

CHAPTER 4. MANAGING WROXETER TODAY: CURRENT ISSUES AND RELATIONSHIP TO NATIONAL AND LOCAL POLICIES

This chapter aims to outline the current management issues within WRC, covering the whole scheduled area, regardless of ownership. The current management process is outlined and then the text considers the buildings, the relationship of the management to national, regional and local government and NGOs, the consultation process and lastly the scheduled area itself.

4.1 Towards a new land management process

The land managed by English Heritage equates to the Secretary of State's holding in guardianship (Figure 4.1). This accounts for the largest ownership; much of the remainder of the Roman city is managed by the National Trust. In addition, there are a number of private owners, mainly in Wroxeter village. The majority of the farmed landscape is tenanted. The Ancient Monuments and Archaeological Areas Act 1979 is the current legislation under which management is implemented.

The objective for future management is to simplify the current system under which separate consents have to be granted for separate management initiatives, however minor these might be. Under proposed legislation (the new Heritage Act) a more streamlined system would operate via Heritage Partnership Agreements (HPAs) which would serve as an overarching framework within which regular cyclical maintenance as well as one-off management initiatives could be implemented. HPAs would be able to grant consent for relatively minor and/or repetitive works such as fencing, sign-posting and routine repairs to buildings such as maintenance of the museum. These works will be grouped under an Asset Management Plan (AMP).

On the other hand, certain works would require separate consent and might typically include all repairs to boundary walls and all repairs to the historic fabric of the displayed monument. The means of achieving management objectives could be via Environmental Stewardship Agreements (ESAs), agreements with individual private owners, with the National Trust, with Raby Estate and so on; in fact the remit is very wide. The HPA would be a public document agreed with the Local Authority and would be subject to monitoring and performance regulation. An HPA for Wroxeter would operate under the current legislation but would serve as a model to be tested in advance of a new Heritage Act. Partners would normally include the owner (in the case of Wroxeter, English Heritage's Property and Outreach section would fulfil the role of manager), the Local Planning Authority (Shropshire Council) and English Heritage's Planning and Development group. Consultees could typically include adjoining occupiers, relevant local and national amenity societies and other relevant local and national bodies.

This Conservation Plan (CP) is the first step towards enabling a consistent and sustainable approach to the management of the entire monument which has never been achieved previously. It will feed into a comprehensive Conservation Management Plan (CMP) that contains strategic options and methods for sustaining the various significances identified in the CP. This will then lead to a series of HPAs targeted at specific works and cyclical operations (e.g. routine maintenance works) that will be prioritised. Thus, this section simply concentrates on summarising what types of assets need to be managed and what are the principal threats to those assets.

