
F/YR22/1318/LB

**Applicant: Mr Matthew Wright
Fenland District Council**

**Agent : Mrs Fiona Bage
ELG Planning**

The Broad Street Project, Broad Street, March, Cambridgeshire

Works to a listed structure involving relocation of the Coronation Fountain canopy, steps and flagstones

Officer recommendation: Grant

F/YR22/1332/FDC

**Applicant: Mr Matthew Wright
Fenland District Council**

**Agent : Mrs Fiona Bage
ELG Planning**

The Broad Street Project, Broad Street, March, Cambridgeshire

Relocation of the Coronation Fountain canopy, steps and flagstones

Officer recommendation: Grant

Reason for Committee: Number of representations contrary to Officer recommendation & Fenland District Council is the applicant.

1 EXECUTIVE SUMMARY

- 1.1 The applications seek full planning permission and listed building consent for the relocation of the Grade II listed Coronation Fountain.
- 1.2 The principle of development is considered to be supported, subject to the development complying with all other relevant policies and material considerations.
- 1.3 National and Local Planning Policy, along with associated Government initiatives, seek to support the role that town centres play at the heart of their communities, by taking a positive approach to their growth, management and adaption and promote their long-term vitality and viability. The March Future High Street project together with the March Area Transport Study Project seek to regenerate the town centre in response to identified challenges, address existing congestion, and air quality issues and futureproof the road network for the town's planned housing and employment growth. The relocation of the Coronation Fountain forms part of these wider schemes.
- 1.4 The Local Highways Authority (LHA) have no objections to the scheme, advising that the relocation of the Coronation Fountain is acceptable in highway safety terms and there are no issues to address regarding ecology or flood risk.

- 1.5 It is considered that the benefits of the wider regeneration project outweigh the less than substantial harm identified to heritage assets, and in this instance relocation of the grade II listed Coronation Fountain is acceptable in heritage terms against the backdrop of the wider scheme.
- 1.6 The proposed re-location is not considered to have a significant detrimental impact on the character of the area, its users or businesses and the Police Designing Out Crime Team have no objections or recommendations in relation to community safety.
- 1.7 As such, the recommendation is to grant planning permission and listed building consent.

2 SITE DESCRIPTION

- 2.1 The application site is located at the crossroads of Broad Street, Dartford Road, Robingoodfellows Lane and Station Road and as such is in a prominent and highly visible location in the town centre. It is located in March Conservation Area and adjacent to the Grade II Listed Buildings of 34-36 Broad Street and 2A Dartford Road.
- 2.2 The site contains the Grade II Listed memorial fountain which was erected in 1911 to commemorate the Coronation of King George V. It is constructed in cast iron and raised on an octagonal stepped base. The domed roof is of pierced cast iron, terminating in a finial with a lamp, it is open sided, with elaborate detailing, the fountain itself has been removed. The remainder of the application site is currently the northerly dual junction of Broad Street, layby, pedestrian path and crossing and motorcycle parking area.

3 PROPOSAL

- 3.1 The applications seek full planning permission and listed building consent for the relocation of the Coronation Fountain to a widened pedestrianised area on the western side of Broad Street in front of 32 Broad Street (Malletts). The fountain is proposed to be dismantled (including the stone steps and flagstones), taken from site and stored, before being reconstructed. No renovation, repair or repainting works are proposed.
- 3.2 Full plans and associated documents for F/YR22/1318/LB can be found at:
[F/YR22/1318/LB | Works to a listed structure involving relocation of the Coronation Fountain canopy | The Broad Street Project Broad Street March Cambridgeshire \(fenland.gov.uk\)](#)
- 3.3 Full plans and associated documents for F/YR22/1332/FDC can be found at:
[F/YR22/1332/FDC | Relocation of the Coronation Fountain canopy | The Broad Street Project Broad Street March Cambridgeshire \(fenland.gov.uk\)](#)

4 SITE PLANNING HISTORY

F/99/0472/LB	Refurbishment of fountain involving dismantling, cleaning, repairing and re-erecting in same location	Granted 2/12/1999
F/98/0583/LB	Repairs and replacement of base slab and stone steps; removal of rust scale; re-welding of joints and replacement of missing cast iron sections	Withdrawn

Some local resident comments refer to an historic proposal to relocate the Coronation Fountain; it is understood that there may have been informal proposals in relation to this (no evidence has been identified), however no formal application appears to have been made.

5 CONSULTATIONS

5.1 Conservation Officer (FDC)

The application site is NHLE ref 1216058 Coronation Fountain, March, a Grade II listed 1911 cast iron fountain canopy manufactured by the MacFarlane Foundry in Glasgow. The current application proposes the dismantling and re-erection of the structure in an alternative location on Broad Street as part of the highway and public realm improvements promoted under the March Future High Street Fund Project. The application is supported by heritage and structural assessments to the appropriate level expected by the NPPF.

Historic England's 2008 document 'Conservation Principles, Policies & Guidance for the Sustainable Management of the Historic Environment' states:

'Every place is unique in its combination of heritage values, so, while it is technically possible to relocate some structures, their significance tends to be diminished by separation from their historic location. There are exceptions, for example public sculpture not significantly associated with its current site, or moving a structure back from an eroding cliff edge, thus recovering its intended relationship with the landform. Relocated structures may also acquire new values in a new location (paragraph 95).'

As with many cast iron structures, the canopy is a prefabricated kit and the assessment by conservation-accredited engineers the Morton Partnership confirms that it is feasible to dismantle and re-erect it with no loss of integrity. Nevertheless the wholesale re-location of a listed building is a rare occurrence, and as PCAS Archaeology's heritage statement acknowledges, 'The negatives to the proposals are... [that] the adjusted position, it could be argued, would mean the loss of its historic significant position at the head of Broad Street. It will no longer be so immediately visible to drivers using Broad Street / Dartford Road / Station Road.'

