



THE STEADINGS
CIRENCESTER

Community Liaison Group

19 May 2026

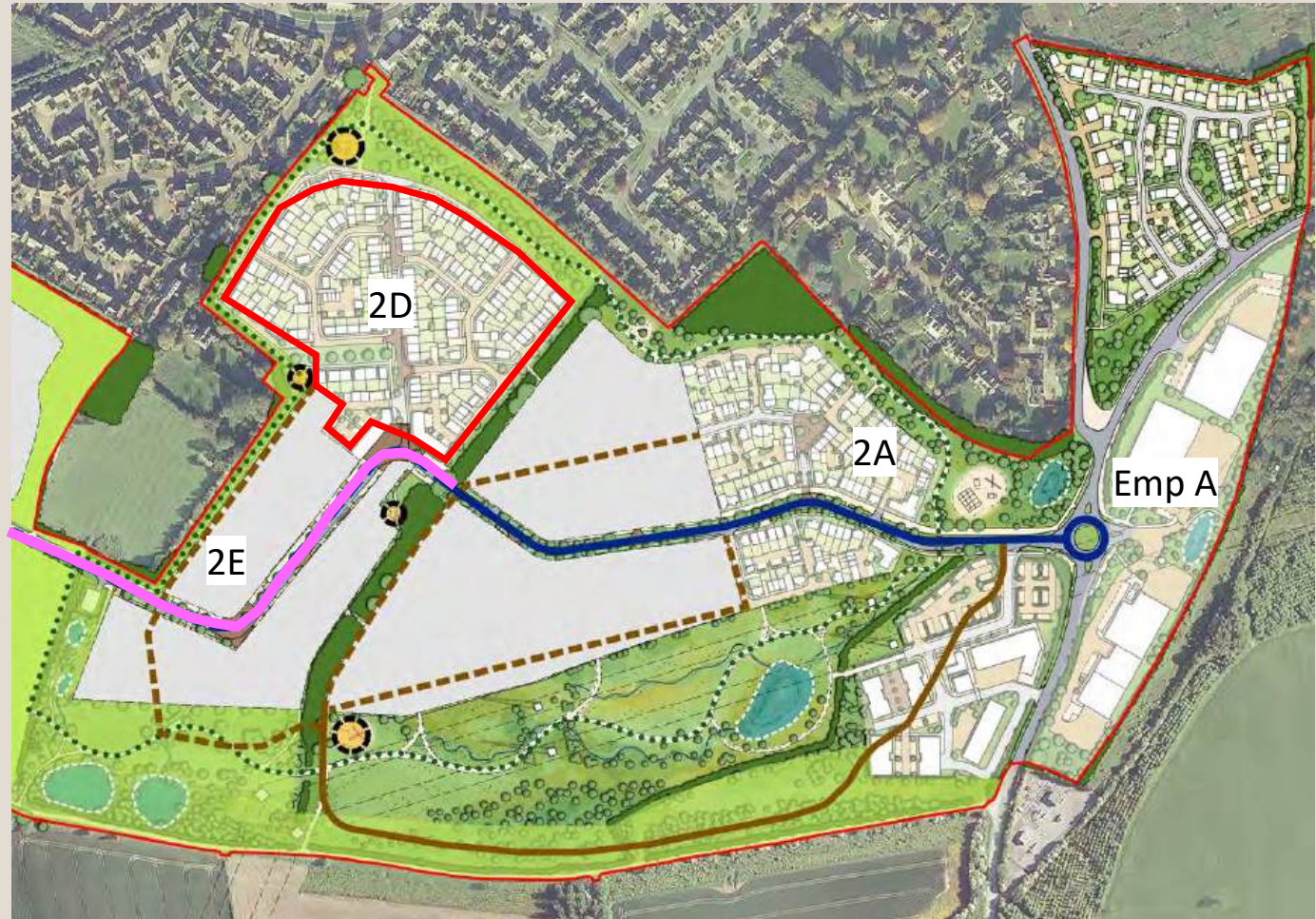
Format

- Updates
 - Planning
 - Development
 - Infrastructure
 - Upcoming Works
- Communications
- HarperCrewe
 - Parcel 2D Proposals
- Questions