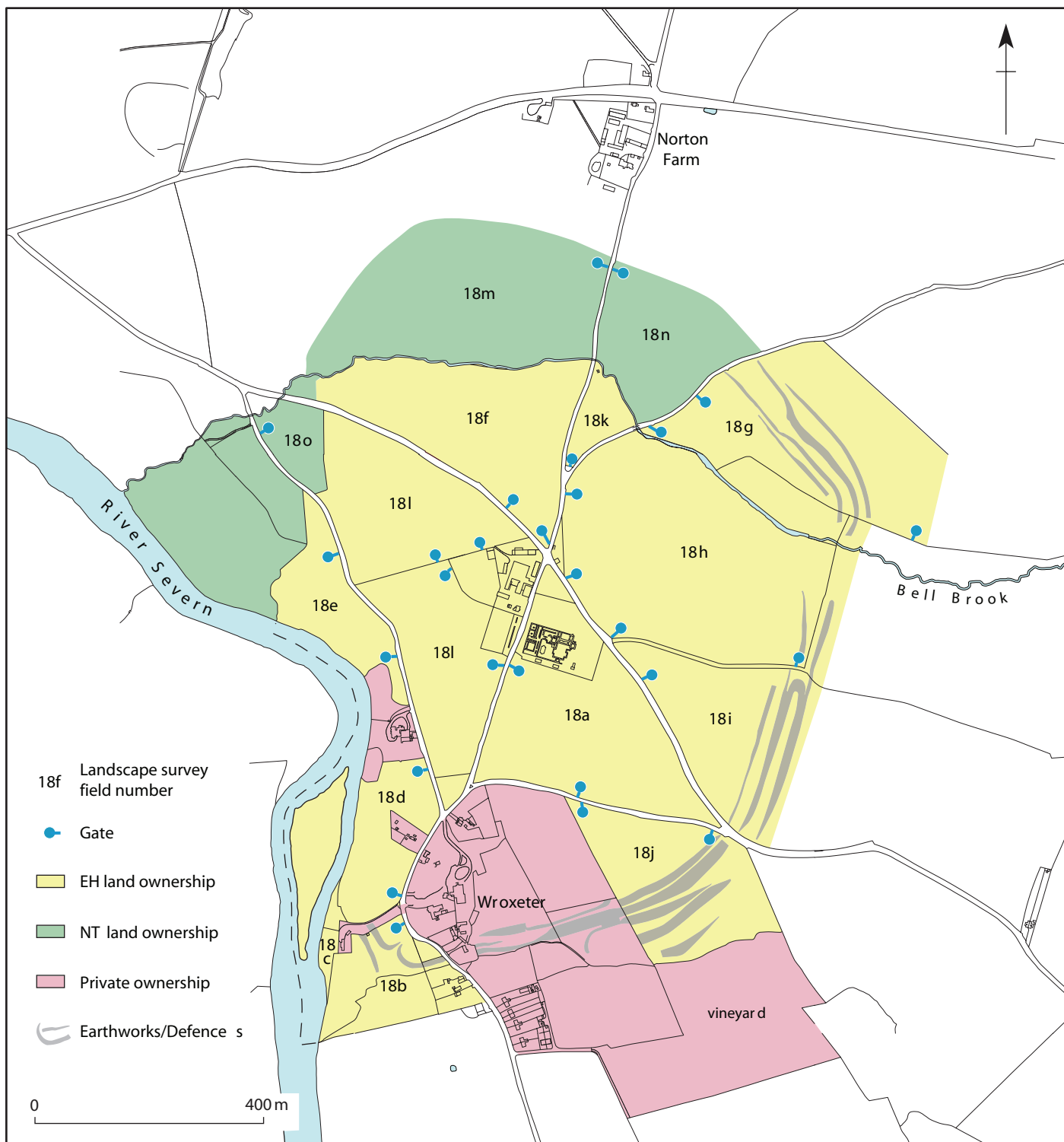


Figure 4.1 : Land ownership and access to scheduled area (source : Barlow Associates 2008, with additions)

The main vulnerabilities/defects are:

- the condition of the Roman ruins;
- the extent of animal burrowing across the site;
- the damage being caused by poaching by cattle;
- the damage caused by nighthawking metal detectorists;
- the condition and appearance of field boundaries;
- the condition of water courses;
- the colonisation of scrub and unmanaged woodland on parts of the site;
- the presence of fly-tipping;
- the management of the Farm buildings;
- the condition and future of some tenanted houses, e.g. Mount Pleasant, the former Smithy / Post Office;
- the variable quality, condition and placement of signage;
- the management implications of the lack of statutory protection (scheduling) for parts of the site with known remains.

All but the last of these aspects are examined in detail in Appendix 6, which draws in content largely from a recent condition survey conditioned by English Heritage from Barlow Associates (2008).

Other management issues include the implications of widening access to the site and the provision of enhanced interpretation.

This overview of management issues at Wroxeter can provide a basis on which to make further recommendations for the retention of significant features of the site. This could be achieved by:

- maintenance and conservation;
- legal protection;
- continuing identification, recording and research;
- education and training;
- presentation and interpretation;
- liaison with the appropriate organisations and individuals.

It is clear that what is currently lacking for the site is an overarching framework within which to achieve these objectives and it is envisaged that this framework will be provided by the Heritage Partnership Agreement currently being formulated. It will be as important to agree the priority of works within the HPA as it will be to identify those works and it is suggested that the issue of boundaries across the site should be high on the agenda.

There is also a pressing need to acquire an up-to-date topographical survey of the entire site (to include all earthworks and walls) as a basis for making informed management recommendations.

A programme of test pitting across the site to determine the depth of topsoil could also be a very useful tool on which to base management actions.

A review of current Environmental Stewardship provision is also required and the possibility of extending and increasing the remit of existing provision via a Higher Level Scheme (HLS) should be considered, although it should be noted that EH is not itself eligible for the HLS scheme. A number of management objectives for Wroxeter would fulfil current HLS eligibility criteria, e.g. arable reversion, hedge planting for biodiversity protection, securing positive management for historic

buildings, protecting and enhancing undesignated historic environment features, enhancing and improving access and recreation. There is very good potential for realising a comprehensive set of management objectives for Wroxeter within a HLS.