Under these circumstances the judgement must be made against NPPF paragraph 202: 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal...' As the proposed new location is still in relatively close proximity to its designed position, and there is no harm to the fountain itself, the conservation view is that the relocation does not fundamentally alter its significance and can be offset by the setting enhancements and other public benefits offered by the Broad Street works.

*Recommendation
No objection*

5.2 Conservation Officer

Further comments were requested in relation to the impact on the Conservation Area and listed 34-36 Broad Street and War Memorial:

PCAS Archaeology, FDC's own consultants, have already made a comprehensive assessment of the heritage impacts and I have no reason to dispute their findings. If there's no overriding harm in moving the fountain, then anything else is secondary.

5.3 Historic England

Significance of Coronation Fountain

This memorial fountain was erected in 1911 to commemorate the Coronation of King George V. It is of cast iron raised on an octagonal stepped base. The domed roof is of pierced cast iron, terminating in a finial with a lamp. The fountain is open sided, with elaborate work to spandrels and capitals of columns. Inside, the fountain itself has been removed.

Coronation Fountain is listed at grade II in recognition of its special architectural and historic interest.

Impact of the proposals on Coronation Fountain

Consent is sought for works to a listed structure involving relocation of the Coronation Fountain canopy.

Approval is sought for works to a listed structure involving relocation of the Coronation Fountain canopy.

The proposed works comprise dismantling the cast iron fountain canopy and re-erecting it 15-20m south west of its current location. The relocation to an alternative location on Broad Street is proposed as part of the highway and public realm improvements being funded under the March Future High Street Fund Project.

The dismantling and re-erecting of the cast iron canopy in close proximity to its current location would not, in this instance, cause demonstrable harm to its significance.

The repositioned fountain would be located in an enhanced setting as a result of the Broad Street public realm works.

Policy considerations for this proposal

As the application affects a listed building, the statutory requirement to pay special attention to the desirability of preserving the building, its setting and any features of special interest (s.72, 1990 Act) must be taken into account by your authority when making its decision.

The NPPF identifies that heritage assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations (paragraph 189).

Paragraph 197 of the NPPF states that when determining applications local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets.

Paragraph 199 also states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be), irrespective of the level of harm.

Paragraph 200 of the NPPF requires 'clear and convincing justification' for any harm to the significance of a listed building.

Paragraph 202 of the NPPF notes that harm to a heritage asset should be weighed against the public benefit of the proposed development, including securing the asset's optimum viable use.

Historic England's position on the proposal

We have considered the documentation submitted with the application, including the Condition Assessment Report produced by the Morton Partnership and the Planning, Design and Access Statement, produced by ELG Planning. We do not normally consider relocation of a listed structure to be defensible, as its significance is generally diminished through separation from its historic location.

However, we acknowledge that the canopy is formed of a prefabricated kit that can be dismantled and re-erected without causing harm to its historic fabric. We also recognise that its relocation to an enhanced setting nearby needs to be considered in relation to paragraph 202 of the NPPF, where less than substantial harm to the significance of the designated asset should be weighed against the public benefits of the proposal.

We are of the view, therefore, that in this instance relocation of the grade II listed fountain canopy is acceptable.

Recommendation

Historic England has no objection to the application on heritage grounds.

We consider that the application meets the requirements of the NPPF, in particular paragraph numbers 200 and 202.

In determining this application you should bear in mind the statutory duty of section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess.

You should also bear in mind section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 to determine planning applications in accordance with the development plan should be borne in mind, unless material considerations indicate otherwise.

Your authority should take these representations into account in determining the application.

5.4 Cambridgeshire County Council Archaeology

Thank you for your consultation with regards to the above referenced planning applications. I can confirm that we have reviewed the documents and have no archaeological requirements or objections to this development.

5.5 The March Society

We have been informed that the Broad Street Project will go ahead and that the proposed layout of Broad Street which comes under the jurisdiction of Cambridgeshire Highways cannot now be changed.

We understand that the 1912 Grade II listed Coronation Fountain Canopy must be moved in order to accommodate the roundabout which will replace the traffic lights. The reason given for the roundabout is increased flow of traffic and reduced pollution. However, there are concerns that with only two lanes of traffic there will be heavier traffic on those lanes, this being the only road through town, with delays caused by the use of the zebra crossings. We are also concerned that with problems on the A141 heavier traffic will be sent through town.

We object to the Fountain being moved 15-20 metres south-west onto the pedestrianised area in front of Malletts. The fountain is a prominent historic landmark of March in its present position at the head of Broad Street for the last 110 years. At the moment it is highly visible to everyone travelling along Dartford Road and Station Road, and Broad Street from the south. To maintain its status if it has to be moved, we would like it moved further south, further away from buildings and more centrally placed in the wider pedestrian area. We are concerned about the easy accessibility, and about vandalism and anti-social behaviour which is less likely in its present position.

Stance: Object

5.6 Town Council

Councillors Court, Tustin and White declared an interest in this application. In light of facebook/social media activity and comments creating predetermination issues there was not the requisite quorum to discuss this item. Therefore no comment/recommendation can be made.

5.7 Designing Out Crime Team

Our office has been in consultation with the applicant and have discussed security measures.

I have no further comment at this stage.

5.8 Environmental Health (FDC)

The Environmental Health Team note and accept the submitted information and have 'No Objections' to the proposal.

5.9 Wildlife Officer (FDC)

Considering the nature and location of the building covered by the applications I do not believe that an ecological assessment is necessary. I have no objection or recommended conditions in relation to either application.

5.10 Cambridgeshire County Council Highways

I do not object to this application.

