



**THORVERTON COMMUNITY LAND TRUST  
(Financial Conduct Authority registration no 9301)**

**Notes from the Public Open Meeting held on Thursday 17 April 2026**

<b>1</b>	<b>Welcome and outline of proceedings</b>
1.1	Andrew Foster welcomed everyone to the meeting and explained the order of events.
<b>2</b>	<b>Attendance</b>
2.1	There were nearly 30 people present, together with Jo Petford from Hastoe Housing Association.
<b>3</b>	<b>Project update and questions</b>
3.1	Andrew Foster, Andrew Saunders, Andrew Wiles and Jo Petford gave presentations to provide an update on progress made since the last meeting and to introduce Hastoe and their work – see attached.
3.2	<p><b>Q:</b> Devon Home Choice has potentially very different criteria for the allocation of housing to those TCLT aim to develop with Hastoe – how will these be reconciled?</p> <p><b>A:</b> Anyone on the housing register with an identified housing need will be able to bid for a house on the Silver Street development. However, TCLT will work with Hastoe to develop a detailed allocation plan which will be set in stone under the s106 agreement and which will address the need for local people (or people with an appropriate local connection) to have priority for this particular development. Hastoe’s usual policy on under-occupation is that if, for example, there are not enough people who fit the ‘local’ criteria bidding for a 3-bedroom house, but too many for 2-bedroom houses, then those with a 2-bedroom need can occupy a 3-bedroom house.</p>
3.3	<p><b>Q:</b> What will the parking allocation be (proposed as 1.7 parking spaces per household in the outline plans for the Glebe development) and will there be plenty of household storage?</p> <p><b>A:</b> Hastoe’s standard provision for parking spaces is 2 per household and they also follow the very specific national standards re the minimum storage space allowed. It has also been noted that many households in Thorverton have dogs, and so it would be very useful to take that into account as well!</p>
3.4	<p><b>Q:</b> In relation to the drafting of the s106 agreement, please could this be done as soon as possible to enable community involvement?</p> <p><b>A:</b> Hastoe have access to a sample document from the Local Authority which, although it needs simplifying, can serve as a template for our s106. It was noted that the criteria may vary a little between initial allocation and when voids occur,</p>

	<p>but it is likely that the following will be included:</p> <ul style="list-style-type: none"> <li>• Living in Thorverton</li> <li>• Working in Thorverton</li> <li>• Having a caring or close family connection in Thorverton</li> </ul> <p>It was confirmed that there will be as wide a consultation as possible.</p>
3.5	<p><b>Q:</b> Given that, with only 15 houses being proposed within the Hastoe scheme, there is likely to be some extra space available on the North Site, what will happen to that space?</p> <p><b>A:</b> The architect’s drawings are currently showing a courtyard area and also space for the necessary biodiversity net gain (BNG). Access may still be required to the South Site, however, for water run-off.</p>
3.6	<p><b>Q:</b> Will the allocation criteria cater for the situation (brought to the CLT’s attention at a previous public meeting) where someone born and bred in the village can move back here?</p> <p><b>A:</b> Yes, historical connections with the village can and almost certainly will be included.</p>
3.7	<p><b>Q:</b> With respect to the South Site, why were the proposals shelved, does the amount being paid to the Church Commissioners reflect the reduction in amount of land being sold and might there be any residual benefit to the community from the South Site?</p> <p><b>A:</b> The main aim of TCLT was always to provide affordable housing for local people in perpetuity. Trying to work out a separate plan for the South Site at the same time was proving too much of a distraction and given that MDDC would have to have treated it as a separate project, the financial allocation might have become problematic. That part of the project is not necessarily lost, however, just parked for the moment and TCLT will return to it when the North Site has been finally settled. It would theoretically be possible for the Church Commissioners to sell it to someone else, but TCLT does have a Memorandum of Understanding with them, covering both sites. As the price of rural exception sites is pretty much fixed, it is unlikely that all of the grant available will be used to buy the North Site and MDDC are being very flexible on the timing for the grant being used.</p>
3.8	<p><b>Q:</b> Will the rental properties be let under social or affordable rental terms?</p> <p><b>A:</b> The properties will be subject to social rent not affordable – estimated rents are available on request.</p>
3.09	<p><b>Q:</b> How will shared ownership properties be allocated?</p> <p><b>A:</b> They will be allocated using the same principles as established in the s106.</p>
3.10	<p><b>Q:</b> Will solar panels be installed as standard?</p>

	<p><b>A:</b> Hastoe has a very good track record of being at the forefront of incorporating sustainability principles into their building projects. At the moment the focus is on energy efficiency within each build (eg enhanced insulation) rather than the addition of technological solutions, but this is kept under constant review and any national requirements will be followed.</p>
3.11	<p><b>Q:</b> What is likely to be the construction method/material which will be used? Will it be brick or could it be modular, despite this being controversial and possibly more expensive?</p> <p><b>A:</b> Hastoe have returned to traditional masonry construction, normally rendered.</p>
3.12	<p><b>Q:</b> The North Site is sloping – how will the issue of SUDS be dealt with?</p> <p><b>A:</b> Ideally, the issue will be dealt with on the North Site, but the Church Commissioners have indicated that they will agree an appropriate easement across the South Site if necessary.</p>
<b>4</b>	<b>Any other business</b>
4.1	Thanks were extended to all those in attendance and, in particular, to Jo Petford from Hastoe.
4.2	It was noted that the next meeting is likely to be in 3-4 months' time and people were encouraged to use the website to keep up to date with progress in the meantime.
<b>5</b>	<b>Concluding remarks</b>
	Andrew Foster concluded the meeting by asking the audience if they continued to support the CLT. A final question was asked about the plans for the south site and the Chair reconfirmed that the CLT plans were parked in order to concentrate on the Hastoe project, but not dropped completely. With that the audience voiced their approval of the progress being made and the meeting closed.