4.2. Building management

The disparate collection of buildings on the site is in varying condition and there is no real problem in making recommendations to deal with the material concerns. Indeed, this has been adequately covered already by a number of surveys e.g. Tolley and Walker 1999; Barlow Associates, 2008, and the programme of cyclical maintenance works drawn up by English Heritage which will eventually replace existing maintenance works programmes. The cyclical maintenance works schedule is part of the Asset Management Plan process and is evolving all the time. It has not yet been implemented in the current form because the costings have yet to be assigned before the work can be put out to tender. Of more importance however, is the need to find a sustainable use for the buildings so that their management can be integrated into a long-term strategy for the site. These issues are further explored in Appendix 6.

4.3 Opportunities/constraints within the policy framework for retaining significance and realising potential

A wide range of local and national policy documents has been reviewed in relation to the management of Wroxeter (Appendix 5). This has been done largely to inform the process of formulating recommendations for the future management of the site (Chapter 5). There were no major areas of conflict detected but the documents and individuals consulted proved invaluable in formulating recommendations that would actively engage with current proposals and policies.

The policy context for the management objectives of this CP is the national, regional and local framework. At the national level, both legislation and strategic guidance is in place to ensure both the protection of the historic environment and to highlight overarching themes that are felt to be important. At all levels - national, regional and local - the maximising of historical/cultural/biodiversity assets has risen rapidly up the political agenda.

The spirit of much of the current policy that might influence the promotion of Wroxeter as a place of cultural/historical significance is positive rather than negative. Many of the key policy documents, whether at national, regional or local level, stress the importance of landscape character and historic assets and the value of realising their potential for enhancing the social, spiritual and economic vitality of communities. Policy documents that have appeared within the last five years or so in particular, embody an understanding of the need to promote 'landscape' in its widest sense – historical, archaeological, cultural, ecological, spatial, recreational, occupational - and this multi-faceted approach allows us considerable flexibility in the promotion of the historic and natural environment.

This section briefly looks at the main policy documents in relation to the main objectives of this CP which are to:

- raise the profile of Wroxeter as a place of international significance;
- conserve, protect and maintain the upstanding archaeological remains, the farming landscape and specific standing structures within it without compromising the biodiversity values of the site;
- increase understanding of the *entire site* by engaging in further survey and research;

- to promote the *entire site* to as wide an audience as possible by improving the visitor's experience and understanding through better on-site interpretation and wider, more inclusive access to the site.

The **national policy** framework as enshrined in English Heritage's *Power of Place, 2000*, which is not dwelt on here, acknowledges the importance of involving people in decisions about their heritage and observes that the historic environment is generally seen by people as a totality and a major contributor to quality of life. Other bodies, such as Natural England and the National Trust give voice to the values of integrated natural and cultural heritage conservation and management and the need to work in partnership to achieve objectives.

In other words, there is little in national policy that is at variance with the objectives of this Conservation Plan. Much more detail on national policy is available on-line.

Regional policy, embodied in the *Regional Spatial Strategy for the West Midlands, 2008*, incorporating the *Regional Transport Strategy, 2008*, highlights the importance of providing:

- a social infrastructure, including health, education, spiritual, cultural activities, sport and recreation;
- a green infrastructure to mitigate and adapt to a changing climate; provide green space for health and well-being and enhance biodiversity and landscape character;
- a public transport infrastructure and low carbon transport such as walking and cycling.

The *West Midlands Regional Economic Strategy, 2007* also promotes the significance of a green and cultural infrastructure as being important for attracting businesses and tourists to the region. It stresses the importance of enhancing and maintaining environmental assets such as historic and other visitor attractions. In other words, the strategy regards green and cultural infrastructure as a key economic asset.

The Biodiversity Strategy for the West Midlands (*Restoring the Region's Wildlife: the Regional Biodiversity Strategy for the West Midlands (2005)*), the Regional Forestry Framework (*Growing Our Future: the West Midlands Regional Forestry Framework (2004)*) and the *West Midlands Health and Well Being Strategy (2008)* all acknowledge the importance of preserving the region's rich and varied heritage.

While these documents provide an overarching acknowledgement of the significance of the cultural/historic resource and an understanding of the opportunities available to enhance its significance, at the **local level**, there is a much greater emphasis on the distinctiveness of the historic/cultural environment and the ways in which it can play a positive role in any vision for the borough.