Under Section 62 of the Highways Act 1980, the Local Highway Authority – CCC in this case who is the applicant – have general powers of improvement within the highway maintainable at public expense. This enables the LHA to execute works such as, but not limited to provision of roundabouts and alterations to junctions; diversion of carriageway and re-allocation of road space; provision of barriers, refuges, rails, fences, bollards vegetation; and highway drainage works.

Similarly, Schedule 2 Part 9 Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 states that works carried out by the LHA within the boundaries of the highway – or outside but adjoining the highway if necessary to facilitate the works – fall within Permitted Development rights. As such, I have no comment to make regarding the highway proposals as they do not require planning permission.

The relocation of the fountain is acceptable in highway safety terms.

5.11 Cambridgeshire County Council Project Manager - Place and Sustainability

The planned housing and employment growth in March will result in increased levels of traffic in future years, and extensive traffic modelling has demonstrated that this will put additional strain on the road network. The Broad Street Junction is located at a critical point in March and already experiences high levels of congestion and poor air quality, and these issues will be exacerbated as further demand is placed on the network. The modelling has demonstrated that the junction and surrounding area will suffer from significant increases in delay and congestion, and worsening air quality, without intervention.

Several options for the Broad Street Junction have been tested using traffic modelling packages, including traffic signals, various sized roundabouts, and a gyratory system. The assessment demonstrated that a roundabout (18m diameter) performed best, reducing congestion, and improving air quality whilst also facilitating the Broad Street public realm improvements being delivered by the Future High Street Fund. This assessment took account of all future growth in March resulting from the Local Plan.

The MATS Broad Street Scheme, which will be delivered by March 2024, will improve traffic flow through the town centre and result in stable traffic flows. Delay is expected to reduce by over half compared to a without-scheme scenario. The scheme will also improve air quality and is expected to reduce NOx emissions by 15 tonnes and PM2.5 emissions by 2.5 tonnes over the 60-year period that has assessed. This is achieved as idling traffic is largely removed following the reduction in queues with the implementation of a roundabout and the removal of traffic signals.

5.12 Local Residents/Interested Parties

17 objections have been received on F/YR22/1318/LB and 75 objections and 1 representation have been received on F/YR22/1332/FDC in relation to the following (noting that comments may have been made on both applications by the same person):

- Concerns would set a precedent for other listed buildings to be changed

- Fountain is part of the town's history/landmark, would change town centre identity, should be left in line with the war memorial
- Relocation of the fountain an afterthought in wider scheme, should be in a central position in a revised pedestrianised area
- Relocation would impede the view/access to shops
- Impact on amenity of nearby buildings and pedestrianised area
- Necessity to move the fountain/have alternatives been considered
- Consultations/publicity
- Anti-social behaviour/vandalism/security/community safety
- Impact of relocation on significance of listed structure and character of the conservation area
- No evidence to support claimed benefits of wider scheme
- Previous attempt to move the fountain refused
- Concerns regarding the suitability of the wider Broad Street project, including consideration of alternatives, loss of parking, usability/mobility, improvements claimed, impact on businesses including deliveries, traffic congestion, value for money, CCTV, use of Greys Lane, lack of consultation/publicity/input from residents, drainage/surface water issues, consideration of cyclists, impacts during construction, air quality

In response to the comments received:

- 5.13 The consultations have been checked and amendments reviewed, the applications are considered to have been processed in compliance with the Statement of Community Involvement ([Statement of Community Involvement.pdf](https://www.fenland.gov.uk/statement-of-community-involvement) ([fenland.gov.uk](https://www.fenland.gov.uk))), which sets out how Fenland District Council will consult with the public and wider stakeholders on planning applications. Two site notices were posted near the site and the application was advertised in the Fenland Citizen on 7/12/2022 (in accordance with relevant legislative requirements).
- 5.14 Publicity and consultation in relation to the wider project not a matter for this application.
- 5.15 Any application for planning permission and/or listed building consent will be considered on its own merits.
- 5.16 Comments where they relate to planning matters in relation to what is being applied for will be considered in the sections below.

6 STATUTORY DUTY

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The Development Plan for the purposes of this application comprises the adopted Fenland Local Plan (2014).

Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 require Local Planning Authorities when considering development to pay special attention to preserving a listed building or its setting and to the desirability of preserving or enhancing the character or appearance of a conservation area.

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities in considering whether to grant listed building consent for any works to have special regard to the desirability of preserving the

building or its setting or any features of special architectural or historic interest which it possesses.

7 POLICY FRAMEWORK

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

National Design Guide 2021

Context – C1, C2

Identity – I1, I2

Public Spaces – P1, P2, P3

Fenland Local Plan 2014

LP1 – A Presumption in Favour of Sustainable Development

LP2 – Facilitating Health and Wellbeing of Fenland Residents

LP3 – Spatial Strategy, the Settlement Hierarchy and the Countryside

LP6 – Employment, Tourism, Community Facilities and Retail

LP9 – March

LP13 – Supporting and Mitigating the Impact of a Growing District

LP14 – Responding to Climate Change and Managing the Risk of Flooding in Fenland

LP15 – Facilitating the Creation of a More Sustainable Transport Network in Fenland

LP16 – Delivering and Protecting High Quality Environments across the District

LP17 – Community Safety

LP18 – The Historic Environment

LP19 – The Natural Environment

Emerging Local Plan

The Draft Fenland Local Plan (2022) was published for consultation between 25th August 2022 and 19 October 2022, all comments received will be reviewed and any changes arising from the consultation will be made to the draft Local Plan. Given the very early stage which the Plan is therefore at, it is considered, in accordance with Paragraph 48 of the NPPF, that the policies of this should carry extremely limited weight in decision making. Of relevance to this application are policies:

