



The countryside charity  
Hertfordshire

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**Standing up for Hertfordshire's countryside**

Emma Mumby  
Development Management  
East Hertfordshire District Council  
Wallfields  
Pegs Lane  
Hertford SG13 8EQ

Our Ref:

Your Ref:

13<sup>th</sup> April 2022 (by email)

Dear Emma Mumby,

**Application no. 3/22/0378/FUL  
1 Brookfield Lane, Aston  
Change of use from agricultural land to dog walking area**

I write with regard to the above application to express a number of concerns regarding the nature of the proposal and its location in the sensitive River Beane valley. The site is located in the Green Belt as defined on the adopted East Herts District Plan where development is inappropriate unless very special circumstances can be demonstrated.

The application is for change of use to the recently introduced F2 use class and we believe that this is not correct in this case. Class F2 Local Community Use includes shops, community halls and meeting places, outdoor sport or recreation, and swimming pool or ice skating rink.

A 'dog walking area' may be more appropriately categorised as sui generis, particularly as it is linked directly to a commercial operation. Accordingly, very special circumstances need to be demonstrated and no justification is provided which constitutes an exception to the protection afforded by the Green Belt.

CPRE Hertfordshire is concerned at the danger posed by subdivided agricultural land in the River Beane valley which is a highly valued and sensitive landscape. We have previously objected to proposed developments nearby at Ford Lane, which were dismissed at appeal, and we urge the Council to seek further information on the present application which appears insufficiently substantial to justify a change of use.

Yours sincerely,

Chris Berry  
Planning Manager

**CPRE is working nationally and locally for a beautiful and living countryside**

**CPRE Hertfordshire is a Charitable Incorporated Organisation**

President: Sir Simon Bowes Lyon, KCVO

Chairman: Allan McNab

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