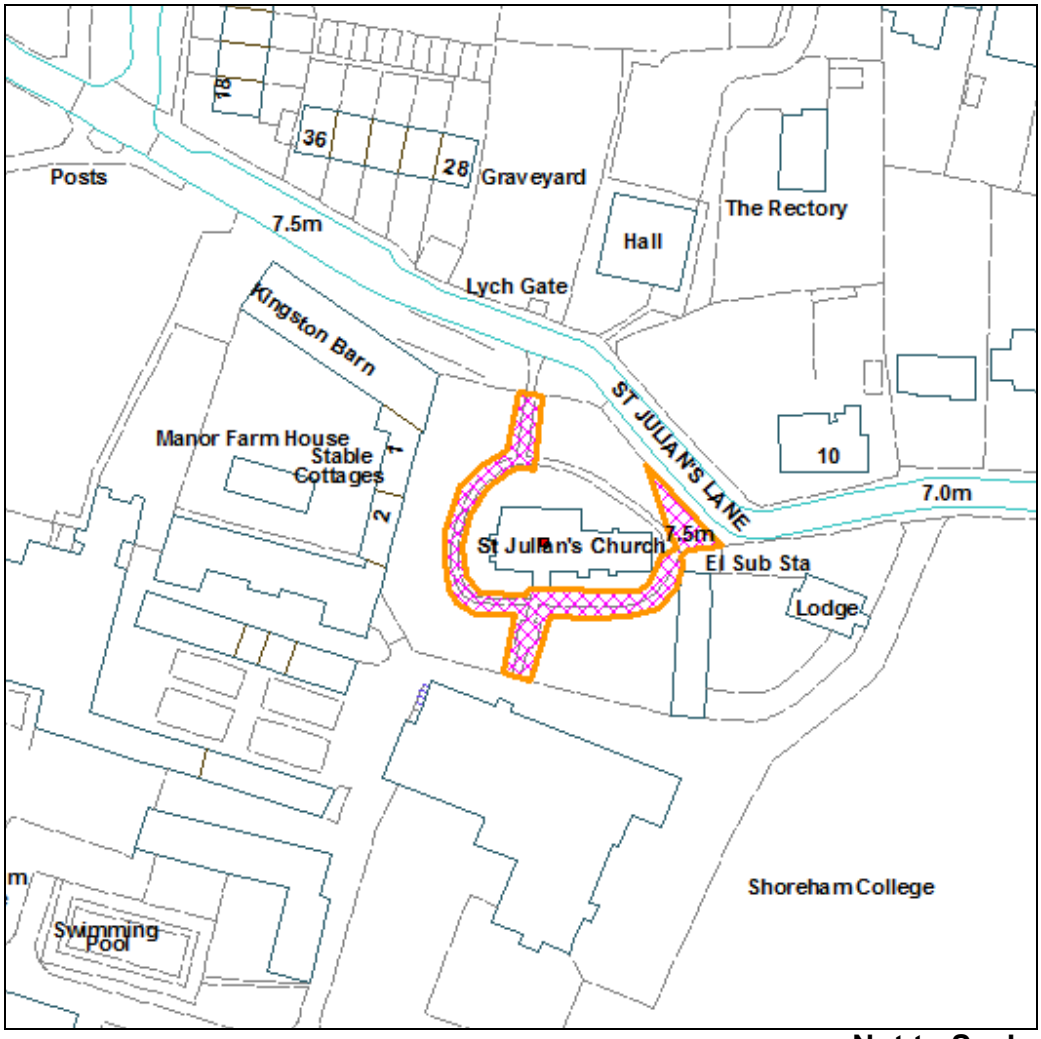
Application Number: AWDM/1330/17 **Recommendation – APPROVE**

Site: **St Julian's Church, St Julian's Lane, Shoreham-By-Sea**

Proposal: **Construction of footpaths to improve disabled access**

Applicant: Adur District Council Ward: Southwick Green
Case Officer: Peter Barnett



Not to Scale

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Proposal, Site and Surroundings

The application has been submitted by Adur District Council and seeks permission to upgrade the existing footpaths around St Julian's Church, a Grade I listed building located within the Kingston Buci Conservation Area. The existing footpaths are overgrown in places and poorly defined. It is proposed to re-surface the footpaths using Addagrip resin bound permeable surfacing with an aluminium edge restraint. The paths to be repaired run from the north and east entrances off St Julian's Lane and from the southern entrance from Shoreham College. The parking area to the east of the Church is also to be partly resurfaced in the same manner in order to provide safe access. This area is outside the ownership of the Council but the owners have written to confirm their agreement to the works.

The new paths will enable improved disabled access to the Church. They will vary in width from 1.2m to 1.8m wide, the wider areas being the size necessary to enable wheelchairs to pass each other.

Relevant Planning History

None

Consultations

West Sussex County Council: The ***County Archaeologist*** advises that St Julian's Church is grade I listed and described in the listing description as dating to the 11th and 13th centuries. The medieval churchyard will have seen a successive process of burial over the centuries and as space grew restricted it would be common practice for new graves to be dug into ground containing earlier interments. This iterative process often results in the height of the ground outside the church itself increasing but also the upper 250-500mm of churchyard soil can be mixed and disturbed, containing bone from previous burials.

The proposed path re-surfacing is by and large on exactly the same plan as the existing path around the church and does not appear to require disturbance greater that 130mm below present ground level (which is very shallow). It is likely that the works will have a negligible effect on the churchyard soil but I note that there are a couple of locations where widening is proposed to create safe passing places in line with DDA requirements.

It is unlikely that this work will warrant archaeological monitoring but Adur and Worthing Development Management should take account of the views of the Chichester Diocesan Advisory Committee's (DAC) Archaeological Advisor. The contractor undertaking the re-surfacing and widening should take heed of the Advisory Panel on the Archaeology of Burials in England "Guidance for Best Practice for the Treatment of Human Remains Excavated from Christian Burial Grounds in England", second edition 2017, especially paragraph 173, to ensure that any remains accidentally disturbed are

re-interred as close to their original location as possible and if this proves necessary that it is undertaken in consultation with the incumbent and the DAC.

Adur & Worthing Councils: The ***Tree and Landscape*** Officer has no concerns but recommends that there be only hand digging within the Root Protection Areas to avoid harm to any major or anchoring roots.

Historic England: No comments.

Adur District Conservation Advisory Group: To be reported

Representations

None received

Relevant Planning Policies and Guidance

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AB4, AB7, AB9
Submission Adur Local Plan (2016) Policies 15, 17
National Planning Policy Framework (March 2012)

Relevant Legislation

The Committee should consider the planning application in accordance with:
Section 70 of the Town and Country Planning Act 1990 (as amended) that provides the application may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations; and
Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

Planning Assessment

Visual amenity and Impact on Conservation Area and Listed Building

The proposed surface will be wider and more durable than the existing informal pathway. The colour and form of the surface will comprise a resin bound blend of natural aggregates which, while more formal in appearance than the existing path, will nevertheless not appear unduly intrusive or detrimental to the pleasant setting of the churchyard, listed building and Conservation Area.

Trees

The depth of the path will be relatively shallow and should not have a significant impact on the roots of any trees which overhang it. However, as a precaution, it is

recommended that where the path does run beneath a tree canopy, all digging be carried out by hand to avoid root damage.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as specified
4. Hand dig only within root protection areas

13th November 2017