Wroxeter lies within the former Shrewsbury and Atcham District, now called Shrewsbury and Atcham Borough, whose council is one of the six authorities comprising the new unitary authority for Shropshire. The borough has been working with the other five authorities to develop planning policy and produce the new Local Development Framework (LDF) for the new area. The 'Green Infrastructure' (GI) of the LDF specifically includes the historic, cultural and natural environment with a vision as follows:

'To reinforce the natural, built and cultural resources of Shrewsbury and Atcham by safeguarding and managing historic, biodiversity and landscape assets, whilst promoting additional GI to sustain a period of growth and secure future economic, environmental and social wellbeing'.

The principal document of the LDF is the Core Strategy (*Shropshire Local Development Framework Core Strategy Development Plan Document, Infrastructure and Implementation Topic Paper, July, 2008*), which will eventually replace the Local Plan and the Telford and Wrekin Structure Plan; both the latter remain in force until the LDF is adopted. It is likely that much of the content of both these documents will be embodied within the new LDF. English Heritage is one of the ten organisations that were consulted on the draft strategy; the other consultees who provided detailed comments were: Natural England, the Environment Agency, the Shropshire Hills AONB, Woodland Trust, the Council for the Protection of Rural England and Shropshire County Council (Sustainability Group and the county ecologist).

The Green Infrastructure is much more closely linked with the spatial planning process and looks to green space as a means of:

- developing existing networks of green corridors to link up with Shrewsbury and the surrounding countryside;
- conserving protecting and enhancing green spaces and corridors and the hinterland of Shrewsbury and Atcham;
- identifying sources of funding to enable delivery of to as wide arrange of stakeholders as possible.

This approach is a welcome one because it provides a much broader vision and a more flexible framework for achieving the main objectives of this Plan. Few of the following objectives, which emphasise maximising potential for public benefit, run counter to desirable outcomes for Wroxeter:

- creating a focus for social inclusion, education, training, health and well being;
- reinforcing and enhancing landscape character;
- reversing habitat fragmentation and increasing biodiversity;
- developing a multi-functional landscape and green space resource that meets local needs;
- providing attractive and sustainable options for flood control and management
- safeguarding and enhancing natural and historic asserts, between, in and around major communities;
- conserving and improving the quality of the borough's natural resource;
- inspiring cohesive partnership working across a range of disciplines and sectors.

There is no specific mention of Wroxeter in the GI Core Strategy report prepared as background evidence for the LDF (*A Green Infrastructure Strategy for Shrewsbury and Atcham; a report by TEP, November, 2008*), although Attingham Park, Haughmond Hill, Nesscliff Hill and the Wrekin are mentioned as 'green infrastructure assets' with the implication that their historical value could be enhanced by improved access and linkages between the sites themselves. The Local Plan however, acknowledges the breadth and complexity of the archaeological resource and the place of Wroxeter in the development of the district, for example, from the prehistory of the upper Severn valley to the establishment and decline of Wroxeter and the subsequent growth of Shrewsbury. Specific mention of the Wroxeter Hinterland project is also made in the Written Statement (6.22):

- *The Council recognises the value of archaeological surveys to the planning process such as the Central Marches Historic Towns Survey, the Shrewsbury*

Urban Archaeological Database, the North West Wetlands Survey and the Wroxeter Hinterland Project.

There is little in the vision of the Local Plan that is at variance with the intent behind the newly emerging LDF, for the Local Plan's aims are:

- to actively encourage a diverse and sustainable rural economy;
- to promote development of the Borough's tourism potential in a way which is sympathetic to the local environment;
- to conserve and enhance the Borough's historic buildings, Conservation Areas, archaeological sites and historic landscape;
- to promote development of a range of recreation, leisure and tourism opportunities within the borough and
- to preserve and enhance elements of ecological and landscape importance and promote opportunities to create new habitats.

There is support in the Local Plan (*Written Statement*, 6.54) for the creation of new Conservation Areas (currently 17 in the borough) and Wroxeter meets many of the criteria for this, for example, good evidence (both documentary and surviving on the ground) for historic land-use, attractive relationship between buildings and open spaces, archaeological interest, social interest, landscape value.

