

DOVER DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1973  
AS AMENDED BY THE TOWN AND COUNTRY PLANNING GENERAL  
DEVELOPMENT (AMENDMENT) ORDER 1974



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 1973 (as amended) 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 for uses by members of recreational organisations being development comprised within Class V of the First Schedule to the Town and Country Planning General Development Order 1973.

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 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

*Two*

day of

*November*

1975

A handwritten signature in blue ink, appearing to be "A. F. Peter", with the number "418" written below it.

Chief Executive

Dover District Council,  
New Bridge House,  
Dover,  
Kent.

DOVER DISTRICT COUNCIL

Town and Country Planning General Development Order, 1973

as amended by the Town and Country Planning General

Development (Amendment) Order 1974

Article 4 Direction

Land at Sandwich Bay in the

Parish of Worth in the District of Dover

STATEMENT OF ISSUES

1. The land is within an area of special scientific interest notified by the Nature Conservancy under Section 23 of the National Parks and Access to the Countryside Act, 1949.
2. In the Kent Development Plan the land is within the coastal preservation area, and is identified as a stretch of coast which, in addition to its amenity value, has also considerable scientific interest (category A coastline). It is the policy of the planning authority to prevent development in this area and to discourage any additional means of access and other facilities which would allow a different and more intensive use of this stretch of coast.
3. The quality and uniqueness of this area was recognised in July 1973 when the Secretary of State for the Environment confirmed an Article 4 Direction made by the Kent County Council withdrawing the permission granted for development described in Class IX of the Schedule to the Town and Country Planning General Development Order, 1973. This was in respect of the carrying out of works for the maintenance and improvement of a sand track that passes through the land from north to south parallel to the sea-shore at the rear of this narrow sand dune belt, between it and the Princes Golf Links.
4. The land was then in the ownership of Broadlands Properties Limited, and agreement was reached between this company, the County Council as the planning authority and the new Dover District Council as the district planning authority for shale, which had recently been laid, to be removed from this sand track and for a barrier to be erected at the southern end of the land to prevent vehicles, other than those of the owners, from gaining access on to the dunes and thereby causing their erosion. With such an agreement the Secretary of State was not asked to confirm the Discontinuance Order that had been made by the County Council to require the shale to be removed. Furthermore, no action was taken regarding an enforcement notice that had been served on the Company in respect of the unauthorised parking of cars on the dunes adjacent to the sand track.
5. It has now come to the notice of the district planning authority that the land was offered for sale at an auction on Wednesday, 30 July 1975 and was subsequently acquired by the Kent Trust for Nature Conservation as an extension of, and to provide more effective control over, land already in the Trust's ownership, such land lying to the north of the land to which this Direction applies.

6. The Dover District Council considers it is essential to safeguard the completely natural attractions of this coastline and in addition to the Article 4 Direction already made considers a further Direction necessary preventing certain permitted development rights (uses by members of recreational organisations referred to in Class V of the Town and Country Planning General Development Order 1973) which could otherwise be exercised. The District Council considers it is important to do this to supplement existing controls on the land and to underline the policies for the area. Accordingly it seeks confirmation of an Article 4 Direction withdrawing permitted development rights under Class V of Schedule 1 to the Town and Country Planning General Development Order, 1973.

DOVER DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1971

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDERS 1973 **T01976**  
~~AS AMENDED BY THE TOWN AND COUNTRY PLANNING GENERAL~~  
~~DEVELOPMENT (AMENDMENT) ORDER 1974~~

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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 and abutting part of the eastern boundary of Princes Golf Club House and Links and lying between that boundary and the foreshore in the said Dover District such land being shown coloured pink on the plan annexed hereto (hereinafter referred to as "the land") unless permission therefore is granted on an application ~~in that behalf~~ *made under the Town and Country Planning General Development Order 1973 as amended.*

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 1973 as amended ~~by the Town and Country Planning General Development (Amendment) Order 1974~~ and of 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 1973 *as amended* 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

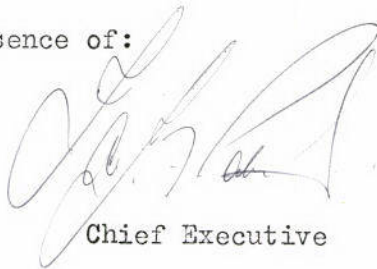
THIS DIRECTION may be cited as the Dover District Council (Worth) Town and Country Planning Direction No. 2, 1975.

SCHEDULE

The use of land, other than buildings and not within the curtilage of a dwelling house, 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, ~~The carrying out on sandhills and coastal sandy grassland being land having~~ and the erection or ~~erection of plant~~ placing of tents on the land for the purposes of that use, ~~a common boundary with part of the eastern boundary of Princes Golf Club~~ ~~House and Links in the Parish of Worth in the County of Kent more particularly~~ ~~coloured pink on the plan annexed to this Direction requisite for the use~~ ~~of that land for the purposes of uses by members of recreational organisations~~ being development comprised within Class V of the First Schedule to the Town and Country Planning General Development Order 1973 and not being development comprised within any other Class.