LP1 – Settlement Hierarchy

LP2 – Spatial Strategy for the Location of Residential Development

LP3 - Spatial Strategy for Employment Development

LP4 – Securing Fenland's Future

LP5 – Health and Wellbeing

LP7 – Design

LP8 – Amenity Provision

LP11 – Community Safety

LP15 – Employment

LP16 – Town Centres

LP17 – Culture, Leisure, Tourism and Community Facilities

LP19 – Strategic Infrastructure

LP20 – Accessibility and Transport

LP23 – Historic Environment

LP24 – Natural Environment

LP28 – Landscape
LP32 – Flood and Water Management
LP34 – Air Quality

Delivering and Protecting High Quality Environments in Fenland SPD 2014
DM3 – Making a Positive Contribution to Local Distinctiveness and Character of the Area

Fenland Infrastructure Delivery Plan 2016

Cambridgeshire Flood and Water SPD 2016

March Neighbourhood Plan 2017
TC1 – Primary Shopping Frontages

8 KEY ISSUES

- **Principle of Development**
- **Town Centre and Economic Growth**
- **Highways**
- **Heritage**
- **Amenity and Health and Wellbeing**
- **Ecology**
- **Flood Risk**

9 ASSESSMENT

- 9.1 Please be advised that the applications relate only to the relocation of the fountain canopy including the stone steps and flagstones and only the merits of this development can be taken into consideration.
- 9.2 The wider March Future High Street project and March Area Transport Study project do not form part of these applications.

Principle of Development

- 9.3 Policy LP3 of the Fenland Local Plan 2014 sets out the spatial strategy for the district, identifying March as a Primary Market Town and as such a main area for growth with a focus for delivering housing and commerce to support economic growth. As such, the principle of development is considered to be supported, subject to the development complying with all other relevant policies and material considerations.
- 9.4 Whilst the policies of the emerging local plan carry extremely limited weight in decision making:

Policy LP1, Part A identifies March as a Market Town and as such a focus for future growth; Part B advises that proposals within the settlement boundary will be supported in principle.

Town Centre and Economic Growth

- 9.5 Policy LP6 seeks to support development where it would strengthen the role of Market Towns, enabling these to adapt and provide a wide range of facilities in a high-quality environment. The NNPF (para 86) seeks to support the role that town centres play at the heart of their communities, by taking a positive approach to their growth, management and adaption and promote their long-term vitality and

viability. The site is within the Town Centre Boundary and Primary Shopping Area and the buildings along the western side of the site form part of the Primary Shopping Frontage.

- 9.6 Whilst the policies of the emerging local plan carry extremely limited weight in decision making:

Policy LP3 sets out the spatial strategy for employment growth, which is principally focussed on the Market Towns. The site is within an Established Employment Area; March Town Centre (EEA9), Town District Centre, Primary Shopping Area and the buildings along the western side of the site form part of the Primary Shopping Frontage. Policy LP16, in particular Part A, seeks to encourage the development and regeneration of town centres.

- 9.7 Fenland's Annual Monitoring Review confirms that there has been a steady decline in town centre uses¹. Information submitted within the application states that it has been identified that town centre vacancy rates within March are increasing, there are a number of unused or underused buildings, and that hospitality, and leisure offers are currently poor.
- 9.8 The Government's Future High Streets Fund (FHSF) aims to renew and reshape town centres and high streets in a way that drives growth, improves experience and ensures future sustainability. The March Future High Street project with funding from FHSF and the Cambridgeshire and Peterborough Combined Authority (CPCA) underpinned by Growing Fenland², aims to regenerate the area around Broad Street, the River Nene and the Market Place in response to these challenges and seeks to increase sustainable transport modes, reduce traffic dominance and improve the public realm.
- 9.9 This sits alongside the March Area Transport Study Project highway infrastructure works to Broad Street, which seeks to address existing congestion and air quality issues and futureproof the road network for the town's planned housing and employment growth and associated increased traffic levels. Cambridgeshire County Council's Place and Sustainability Manager has advised that several options for the Broad Street Junction have been tested using traffic modelling and the scheme taken forward performed most favourably in relation to reducing congestion, improving air quality and enabling the proposed public realm improvements, taking into account future growth.
- 9.10 The relocation of the Coronation Fountain forms part of these wider schemes.

¹ https://www.fenland.gov.uk/media/18154/Fenland-Monitoring-Report-2020-2021/pdf/Fenland_Monitoring_Report_2020-2021.pdf?m=637795725250630000

² [Growing Fenland - March Final Report.pdf](#)

Highways

- 9.11 The Local Highways Authority (LHA) have no objections to the scheme, advising that the relocation of the Coronation Fountain is acceptable in highway safety terms.
- 9.12 The LHA have no comments regarding the wider Broad Street highway infrastructure works, as they do not form part of the application nor require planning permission:

- 9.13 Under Section 62 of the Highways Act 1980, the Local Highway Authority have general powers of improvement within the highway maintainable at public expense. This enables the LHA to execute works such as, but not limited to, provision of roundabouts and alterations to junctions; diversion of carriageway and re-allocation of road space; provision of barriers, refuges, rails, fences, bollards, vegetation; and highway drainage works.
- 9.14 Schedule 2 Part 9 Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 states that works carried out by the LHA within the boundaries of the highway – or outside but adjoining the highway if necessary to facilitate the works – fall within Permitted Development rights, and as such would not require planning permission.