In terms of improving the visitor experience, the Local Plan again supports one of the main objectives for Wroxeter, namely:

- *.....the council will seek to develop initiatives which would involve both owners and the local community in finding ways to interpret the history of particular sites and to provide, as resources permit, the means for the public to access the sites and to have the necessary facilities which may be required to provide for the proper interpretation and understanding of the sites as well as providing for the comfort of the visitor.'* (*Written Statement*, 6.93).

Further:

- *The council will encourage the provision and maintenance of public access to allow for the interpretation of sites of historic interest....and will support proposals for the sympathetic interpretation of the sites by way marking, signing and if required, the provision of car parking and other facilities* (*Written Statement*, 6.93, *Statement*).

The remaining key local plans all acknowledge the significance of the historic/cultural and natural environments. For example, Shropshire's economic development strategy (*Shropshire's Futures*, 2003) recognises that outstanding natural and built environments are key economic assets to be nurtured and harnessed.

The *Shropshire Sustainable Community Strategy*, 2006 urges development of a green infrastructure, and community buildings, investment in leisure services, walking and cycling networks. In this Wroxeter is already embedded in that it lies on a National Cycleway, a National Footpath (Severn Way) and an operational bus route.

The *Town and Village Design Statements* for Shropshire all urge the preservation of local distinctiveness and the importance of keeping rural communities vital and the rural economy strong. Within their remit, support will be given to non-agricultural enterprises which could include the adaptation and re-use of rural buildings in open countryside.

The *Shrewsbury Countryside Strategy and Rural Area Countryside Strategy, 1991* – recommend a series of projects and policies that would ensure the protection and enhancement of its countryside resource. This is not confined to nature conservation but includes landscape and historical issues and has resulted in a network of ‘Countryside Heritage Sites’ managed by the Countryside Unit (the organisation of these in the new unitary authority is uncertain).

The key objectives of Shrewsbury and Atcham Borough’s tourism strategy all accord well with the vision for Wroxeter. They are to:

- improve and enhancing the visitor experience;
- increase visitor spending through targeted promotions utilising the Tourist Information Centre and
- develop Shrewsbury as a leading regional cultural centre.

There appear to be few actual impediments to achieving the Conservation Plan’s objectives. Although the West Midlands Spatial Strategy identifies Shrewsbury and its hinterland as a new domestic and economic growth point, any proposals will specifically require the conservation and enhancement of the environment. In any case, Wroxeter’s status as a scheduled monument protects it from major development, but there are positive implications for the setting of the site; it seems unlikely that this would be compromised by the siting of new development in or close to the scheduled monument and of course, any such proposals would be subject to consultation.

Wroxeter and its hinterland are not mapped in the supporting documentation for the GI but is undoubtedly an area of low development capacity / high historic value. The GI is mindful that such areas should be protected and designated within development proposals as being low priority for development due to the high presence, quality and sustainability of historic environment features. A positive spin-off in making WRC more accessible is that these areas are identified as likely to be suitable as extensions to the green space network within the urban fringe areas, using and enhancing existing accessible features, e.g. cycleways (Wroxeter is already on a National Cycle Route), waterways, footpaths, multi-use routes, to provide a ‘green link’ between the urban area and the adjoining countryside.

In summary, both existing and proposed policy provide an optimistic framework within which to pursue the objectives of this CP. The degree of accord between the various policies discussed here is not perhaps surprising and it would be alarming if the situation were otherwise. In particular, the proposed Green Infrastructure is a timely opportunity to realise most if not all the key objectives for WRC. Perhaps the most fruitful outcome in GI terms could be the creation of improved tourist facilities and wider access. Wroxeter is currently an under-valued resource and its promotion is weak. The LDF and local planning policies identify the natural and historic environments as a ‘tourist pull’ but point to a lack of widespread access and tourist facilities.

The tourist attractions of Shrewsbury itself are well recognised (though could be improved) but WRC is one of the ‘pockets across the borough’ that the GI recognises as having key tourism assets within attractive landscapes and in close proximity to primary trails and access routes. The GI specifically mentions here the Severn corridor to the south, Haughmond Hill, Attingham Park and the landscape around Buildwas. Wroxeter is not mentioned but is an obvious omission in that it could form part of a trail between such sites, particularly between Haughmond Hill and Attingham Park.

4.4 Outcomes from the consultation process

An informally-constituted steering group, with representatives from several organisations and individuals, has overseen the production of this Conservation Plan. It is recommended that this process should continue in order to ensure that all the interests in the defined area are represented and fed into the Heritage Partnership Agreement.

