

DOVER DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1971

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1977

WHEREAS the Council of the District of Dover being the appropriate local planning authority within the meaning of Article 4 of the Town and Country Planning General Development Order 1977 are of the opinion that development of the descriptions set out in the Schedule hereto should not be carried out on land situate north east of the village of East Langdon being the land shown stippled and edged red on the plan annexed hereto unless permission therefore is granted on application made under the Town and Country Planning General Development Order 1977.

AND WHEREAS the Council are further of the opinion that development of the said descriptions would be prejudicial to the proper planning of their area and would constitute a threat to the amenities of their area and that the provisions of paragraph 3 (b) of the said Article 4 should apply to this direction.

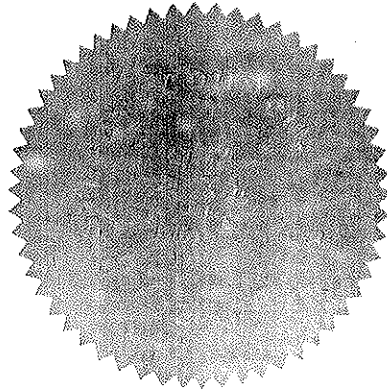
NOW THEREFORE the said Council in pursuance of the powers conferred upon them by the said Article 4 hereby direct that the permission granted by Article 3 of the Town and Country Planning General Development Order 1977 shall not apply to development on the said land of the descriptions set out in the Schedule hereto.

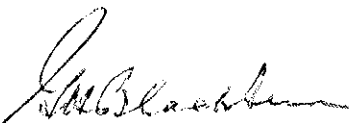
THIS DIRECTION is made in pursuance of the provisions of paragraph (3) (b) of the said Article 4 and shall remain in force until *Second*  
*October 1980* being six months from the date of this direction and will then expire unless it has been approved by the Secretary

State for the Environment before that date.

THIS DIRECTION may be cited as the Dover District Council (Langdon)  
Town and Country Planning Direction No. **2** 1980.

Given under the Common Seal )  
of the District Council of )  
Dover this *Second* )  
day of *April* )  
One thousand Nine hundred )  
and eighty )  
The Common Seal of the )  
Council was hereunto affixed )  
in the presence of: )



  
Chief Executive  
Dover District Council

2112

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



N. THOMPSON

Signed by authority  
of the Secretary of  
State

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

4TH JUNE 1980

## S C H E D U L E

- a) Development permitted under Article 3 of the Town and Country Planning General Development Order 1977 subject to the limitations contained in the description of that development in Column 1 and the conditions set out opposite that description in Column 2 of Schedule 1 to the said Order being development comprised within Class II sundry minor operations referred to in the said Schedule 1 and not being development comprised in any other class.
  
- (b) Development permitted under Article 3 of the Town and Country Planning General Development Order 1977 subject to the limitations contained in the description of that development in Column 1 and the conditions set out opposite that description in Column 2 of Schedule 1 to the said Order being development comprised within Class IV (2) temporary buildings and uses referred to in the said Schedule 1 and not being development comprised in any other class.

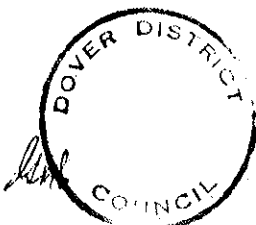
DOVER DISTRICT COUNCIL

Statement of circumstances which in the opinion of the Dover District Council as the local planning authority make it necessary that planning control should be imposed by way of a Direction under Article 4 of the Town and Country Planning General Development Order 1977 in respect of land in the Parish of Langdon.

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1. The land, the subject of this Direction, and shown stippled and outlined in red on the attached plan No. 111/79, was until recently owned and occupied by one person who farmed the land as one agricultural unit. The land has now been divided into smaller areas and sold as smallholdings. Ownership and occupation has passed to at least four separate persons.
2. On the Kent Development Plan the land is shown within an Area of Great Landscape Value wherein it is the planning policy for the principal industries (forestry and agriculture) to continue. Additional development in connection therewith, and development not related directly thereto, shall only be admitted if a strong case for such development can be proved, and subject in any event to appropriate siting and a high standard of design.
3. In the submitted Kent Structure Plan, now before the Secretary of State for approval, the land is within a Special Landscape Area. In such areas the planning policies will continue to safeguard agricultural interests as a major industry whilst at the same time protecting the landscape from intrusive development.
4. The land forms an important open agricultural wedge on rising ground between the villages of Martin, Martin Mill and East Langdon. The whole area of land previously farmed as an entity has been fragmented into smaller areas for smallholding use and this has encouraged the erection of enclosure fences and resulted in a more intensive form of cultivation. The District Council considers that separate uses on smaller areas of land have already detracted from the character of the landscape and could give rise to further associated sundry development which could be undertaken without planning permission. The further subdivision of the land by the erection of enclosures and the construction of agricultural buildings haphazardly sited of varying forms, external appearance and materials, would detract seriously from the importance of this land as an open landscape wedge between the three local villages.
5. The Langdon Parish Council has expressed concern over the effect that the subdivision and subsequent use of this land has had on the visual environment in its area and fully supports the District Council in its endeavour to bring future development within planning control.
6. It is considered that, for the reasons stated above, permission granted by Article 3 of the Town and Country Planning General Development Order 1977 should not apply to the developments of the descriptions specified in the schedule to the Direction on any of the land shown stippled black and outlined in red on the plan.

