

BINHAMY MOATED SITE

BUDE

CORNWALL

Conservation Management Plan



South West Archaeology Ltd. report no. 161215



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Binhamy Moated Site, Bude, Cornwall

Conservation Management Plan

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Report Version FINAL
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Work undertaken by SWARCH for Andrew Beswetherick

Summary

This Conservation Management Plan has been carried out by South West Archaeology Ltd. (SWARCH) for Binhamy Moated Site, Bude, Cornwall. This work was undertaken in order to help, inform and guide a Trust which is being created to manage the site of the medieval moated manor.

Binhamy Moated Site is a Scheduled Ancient Monument. It is one of only a handful of similar sites in Cornwall, and appears to be the best preserved surviving example in the county. However, there are clear issues relating to the modern housing developments that encroach on all sides, and the fact that there is no active management of the site. The formation of a Trust and transfer of ownership provides an opportunity to enable greater public access and awareness of the monument, its function and history.

This plan sets out the significance of the site and draws together the issues which it currently faces. It concludes with recommendations for future management, identifying clear priorities for research, public engagement and conservation.



March 2017

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1.0 INTRODUCTION

Location: Binhamy Moated Site
Parish: Bude
County: Cornwall
NGR: SS 21916 05762
SWARCH ref. BBM16

1.1 PROJECT BACKGROUND

This conservation management plan was produced by South West Archaeology Ltd. (SWARCH) for Binhamy Moated Site, Bude, Cornwall (Figure 1). The site is a Scheduled Ancient Monument (SAM 1004655) known as the *Moated site 415m west of Binhamy Farm*. The majority of the site lies in the ownership of the Beswetherick family. This work was commissioned by Mark Raby of Jonathan Rhind Architects (the Agent) on behalf of Andrew Beswetherick (the Client) in order to inform future management of the site. This plan draws on earlier reports produced for this site and the surrounding area.

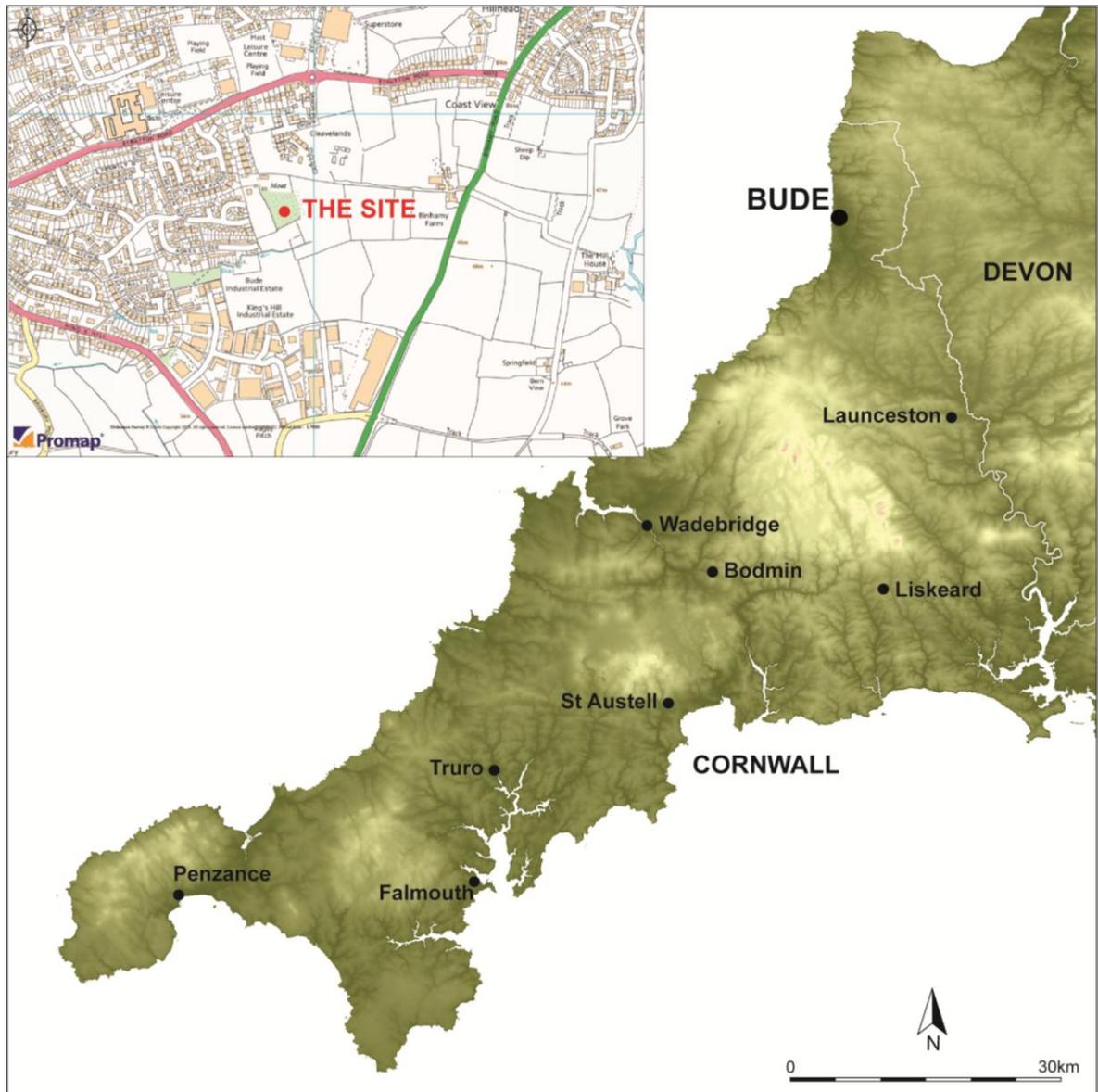


FIGURE 1: SITE LOCATION (THE SITE IS INDICATED).

1.2 SCOPE OF THE PLAN

This Conservation Management Plan (CMP) is written to provide guidance for a Trust which is being established to take on the management of Binhamy Moated Site, a Scheduled Ancient Monument. The area covered by the CMP is solely the scheduled area of the monument. The purpose of this plan is to bring together detail from reports covering this site and permit the development of a long term management plan by the Trust which will take on the responsibility for the site. Responsibility for implementation of the plan currently rests with the Client but will transfer to the Trust upon its formation.

The initial draft of the plan has been circulated to the proposed trust members, Mark Raby of Jonathan Rhind Architects and Andrew Beswetherick. It has also been informed by consultation with Nick Russell of Historic England (HE).

1.3 OWNERSHIP AND BOUNDARIES

The site is bounded to the north and east by a large new development of residential properties and some retail units (There has been a 50m exclusion area from the development running up to the Scheduled Area). To the west of the site, Trelowarth garden and house site has an active planning application for residential dwellings. The south of the site is currently open fields, forming part of a flood plain, and beyond this is an industrial estate. The majority of the site is owned by the Beswetherick family who are in the pre planning application stages for consent to build a limited number of residential properties immediately north of the site. Some areas of the ditch of the monument lie in the ownership of other landowners.