Heritage

- 9.15 Under the Planning (Listed Buildings and Conservation Areas) Act 1990 the Council has a legal duty to have special regard to the desirability of preserving a listed building, or any of its features, when considering whether to grant Listed Building Consent. Furthermore, in deciding whether to grant planning permission which affects a listed building or its setting, the Council has a legal duty to have special regard to preserving a listed building or its setting; and in deciding whether to grant planning permission for development in a conservation area, the Council has a legal duty to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.
- 9.16 Policies LP16 and LP18 of the Fenland Local Plan seek to protect and enhance heritage assets. Chapter 16 of the NPPF 2021, C1, C2, I1, and B2 of the NDG 2021 are also relevant.
- 9.17 Paragraph 195 of the NPPF states that Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
- 9.18 Paragraph 197 of the NPPF states that in determining applications, local planning authorities should take account of:
- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - c) the desirability of new development making a positive contribution to local character and distinctiveness.
- 9.19 Paragraph 199 of the NPPF states when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
- 9.20 Paragraph 200 of the NPPF states that any harm to, or loss of the significance of a designated heritage asset should require clear and convincing justification.

- 9.21 Paragraph 202 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 9.22 The application is accompanied by a Heritage Statement, in accordance with Paragraph 194 of the NPPF, which assesses the heritage impacts of the scheme.
- 9.23 Historic England have been consulted on the scheme as a Statutory Consultee and they advise that they '*do not normally consider relocation of a listed structure to be defensible, as its significance is generally diminished through separation from its historic location.*' However, in this case they consider that the structure can be dismantled and re-erected without causing harm to its historic fabric, its relocation would not cause demonstrable harm to its significance, and it would be relocated in an enhanced setting as a result of the Broad Street public realm works.
- 9.24 The Council's Conservation Officer echoes this view, advising that as the proposed location is still in relatively close proximity to its designed position, and there is no harm to the fountain itself, the relocation does not fundamentally alter its significance. The resultant impact on the setting of the listed War Memorial, listed 34-36 Broad Street and the wider Conservation Area is considered secondary to the less than substantial harm identified to the fountain.
- 9.25 Paragraph 202 of the NPPF requires that where less than substantial harm to the significance of designated assets is identified, this should be weighed against the public benefits of the proposal, including securing its optimum viable use. Overall, it is considered that the benefits of the wider regeneration project outweigh the less than substantial harm identified, and in this instance relocation of the grade II listed Coronation Fountain is acceptable in heritage terms against the backdrop of the wider scheme.
- 9.26 No renovation, repair or repainting works are anticipated as a result of the relocation, however, should the application be successful a condition could be imposed to establish and agree any such works that are considered or may become necessary. Given that the structure is proposed to be removed from the site to enable the proposed works to Broad Street, a condition in relation to a timetable of proposed works, and therefore the timely reinstatement of the Coronation Fountain within the town centre, is also considered prudent.

Amenity and Health and Wellbeing

- 9.27 The proposal has potential to impact on the visual amenity and character of the area, amenity of users of the town centre and occupants of businesses/buildings in the immediate vicinity.
- 9.28 The Coronation Fountain is proposed to be removed from its present, prominently visible location at the crossroads with Broad Street, Dartford Road, Robingoodfellows Lane and Station Road and be relocated, within the proposed pedestrianised area on the western side of Broad Street. It is acknowledged that this will no longer attract such a central position within the town, however will be located in more accessible location. Overall, the Broad Street regeneration works will transform the appearance of the wider area, with the relocated Coronation Fountain forming a part of this.

9.29 The Coronation Fountain is lower in height than the existing buildings which would form its backdrop, and due to the nature of its construction it affords views and accessibility through the structure, which ensures that it would not appear dominant in the street scene nor create an overwhelming impact on users of the area and surrounding buildings. It is acknowledged that the signage serving 32 Broad Street (Malletts) would be somewhat obscured from a certain angle (as detailed on the submitted street scene), as would surrounding buildings as users of the area move throughout the vicinity, however the Coronation Fountain is open in nature and would be located approximately 5.2m away from the existing buildings, which would provide sufficient separation distance that alternative unobstructed views would be available. The proposed location is such that significant adverse impacts on the amenity of users of the area and businesses are not anticipated.

9.30 Concerns have been raised by local residents regarding anti-social behaviour, security and vandalism as a result of the relocation. The Police Designing Out Crime Team have been consulted as part of the application and have advised that they have been in consultation with the applicant and discussed security measures, they have no objection to, or recommendations, in relation the scheme. The structure is open and as such would prevent concealment, the area has a high level of natural surveillance and is served by the Council's Public Space Surveillance System³.

³ [CCTV - Fenland District Council](#)

Ecology

9.31 The Council's Wildlife Officer considers that due to the nature and location of the structure an ecological assessment is not necessary, and as such there are no objections or conditions required in relation to ecology.

Flood Risk

9.32 The application site falls within Flood Zone 1 (low risk), however there is a high risk of surface water flooding in the vicinity. The application is accompanied by a Flood Risk Scoping Study which identifies surface water as the principle risk of flooding to the wider scheme, however advises that design of the highways elements of the scheme (which are to be undertaken separately to this application) will ensure that new infrastructure is designed in accordance with Highways Drainage Design and as such no further information is considered necessary as part of this application which is purely for the relocation of the Coronation Fountain.

10 CONCLUSIONS

10.1 The principle of development is considered to be supported, subject to the development complying with all other relevant policies and material considerations.

10.2 National and Local Planning Policy, along with associated Government initiatives, seek to support the role that town centres play at the heart of their communities, by taking a positive approach to their growth, management and adaption and promote their long-term vitality and viability. The March Future High Street project together with the March Area Transport Study Project seek to regenerate the town centre in response to identified challenges, address existing congestion, and air quality issues and futureproof the road network for the town's planned housing and employment growth. The relocation of the Coronation Fountain forms part of these wider schemes.

- 10.3 The Local Highways Authority (LHA) have no objections to the scheme, advising that the relocation of the Coronation Fountain is acceptable in highway safety terms and there are no issues to address regarding ecology or flood risk.
- 10.4 It is considered that the benefits of the wider regeneration project outweigh the less than substantial harm identified to heritage assets, and in this instance relocation of the grade II listed Coronation Fountain is acceptable in heritage terms against the backdrop of the wider scheme.
- 10.5 The proposed re-location is not considered to have a significant detrimental impact on the character of the area, its users or businesses and the Police Designing Out Crime Team have no objections or recommendations in relation to community safety.
- 10.6 As such, a favourable recommendation may be forthcoming.