Planning Update:

- Recent Approvals
 - Variation to defer primary school trigger
 - Updated phasing plan - 3G becomes 2G
- Recent Applications
 - Parcel 2D RMA for 129 homes submitted 20 April 26 (red)
 - Includes interim proposals for community uses
- Future Applications
 - Detailed Design Code for Parcels 2F 2G 3D & 3H



Development Update:

- Parcel 1A
 - LPA reviewing audit of open spaces & trees
- Parcel 2A
 - Keepmoat expect to start in July 2026
- Parcels 2B & 2C
 - Homes England has selected a developer
- Parcel 2D
 - HarperCrewe update
- Employment Area A
 - Reviewing proposals from local occupiers



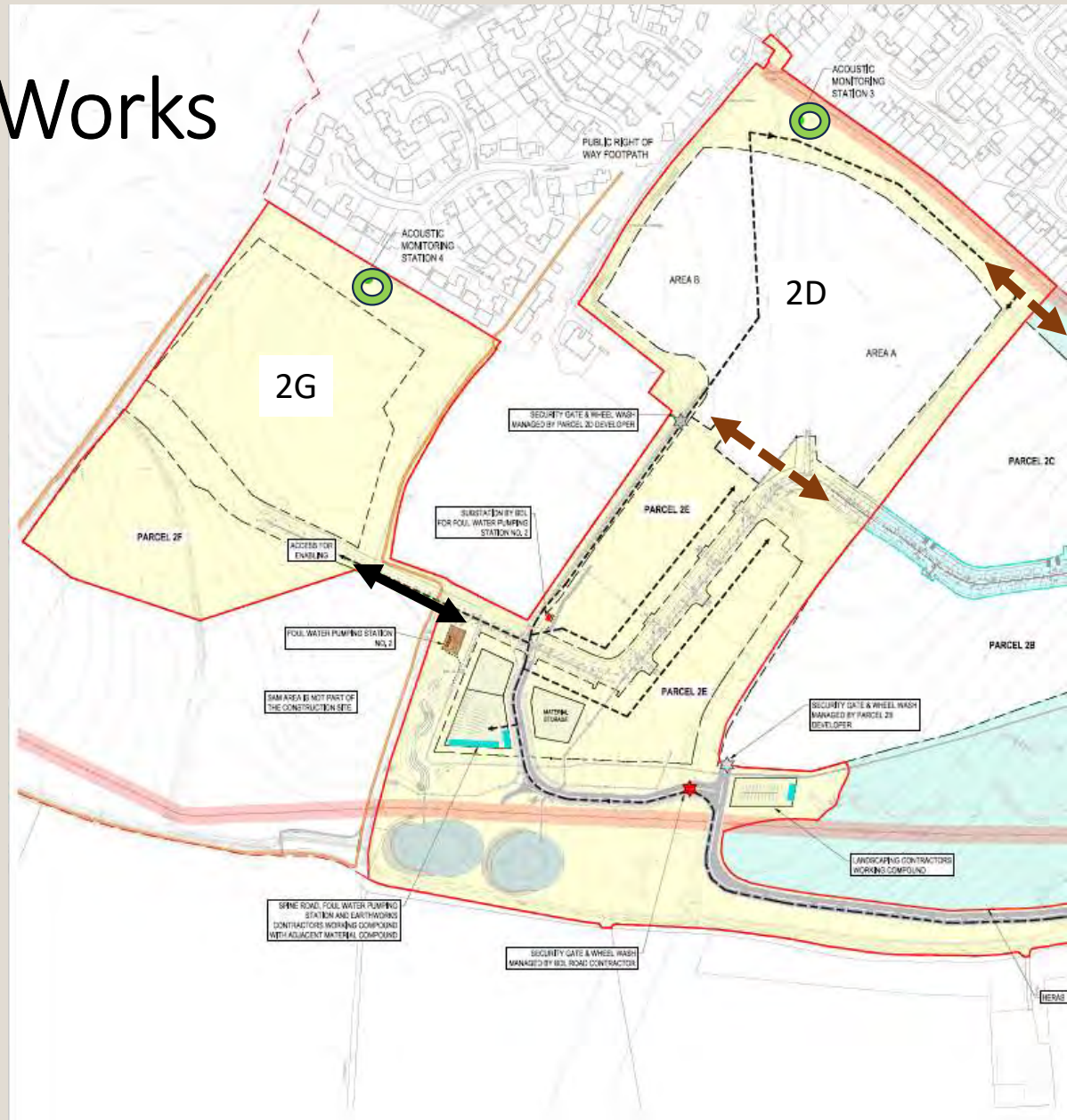
Infrastructure Update: Off-Site Works

- Remedial Works
 - Late Summer / Autumn 2026
 - Minor remedial works on Somerford Road, Wilkinson Road & Spratsgate Lane
 - Some local traffic management
 - Contractor is Knights Brown
 - Further details will be provided nearer the time