Dover District Council

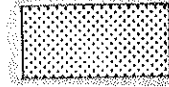


COUNTRY PLANNING GENERAL  
COUNCIL ORDER 1973~~7~~7 ARTICLE 4 DIRECTION.  
between Martin, Martin Mill and East

on.

491  
22

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. sheet TR 3346

Scale : 1/2500

Date : 26/7/79

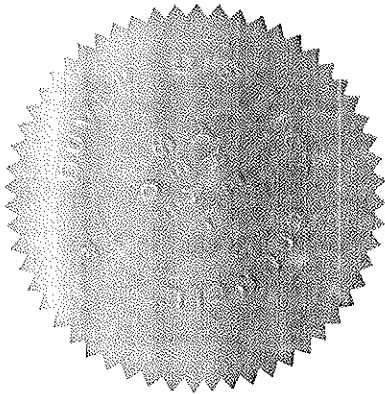
Drawn by S.L.

Plan no 111/79

D.J. Sturt

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

Director of Planning



Chief Executive  
Dover District Council

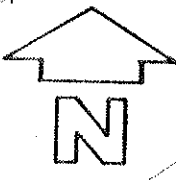
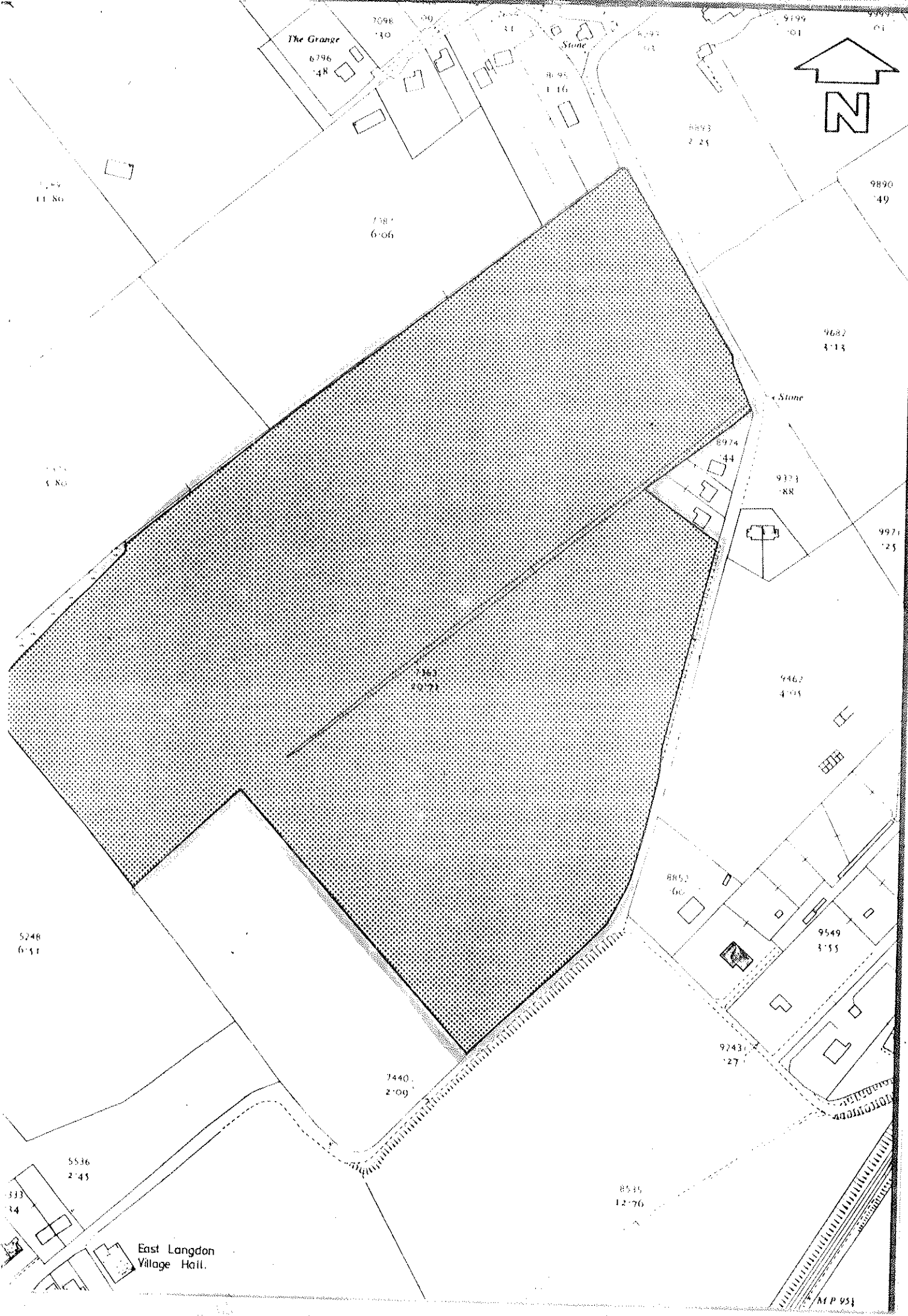
2112

3742  
2-75

East Langdon  
County Primary School

3934  
1-61

West  
Side



East Langdon  
Village Hall.