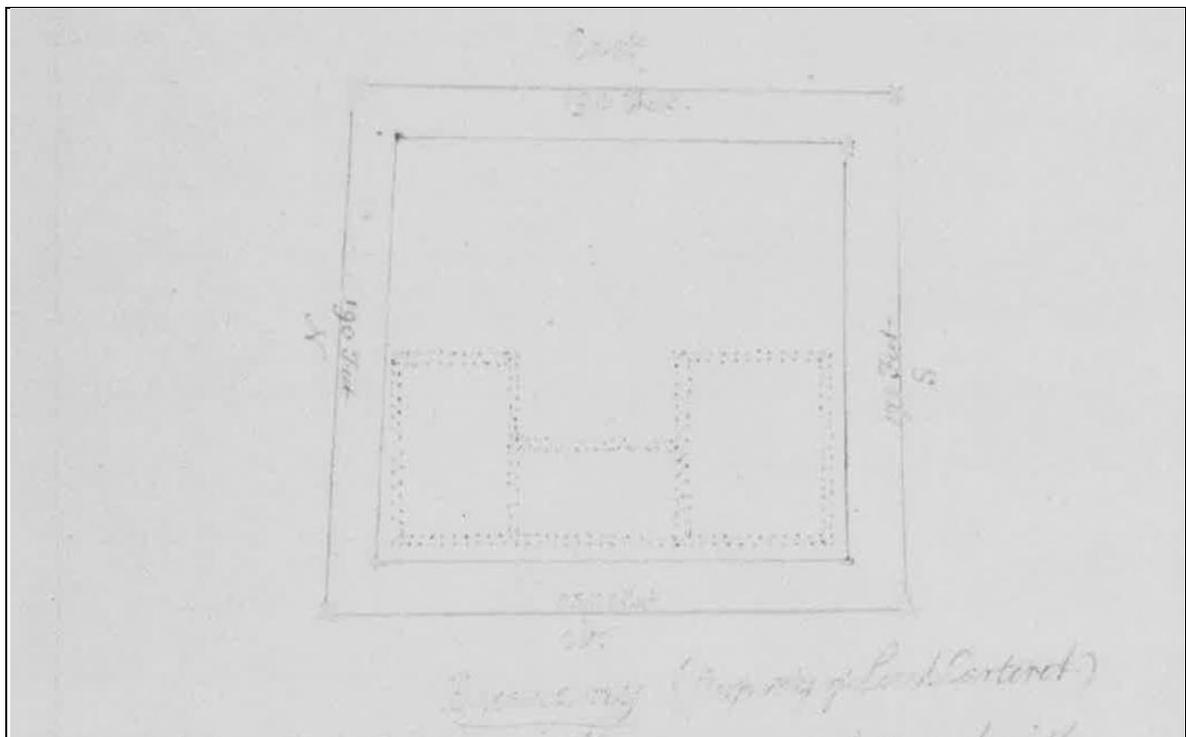


FIGURE 2: 1813 PLAN OF RUINS OF BINHAMY CASTLE. BRITISH LIBRARY SHELFMARK: CARTOGRAPHIC ITEMS ADDITIONAL MS. 9462.FOL.13. (AFTER WRIGHT 2015). NOTE THAT NORTH IS TO THE LEFT OF THE PICTURE.

2.0 UNDERSTANDING THE SITE

2.1 TOPOGRAPHICAL AND GEOLOGICAL BACKGROUND

The site is located on the edge of the modern boundary of the settlement of Bude, close to the north coast of Cornwall. The medieval settlement of Stratton lies to the east. The site is located on a south-south-east facing slope overlooking a narrow combe at a height of approximately 40m AOD. The site is currently situated and covered by scrubby mixed woodland. The soils of this area are the well-drained fine loamy soils of the Neath Association (SSEW 1983), which overlie the sandstones of the Bude Formation (BGS 2016).

2.2 HISTORICAL BACKGROUND

Binhamy Moated Site is located within *Anciently Enclosed Land (medieval farmland, Cornwall and Scilly Historic Landscape Characterisation)*. *Anciently Enclosed Land* (AEL) formed the agricultural heartland of Cornwall, with the settlements and field systems typically having clear medieval antecedents. AEL has also been demonstrated to indicate areas first settled, enclosed and farmed during late Prehistory i.e. the Middle Bronze Age (c. 1500-1000 BC) until the Roman period (AD 43-410) and continuing into the early medieval period (AD 410-1066). It is considered highly likely that buried archaeology dating to the Prehistoric and Romano-British periods generally survives within areas of AEL.

There are antiquarian references to Romano-British coins associated with Binhamy Castle (MCO200), and a further site, identified on the HER as a double circuit of ditches (MCO38817), is located to the east. These ostensibly appeared to represent a Prehistoric or Romano-British enclosure, but evaluation trenching carried out in advance of the housing development indicates that it was in fact a quarry pit (Wessex Archaeology 2013).

Further archaeological features identified in the surrounding area include various removed field boundaries and tracks, which are all indicative of a medieval farming landscape. Two further enclosure sites are located to the north, one of prehistoric/Romano-British date, and one of post-medieval date. A summary of the historical and archaeological background is outlined in depth in the archaeological assessment undertaken for Binhamy by the Cornwall Archaeological Unit (Lawson-Jones 2008).

Binhamy moated site is sited between the river Neet and the coast, on a low ridge. It consists of a sub-rectangular platform c.0.3ha in extent defined by a mostly dry moat c.10m wide and c.2.2m deep (see Appendix 1 for the full scheduling text). The moat has a partial inner bank, and there are outer banks formed of up-cast material on three sides. The interior contains mounds, hollows and some fragmentary walling. The site is thought to be the site of 'Bynnamy' or 'Binamy Castle', built in the early 14th century by Ralph de Blanchminster, Lord of the Manor of Stratton, with a license to crenellate acquired in January 1335. It appears to have changed ownership a number of times, being referred to as the Seat of Sir J Colshill by William Worcester and the 'Ruyned aunient seate of the Grenviles' by Norden c.1600 (Figure 3) (Cornwall HER, Appendix 1). In the post-medieval period the site was used as an orchard, and listed as *Blawmangers Orchard* in the 1840 tithe apportionment; the field to the north was listed as *Blawmangers Plot*. A plan of the ruined buildings drawn by Wrey J'ans and dated 1813 exists in the British Library (Figure 2).