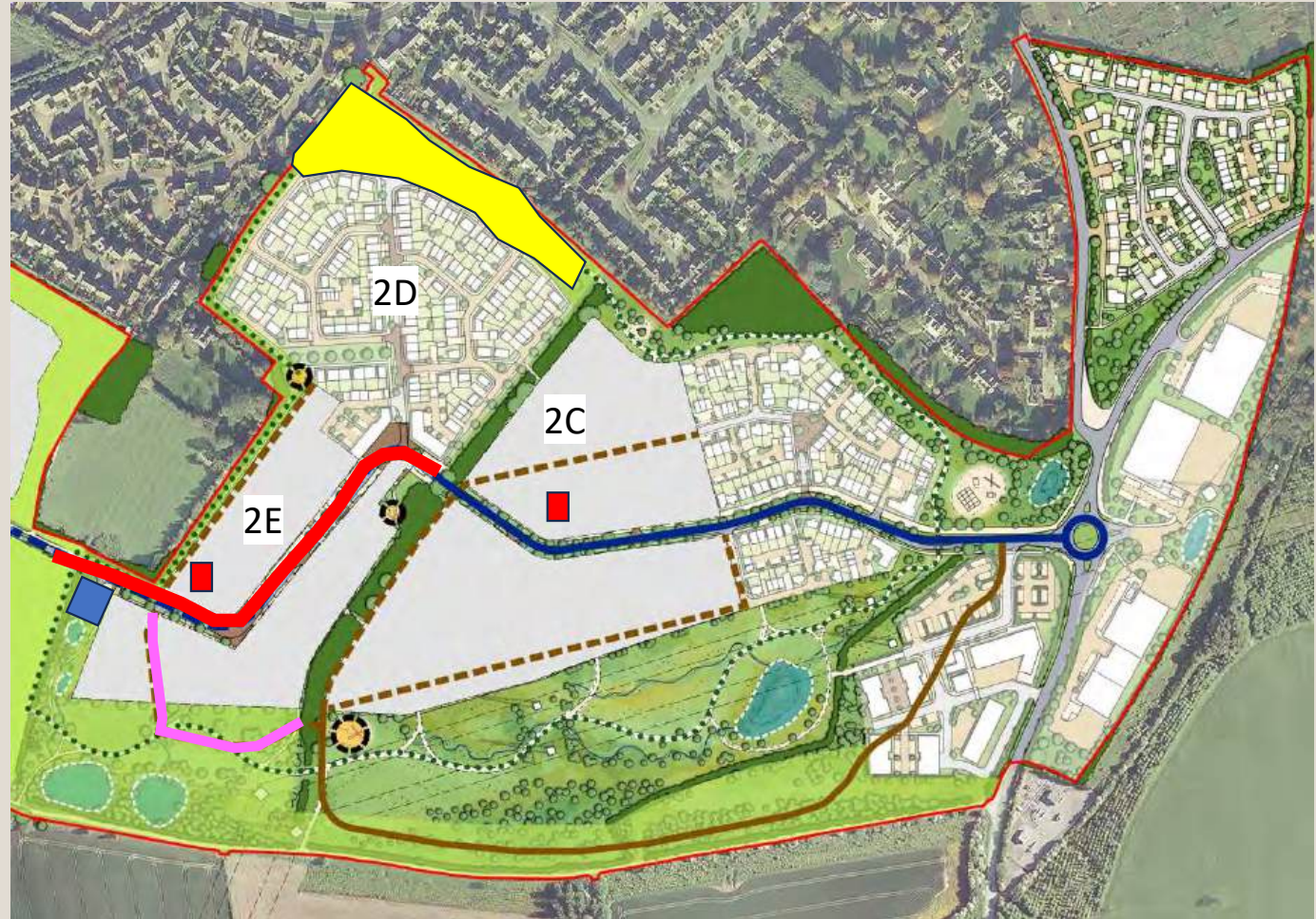
Infrastructure: On-Site Works

- Enabling Works (May / June 26)
 - Noise monitoring stations (green)
 - Vegetation clearance (brown)
 - Temporary access route (black)
- Enabling Works (July / August 26)
 - Earthworks – moving the stockpiles from 2D to 2G; & profiling northern greenspace;



Infrastructure Update: On-Site Works

- Main Contract (July 26 to Spring 27)
- Extension of construction access road (pink)
- Delivery of next section of the primary street (red)
- Construction of foul water pumping station (blue)
- Construction of sub-stations (red)
- Delivery of the northern greenspace (yellow)



Keep up to date

Sign up for email updates here:

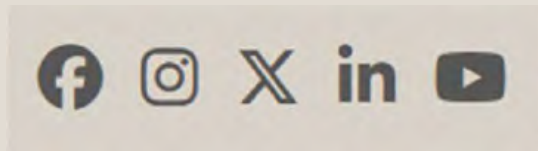
Website: www.thesteadingscirencester.co.uk/mailling-list/

You can also contact us with specific questions via:

Email: community@thesteadingscirencester.co.uk

Tel: 0800 002 9055

Or follow our social media accounts:





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Any questions?



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Parcel 2D: HarperCrewe



Format

Updates:

- Introduction
- Local Context
- The Site/Layout
- Design
- Planning
- Questions



Introduction

HarperCrewe have been appointed and have prepared an RMA for up to 130 no. homes.

Phase 2D comprises:

129 dwellings;

31% affordable housing;

