DOVER DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1977

DIRECTION RESTRICTING PERMITTED DEVELOPMENT ON LAND AT SANDWICH BAY IN THE PARISH OF WORTH

NOTICE IS HEREBY GIVEN that the Dover District Council in the Administrative County of Kent in pursuance of the powers conferred upon it by Article 4 of the Town and Country Planning General Development Order 1977 has made a Direction directing that the permission granted by Article 3 of the said Order shall not apply to land at Sandwich Bay in the Parish of Worth in the area of the Dover District Council insofar as it is development described more fully in Schedule 1 of the said Order and consisting of the carrying out of sundry minor operations being development comprised within Class II(1) and (2) of the First Schedule to the Town and Country Planning General Development Order 1977.

The effect of the Direction is that planning permission must be obtained before any of the afore-mentioned development is carried out on the said land.

The Direction comes into force upon the date of the service of this notice upon you and a copy of the Direction is forwarded herewith.

DATED this

Teuch

day of December

1979

Signed for and on behalf of the Dover District Council as District Planning Authority

Chief Executive

Dover District Council, New Bridge House, Dover, Kent. LOVER DEERRICT COUNCIL

Town and Country Planning Act 1971

Town and Country Planning General Development Order 1977

ARTICLE 4 DIRECTION

Land at Sandwich Bay in the Parish of Worth in the area of the Dover District Council

STATEMENT OF LODUCE

- 1. The land comprises
 - (a) an area of beach above has water respect median short, three on with a road (Princes or be on the beasar ride, no
 - (b) an area of land used pirth, for agricultural purchass and suithy as grazing land and containing a wooded used to the conth of the residential development.
- Conthe Kent Development Plan the land is within the counted preservation area, wherein it is the policy of the Local Flanning Authority to prevent development and discourage any additional means of access and other facilities which would allow different and more intensive are of thus stretch of coast. The land has considerable amenity and scientific value, and is within the Sandwich Bay/Fegwell Bay site of special scientific interest, pursuant to Section 23 of the Mational Parks and Access to the Countryside Act 1949. The site is of national importance, and is referred to as such in the publication "A Sature Conservation Review" include by the Nature Conservancy Council.
- 5. In the Kent Structure Plan submitted to the Secretary of state both anear of land are within an area of high nature conservation value, and a special landscape area.
- It is considered by the District Council that steps should be trace to ensure that certain sundry development which could otherwise be uncertaken without planning permission is knowth under planning control. The line rost important stretch of coastlike from the visual meetby and enclosed viewpoints, and it is vital to a bid the disfigurement of this stretchilly and valuable constant area that as result from unsightly structures. Thus permitted under flagser T1; T7(2); V and 2011 would receive the congenerally open, undeveloped and " atural" areas that and enclose in their character.
- *. The Secretary of State, Department of the Environment. Be oppositely confirmed Article 4 Directions is respect of land at Conducts in 1925; 1976 and 1977. Repard must be and to the configuration between the areas and the two preas for which is the birections of products of .
- 1. In 1968 the Nature Conservancy Council recommended in a report to the formul Eastry Rural District Council that steps should be taken to discourse

increased disturbance by any factor to the south of the Candwich day residential estate. The Nature Conservancy Council has described Standwich Bay as "the finest example of sond dunes and coastal sandy grassland in South East England of great importance for its insects and plants. The mudflats form extensively valuable feeding grounds for extensive numbers of birds, particularly on migration". It is important, therefore, to discourage an over-intensification of use, so as not to distrub the scientific and ecological interest of the area. In part this depends on maintaining the relative remoteness of the area, and its lack of intensive or formal recreation. In addition to the general educational value of the Sandwich Bay area, the area of land referred to in paragraph 1(b) above, has located on it a number of permanent cage traps used by the landwich Bay Bird Observatory for the temporary capture for ringing purposes of highestory birds. Such use contributes to the scientific value of the area, and is dependent upon the land's natural character being maintuined. The area of Sandwich Bay, with its varied bird insect and plant coarandities, and its bird and insect migration, is of considerable scientific and educational importance, and its comparative remoteness is likely to be seriously off-stead by any increase in other uses.

Both areas of land, the subject of the proposed Directions under devole by were offered for sale at an auction on the 25 July 1979, and the inver District Council considers if evantial that the natural attractions of that coastline should be safeguarded by extending to the land the protection afforded by similar Article 4 Directions approved in respect of adjoining and adjacent land in order that the Planning Authority can more adequately and effectively control development in the area by supplementing exinting controls on the land, and to underline the policies for the area. Accordingly the Dover District Council seeks approval to article 4 Directions withdrawing permitted development rights under Clans II(1)(2); Class IV(2); Class V; Class XXII of Schedule 1 to the Town and Country Planning General Development Order 1927.