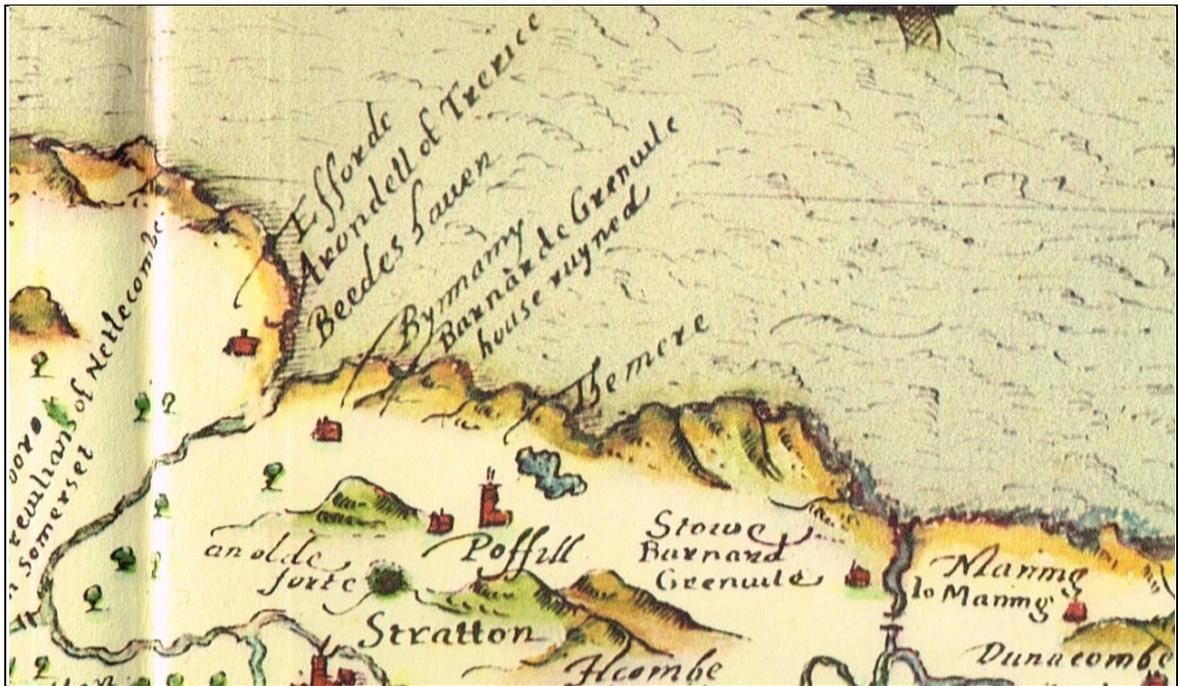


FIGURE 3: EXCEPT FROM JOHN NORDENS MAP OF STRATTON HUNDRED C.1600. 'BYNAMY' IS DEPICTED AS A MANOR.

The monument has lent its name to Binhamy Farm, which itself is formed from a mixture of historic and modern farm buildings (17th -21st century) focused upon the probably late medieval farmhouse.

The site is depicted as tree covered on the Ordnance Survey map 1st Edition (Figure 4). By the 1933 revision of the Ordnance Survey map, a number of long buildings have appeared on and around the monument (Figure 5). It is possible the remaining agricultural building to the north of the site is the sole remnant of these structures.

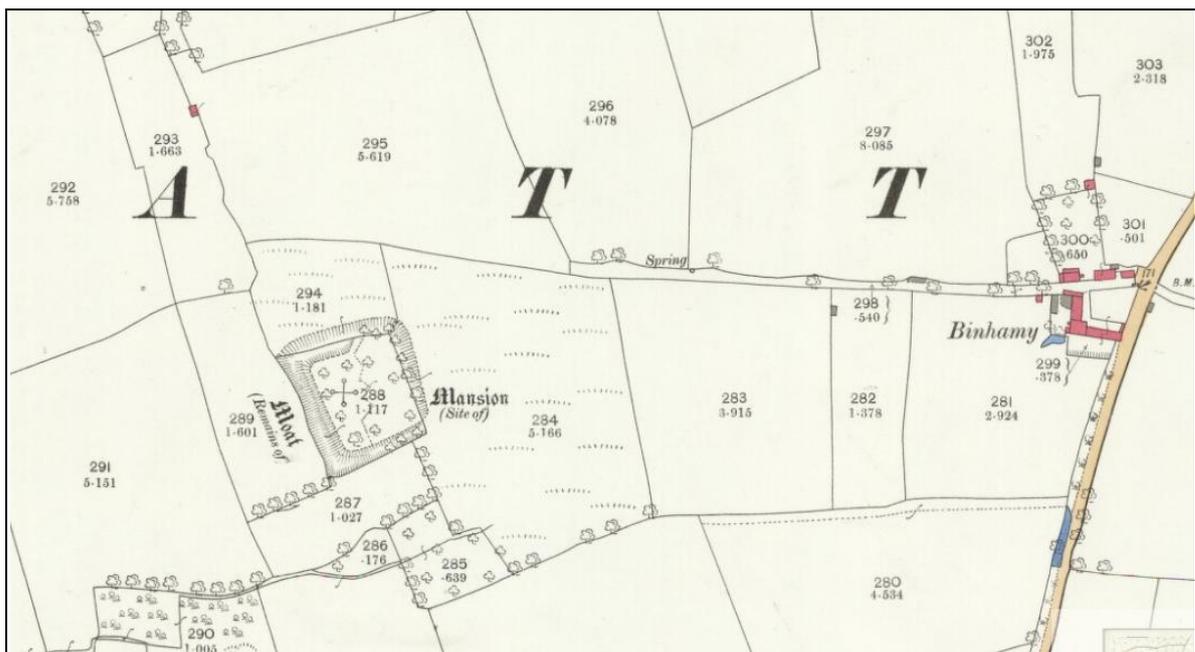


FIGURE 4: EXCEPT FROM 1ST EDITION ORDNANCE SURVEY MAP (SURVEYED 1883). BINHAMY MOATED SITE IS VISIBLE ON THE LEFT OF THE IMAGE.

