



**Campaign to Protect  
Rural England  
Hertfordshire**

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**Standing up for Hertfordshire's countryside**

Lewis Grant  
Development Management  
East Herts District Council  
Wallfields  
Pegs Lane  
Hertford SG13 8EQ

Our Ref:

Your Ref:

23<sup>rd</sup> January 2026 (by email)

Dear Lewis Grant,

**Planning application no. 3/25/1280/FUL  
Land East of Brookfield Lane, Aston  
Continued use of land for dog walking activity (Sui Generis), with extended operating hours  
(07:00 - 19:00 daily), increased capacity to 20 dogs, private hire for up to 2 individuals, and  
associated car parking**

I write with regard to the above planning application to which CPRE Hertfordshire objects for the following reasons.

1. The land identified for this proposed development is designated as London Metropolitan Green Belt in the adopted East Herts District Plan where development is stated as being inappropriate unless very special circumstances are identified which clearly outweigh the harms caused, according to criteria in the National Planning Policy Framework (NPPF).
2. This application seeks to regularise and increase considerably a sui generis use which was granted for three years. It is agreed that the dog walking activity constitutes a recreational use which is generally permitted in the Green Belt and CPRE Hertfordshire supports the previous decision of the Council to grant consent for a temporary period.
3. Our concerns relate to both the increase in intensity of use proposed and the assertion that the site should be considered as grey belt. The site is open land which has never been developed, and change of use from agricultural land could lead to the introduction of future uses harmful to the rural character of the village of Aston, and constituting urban sprawl.
4. The almost indiscriminate application of grey belt to virtually every Green Belt application in Hertfordshire since the revisions to the National Planning Policy Framework (NPPF) in December 2024 is leading to a very significant increase in unsustainable proposals of all types and is in danger of bringing the planning system into disrepute. CPRE Hertfordshire is

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YEARS



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campaigning vigorously for a more balanced treatment of grey belt so that protection of highly valued open land is maintained.

5. Specifically this application envisages a significant increase in activity in a constrained location with significant implications for neighbours and the village infrastructure. The doubling of the number of dogs, all day use and the private hire requests are likely to cause a nuisance for village residents, and affect the enjoyment of the rural character of the village and its surroundings.
6. CPRE Hertfordshire supports fully the concerns of Aston Parish Council and local community residents who will be impacted detrimentally by this proposal. We also note the concerns which have been raised about certain respondents in support of the application and the Council should satisfy itself as to the provenance of comments made.
7. We support the reasons for limiting the previous consent. The subsequent experience of local residents suggests that any increase in the use would be inappropriate in the future and we request that this application be refused.

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.