

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 consisting of the use of land, other than a building, as a caravan site in any of the circumstances specified in paragraphs 2 to 9 (inclusive) of Schedule 1 to the Caravan Sites and Control of Development Act 1960 or in the circumstances (other than those relating to winter quarters) specified in paragraph 10 of the said Schedule being development comprised within Class XXII 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 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 Worth 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 preservation 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/Pegwell Bay site of special scientific interest, pursuant to Section 23 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 "A 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 special 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 XXII would be alien to these 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 1973; 1976 and 1977. Regard must be had to the similarities between those 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 Easry Rural District Council that steps should be taken to discourage

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 disturb 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.

7. 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)(2); Class IV(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 land comprising wooded, agricultural and grazing areas lying to the south of Waldershare Avenue to the rear of existing development on the eastern and seaward side to Cambridge Avenue and extending on the western side between Waldershare Avenue and Dickson's Corner.

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. 8 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 land at Sandwich Bay in the Parish of Worth being more particularly an area of land comprising a wooded area together with land at present used for agricultural and grazing purposes the northern boundary of which lies immediately to the south of Waldershare Avenue its eastern boundary lying to the rear of existing development on its seaward side and extending in an irregular manner to Cambridge Avenue and thence southwest to Dickson's Corner until it turns abruptly in a northerly direction to its junction with Waldershare Avenue shown stippled and outlined in red on the plan annexed to this Direction for the carrying out thereon of operations of a purpose or purposes being development comprised within Class XXII of the First Schedule to the Town and Country Planning General Development Order 1977 in any of the circumstances specified in paragraphs 2 to 9 (inclusive) of Schedule 1 of the Caravan Sites and Control of Development Act 1960 and not being development comprised in any other Class.

Given under the Common Seal of the Dover District Council this  
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.

Signed by authority  
of the Secretary of  
State

2ND JUNE 1980

N. THOMPSON

\*An Assistant Secretary  
in the Department of  
the Environment

Chief Executive



TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT  
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.

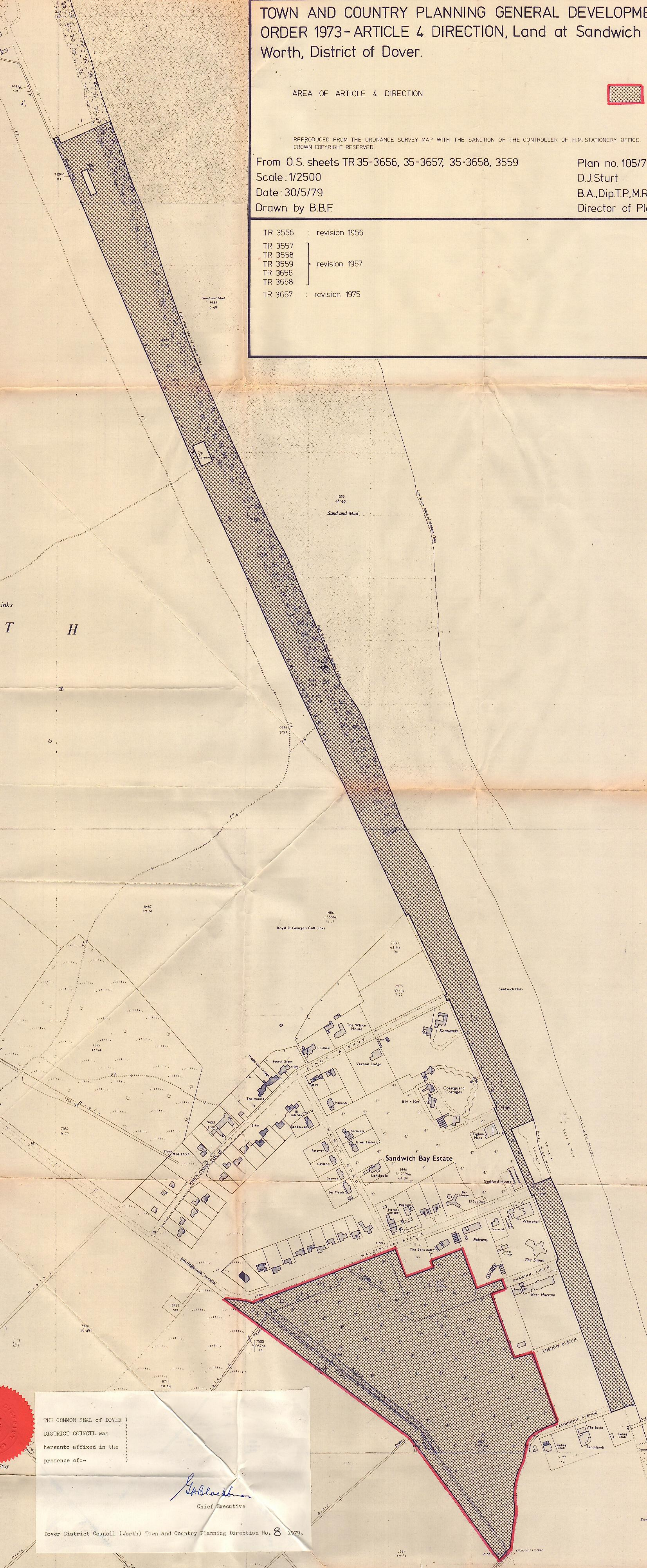
Plan no. 105/79

D.J.Sturt

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

Director of Planning

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



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

*G. Blackman*  
Chief Executive

Dover District Council (Worth) Town and Country Planning Direction No. 8 1979.