-style-type: none"> a. Homes with two bedrooms and above have two or more car parking spaces. One bedrooms have one space. All one bed homes have one parking space. There are five x two-bed homes with one space, all others have at least two spaces. 11. Will there be provisions for EV charging? <ol style="list-style-type: none"> a. There is a requirement within the planning for each plot to have EV charging. In addition, all apartments will be provided with electric points in the communal parking courtyard: One charging point per two parking spaces. 12. There was an application relating to various section 106 agreement including trigger points for providing the on-site school. What is the status of this? 	
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	<p>a. The application is still live, BDL are waiting for the GCC education team and the Local Planning Authority to make a decision, likely end of February 2026. Discussion took place on the background, which can be viewed in a previous news item: seen here.</p> <p>13. Is there a time for a doctor surgery?</p> <p>a. BDL are working with a preferred provider, which is the Phoenix Health Group, and are in touch with the Integrated Care Board. The provision will be in the neighbourhood centre but to do this access needs to be opened from the West side of the site. It is not expected for at least another 3-5 years before this work could start.</p> <p>14. A question was raised on the footpath connecting The Steadings to Siddington.</p> <p>a. Discussion was held and ideas put forward by the community. PCu explained the plan for the footpath linking to Orchard Field is reliant on the development of Employment Area A proceeding.</p> <p>b. BDL is planning to seek to reduce the speed of traffic on the road south of the roundabout on Spratsgate Lane.</p> <p>15. Are there any plans for Almshouses at The Steadings?</p> <p>a. The ambition would be to try and include, to that end BDL have had discussion with the council on the need for some flexibility on the planning to make sure that the Almshouse is fit within the affordable housing definitions. This discussion will be ongoing.</p>	
<p>6. DATE OF NEXT MEETING</p>		
	<p>Tuesday, 19th May 2026 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>	