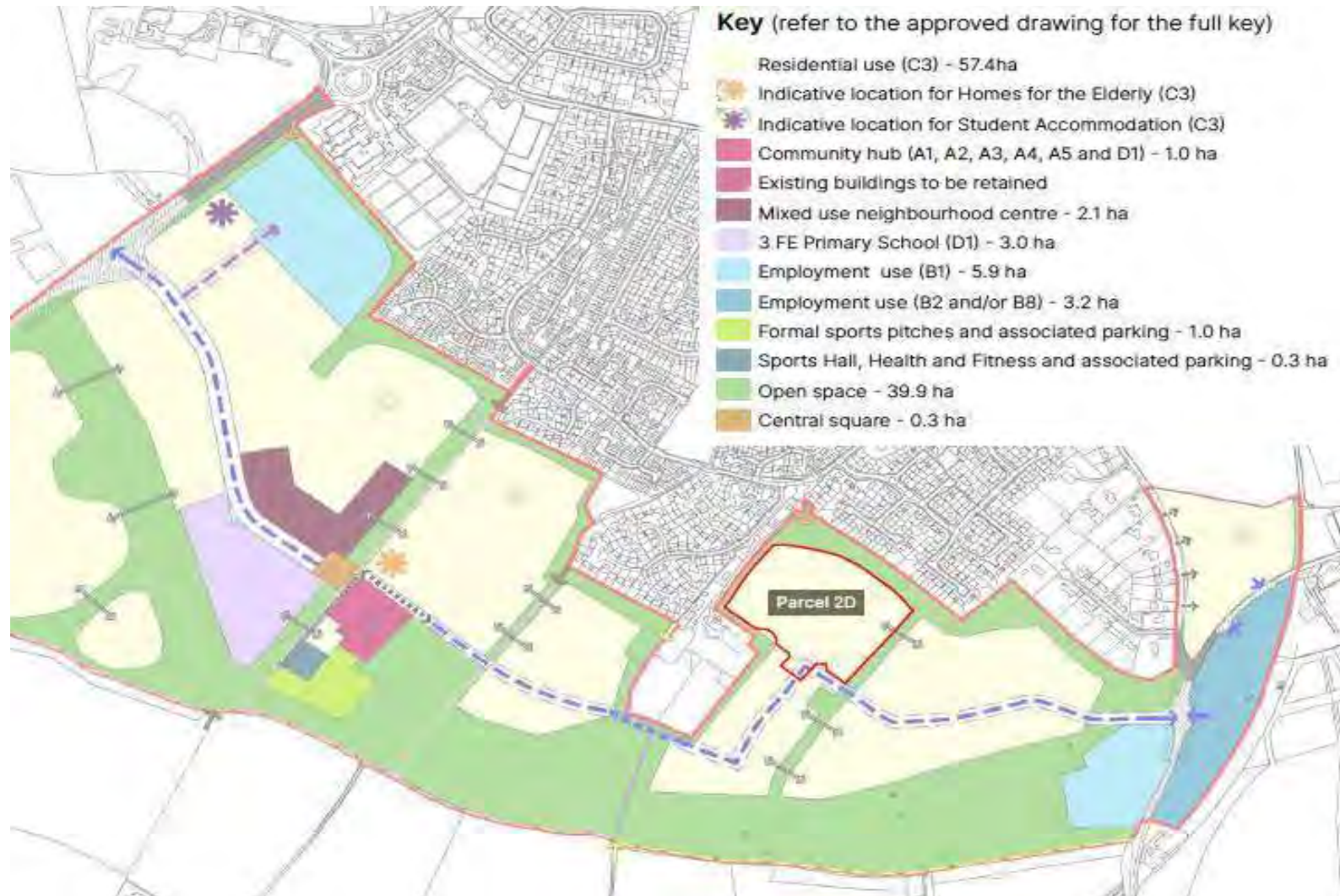
Public open space;

Provision of community facilities located in the 'Village Square'; and

Design of streets, buildings and spaces in accordance with the approved Design Codes.



Local Context



The Site

The site is located in the eastern area of 'The Steadings'. It is a relatively flat site bounded by existing development to the north and west and open fields to the south and east. Development will ultimately adjoin the southern and eastern boundaries forming part of the wider masterplan. The site partly completes the proposed 'Village Square' which will provide community space and become a focal point in the development.



The Site/Layout

This application seeks permission for the following proposed development:

Approval of Scale, Layout, Appearance and landscaping for 129 dwellings and four ground community use spaces with associated roads, parking and landscaping.



Design

Mixed-Use Apartment Key characteristics:

3 storey-built form;

Restrained Classical appearance;

Natural stone facing;

Vehicles parked in rear courtyards;



Facing material



Natural stone

Roof tile



Natural blue-grey slate



Design



Design



Design

Facing Materials:

Cotswold Natural Stone and or high-quality reconstituted stone, with some Render.

Roof Tiles:
Stone and grey slate roofing, complemented by chimneys.

Windows:
Timber Windows.



Facing material



Natural stone

Roof tile



Natural blue-grey slate



Design

An important element in achieving reduced carbon emissions is the provision of Air Source Heat Pumps as a means of energy generation, thereby eliminating the need for gas as a source of energy. Provision for on site reuseable energy is provided in the form of Solar PV Panels. These will also be 'inset' into the roof tiling to provide a less intrusive appearance.



Alcester HT- Front Elevation



Honington HT- Rear Elevation



Design



Planning

HarperCrewe have Submitted RMA to CDC for Approval of Scale, Layout, Appearance and landscaping for 129 no. dwellings and four ground community use spaces with associated roads, parking and landscaping.

Our application has been validated by CDC by 20th April 2026.





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