

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 use by members of recreational organisations being development comprised within Class V 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.

This Direction has been submitted to the Secretary of State Department of the Environment for approval in accordance with the provisions of paragraph 2 of Article 4 and subject to it being approved by the Secretary of State, with or without modifications, will come into force as provided by paragraph 5 of Article 4.

DATED this

*Tenth*

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.

DOVER DISTRICT 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 North in the  
area of the Dover District Council

STATEMENT OF ISSUES

1. The land comprises

- (a) an area of beach above high water mark of medium tides, together with a road (Princes Drive) on the landward side, and
- (b) an area of land used partly for agricultural purposes and partly as grazing land and containing a wooded area to the south of the residential development.

2. On the Kent Development Plan the land is within the coastal conservation area, wherein it is the policy of the Local Planning Authority to prevent development and discourage any additional means of access and other facilities which would allow different and more intensive use of this stretch of coast. The land has considerable amenity and scientific value, and is within the Sandwich Bay/Orwell Bay site of special scientific interest, pursuant to Section 24 of the National Parks and Access to the Countryside Act 1949. The site is of national importance, and is referred to as such in the publication "Nature Conservation Review" issued by the Nature Conservancy Council.
3. In the Kent Structure Plan submitted to the Secretary of State both areas of land are within an area of high nature conservation value, and a coastal landscape area.
4. It is considered by the District Council that steps should be taken to ensure that certain sundry development which could otherwise be undertaken without planning permission is brought under planning control. This is a most important stretch of coastline from the visual amenity and ecological viewpoints, and it is vital to avoid the disfigurement of this attractive and valuable coastal area that may result from unsightly structures. Uses permitted under Classes II; IV(2); V and EXII would be apt to damage generally open, undeveloped and "natural" areas and detrimental to their character.
5. The Secretary of State, Department of the Environment, has previously confirmed Article 4 Directions in respect of land at Sandwich Bay in 1974; 1976 and 1977. Regard must be had to the similarities between these areas and the two areas for which Article 4 Directions are now sought.
6. In 1968 the Nature Conservancy Council recommended in a report to the former Gentry Rural District Council that steps should be taken to preserve

increased disturbance by any factor to the south of the Sandwich Bay residential estate. The Nature Conservancy Council has described Sandwich Bay as "the finest example of sand 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 detract 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 Sandwich Bay Bird Observatory for the temporary capture for ringing purposes of migratory birds. Such use contributes to the scientific value of the area, and is dependent upon the land's natural character being maintained. The area of Sandwich Bay, with its varied bird insect and plant communities, and its bird and insect migration, is of considerable scientific and educational importance, and its comparative remoteness is likely to be seriously affected by any increase in other uses.

2. Both areas of land, the subject of the proposed Directions under Article 4, were offered for sale at an auction on the 25 July 1979, and the Dover District Council considers it essential that the natural attractions of this 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 existing 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 Class II(1)(a); Class II(2); Class V; Class XXII of Schedule 1 to the Town and Country Planning General Development Order 1977.

DOVER DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1971

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1977

W H E R E A S

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. 3 1979.

~~Given under the Common Seal of the Dover District Council this~~  
~~day of \_\_\_\_\_ 1979.~~

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

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, other than buildings and not within the curtilage of a dwellinghouse, for the purposes of recreation or instruction by members of an organisation which holds a certificate of exemption granted under Section 269 of the Public Health Act 1936, and the erection or placing of tents on the land for the purposes of that use being development comprised within Class V 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 *Twelfth*  
day of *December* 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.**

*N. Thompson*

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

*G. Blackman*

Chief Executive

**Signed by authority  
of the Secretary of  
State**

2ND JUNE 1980



## AREA OF ARTICLE 4 DIRECTION

REPRODUCED FROM THE ORDNANCE SURVEY MAP WITH THE SANCTION OF THE CONTROLLER OF H.M. STATIONERY OFFICE.  
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From O.S. sheets TR 35-3656, 35-3657, 35-3658, 3559

Scale : 1/2500

Date: 30/5/79

Drawn by B.B.F.

Plan no. 105/75

D.J. Sturt

B.A., Dip.T.P., M.R.

Director of Planning

TR 3556 : revision 1956

TR 3557 7

TR 3558	
TR 3559	revision 1957

TR 3656	
TR 3658	

TR 3657 : revision 1975

REVISED 1979

*Sand and Mud*  
9585  
9:08

1553  
48-99  
*Sand and Mud*

Royal St George's Golf Links

Sandwich Bay Estate

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

*W. B. Blackburn*  
Chief Executive

Dover District Council (North) Town and Country Planning Direction No. 3 1979.