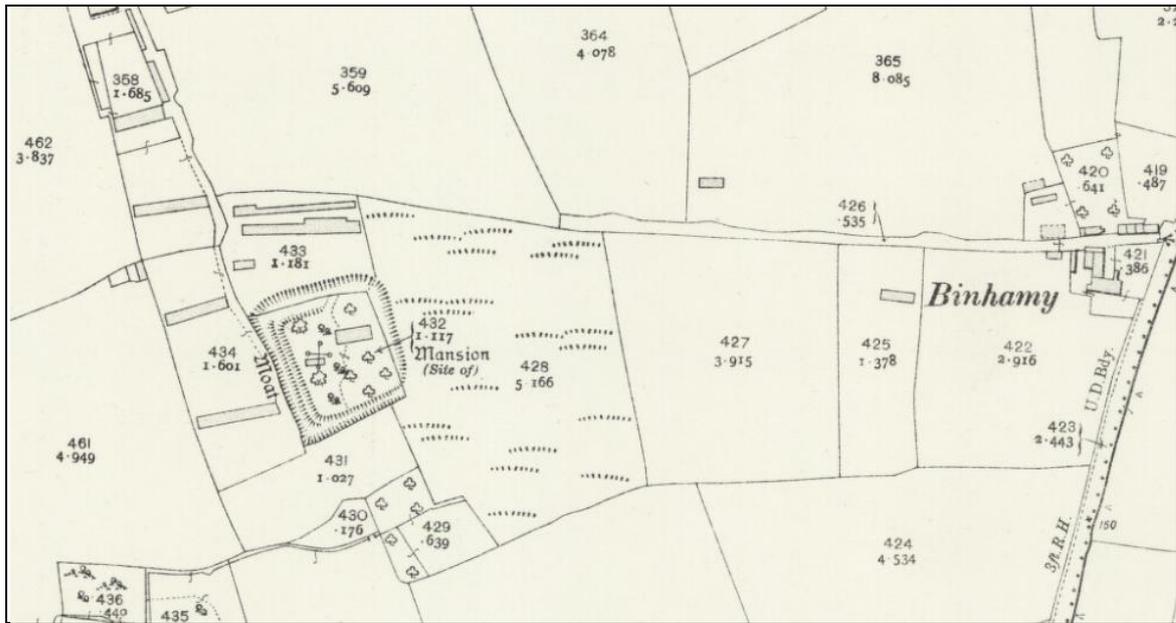


FIGURE 5: EXCEPT FROM 1933 ORDNANCE SURVEY 25INCH MAP. BINHAMY MOATED SITE IS SHOWN ON THE LEFT OF THE IMAGE WITH TWO BUILDINGS DEPICTED INSIDE THE AREA OF THE MOAT.

2.3 ARCHAEOLOGICAL BACKGROUND

The scheduled monument at Binhamy is a moated site, also known colloquially as ‘Binhamy Castle’; it occupies a sub-rectangular area of approximately 0.3ha. The site has a ditch with inner banks and an outer bank formed by upcast from the ditch. The ditch measures between 2.2-2.5m deep in places, and is up to 10m wide. Remains of stone walls are visible on the site.

A large area (c.23 hectares) immediately to the east of the proposed site is currently being developed for housing. Works in advance of this development included a desk-based assessment of Binhamy Farm (Lawson-Jones 2008), geophysical survey (GSB 2008) and evaluation trenching (Wessex Archaeology 2013). A geophysical survey of the moated site itself, together with the small field immediately to the north (the proposed site), has also been undertaken (Wright 2015). A narrow cable trench crossing that field was also subject to archaeological monitoring (Rainbird 2015). A walkover survey of the site identified surviving walling including a low square structure, possibly a tower, stair turret or garderobe (Figure 7).

2.4 SETTING OF THE SITE

The monument has been left largely untouched during the 20th century (with the exception of the buildings shown on 1933 Ordnance Survey map) preserving its remains but allowing trees and shrubs to mature, so that it is now almost entirely shrouded from views. This lack of visibility and its location on private land have in part contributed to a lack of wider public awareness.

The site appears in landscape views as a straight-sided block of woodland, within fields. This regular shape does catch the eye, but the relatively impressive banks and ditches of the site itself are not visible. The monument was designed to be visible, and the licence to crenellation indicates a desire to insert a visually-dominant structure into the landscape. Should the site be cleared of vegetation, the scale and preservation of the banks and ditches would once more be evident.

The large housing development to the north, east and south-east of the monument both physically enclose it and create a disconnect between the site and the wider landscape. This is

compounded by the Bude Business Park to the south, which encloses the southern and western sides of the valley that frames views south. The monument is now physically cut off from the landscape it managed, and the social relevance of the site – the role of the manorial centre in shaping its landscape – is therefore negatively impacted (SWARCH 2016).

2.5 PREVIOUS GEOPHYSICAL SURVEY

A geophysical (resistivity) survey undertaken within the area of the SAM in early 2015 (Wright 2015) presents evidence for the remains of below-ground walls of a substantial building, with a large hall measuring approximately 15×10m, and a number of ancillary rooms. Limited survey undertaken outside of the area of the scheduled monument at the same time suggested that the entrance track ran north-west from the sole northern entrance into the moat. This was subsequently exposed in a programme of archaeological monitoring in this area (Rainbird 2015).

A geophysical (gradiometry) survey was undertaken by GSB Prospection Ltd. in 2008 (report ref. 2008/37) prior to the development of the land immediately to the east of the proposal area. This identified several anomalies of possible archaeological interest, including a ring ditch (c.150m north-north-east of the SAM). The outer bank and ditch of the eastern side of moated site were also identified during the GSB survey, although no further outworks or structures were apparent. Other possible archaeological responses include potential enclosures, possible fishponds, curvilinear features, field systems, ditches, pits and evidence of ridge and furrow. Some of these (e.g. the Fish Ponds) are likely associated with the moated manor, others from subsequent and earlier activity.

2.6 PREVIOUS EXCAVATION AND MONITORING

Evaluation trenching has been undertaken by Wessex Archaeology (2013) across the area to the east of the moated site, targeting the geophysical anomalies identified in the GSB survey (see Figure 6). This evaluation confirmed the presence of a potential ring ditch, but found that the majority of archaeological features revealed appear to correspond to post-medieval field boundaries and concluded that the archaeological potential of the area to the east of the site was *low*, and no further work appears to have taken place. A small rectangular enclosure to the south of the moated site, although undated, produced a small quantity of pegged slate, suggestive of activity contemporary with the medieval manor.

A cable trench was subject to archaeological monitoring, crossing the field to the north of the SAM (Rainbird 2015). This identified a metalled trackway that aligned with the entrance to the moated site, a demolition layer and several undated ditches and pits. Finds recovered included medieval ridge tile, some early post-medieval pottery and a lead shot. The findings from this monitoring suggest that medieval activity (associated with the moated manor) certainly occurred to the north of the area of the SAM and its sole entrance. The evidence recovered suggests that any such structures may have been subject to complete demolition, although the existence of a number of ditches and pits of unknown date, suggest potential for archaeological deposits and features surviving in this area.

Further archaeological monitoring (e.g. Thorpe 2011) and geophysical survey (Johnson 2007) have occurred to the south for the proposed extensions to the Bude and Stratton Business Park (c.200m south of the SAM). These uncovered very little of note, with post-medieval finds during the monitoring and primarily removed boundaries and field drains visible in the geophysics results.



FIGURE 6: PLAN SHOWING THE EVALUATION TRENCHES AND GEOPHYSICS RESULTS FOR THE ADJOINING DEVELOPMENT AREAS (AFTER: WESSEX ARCHAEOLOGY 2013: 40). BINHAMY CASTLE IS INDICATED, AS IS THE PROPOSED ACCESS.

2.7 PREVIOUS MANAGEMENT

It is understood from the present owner that the majority of the site has been left /managed as a wood for over 65 years. No programme of management or conservation work for archaeological or ecological purposes has taken place on the site during this time, although the vegetation is occasionally trimmed and the site monitored on a largely informal and ad-hoc basis by the Beswetherick family.