DOVER DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1971

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1977

WHEREAS

- 1. The Dover District Council in the County of Kent (hereinafter referred to as "the District Council") is the District Planning Authority for the Dover District for the purpose of the Town and Country Planning Act 1971.
- 2. The District Council being satisfied that it is expedient in the interests of the amenities of the area that development of the description set out in the Schedule hereto should not be undertaken on land at Sandwich Bay in the Parish of Worth such land being shown stippled and outlined in red on the plan annexed hereto (hereinafter referred to as "the land") unless permission therefor is granted on an application made under the Town and Country Planning General Development Order 1977, being foreshore land lying between the high water mark of medium tides and the western boundary of the private highway known as Princes Drive and extending northwards to the common boundary with Princes Golf Club and southwards to the eastern end of Cambridge Avenue.

NOW THEREFORE the District Council in pursuance of the powers conferred upon it by Article 4 of the Town and Country Planning General Development Order 1977 and all other powers enabling it in that behalf HEREBY DIRECTS that the permission granted by Article 3 of the Town and Country Planning General Development Order 1977 shall not apply to development of the description specified in the Schedule hereto in, on, over or under the said land or any part or parts thereof.

THIS DIRECTION may be cited as the Dover District Council (Worth) Town and Country Planning Direction No. 1 1979.

Witten under the Lowmon	Seal of	the	LOV OT	Li etri ct	COURCE	thig
day of	1979-	•				
THE COMMON SEAL of	⋧					
DOVER DISTRICT COUNCIL)					

DOVER DISTRICT COUNCIL)) was herewrito affixed in))

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Chief Executive

SCHEDULE

The use of the land at Sandwich Bay in the Parish of Worth being more particularly an area of foreshore land lying between the high water mark of medium tides and the western boundary of the private highway known as Princes Drive and extending in a southerly direction from its northern end that forms a common boundary with land occupied by Princes Golf Club to a point at the eastern end of Cambridge Avenue shown stippled and outlined in red on the plan annexed to this Direction for the carrying out thereon of sundry minor operations of a purpose or purposes being development comprised within Class II(1) and (2) of the First Schedule to the Town and Country Planning General Development Order 1977 and not being development comprised in any other Class.

Given under the Common Seal of the Dover District Council this Teuth day of Jeclubly 1979.

THE COMMON SEAL of the) DOVER DISTRICT COUNCIL) was hereunto affixed in) the presence of:)

The Secretary of State for the Environment hereby approves the foregoing direction.

Signed by authority of the Secretary of State 2ND TUNE 1980

N.THOMPSON *An Assistant Secretary in the Department of the Environment

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Chief Executive

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TOWN AND COUNTRY PLANNING GENERAL DEVELOPME ORDER 1973 - ARTICLE 4 DIRECTION, Land at Sandwich Worth, District of Dover.