As part of the consultation process, a number of meetings have been held with the public and interest groups (Appendix 2). The aim of these meetings has been to get feedback from as many interested parties as possible, including the community. The issues raised are listed in Appendix 2.

It is clear from these proceedings that the local community and interest groups are eager to be involved with the Conservation Plan process. The goodwill generated through the consultation process is perhaps something that might be usefully continued by EH in future management plans.

4.5 Consideration of an extension to statutory protection for parts of the site

The scheduled status of WRC (Figure 1.2, page 4), affords it statutory protection in the face of any policy dictates, but not all the site is so protected and it is therefore important that the current scheduling is reviewed to take account of outlying parts of the site that would merit such protection. The primary areas of concern are:

- land within the defences not under the ownership of either the Secretary of State or the unalienable land owned by the National Trust. This principally includes the small plot of land between Boathouse Cottage and the River Severn and the former glebe lands behind the Wroxeter Hotel owned by the Millington family;
- the cropmarks relating to the camps, early civilian-period trackways and possible cemeteries to the north of the defences on either side of Norton Farm and one field to the north of B5061;
- the Roman Burial ground at Middle Crows Green to the south of the Horseshoe Lane;
- The fields south of the Bell Brook up to the B4380 and containing the line of the town aqueduct;
- The fields south of the B4380 and extending round to the bank of the Severn, incorporating the already Scheduled Auxiliary Fort adjacent to the river;
- The land on the first terrace between the River Severn and Ismore Coppice, the site of Wroxeter's tilery and brickworks (Houghton 1960).

Of these the most important are the lands within the defences, the area of cropmarks around Norton Farm which are of national importance in preserving a rare and transient phase in Wroxeter's early history (Figure 3.5, page 27). Scheduling of these extramural areas would bring the added benefit of promoting links between Attingham Park's estate and the site of Wroxeter Roman City.

The main vulnerabilities/defects are:

- the condition of the Roman ruins;
- the extent of animal burrowing across the site;
- the damage being caused by poaching by cattle;
- the damage caused by nighthawking metal detectorists;
- the condition and appearance of field boundaries;
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There is support in the Local Plan (*Written Statement*, 6.54) for the creation of new Conservation Areas (currently 17 in the borough) and Wroxeter meets many of the criteria for this, for example, good evidence (both documentary and surviving on the ground) for historic land-use, attractive relationship between buildings and open spaces, archaeological interest, social interest, landscape value.

In terms of improving the visitor experience, the Local Plan again supports one of the main objectives for Wroxeter, namely:

- *.....the council will seek to develop initiatives which would involve both owners and the local community in finding ways to interpret the history of particular sites and to provide, as resources permit, the means for the public to access the sites and to have the necessary facilities which may be required to provide for the proper interpretation and understanding of the sites as well as providing for the comfort of the visitor.'* (*Written Statement*, 6.93).

Further:

- *The council will encourage the provision and maintenance of public access to allow for the interpretation of sites of historic interest....and will support proposals for the sympathetic interpretation of the sites by way marking, signing and if required, the provision of car parking and other facilities* (*Written Statement*, 6.93, *Statement*).

The remaining key local plans all acknowledge the significance of the historic/cultural and natural environments. For example, Shropshire's economic development strategy (*Shropshire's Futures*, 2003) recognises that outstanding natural and built environments are key economic assets to be nurtured and harnessed.

The *Shropshire Sustainable Community Strategy*, 2006 urges development of a green infrastructure, and community buildings, investment in leisure services, walking and cycling networks. In this Wroxeter is already embedded in that it lies on a National Cycleway, a National Footpath (Severn Way) and an operational bus route.

The *Town and Village Design Statements* for Shropshire all urge the preservation of local distinctiveness and the importance of keeping rural communities vital and the rural economy strong. Within their remit, support will be given to non-agricultural enterprises which could include the adaptation and re-use of rural buildings in open countryside.

The *Shrewsbury Countryside Strategy and Rural Area Countryside Strategy, 1991* – recommend a series of projects and policies that would ensure the protection and enhancement of its countryside resource. This is not confined to nature conservation but includes landscape and historical issues and has resulted in a network of ‘Countryside Heritage Sites’ managed by the Countryside Unit (the organisation of these in the new unitary authority is uncertain).

The key objectives of Shrewsbury and Atcham Borough’s tourism strategy all accord well with the vision for Wroxeter. They are to:

- improve and enhancing the visitor experience;
- increase visitor spending through targeted promotions utilising the Tourist Information Centre and
- develop Shrewsbury as a leading regional cultural centre.