2.8 CURRENT CONDITION

Binhamy Moated Site has been assessed by Historic England as ‘generally unsatisfactory [condition] with major localised problems’ as a result of permitted development and has been placed on the Heritage at Risk register. The site is covered in hazel and hawthorn scrub, with brambles, nettles, ivy and wild garlic. There are numerous mature trees growing within the enclosure and along the outer ditches and banks, the most dominant species being sycamore. A number of walls survive to a low height (e.g. Figure 7). These are thought to relate to the medieval manor house which once stood on this site. The natural woodland growth has created both a mature canopy and a dense undergrowth, with some more open areas noted primarily where the remains of buildings are best preserved, possibly due to below-ground structures restricting the growth of vegetation, and also in part through the informal management.



FIGURE 7: REMAINS OF STONE WALLING TO THE SOUTH-WEST OF THE SITE, A SMALL SQUARE STRUCTURE, POSSIBLY A TOWER, GARDEROBE OR STAIR TURRET, WHICH STANDS SLIGHTLY HIGHER THAN THE ADJOINING WALL OF A BUILDING; VIEWED FROM THE EAST.

3.0 ASSESSMENT OF SIGNIFICANCE

3.1 METHODOLOGY

In making an assessment, this document adopts the conservation values laid out in *Conservation Principles* (English Heritage 2008), and as recommended in the Setting of Heritage Assets (page 17 and appendix 5). This is in order to determine the relative importance of *setting* to the significance of a given heritage asset. These values are: *evidential*, *historical*, *aesthetic* and *communal*.

3.1.1 EVIDENTIAL VALUE

Evidential value is derived from the potential of a structure or site to provide physical evidence about past human activity, and may not be readily recognised or even visible. This is the primary form of data for periods without adequate written documentation. It is the least equivocal value: evidential value is absolute; all other ascribed values (see below) are subjective.

3.1.2 HISTORICAL VALUE

Historical value is derived from the ways in which past people, events and aspects of life can be connected via a place to the present; it can be *illustrative* or *associative*.

Illustrative value is the visible expression of evidential value; it has the power to aid interpretation of the past through making connections with, and providing insights into, past communities and their activities through a shared experience of place. Illustrative value tends to be greater if a place features the first or only surviving example of a particular innovation of design or technology.

Associative value arises from a connection to a notable person, family, event or historical movement. It can intensify understanding by linking the historical past to the physical present, always assuming the place bears any resemblance to its appearance at the time. Associational value can also be derived from known or suspected links with other monuments (e.g. barrow cemeteries, church towers) or cultural affiliations (e.g. Methodism).

Buildings and landscapes can also be associated with literature, art, music or film, and this association can inform and guide responses to those places.

Historical value depends on sound identification and the direct experience of physical remains or landscapes. Authenticity can be strengthened by change, being a living building or landscape, and historical values are harmed only where adaptation obliterates or conceals them. The appropriate use of a place – e.g. a working mill, or a church for worship – illustrates the relationship between design and function and may make a major contribution to historical value. Conversely, cessation of that activity – e.g. conversion of farm buildings to holiday homes – may essentially destroy it.

3.1.3 AESTHETIC VALUE

Aesthetic value is derived from the way in which people draw sensory and intellectual stimulation from a place or landscape. Value can be the result of *conscious design*, or the *fortuitous outcome* of landscape evolution; many places combine both aspects, often enhanced by the passage of time.

Design value relates primarily to the aesthetic qualities generated by the conscious design of a building, structure or landscape; it incorporates composition, materials, philosophy and the role

of patronage. It may have associational value, if undertaken by a known architect or landscape gardener, and its importance is enhanced if it is seen as innovative, influential or a good surviving example. Landscape parks, country houses and model farms all have design value. The landscape is not static, and a designed feature can develop and mature, resulting in the 'patina of age'.

Some aesthetic value developed *fortuitously* over time as the result of a succession of responses within a particular cultural framework e.g. the seemingly organic form of an urban or rural landscape or the relationship of vernacular buildings and their materials to the landscape.

Aesthetic values are where a proposed development would have its principle or most pronounced impact. The indirect effects of most developments are predominantly visual, and their reflective nature ensures they draw attention within vistas, where local blocking does not prevail. In most instances the impact is incongruous; however, that is itself an aesthetic response, conditioned by prevailing cultural attitudes to what the historic landscape should look like.

3.1.4 COMMUNAL VALUE

Communal value is derived from the meaning a place holds for people, and may be closely bound up with historical/associative and aesthetic values; it can be *commemorative/symbolic, social or spiritual*.

Commemorative and symbolic value reflects the meanings of a place to those who draw part of their identity from it, or who have emotional links to it e.g. war memorials. Some buildings or places (e.g. the Palace of Westminster) can symbolise wider values. Other places (e.g. Porton Down Chemical Testing Facility) have negative or uncomfortable associations that nonetheless have meaning and significance to some and should not be forgotten.

Social value need not have any relationship to surviving fabric, as it is the continuity of function that is important.

Spiritual value is attached to places and can arise from the beliefs of a particular religion or past or contemporary perceptions of the spirit of place. Spiritual value can be ascribed to places sanctified by hundreds of years of veneration or worship, or wild places with few signs of modern life. Value is dependent on the perceived survival of historic fabric or character, and can be very sensitive to change.

3.2 STATEMENT OF SIGNIFICANCE

As a Scheduled Ancient Monument, Binhamy Moated Site can be considered to be of very high significance and of national importance.

Binhamy is of note as one of only four identified medieval moated sites in Cornwall, and appears to be the best surviving example. It is one of only two which are scheduled (Lawson-Jones 2008). Moated manorial sites did not, however, exist in isolation and it is highly likely that a range of contemporary buildings and activities occurred in association, outside of the moated area. These will have included, but are not be restricted to: fish ponds (most likely to the south-west), roads, gatehouses/drawbridges (to the north), gardens, orchards, service buildings, and parkland (in all directions). The evaluation trenching to the east of the site suggests that much of the activity in this direction, e.g. field boundaries, field drains, etc. is post-medieval in origin. It is likely that some areas to the south would have been too wet for conventional agricultural exploitation, but features related to water management e.g. fish ponds, leats, etc. might be present. Immediately to the south of the moat is an apparent enclosure that was probably associated with the SAM.

The area to the north of the moated site has the highest potential for encountering features associated with the manor; the results of archaeological monitoring in this area (Rainbird 2015), and to a degree the geophysical survey work undertaken, indicates archaeological features and deposits clearly survive, although these may largely be of demolition material.

Binhamy Moated Site is particularly significant for its evidential and historical value. The surviving archaeological remains along with its potential for waterlogged deposits make it a highly significant monument. As one of two scheduled monuments of its type in the county it is also of high regional significance. As the centre of a designed landscape the site can also be judged to have an aesthetic value, although this is to an extent lessened by the erosion of the landscape setting through recent development. As the site is not open to the public, nor has been in the past it has a limited communal value as a monument in its own right but forms part of a landscape which could be ascribed a communal value.