AREA OF ARTICLE 4 DIRECTION

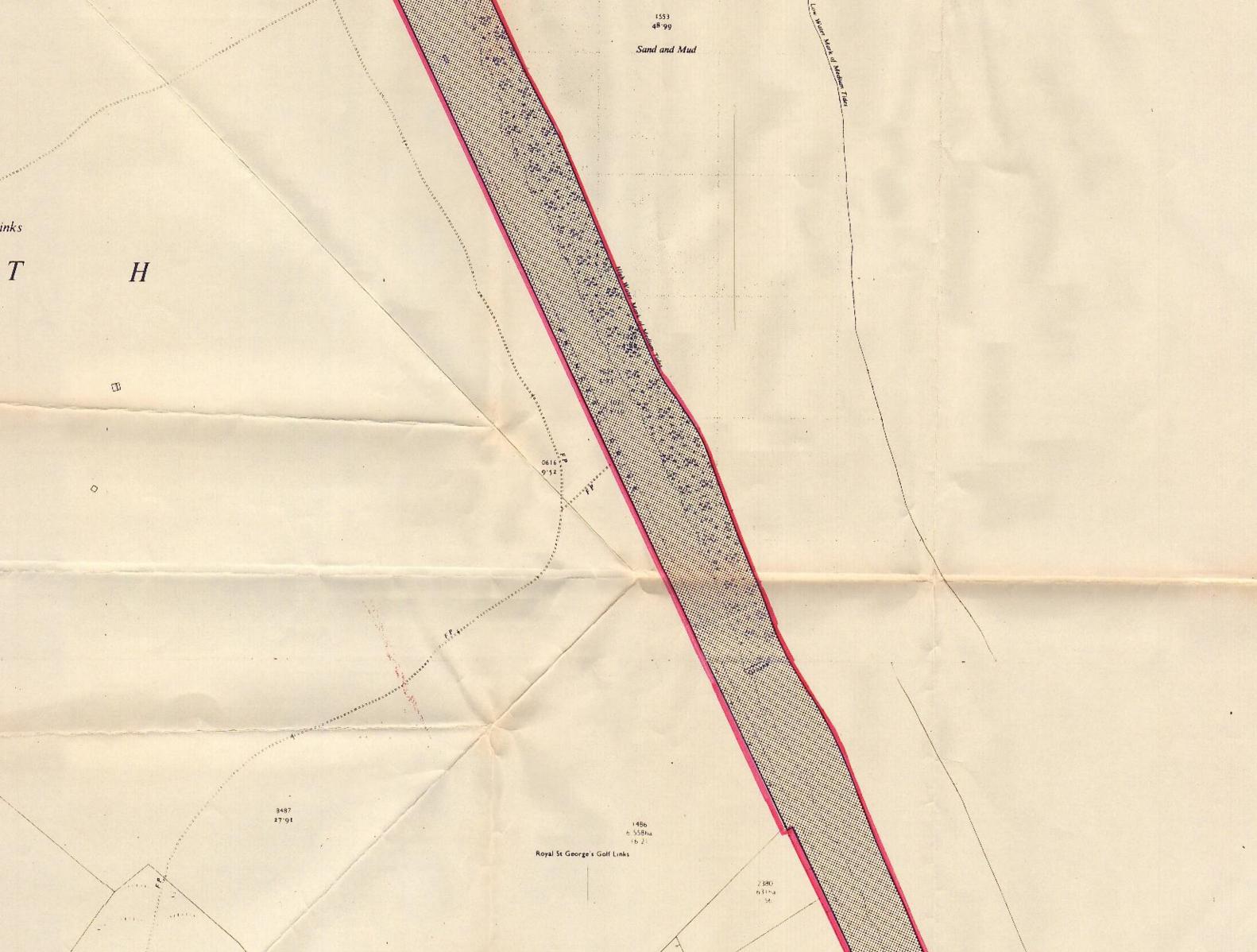
REPRODUCED FROM THE ORDNANCE SURVEY MAP WITH THE SANCTION OF THE CONTROLLER OF H.M. STATIONERY OFFICE. CROWN COPYRIGHT RESERVED.

From O.S. sheets TR 35-3656, 35-3657, 35-3658, 3559 Scale: 1/2500 Date: 30/5/79 Drawn by B.B.F.

TR 3556 : revision 1956 TR 3557 TR 3558 TR 3559 TR 3656 TR 3658 revision 1957 : revision 1975 TR 3657

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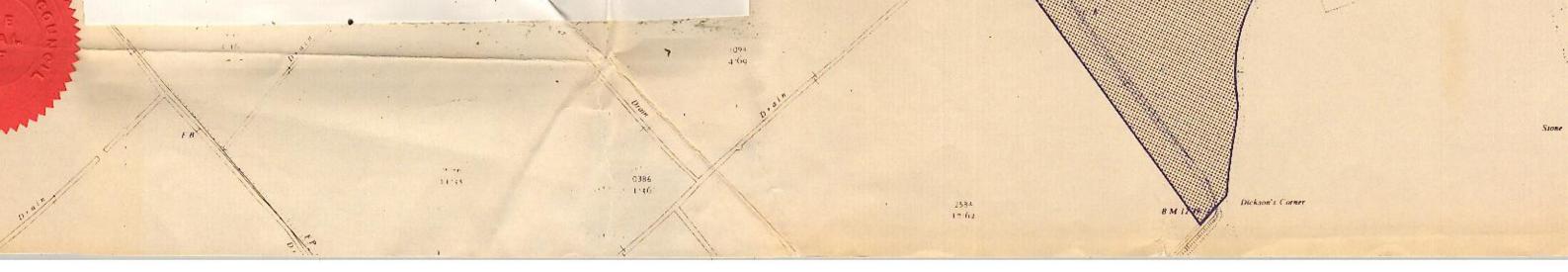
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Dover District Council (Worth) Town and Country Planning Direction No. 1 1979.

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