11 RECOMMENDATION

Grant; subject to the following conditions:

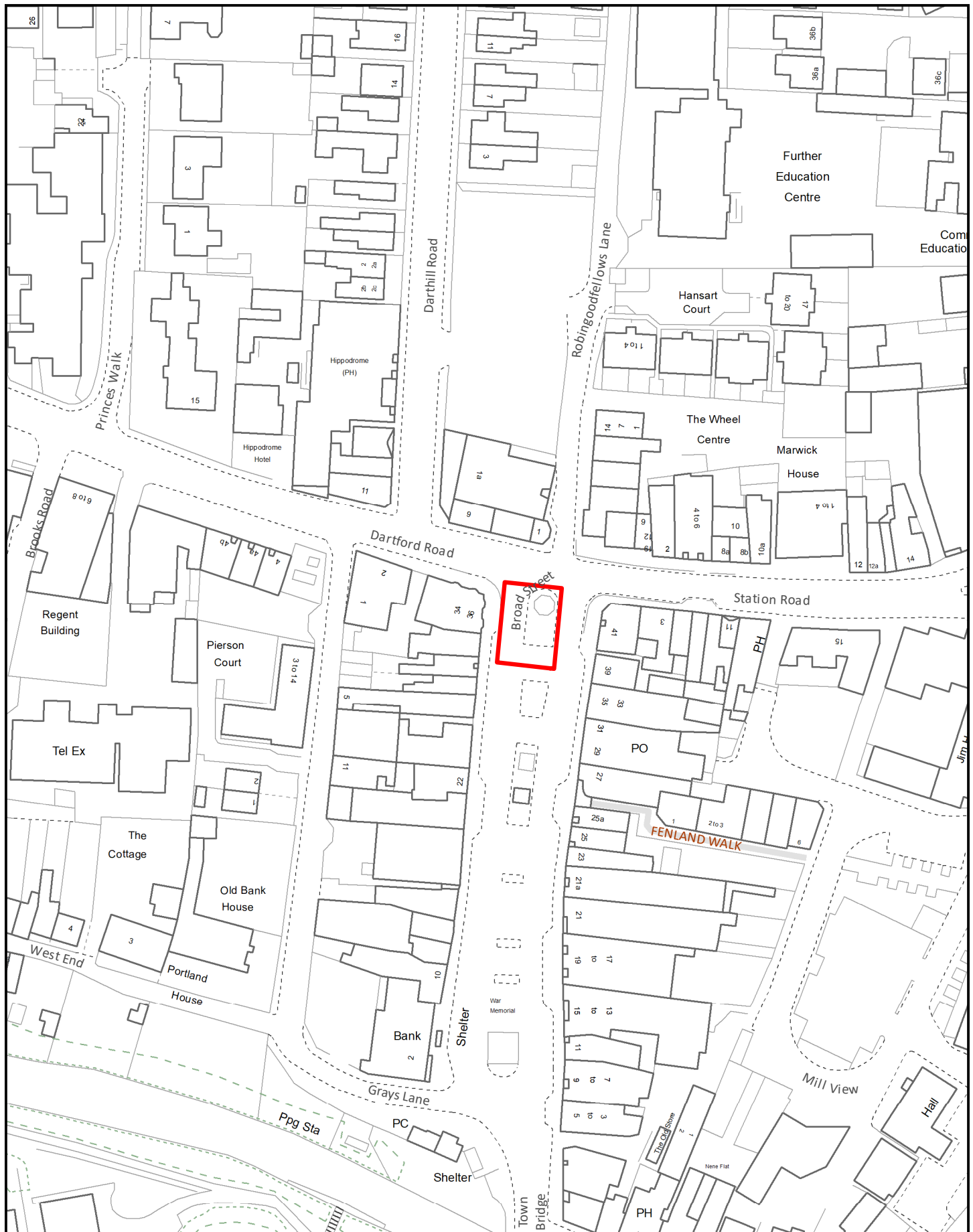
F/YR22/1318/LB:

1.	<p>The works/demolition permitted shall be begun not later than 3 years from the date of this consent.</p> <p>Reason - To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.</p>
2.	<p>Prior to the commencement of the works hereby approved, a scheme for the phasing, timetable and completion of the deconstruction and relocation/reconstruction of the Coronation Fountain shall be submitted to and approved in writing by the LPA. Thereafter the works shall then be undertaken in accordance with the approved details.</p> <p>Reason - To ensure that the Coronation Fountain is reconstructed in a timely manner and in order to preserve the special architectural and historic character of the area and in accordance with Policy LP18 of the Fenland Local Plan 2014.</p> <p>This is a pre-commencement condition to ensure a suitable timetable for reconstruction is agreed prior to the Coronation Fountain being dismantled.</p>
3.	<p>Prior to commencement of the relevant works a schedule identifying any renovation, repair or repainting (as necessary) along with full details of the works proposed (clarified through 1:20 drawings and 1:5 typical sections where relevant), including finishes, shall be submitted to and approved in writing by the local planning authority and works undertaken in accordance with those approved details.</p> <p>Reason - In order to preserve the special architectural and historic character of the structure and in accordance with Policy LP18 of the Fenland Local Plan 2014.</p>

4.	<p>The development hereby permitted shall be undertaken in full accordance with the Schedule of Repairs, Dismantling and Storage Methodology and Schedule of Works contained within the Condition Assessment Report Ref: TMP-RT-20899 Dated June 2021.</p> <p>Reason - In order to preserve the special architectural and historic character of the structure and in accordance with Policy LP18 of the Fenland Local Plan 2014.</p>
5.	Plans and Documents