3.3 ECOLOGICAL SIGNIFICANCE

An ecological survey covering the area of Binhamy Moated Site has not been undertaken, Western Ecology have assessed the ecological potential of the site of a proposed development immediately to the north. This classified the site as 'semi-natural broadleaved woodland' with the potential for dormice. The land immediately north of the scheduled area was assessed as having potential for bat roosts, slow worm and common lizards. Further survey work was recommended to establish whether these species were resident (Hicks 2016). A full ecological survey of the monument would be required to establish the impact of any management changes.

An arboricultural report of the same area to the north of Binhamy Moated Site was undertaken by Evolve Tree Consultancy (Scott-Ellis 2016). The majority of trees surveyed were beyond the scheduled area of the monument; however some trees on the north eastern edge of the monument were assessed. The presence of Dutch Elm Disease among the Elm trees on the site was observed. A full arboricultural survey of the monument is required to assess whether this impacts on trees within the scheduled area and any potential damage to the monument likely to arise as a result. This survey should be considered before other conservation management work is undertaken. There is likely to be some felling required of diseased trees.

4.0 MANAGEMENT ISSUES AND VULNERABILITY

4.1 ISSUES RAISED BY CONDITION OF SITE

The placement of Binhamy Moated Site on the Heritage at Risk register and its condition assessment as 'generally unsatisfactory with major localised problems' is a cause for concern. The woodland and scrub vegetation covering the site has the potential to cause damage to both the building remains above ground and below ground archaeological remains. Current vegetation covering on the remaining stone walls has the potential to cause rapid deterioration.

4.2 IMPACT OF PREVIOUS CONSERVATION OR REPAIR WORK

It is unknown whether conservation or repair work has been carried out at this site, however if this is the case it would appear to have been limited. Some scrub clearance appears to have been undertaken during the course of geophysical survey at the site in 2015 (Wright 2015), and removal of fallen trees and limbs has been undertaken on an informal basis at regular intervals over the last 65 years.

4.3 CURRENT USE OF SITE AND POTENTIAL CONFLICTS

The site is currently in private ownership with no permitted public access. The site is not in any management scheme. Land to the north and west of the site has recently been developed, with in excess of 100 private dwellings and some retail units. This increase in occupation in the immediate vicinity of the site has the potential to increase pedestrian footfall in the immediate area surrounding the site and potentially increase the likelihood of unauthorised access to the site. Establishing a Trust to manage the site, along with granting permissive access will enable authorised public access to the site. Public access to the site has the potential to lead to erosion on the site as well as the possibility of damage occurring to the extant structures. There is a risk of anti social behaviour due to the well screened nature of the site, surrounded as it is by woodland which obscures most of the views out to the surrounding developments. The management of the site by the Trust should mitigate these issues.

4.4 SITE ACCESS

Public access to the site is not currently granted. With the establishment of a Trust and the granting of permissive access to the site, a designated public entrance to the site will be off Stratton Road into Cleavelands. This road currently leads on to an unadopted, privately owned section of trackway, owned by the Beswetherick family, which in turn leads into the northern end of the site. There will be provision for a limited number of parking spaces at the site for visitors to use.

4.5 RESOURCE AVAILABLE TO CARE FOR SITE

The transfer of ownership of the site from the Beswetherick family to a Trust would include a financial donation. Additional funding for the site would need to be raised by the Trust.

4.6 CONSTRAINTS OF STATUTORY CONTROLS

As a Scheduled Monument, the site is protected by law. Liaison with Historic England representatives would be advantageous to the correct management of the site, including allowing appropriate consents to be applied for as and when needed for any work to be carried out on the monument.

Scheduled Monuments

In the United Kingdom, a Scheduled Monument is considered an historic building, structure (ruin) or archaeological site of '**national importance**'. Various pieces of legislation, under planning, conservation, etc., are used for legally protecting heritage assets given this title from damage and destruction; such legislation is grouped together under the term 'designation', that is, having statutory protection under the *Ancient Monuments and Archaeological Areas Act 1979*. A heritage asset is a part of the historic environment that is valued because of its historic, archaeological, architectural or artistic interest; those of national importance have extra legal protection through designation.

Important sites have been recognised as requiring protection since the late 19th century, when the first 'schedule' or list of monuments was compiled in 1882. The conservation and preservation of these monuments was given statutory priority over other land uses under this first schedule. County Lists of the monuments are kept and updated by the Department for Culture, Media and Sport. In the later 20th century sites are identified by English Heritage (one of the Government's advisory bodies) of being of national importance and included in the schedule. Under the current statutory protection any works required on or to a designated monument can only be undertaken with a successful application for Scheduled Monument Consent. There are currently just short of 20,000 Scheduled Monuments in England.

4.7 AREA AND BOUNDARIES OF THE SITE

As a medieval moated manorial site it is highly likely that the area surrounding the site formed part of a designed landscape accompanying the manor. Fish ponds accompanying the manor have been postulated to the south of the site and it is possible that formal gardens and terraces may have once been present outside the area of the moat. The current scheduled area of the site only covers the moat and area within.

The area to the north and east of the site has recently been developed and archaeological investigation work was carried out before construction began. This primarily revealed post medieval field boundaries although the presence of a ring ditch (prehistoric date) was confirmed. It would appear that agricultural activity in the fields surrounding the site has removed any traces of earthworks associated with the manor in these directions.

It is possible that archaeological remains linked to the manor exist to the south of the site, with some evidence appearing in geophysical survey carried out in 2008 (GSB 2008). Further investigation work has not taken place in this area as it is not currently planned for development. There is also archaeological potential in the areas to the north and west.

4.8 EXTERNAL FACTORS AFFECTING APPRECIATION OF THE SITE

The site suffers from visual intrusion in the form of housing developments to the north, east and west as well as an industrial estate to the south. These affect the landscape setting of the site and

it is now divorced from its original landscape context. The site is currently surrounded on all sides by trees which have grown up on the monument, and while these limit the visibility of the site, they also provide screening from the developments.

5.0 POLICIES AND MANAGEMENT AIMS

5.1 POLICY 1: UNDERSTANDING AND PROTECTING THE SIGNIFICANCE OF THE SITE

Binhamy Moated Site is a Scheduled Ancient Monument. Although some historical research has been carried out into the site, no detailed survey and recording work has been undertaken. With plans to transfer ownership of the site to a Trust including opening up access to the site; and the continued pressure of development of the landscape surrounding the site, a full record of the surviving archaeological remains of the site and its landscape is necessary. This was also a recommendation of Lawson-Jones (2008).

AIM: Establish a Trust and complete transfer of ownership of the monument.

AIM: Detailed survey and recording of the monument and surviving landscape should be carried out prior to public access being granted. This will need to be done in a staged way to record both the earthworks and the remaining standing buildings and some vegetation removal will be required to facilitate this.

AIM: Following vegetation removal, geophysical survey work could be repeated to provide a full record for the site.

AIM: Additional historical research should be carried out to produce a comprehensive history of the site. This could be carried out by/with assistance from volunteers (see Policy 6).

