

Housing Trajectory – Additional Homes Context

Potential additional non-allocated housing resulting from the introduction of 'grey belt'

1. The SADC housing trajectory includes Windfall at 145pa. The Housing Land Supply, Windfall & Capacity Evidence Paper (2024) ([HOU 01.02](#)) sets out in Section 5 'Windfall Rate' the predicted windfall yield by site type based on 2013-2023 data. The windfall figure excludes Green Belt predominantly green field development with a capacity of 5+ homes.
2. A significant contextual factor to bear in mind when considering the Housing Trajectory and the likely amount of other 'windfall' development is the impact of the introduction of 'grey belt' in the NPPF in December 2024, plus the related guidance of February 2025.
3. In summary there is strong evidence that there are a significant number of Green Belt predominantly green field sites (excluded from windfall calculations as above) which are currently in pre-application discussions or have live planning applications or appeals which may be considered to constitute 'grey belt'. There is a reasonable likelihood that a significant number of these sites would fall within 'grey belt' when applying the February 2025 guidance.
4. To indicate the scale of the potential additional dwellings from this source during the Plan period, the following current pending applications / appeals / pre-application inquiries are for sites which may be considered to constitute 'grey belt', some of which are likely to be determined prior to adoption of the draft Local Plan:

	Reference Number	Location	Status	Net Number of Dwellings
1	5/2025/1160	Land East Of Kingsley Green, Harper Lane, Shenley, Radlett, Hertfordshire	Pending Application	200
2	5/2023/1923	Land Between The Alban Way And Colney Heath Lane, St Albans, Hertfordshire	Pending Application	190
3	5/2025/0111	Land Bounded By The Rivers Colne And Ver And Radlett Road, Frogmore, St Albans, Hertfordshire	Pending Application	183
4	5/2024/1752	Land Rear Of Round House Farm, Roestock Lane, Colney Heath, St Albans, Hertfordshire	Pending Application	93
5	5/2025/1218	Land Adjacent To Sandridge Garage, Sandridgebury Lane, St Albans, Hertfordshire	Pending Application	49
6	5/2022/0599	Land To Rear Of 96 To 106 High Street, Colney Heath, Hertfordshire	Pending Appeal	45

	Reference Number	Location	Status	Net Number of Dwellings
7	5/2024/2007	Land Between The White Barn And 42 Tollgate Road, Colney Heath, St Albans, Hertfordshire	Pending Application	30
8	5/2024/2293	Land Rear Of Noke Side & Long Fallow And 4 Noke Side, Chiswell Green, St Albans, Hertfordshire	Pending Application	26
9	N/A	A Green Belt greenfield site near Redbourn	Pre-Application	900
	Total			1,716