F/YR22/1332/FDC:

1.	<p>The development permitted shall be begun before the expiration of 3 years from the date of this permission.</p> <p>Reason - To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.</p>
2.	Plans and Documents



Created on: 30/11/2022

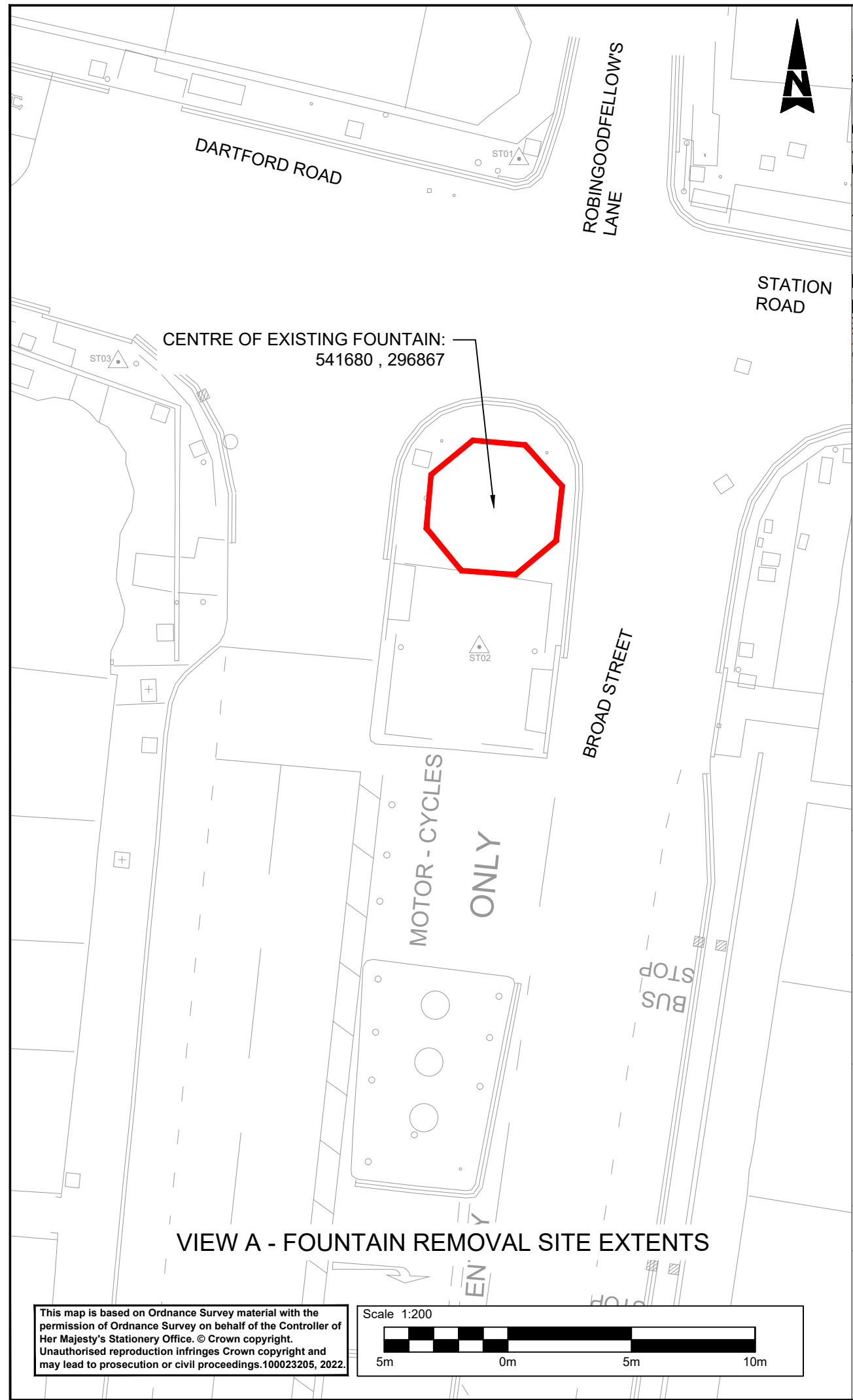
© Crown Copyright and database
rights 2022 Ordnance Survey 10023778

