



Historic England

SOUTH EAST OFFICE

Mr Simon Rowberry
Maidstone Borough Council
Maidstone House
King Street
Maidstone
Kent
ME15 6JQ

Direct Dial: 01483 252032

Our ref: P00972088

26 October 2018

Dear Mr Rowberry

**T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**BINBURY PARK BIMBURY LANE DETLING MAIDSTONE KENT
Application No. 18/504836/EIOUT**

Thank you for your letter of 27 September 2018 regarding the above application for planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

Summary

The application site contains one scheduled monument and one listed building (grade II). It also contains a number of known heritage assets that are potentially nationally important although they are not designated (principally Second World War military remains) and has a high potential for hitherto unknown prehistoric, Roman, medieval and twentieth-century war time remains, which may also be nationally important. We note that the proposed development site lies within the Kent Downs AoNB and the land is not allocated for housing in the Maidstone Borough Local Plan.

Historic England has serious concerns about the application because we think that it is very likely to be harmful to the heritage significance of heritage assets; however better assessment of the effect of the proposed development on designated and undesignated heritage assets is needed before a properly informed decision could be taken about whether the harm could be justified under the policies of the National Planning Policy Framework (NPPF). Therefore, we recommend that planning permission should not be granted at the present time. Once further assessment has been undertaken we would be pleased to consider the application again and make further recommendations.

Historic England Advice



EASTGATE COURT 195-205 HIGH STREET GUILDFORD SURREY GU1 3EH

Telephone 01483 252020
HistoricEngland.org.uk





Significance

The application site contains one scheduled monument - Binbury Castle - and one listed building (grade II) - Bimbury Manor. It also contains a number of known heritage assets that are not designated, principally Second World War military remains, and has a high potential for hitherto unknown prehistoric, Roman, medieval and twentieth-century war time remains. There are also a number of other designated and undesignated heritage assets beyond the proposed development site whose heritage significance could be affected by development in their settings.

Binbury Castle and Bimbury Manor House

The Binbury motte and bailey castle comprises substantial earthworks, ruined structures and buried archaeological remains. A substantial earthen mound, or motte, is surrounded by a large moat. The eastern segment of the moat has been deliberately infilled and now survives as a buried feature. To the south east are the remains of a rare walled bailey within which lie the upstanding remains of a tower. The ruins of the Bimbury Manor medieval manor house lie within the castle bailey. The castle also incorporates WWII air-raid shelters and bunkers.

Motte-and-bailey castles were generally built and occupied from the eleventh- to the thirteenth-centuries to be strongholds and aristocratic residences. They usually occupied strategic positions dominating their immediate locality and as a result are the most visually impressive monuments of the early post-Conquest period that survive in the modern landscape. They are particularly important for the study of Norman Britain and the development of the feudal system, and they provide an evocative educational resource.

The medieval manor house was a later addition to the castle site; presumably an updated and more comfortable residence for the lord of the manor. Its construction within the bailey of the castle indicates an intention on the part of its builders to benefit from either the castle defences directly (for security purposes) or from a tradition of authority on the site.

There appears to be few visible contemporary humanly made features in the immediate surroundings of the castle and manor house, and the tree cover makes it more difficult to appreciate them, but the topography and open rural character contributes somewhat to their heritage significance in that it is broadly similar to that of the medieval estate that they defended and administered.

Undesignated heritage assets on the proposed development site

Detling military airfield originated as an air defence landing ground in 1915 and was particularly active during the German bomber offensive in the spring of 1918. In the later 1930's it was provided with a grass runway and technical and domestic buildings adjacent to Bimbury Manor (in the area now occupied by the industrial estate), and bomb stores connected by a concrete roadway on the western perimeter. It was also

