



Amit Patel  
Development Management  
East Herts District Council  
Wallfields  
Pegs Lane  
Hertford SG13 8EQ

Our Ref:

Your Ref:

27<sup>th</sup> January 2023 (by email)

Dear Amit Patel,

**Application no. 3/22/2448/FUL**  
**Land to the West of Churchfield Road, Tewin**  
**Retrospective application for the change of use from agricultural land to dog walking field,**  
**erection of fencing and the creation of parking area**

I write with reference to the above retrospective application for change of use, to express our concerns regarding this and a number of recent similar applications for dog walking areas in East Herts and elsewhere in the County. We recognise that each application should be taken on its merits and that in some cases there is local support and the proposals appear minimal in terms of proposed works and alterations.

Our primary concern is the change of use from agriculture in the Green Belt to a non-agricultural use which is not related to a specifically rural activity. It is undeniable, as the Applicant's consultant notes in their Planning Statement, that demand for dog walking areas has increased substantially recently and the reasons for this are understood.

A change of use away from agricultural use in the Green Belt could lead to further diminution of the protection afforded by Green Belt designation at a time when such protection is increasingly recognised as significant for local communities, notwithstanding a certain amount of local support, as in this case. Accordingly, we would ask for the following consideration when determining this and similar applications:

- If permission is to be granted for a change of use, the amount of accompanying development, including fencing, gates, car-parking, bins, shelters, etc should be kept to an absolute minimum to reduce the impact of the development on the openness and rural character of the area.
- Secondly, we would request that any permission granted is both personal to the applicant and for a temporary period so that the impact of the proposal can be assessed and that the use will revert to agricultural when the dog walking use ceases. We believe this would enable the Council to be confident that the use is compatible with the requirements of Green Belt protection and to retain more control over future use.



Yours sincerely,

Chris Berry  
Planning Manager

NOTE: We would request that this letter is published on the Council's website as a document relating to this application and should be grateful if you would notify us of the date of the appropriate meeting if it is to be determined by planning committee.