

BRACKNELL DATA CENTRE

Heritage Statement
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Bracknell Data Centre
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Approval for issue

Mick Rawlings



22 February 2021

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Prepared by:

RPS

20 Western Avenue
Milton Park
Abingdon, Oxfordshire OX14 4SH

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1 INTRODUCTION

1.1 Purpose of the Report

- 1.1.1 This Heritage Statement has been prepared to support a planning application for the development of Land at Cain Road, Bracknell.

1.2 The Proposal Site

- 1.2.1 The proposal site comprises land totalling approximately 9.9 hectares adjacent to Cain Road and Beehive Road and just to the north of the A329 Berkshire Way, and is within the administrative district of Bracknell Forest Council (**Figure 1**).
- 1.2.2 The main part of the proposal site measures approximately 7.5 hectares and is bounded to the west and north-west by Beehive Road, to the north-east by Cain Road, and to the south by The Boulevard and by land predominantly used as a car park. This part of the proposal site is currently occupied by two office buildings, each of 3 storeys, with surrounding hardstanding for parking and also some associated landscape planting. It is accessed from two roundabouts on Cain Road.
- 1.2.3 An area of land to the south-west and separated from the main part of the proposal site by Beehive Road measures approximately 2.4 hectares. This is bounded to the east by Beehive Road, to the south by a mainline railway, to the west by a block of woodland and to the north by land which is currently disused. This smaller area is part of a former recreation ground and contains a pavilion building and sports pitch (both disused) as well as an attenuation pond which is located in the south-eastern corner of this area.
- 1.2.4 The underlying basal geology within most of the proposal site is clay of the London Clay Formation which was laid down in the Palaeogene Period. A small area in the north-west of the main part of the proposal site is underlain by silts, sands and clays of the Claygate Member, also laid down in the Palaeogene Period. No superficial deposits are recorded within any part of the proposal site by the British Geological Survey (BGS).

2 LEGISLATION AND POLICY CONTEXT

2.1 Legislation

- 2.1.1 Legislative frameworks provide protection to the historic environment while planning policy guidance provides advice concerning how the historic environment should be addressed within the planning process.
- 2.1.2 Statutory protection for archaeology is principally enshrined in the *Ancient Monuments and Archaeological Areas Act* (1979) amended by the *National Heritage Act* (1983) and the *National Heritage Act* (2002). Nationally important archaeological sites are listed in a Schedule of Monuments and are accorded statutory protection – these are known as Scheduled Monuments.
- 2.1.3 Historic Parks and Gardens, and Historic Battlefields, have received recognition under the *National Heritage Acts*. Such sites are described on Registers maintained by Historic England on behalf of the Department for Digital, Culture, Media and Sport (DCMS), but such designation does not afford statutory protection.
- 2.1.4 For other components of the historic environment, the *Planning (Listed Buildings and Conservation Areas) Act* 1990 and the *Town and Country Planning Act* 1990 provide statutory protection to listed buildings and their settings, and include provisions in relation to designating and to preserving or enhancing the character and appearance of Conservation Areas.
- 2.1.5 Section 66(1) of the *Planning (Listed Buildings and Conservation Areas) Act* 1990 states that “In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”.

2.2 Planning Policy

National Policy

- 2.2.1 The *National Planning Policy Framework* (NPPF) (Ministry of Housing, Communities and Local Government, 2019a) includes advice concerning the safeguarding of the historic environment within the planning process.
- 2.2.2 Paragraph 7 of the NPPF identifies that “*The purpose of the planning system is to contribute to the achievement of sustainable development*”. Paragraphs 8-10 go on to demonstrate the overarching objectives for sustainable development, along with the need to avoid potential conflicts and to seek positive improvements.
- 2.2.3 In Section 12 regarding the requirement for achieving well-designed places, the NPPF (paragraph 124) states that “*Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities*”.
- 2.2.4 Section 16 of the NPPF deals specifically with “*Conserving and enhancing the historic environment*”. Paragraph 184 identifies that heritage assets “*are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations*”.
- 2.2.5 Paragraph 189 directs local planning authorities to “*require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ significance and no more than is sufficient to understand the potential impact of the proposal on their significance*”.