AIM: Gain a greater understanding of the landscape context of the site where possible. This could involve investigation of features to the south of the site and carried out in conjunction with the local community (subject to landowner consents).

5.2 POLICY 2: VEGETATION MANAGEMENT

The monument is currently covered with a mix of trees and scrub vegetation. Some of this vegetation is likely to be causing damage to the extant stone walls. A staged plan of vegetation removal is needed to ensure the preservation of the monument. A vegetation management strategy is then required to maintain the monument in a stable condition and prevent any further deterioration. This should bear in mind the increase in public access planned and the screening provided at present by the trees surrounding the monument. If the monument is to be opened up to the surrounding area, careful consideration should be given to preventing access from unauthorised routes while not encouraging antisocial behaviour likely to damage the monument (see Policy 5).

AIM: Assess trees on the monument with a specialist (arboriculturalist) and decide on a programme of removal, prioritising any trees whose condition mean that they are at risk of causing damage to the monument.

AIM: Assess vegetation and wildlife on the monument with relevant specialists (i.e. arboriculturalist, Ecologist, Historic England and archaeologist). Decide on an appropriate strategy

of vegetation removal and management to prevent further damage to the archaeological remains. Vegetation on the standing structures within the monument should be assessed in line with Policy 3 (below).

AIM: Utilise volunteers from the local community to carry out the programme of vegetation removal and maintain the vegetation in accordance with a vegetation management strategy.

5.3 POLICY 3: CONSERVATION AND CONSOLIDATION OF STANDING REMAINS

Some low stone walls are visible within the area of the Scheduled Monument. These are largely hidden within vegetation. A specialist (arboriculturalist) assessment is required to decide whether a targeted removal of vegetation would be beneficial to the standing remains.

AIM: Assess the standing remains within the Scheduled Area of the monument with a specialist (archaeologist). It is likely that some vegetation clearance around these remains (although not of the walls themselves) may be necessary prior to this to enable the full extent of the standing remains on the site to be visible. Formulate a plan for any clearance of vegetation from these remains.

AIM: Based on an archaeological assessment of the standing structure a plan for any additional conservation work should be formulated. This will need approval and consent from Historic England. A timetable for any works should be created and appropriately skilled personnel employed. Consolidation of any loose stonework is recommended before permitting public access to the site.

5.4 POLICY 4: CONSERVATION OF EARTHWORKS

The earthworks of the moat and platform which comprise the Scheduled Monument are currently covered with trees and vegetation. Following development of a vegetation management strategy (Policy 2) and with increased access to the monument planned, the earthworks should be monitored for increased erosion. With diminishing open space and green areas resulting from the surrounding development, animal burrowing may potentially become an issue in the future.

AIM: Develop a strategy for monitoring of the monument on a regular basis with a plan for dealing with potential issues as they arise.

5.5 POLICY 5: ACCESS

With the establishment of a Trust with ownership of the monument, public access will be granted for the first time. There is potential for this to lead to erosion in some areas of the monument, including the standing structures. Careful consideration must be given to the designated route for access into the site and ways of preventing access from other areas (e.g. by climbing over the banks and ditches of the moat from surrounding residential developments). The potential for anti social behaviour on the site which is could be detrimental to the monument (e.g. fires/burning/fly-tipping) should also be considered.

AIM: Provide a designated access route for visiting members of the public. This should consider areas of high traffic and use geotextiles or other appropriate materials to protect the monument where necessary.

AIM: Develop and follow a strategy for monitoring public use of the monument, ensuring areas of high pedestrian traffic are maintained and protected appropriately and any anti social behaviour likely to cause damage to the monument is addressed.

5.6 POLICY 6: COMMUNITY ENGAGEMENT

Engaging with members of the local community will promote interest in the monument and could assist the Trust in caring for the monument. Volunteers from the local community could carry out a range of tasks such as monitoring use of the monument and assisting with vegetation management. Engaging with local schools would enable younger members of the community to gain a greater understanding of their heritage and development of their local area. Learning about this monument could also be tied into teaching of the National Curriculum, promoting a greater use by local schools.

AIM: Engage members of the community who live locally in understanding and caring for the site. Work with local volunteers to research, survey, conserve and monitor the site.

AIM: Develop understanding of the importance of this site in the local community. This could involve the development of educational resources and utilising volunteers to run school visits to the site.

5.7 POLICY 7: FUNDING FOR MANAGEMENT

In order to successfully maintain and enhance the monument into the future the Trust will need a clear funding vision. Some funding (a dowry) is being provided with the transfer of site.

AIM: Develop a budget for works and management to be carried out at Binhamy Moated Site in the short to medium term.

AIM: Create a fundraising plan for the Trust.

AIM: Link with other charities and funding bodies who may be able to assist with the objectives of the Trust. For example the Blanchminster Trust funds local educational work and has links to the site through the original owner (and builder) of Binhamy Moated Site, Ralph de Blanchminster. Other funding sources could include the Heritage Lottery Fund and Historic England. Public engagement is likely to be a key criteria for some funders.

6.0 IMPLEMENTATION AND REVIEW

This Conservation Management Plan is designed to be adopted during the formation and transfer of the monument to a Trust. A timescale for each management objective is given, along with a suggested timetable for reviewing each objective.

6.1 SUGGESTED TIMETABLE

No.	Objective	Stakeholders	Outcomes	Timescale	Review
1	Establish a Trust and complete transfer of ownership of the monument.	Trust	A Trust is formed to take on the ownership and management of Binhamy Moated Site	Short	N/A
2	Adopt the policies and recommendations set out in the CMP.	Trust	The CMP provides future strategic direction and guidance for the Trust in the management of Binhamy Moated Site.	Short	Annually
3	Carry out detailed survey and recording of the monument and surviving landscape in a staged way to record both the earthworks and the remaining standing buildings.	Trust, Consultants/ Contractors, Volunteers	Detailed survey should be carried out prior to public access being granted. Some vegetation removal will be required to facilitate this. Surveys should be accessioned through the relevant digital archives.	Short	Monthly
4	Geophysical survey of the moated site	Trust, Consultants/ Contractors, Volunteers	Undertake a full geophysical survey of the site following vegetation clearance. This would preferably be completed prior to open public access to the site.	Short	Annually
5	Undertake additional historical research to produce a comprehensive history of the site.	Trust, Consultants/ Contractors, Volunteers	Historical research could be carried out by/with assistance from volunteers (see Policy 6). This could be made publicly accessible in a web based format or through on site interpretation	Medium	Annually
6	Gain a greater understanding of the setting of the site where possible.	Trust, Consultants/ Contractors, Volunteers, Landowners	Although much of the setting is now under developments there is the potential to understand more about the monument in undisturbed areas to the north, west and south of the site through archaeological fieldwork, subject to permissions. This could be carried out in conjunction with the public.	Medium - Long	Annually
7	Assess trees on the monument with a specialist (Arboriculturalist) and decide on a programme of removal, prioritising any trees whose	Trust, Consultants/ Contractors	Removal of any trees which are hazardous either to the monument or to members of the public. Produce a strategy for removal of any further	Short-Medium	Annually

