












Village/Town	No of Units	Description	Target Planning Application	Target Construction	Current Status	Next Steps
St Anns Chapel 	13	Exception planning site on the edge of St Ann's Chapel. SHDC working in collaboration with Parish Council (acting as community interfacing body).	Planning Decision Ref: 421418/FUL GRANTED	Commence Build Jan 2020	Land option terms signed Public works loan board finance secured S106 Monies available Bigbury NP progressing	<ol style="list-style-type: none"> 1) Detailed construction information/ procurement underway 2) Principle contractor selected. 3) Value Engineering (VE) work ongoing. 4) Landscape Management contracts underway 5) S106 finalisation
Dartmouth 	4	Small parcel of amenity land owned by SHDC which formed part of a lease to Townstal Hall. Site will accommodate four innovative modular design 1 bed properties for 100% affordable rent. Dartmouth United Charities to fund development in collaboration with SHDC supervising contract	Planning Decision Ref: 2186/19/FUL GRANTED	Commence Build Jan 2020	Contractual arrangement between Dartmouth United Charities (DUC) and Hexxhome and DUC and SHDC progressing Townstal Hall lease surrender agreed	<ol style="list-style-type: none"> 1) The project is moving to Stage 5 (Mobilisation/Construction) 2) Monthly Project Management Meetings agreed 3) Financial model & funding agreed 4) Almshouse Consortium Ltd Homes England Grant application
South Brent 	17	SHDC working in collaboration with South Brent CLT. SHDC is project managing & funding the scheme to enable serviced affordable plots to be transferred to the CLT to facilitate custom build. Close engagement with Dartmoor National Park.	DNPA Planning Decision Committee Ref: 0147/19 GRANTED	Commence Build Early 2020	Land option completed Public works loan board finance secured for construction £400,000 Homes England Infrastructure grant secured Draft Heads of Terms / S106 commitments completed	<ol style="list-style-type: none"> 1) Detailed construction information/ procurement underway 2) Tender Issue to be progressed now planning consent 3) Stage 4 design work ongoing 4) CLT completing financial work and loan letter from SHDC 5) Viability update
Brixton 	7	Part owned by SHDC & part owned by third party. Flat level parcel of land with good connection to services. Development of site included in Brixton Neighbourhood Plan. Not an exception site.	Pre Planning Application Ref: 1065852	2020	Planning application to be lodged in late '19. Brixton Parish Council supportive of two story design. Land Registry issue still to be resolved	<ol style="list-style-type: none"> 1) The project has moved from to Stage 3 (Developed Design) to Stage 4 (Technical Design). 2) Design changed from 8 to 7 house scheme to reduce impact on site 3) Address possessory title claim / registration 4) Ground Conditions / Retaining Design.

Stoke Gabriel 	12	100% Affordable Project. Land offered FOC with unanimous Parish Council and NP support. Well organised and village supported CLT. SHDC to bring forward scheme in collaboration with SGCLT	Pre Planning Application Ref: 2855/19/PRM	2020	Access agreed for up to 12 units; landscape constraint challenging, 2 years of ecological surveys completed, SWW agreement, LVIA Survey completed	<ol style="list-style-type: none"> 1) The project is in Stage 2 (Brief/Concept) awaiting pre planning to progress 2) SGCLT monthly engagement with PC and NP groups 3) Ongoing Ecology survey work.
Kingsbridge 	15	Owned by SHDC. A modular housing scheme, consisting of one, two and three bed units. Access to site challenging and expensive	Pre Planning Application Ref: 1090010	2020	SHDC public works loan board funding approved. Homes England infrastructure grant - decision awaited from HM Treasury Town Council support scheme Agreement reached re removing restrictive covenant on access Housing Need established	<ol style="list-style-type: none"> 1) The project progressing to Stage 3 (Technical design). 2) Discussions with neighbouring school to encompass wildlife area 3) Site clearance and security fencing underway. 4) Local residents informed of ongoing work 5) TC updated
East Prawle 	18	Suitable site on edge of the village (ex RAF camp field) that will meet the needs of East Prawle, South Pool and East Portlemouth.	Pre Planning Application Ref: 1185081	2020/ 21	Unanimous support from Chivelstone Parish Council; Option agreement completed; Housing needs assessment completed	<ol style="list-style-type: none"> 1) The project is at Stage 2 (Brief/Concept) 2) Ecological Assessments 3) Ground Investigation work underway as possible contamination
Modbury	40 units (20 affordable)	Potential to bring forward 50/50 affordable / market scheme in collaboration with Modbury Community	tbc	tbc	Dialogue with Neighbourhood Plan Group; potential site identified, landowner discussions underway;	<ol style="list-style-type: none"> 1) The project is at Stage 1 (Preparation and Brief) including preparation of concept drawings 2) Land Option to be agreed 3) Housing need to be updated 4) Ecological assessments 5) Highways / Access work underway
Thurlestone	6	Neighbourhood plan supportive of Community Housing Scheme. Site options under review	tbc	tbc	Ongoing dialogue with Thurleston Parish Council. Land deal under negotiatiion	<ol style="list-style-type: none"> 1) Pre-app 2) Agree land option 3) Project design 4) Viability feasibility 5) Ecology underway
East Portlemouth	3	Land owned by Waterhouse Trust keen to replace a single unit with 3 affordable units to accommodate young people.	tbc	tbc	SHDC is supporting Trust funding initial highway consultancy; topographical survey; preliminary design	<ol style="list-style-type: none"> 1) Complete SI 2) Development design 3) Planning application

Dittisham	tbc	Suitable site on edge of the village (green site in JLP call for sites). Pedestrian access solution required - under review.	tbc	tbc	Willing landowner; County Highways require a pedestrian access to village ahead of progressing scheme design & community consultation	<ol style="list-style-type: none"> 1) Pedestrian access solution 2) Agree land terms 3) Housing needs assessment 4) Progress scheme design 5) Community collaboration
SHDC Community Housing Overview (IN-DIRECT INVOLVEMENT)						
Dartington 		Dartington Trust	2019	2020	Community housing platform plus Cohousing retirement scheme	
Harberton Oak Tree Field 	12	Planning consent granted 10 affordable self finish and 2 open market. (One for the landowner and one for the CLT to sell on the open market to cross subsidise).	2019	2020	VHI scheme. £25k prelim grant from SHDC. CLT group meeting with SHDC Community Housing Team to provide assistance to bring forward to development	
Totnes Clay Park 	27	Planning consent granted Contractor appointed	2019	Spring 2020	£322k support from SHDC Housing Capital Programme and Community Housing Fund. Funding gap addressed through Homes England & SHDC S106 contribution	
Totnes Atmos 	57	Planning consent granted	2019	2021	Planning consent granted through right to build. Development design	