There appear to be few actual impediments to achieving the Conservation Plan’s objectives. Although the West Midlands Spatial Strategy identifies Shrewsbury and its hinterland as a new domestic and economic growth point, any proposals will specifically require the conservation and enhancement of the environment. In any case, Wroxeter’s status as a scheduled monument protects it from major development, but there are positive implications for the setting of the site; it seems unlikely that this would be compromised by the siting of new development in or close to the scheduled monument and of course, any such proposals would be subject to consultation.

Wroxeter and its hinterland are not mapped in the supporting documentation for the GI but is undoubtedly an area of low development capacity / high historic value. The GI is mindful that such areas should be protected and designated within development proposals as being low priority for development due to the high presence, quality and sustainability of historic environment features. A positive spin-off in making WRC more accessible is that these areas are identified as likely to be suitable as extensions to the green space network within the urban fringe areas, using and enhancing existing accessible features, e.g. cycleways (Wroxeter is already on a National Cycle Route), waterways, footpaths, multi-use routes, to provide a ‘green link’ between the urban area and the adjoining countryside.

In summary, both existing and proposed policy provide an optimistic framework within which to pursue the objectives of this CP. The degree of accord between the various policies discussed here is not perhaps surprising and it would be alarming if the situation were otherwise. In particular, the proposed Green Infrastructure is a timely opportunity to realise most if not all the key objectives for WRC. Perhaps the most fruitful outcome in GI terms could be the creation of improved tourist facilities and wider access. Wroxeter is currently an under-valued resource and its promotion is weak. The LDF and local planning policies identify the natural and historic environments as a ‘tourist pull’ but point to a lack of widespread access and tourist facilities.

The tourist attractions of Shrewsbury itself are well recognised (though could be improved) but WRC is one of the ‘pockets across the borough’ that the GI recognises as having key tourism assets within attractive landscapes and in close proximity to primary trails and access routes. The GI specifically mentions here the Severn corridor to the south, Haughmond Hill, Attingham Park and the landscape around Buildwas. Wroxeter is not mentioned but is an obvious omission in that it could form part of a trail between such sites, particularly between Haughmond Hill and Attingham Park.

4.4 Outcomes from the consultation process

An informally-constituted steering group, with representatives from several organisations and individuals, has overseen the production of this Conservation Plan. It is recommended that this process should continue in order to ensure that all the interests in the defined area are represented and fed into the Heritage Partnership Agreement.

As part of the consultation process, a number of meetings have been held with the public and interest groups (Appendix 2). The aim of these meetings has been to get feedback from as many interested parties as possible, including the community. The issues raised are listed in Appendix 2.

It is clear from these proceedings that the local community and interest groups are eager to be involved with the Conservation Plan process. The goodwill generated through the consultation process is perhaps something that might be usefully continued by EH in future management plans.

4.5 Consideration of an extension to statutory protection for parts of the site

The scheduled status of WRC (Figure 1.2, page 4), affords it statutory protection in the face of any policy dictates, but not all the site is so protected and it is therefore important that the current scheduling is reviewed to take account of outlying parts of the site that would merit such protection. The primary areas of concern are:

- land within the defences not under the ownership of either the Secretary of State or the unalienable land owned by the National Trust. This principally includes the small plot of land between Boathouse Cottage and the River Severn and the former glebe lands behind the Wroxeter Hotel owned by the Millington family;
- the cropmarks relating to the camps, early civilian-period trackways and possible cemeteries to the north of the defences on either side of Norton Farm and one field to the north of B5061;
- the Roman Burial ground at Middle Crows Green to the south of the Horseshoe Lane;
- The fields south of the Bell Brook up to the B4380 and containing the line of the town aqueduct;
- The fields south of the B4380 and extending round to the bank of the Severn, incorporating the already Scheduled Auxiliary Fort adjacent to the river;
- The land on the first terrace between the River Severn and Ismore Coppice, the site of Wroxeter's tilery and brickworks (Houghton 1960).

Of these the most important are the lands within the defences, the area of cropmarks around Norton Farm which are of national importance in preserving a rare and transient phase in Wroxeter's early history (Figure 3.5, page 27). Scheduling of these extramural areas would bring the added benefit of promoting links between Attingham Park's estate and the site of Wroxeter Roman City.