



Thorverton CLT

Report of Board meeting spread over 3/3 & 5/3 2026

Present:

Andrew Foster (Chair)
Andrew Saunders
Andrew Wiles

Minutes of Board meeting held 4/2/26. Accuracy agreed

For the rest of our 3/3/26 meeting, we were joined by Katie Jeffs & Robert Pert from Savills/CC, John Holland from MDDC and Jo Petford from Hastoe.

JH's securing an extension of TCLT's drawdown deadline for its MDDC grant to 31/3/27 was acknowledged with gratitude. Precisely what would need to be in place to enable the grant drawdown was left open for further discussion

KJ did not accede to TCLT's request, which drew on the CC/TCLT MoU, to move to the next stage of buying the north site, saying that Savills/CC needed more detail about (i) the north site's need for (access to) the south site (for BNG, for surface-water run-off, and (ii) the financial viability of the scheme for Hastoe.

JP committed to a letter to all parties within a couple of weeks, setting out Hastoe's initial assessment of the project. The probable number of homes being 15 was shared.

JP said she would then she would need a couple more months to get to initial costings.

JP expressed confidence that the north site would prove financially viable for Hastoe.

There was a discussion about what the next legal step might then be: an Option Agreement (Hastoe's preference), or a Conditional Contract (Savills' preference). KJ/JP to own this debate.

KJ acknowledged that the end-date of the CC/MoU needed extending beyond its current 31/3/26. Ball in KJ's court.

Noted that TCLT are meeting Hastoe + architect (Matt Sicolo) on 5/3 for a preliminary discussion of the architect's ideas for developing the site.



TCLT asked KJ/RP whether they required anything specific from TCLT over the coming weeks. No.

TCLT's upcoming public meeting on 16 April was noted. JP attending for Hastoe. TCLT to report back to all.

KJ/RP noted & accepted TCLT's decision to park any housing ambitions for the south site for the time being, in order to concentrate fully on the north site.

TCLT, with input from JH, briefed the meeting on 2 upcoming private-developer-led proposals, neither going down the Planning route of Rural Exception Site but rather relying on the argument that MDDC is not meeting its overall development target. The 2 proposals are: (i) to build 30+ homes on the "Glebe Land" and (ii) to build 40+ homes on the "Lynch Rd" land. Both these development proposals could proceed more quickly than the TCLT/Hastoe one.

JH suggested that, to the extent either development provided affordable housing, the developers would likely present this as helping meet District-wide needs rather than focus on Thorverton.

The "Glebe Land" proposal is being presented to the parish on 10th & 12th March. TCLT to report back on these events.

For our 5/3 meeting we were joined for the beginning part by Jo Petford from Hastoe and Matt Sicolo from Sicolo (the Hastoe-appointed architect) MS presented his initial thoughts on the development on the north site. Very helpful.

Noted that, at 15 homes on the north site, it might be possible to provide BNG there, thus leaving access to the south site only being required for surface-water run-off.

Preliminary discussion about who could look after the communal spaces, financed how. To be continued.

Agreed that just JP, not MS, would attend the 16/4 public meeting.

TCLT are going to seek a meeting with JH of MDDC to discuss MDDC's grant-commitment requirements.

JP & MS then left the meeting.

AW to persist with collecting hard copies of key Governance documents.



Agreed in principle to renew our membership the CLT Network. Likely to be £180 due in April.

Noted that AW needs to produce the Annual Accounts for 1/4/25 to 31/3/26.

AW reported that our bank balance is £5038.46

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