	condition mean that they are at risk of causing damage to the monument.		trees, balancing the beneficial screening of the monument from the surrounding developments with the condition of the earthworks and structures.		
8	Assess vegetation and wildlife on the monument with specialists (Arboriculturalist, Ecologist, archaeologist and Historic England. Decide on an appropriate plan of vegetation removal and management to prevent further damage to the archaeological remains.	Trust, Consultants/ Contractors/ Historic England	Create a vegetation management strategy for the monument and a timescale. Implement the strategy utilising volunteers where possible. The management of the vegetation can be used to assist in the management of access and movement within the monument.	Short	Annually
9	Utilise volunteers from the local community to carry out the programme of vegetation removal and maintain the vegetation in accordance with a vegetation management strategy.	Trust, Consultants/ Contractors, Volunteers	Enable local volunteers to work with the Trust and any contractors to assist with vegetation clearance. Provide training to enable them to take on regular vegetation maintenance where appropriate.	Short - Medium	Monthly (initially)
10	Assess the standing remains within the Scheduled Area of the monument with a specialist (archaeologist). Formulate a plan for any clearance of vegetation from these remains.	Trust, Consultants/ Contractors	A plan for clearance of vegetation from the extant stone walls should be created. It is likely that some vegetation clearance around these remains (although not of the walls themselves) may be necessary prior to this to enable the full extent of the standing remains on the site to be visible.	Short	Annually
11	Based on a specialist (archaeological) assessment of the standing structure a plan for any additional conservation work should be formulated. Consolidation of any loose stonework is advised before permitting public access to the site.	Trust, Consultants/ Contractors	A plan for consolidating and conserving the extant stone walls should be developed. This will need approval and consent from Historic England. A timetable for any works should be created and appropriately skilled personnel employed.	Short - Medium	Annually
12	Develop a strategy for monitoring of the monument on a regular basis with a plan for dealing with potential issues as they arise.	Trust, Volunteers	A strategy will be developed for regular monitoring of the monument. A plan for responding to potential issues should be developed to ensure the Trust is able to respond rapidly to any changes in the condition of the monument.	Short	Annually
13	Provide a designated access route for visiting members of the public. This should consider areas of high traffic	Trust, Historic England, Volunteers	A clear route for public access to the site should be established, with visitors discouraged from using any	Short	Annually

	and use geotextiles or other appropriate materials to protect the monument where necessary.		other route which may cause damage to the monument. This should be agreed with Historic England.		
14	Develop and install signage at the designated access to the site. This should include details/history of the site and of the Trust	Trust, Historic England, Contractors	A design and content to be formulated for the information board(s) to be installed near the permissive access. The content will be based to some extent on the research and survey work. The content and location should be agreed/discussed with Historic England.	Short	Annually
15	Develop and follow a strategy for monitoring public use of the monument, ensuring areas of high pedestrian traffic are maintained and protected appropriately and any anti social behaviour likely to cause damage to the monument is addressed.	Trust, Volunteers	A strategy will be developed for regular monitoring of the public use of the monument. This may involve volunteers. A plan for responding to potential issues should be developed to ensure the Trust is able to respond rapidly to any changes in the condition of the monument relating to public access.	Short	Annually
16	Engage members of the community who live locally in understanding and caring for the site. Work with local volunteers to research, survey, conserve and monitor the site.	Trust, Volunteers	Encourage local understanding and support for maintaining the site through outreach activities and volunteer involvement in monitoring and conservation activities.	Medium - Long	Biannually
17	Develop understanding of the importance of this site in the local community. This could involve the development of educational resources and utilising volunteers to run school visits to the site.	Trust, Volunteers, Local Schools	Develop educational outreach visits to the site. Develop material offered for educational groups (such as teachers resources) based on research and survey work.	Medium - Long	Annually
18	Develop a budget for works and management to be carried out at Binhamy Moated Site.	Trust	A clear budget for the conservation and management works should be produced. Works also need to be prioritised in line with the trusts aims, risks, etc.	Short	Monthly
19	Create a fundraising plan for the Trust.	Trust	A fundraising plan should be developed to target key funding opportunities for heritage ensuring the future security of the Binhamy Moated Site.	Short - Medium	Monthly
20	Link with other charities and funding bodies who may be able to assist with the objectives of the Trust.	Trust	Capitalise on available funding opportunities. For example the Blanchminster Trust has links to the site through the	Short - Medium	Biannually

			<p>original owner (and builder) of Binhamy Moated Site, Ralph de Blanchminster. Other funding sources could include the Heritage Lottery Fund and Historic England. Public engagement and educational use are likely to be a key criteria for some funders.</p>		
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APPENDIX 1: SCHEDULED ANCIENT MONUMENT TEXT

Name: MOATED SITE 415m WEST OF BINHAMY FARM

List entry Number: 1004655

County: Cornwall

Parish: Bude-Stratton

Grade: SAM

UID: CO 847

Around 6,000 moated sites are known in England. They consist of wide ditches, often or seasonally water-filled, partly or completely enclosing one or more islands of dry ground on which stood domestic or religious buildings. In some cases the islands were used for horticulture. The majority of moated sites served as prestigious aristocratic and seigneurial residences with the provision of a moat intended as a status symbol rather than a practical military defence. The peak period during which moated sites were built was between about 1250 and 1350 and by far the greatest concentration lies in central and eastern parts of England. However, moated sites were built throughout the medieval period, are widely scattered throughout England and exhibit a high level of diversity in their forms and sizes. They form a significant class of medieval monument and are important for the understanding of the distribution of wealth and status in the countryside. Many examples provide conditions favourable to the survival of organic remains. The moated site 415m west of Binhamy Farm survives comparatively well and will contain archaeological and environmental evidence relating to its construction, longevity, social organisation, domestic arrangements, re-use, abandonment and overall landscape context.

The monument includes a moated site, situated on a low coastal ridge to the east of the settlement of Bude, between the River Neet and the coast. The moat defines a roughly-rectangular interior of approximately 0.15 ha. It is mostly dry and up to 2.2m deep with a partial inner bank of up to 3m wide and 0.3m high. There are surrounding outer banks of up-cast material on three sides, two of which have been re-used as field boundaries. The interior contains a series of mounds, hollows and some fragmentary walling.

The moated site is thought to be the site of 'Bynnyam' or 'Binamy Castle', built in around 1335 by Ralph de Blanchminster, Lord of the Manor of Stratton, who had been granted a license to castellate his mansion at Binhamy. It was later spoken of as the seat of Sir J Colshill by William Worcester and subsequently described as 'Ruyned aunient seate of the Grenviles' by Norden in around 1600. Borlase identified it as a Roman camp in around 1750 but by 1814 Lysons, and later Gilbert (1820), identified it as the mansion house of the Blanchminsters. In use as an orchard by 1750 it remained so until the late 19th century.

Listing NGR: SS 21921 05758



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