



## Wymondham Conservation Area: Character Appraisal and Management Plan

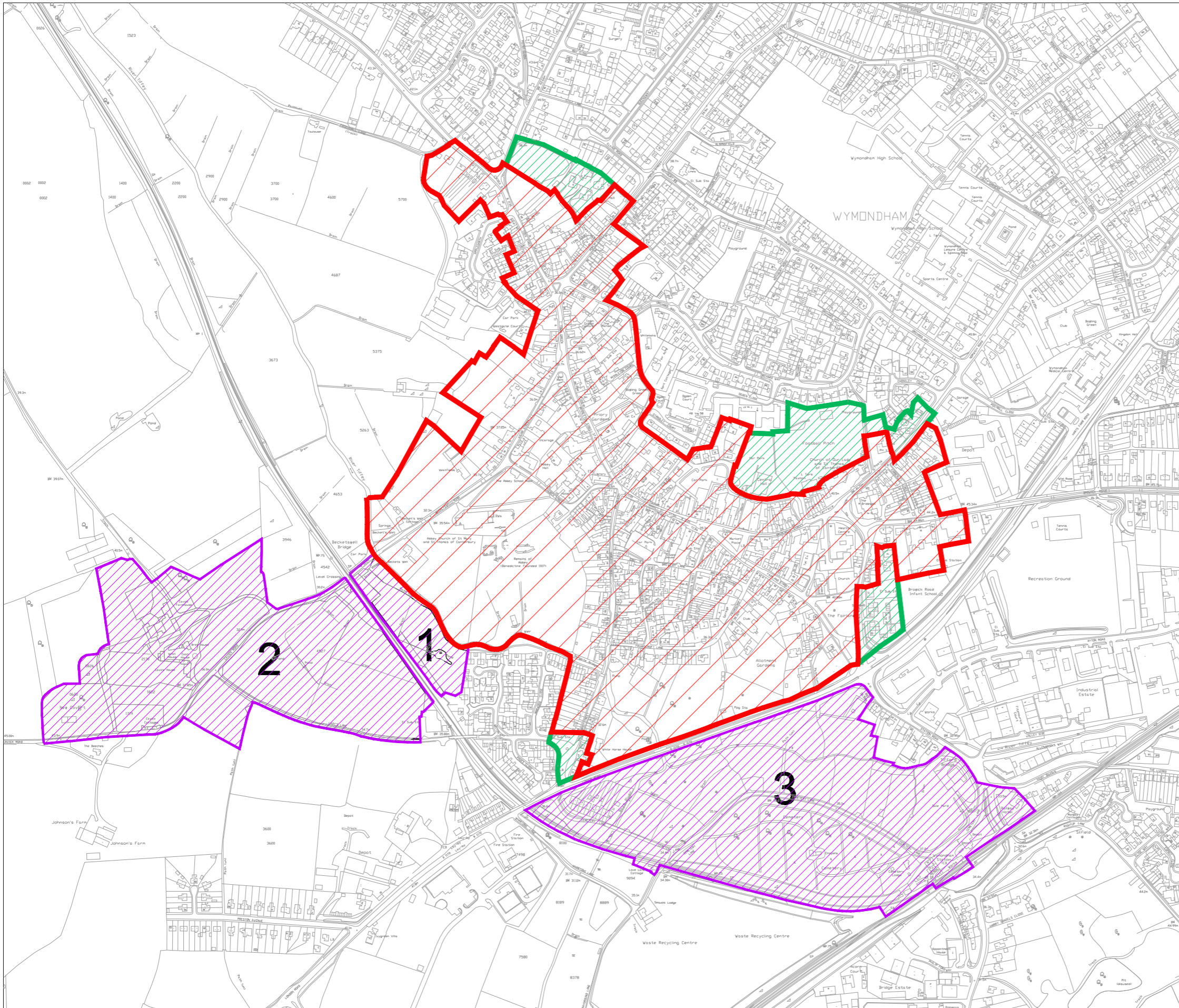
The Council published a revised appraisal in autumn 2009. This was subject to wide consultation and a public meeting following which various comments were made. These were assessed by a group of officers and Council members and various amendments to the text have been incorporated.



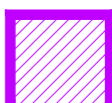
As part of the consultation, some changes were suggested, to the boundaries, shown hatched green on the accompanying map, and as the views on these additions were generally supportive, these changes have been accepted.

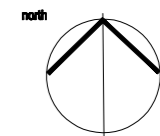
### **There was also some support for other areas to be added:**

- An area of public open space at Becketswell
- Land and buildings focussed upon Cavick House
- Station Approach, Cemetery Lane and Tolls Meadow
- The water meadows along the Tiffey Valley to Chapel Lane

These additional areas have been looked at in more detail, and the Council considers there is scope under the present Act and associated guidance, to consider three of the above areas.



-  2001 Boundary
-  2009 approved revisions to boundary
-  Proposed additions to 2009 boundary for consultation



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. South Norfolk Council, Licence number 100019483 May 2010.

**South Norfolk District Council**

PROJECT  
**Wymondham Conservation Area**

TITLE  
**Conservation Area Boundary**

DRAWN BY  
**PW**

DATE  
**07/10/10**

SCALE  
**NTS**

---

DRAWING NO.  
**SNDC - CA - WYM - 01**

Conservation Areas are areas “of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance”

Defining “special interest” is not always straightforward, but the initial view is that a case can be made to include the following areas:

Becketswell, an important recreation area adjoining the Abbey meadows; Cavick House which has strong historical associations with the town, as well as being part of a significant group of buildings, Cemetery Lane, which brings together the listed station buildings, the acclaimed ornamental cemetery, and Tolls meadow.

Many correspondents were concerned at the possible impact of new development in the areas to the west and south of the town, and felt designation might be a way of preserving the area intact. While there may be several reasons why development may not be permitted on a particular site, being in a Conservation Area, by itself, is not one of them.

The meadows leading to Chapel Lane are part of the Tiffey Walk while the view back to the Abbey is probably the most impressive of all of the views of this exceptional building. It was felt, however, that this area did not possess, in itself, any “special architectural or historic interest”. Given the extent of these additional areas, and the fact that those living in them may not have seen a need to comment on the previous appraisal, the Council did not feel it could accept these changes without further consultation.

**The Council therefore invites comments on the above proposals by:**

The Council would welcome your views on the principle of adding the three areas, as well as the specific boundaries illustrated. You may do this in writing to the address below, or by email to ..... The information is also available on the Council’s website, [www.south-norfolk.gov.uk](http://www.south-norfolk.gov.uk).

**If you have any queries please contact Steve Beckett at the Council offices:**

Tel: 01508 533812

Email: [sbeckett@s-norfolk.gov.uk](mailto:sbeckett@s-norfolk.gov.uk).

South Norfolk Council, Swan lane, Long Stratton, Norwich NR15 2XE.