Given under the Common Seal of the Dover District Council this *Thurs*  
day of *November* 1975.

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

  
Chief Executive

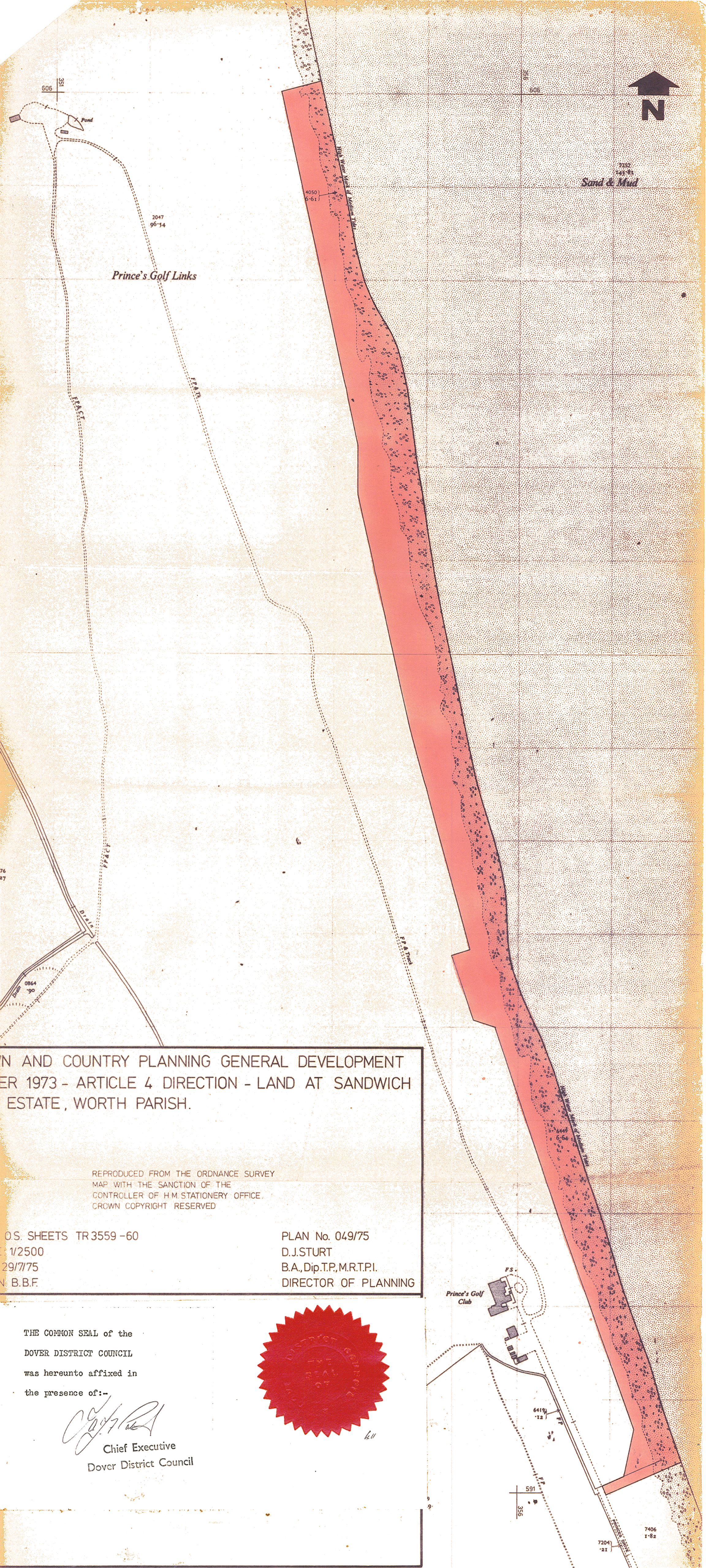


DATED 3<sup>rd</sup> November 1975

DOVER DISTRICT COUNCIL  
TOWN AND COUNTRY PLANNING

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DOVER DISTRICT COUNCIL (WORTH)  
TOWN AND COUNTRY PLANNING  
DIRECTION NO. 2. 1975



LAND AND COUNTRY PLANNING GENERAL DEVELOPMENT  
 ORDER 1973 - ARTICLE 4 DIRECTION - LAND AT SANDWICH  
 ESTATE, WORTH PARISH.

REPRODUCED FROM THE ORDNANCE SURVEY  
 MAP WITH THE SANCTION OF THE  
 CONTROLLER OF H.M. STATIONERY OFFICE.  
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O.S. SHEETS TR 3559 - 60  
 1/2500  
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 N. B.B.F.

PLAN No. 049/75  
 D.J. STURT  
 B.A., Dip.T.P., M.R.T.P.I.  
 DIRECTOR OF PLANNING

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

*[Signature]*  
 Chief Executive  
 Dover District Council