F/YR22/1332/FDC

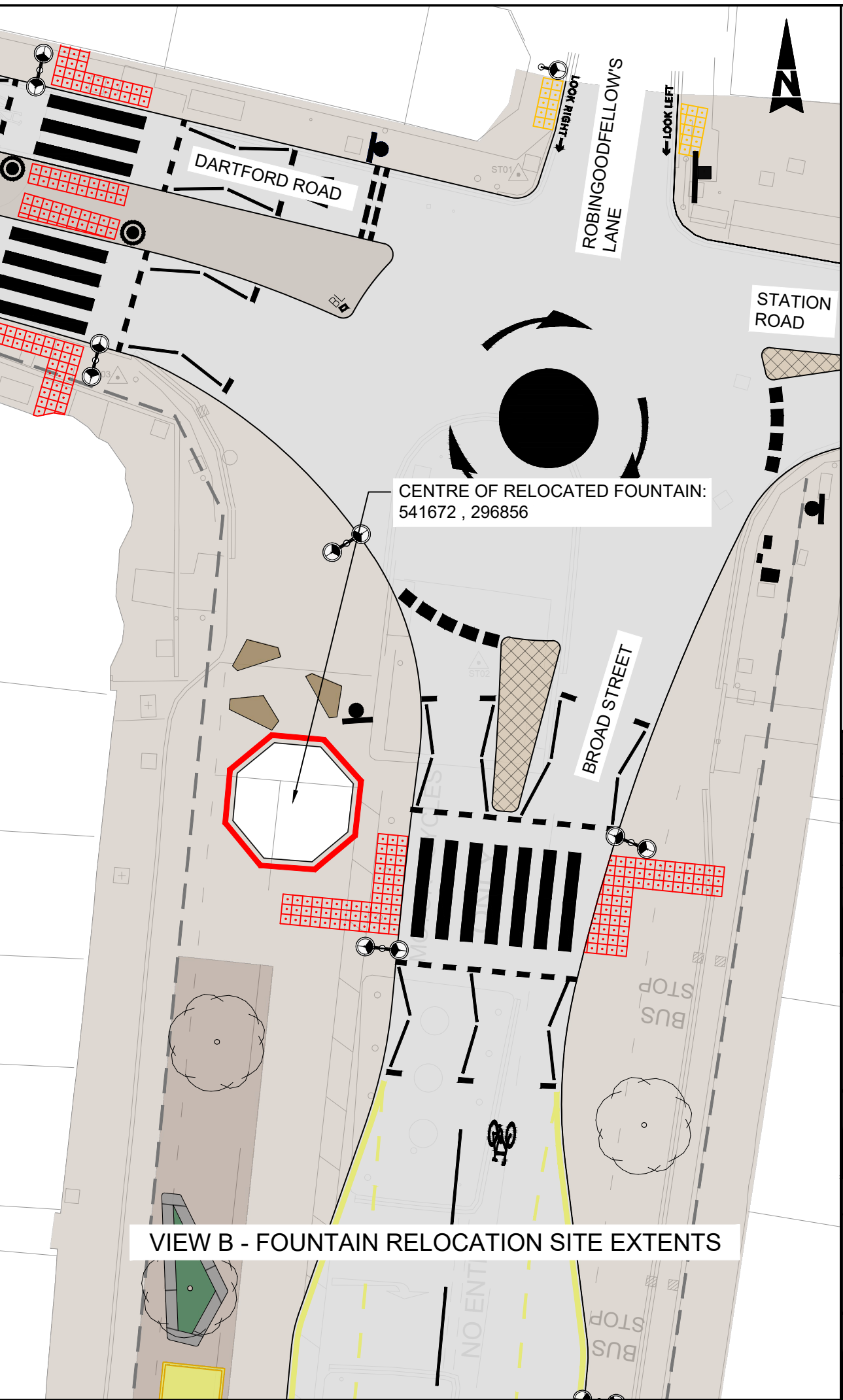
Scale = 1:1,250



100
0 10
Millimetres



VIEW A - FOUNTAIN REMOVAL SITE EXTENTS

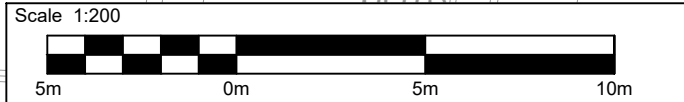


VIEW B - FOUNTAIN RELOCATION SITE EXTENTS

- Key:
- Red Line Boundary
 - Proposed Road Layout

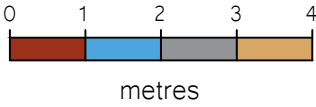
Description							
Status	Revision	Drawn	Checked	Reviewed	Authorised	Issue Date	
Description							
Status	Revision	Drawn	Checked	Reviewed	Authorised	Issue Date	
Description							
Status	Revision	Drawn	Checked	Reviewed	Authorised	Issue Date	
Description							
Status	Revision	Drawn	Checked	Reviewed	Authorised	Issue Date	
Description							
Status	Revision	Drawn	Checked	Reviewed	Authorised	Issue Date	
Description							
Status	Revision	Drawn	Checked	Reviewed	Authorised	Issue Date	
Description							
FIRST ISSUE							
Status	Revision	Drawn	Checked	Reviewed	Authorised	Issue Date	
A1	C01	CS	ML	DJG	DJG	26/08/22	
Drawing Suitability							Status
APPROVED - PUBLISHED							A1
 Regent House 4th Floor 90-96 Victoria Road Chelmsford Essex CM1 1QU Tel: +44 (0)1245 245245 www.atkinsglobal.com							
 Fenland District Council							
Project Title Future High Street - Broad Street & Riverside							
Drawing Title RED LINE BOUNDARY FOUNTAIN REMOVAL AND RELOCATION 1:200 WITH SCHEME IMPOSED							
Drawing Number Project CCCCFSF - ATK - GEN - XX - DR - CH - 000006							
Location Original Size: A3 Scale: 1:200 Project Ref. No: 5210127 Sheet: 1 of 1 Rev: C01							

This map is based on Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.100023205, 2022.

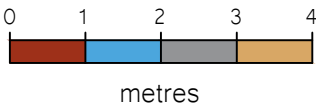




Existing Street Scene
Scale 1:100




Proposed Street Scene
Scale 1:100



- General Notes
1. All dimensions are shown in 'mm' unless otherwise stated.
 2. The contractor, sub-contractors and suppliers must verify all dimensions on site prior to the commencement of any work.
 3. This drawing is to be read in conjunction with all relevant engineers and specialist sub-contractors drawings and specifications.
 4. Any discrepancies are to be brought to the designers attention.

Status

FOR APPROVAL

 **SWANN
EDWARDS**
ARCHITECTURE

Swann Edwards Architecture Limited, Swann Edwards Architecture,
Black Barn, Fen Road, Guyhirn, Wisbech, Cambs. PE13 4AA
t 01945 450694 e info@swannedwards.co.uk w www.swannedwards.co.uk

Job Title Revised Street Scene Drawing Broad Street, March	Date January 2023	Drawn by MC
		Checked by RS
For: Fenland District Council		
Drawing Title Existing and Proposed Street Scene	Job No. SE-1937	Sheet Size A2
	Dwg No. PP1000	Revision