- 2.2.6 In Annex 2 of the NPPF, a 'heritage asset' is defined as "A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing)". In the same Annex, 'significance' (for heritage policy) is defined as: "The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting".
- 2.2.7 Paragraph 193 of the NPPF states that "When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance".
- 2.2.8 The NPPF goes on to state in paragraph 194 that "Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification', before identifying that 'Substantial harm to or loss of assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional".
- 2.2.9 In paragraph 195, the NPPF states that "Where a proposed development will lead to substantial harm (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss", before continuing "Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal" (paragraph 196).
- 2.2.10 Paragraph 197 of the NPPF addresses non-designated heritage assets (such as non-Scheduled buried archaeological remains). It states that "The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset".
- 2.2.11 The strong message emerging from the NPPF is that it is the effect of proposed development on the significance of the heritage asset that is the principal concern.

Local policy

- 2.2.12 The relevant development plan for the area comprises the Bracknell Forest Core Strategy which contains the Council's long-term aspirations for the borough and policies to guide and manage development in Bracknell Forest until 2026 (adopted February 2008) and, following a Direction made under Paragraph 1(3) of Schedule 8 to the *Planning and Compulsory Purchase Act 2004*, policies have been 'saved' from the Bracknell Forest Local Plan (2002). The following policies are of relevance to this Heritage Statement:
- 2.2.13 **Policy EN6: Ancient monuments and archaeological remains of national importance**
'Planning permission will not be granted for development which would adversely affect the character and appearance of ancient monuments and archaeological remains of national importance and their settings. Where appropriate, the Borough Council will require by condition(s) or seek by agreement a conservation and/or enhancement scheme which may include public access management arrangements'.

2.2.14 Policy EN7: Other important archaeological remains

'Planning permission will not be granted for development which would adversely affect those important archaeological remains which are not the subject of Policy EN6. In assessing proposals, the Borough Council will have regard to the need to preserve these archaeological remains and, where appropriate, will require an assessment of the site and an evaluation of the remains prior to the determination of the planning application'.

2.2.15 Policy EN12: Historic parks and gardens

'Development will not be permitted which would result in damage to, or the erosion of, parks and gardens of special historic interest and their settings the granted for development which would adversely affect the character and appearance of ancient monuments and archaeological remains of national importance and their settings'.

2.2.16 A new local plan is currently being prepared which will set the spatial vision and development strategy for the borough up to 2036. Pre-application advice regarding the proposed development was issued in February 2021 by Bracknell Forest Borough Council. In this advice it was noted that the publication of a Regulation 19 version of the draft Local Plan was anticipated within the next couple of months. The document has not been through examination in public so less weight can be given to any of the policies. However, it does give a clear direction on future policy.

2.2.17 Policy LP35 'Protection and Enhancement of the Historic Environment'

A. General

Development proposals will be expected to avoid harm to, sustain and, where possible, enhance the heritage assets and their settings. All development proposals affecting heritage assets or their settings must exhibit sympathetic design in terms of siting, mass, scale and use of materials.

The Council will require development proposals affecting heritage assets or their settings to be supported by a Heritage Statement prepared with appropriate impartial and objective expertise demonstrating a clear understanding of the significance of the heritage assets and how they would be affected.

B. Designated Heritage Assets

There will be a presumption against granting planning permission for development proposals which would cause harm to the significance of designated heritage assets. Where designated heritage assets would be affected by development proposals applicants will be required to seek sustainable opportunities to enhance and better reveal the significance and legibility of designated heritage assets.

C. Non-Designated Heritage Assets

Non-designated heritage assets and their settings including buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions, will be protected from harm.

Non-designated heritage assets should be identified early in the design process to ensure that the impact on their significance is addressed in any development proposal. The weight given to the conservation of non-designated heritage assets during the determination of the planning applications will be based on their significance and the magnitude of harm to them.

The retention, repair and re-use of non-designated heritage assets will be encouraged. Development proposals that harm the significance of non-designated heritage assets and/or their settings will not normally be permitted.

D. Archaeological Remains

Where a proposed development site is identified as having archaeological potential, developers will be required to support planning applications with an appropriate archaeological assessment. In relevant cases, no development will be permitted unless the following requirements are satisfied:

- an archaeological evaluation of the site has been undertaken; and*
- where archaeological evaluation identifies definite archaeological significance,*
- a programme of archaeological mitigation has been agreed with the Council.'*

2.3 Guidance

- 2.3.1 The NPPF is supported by the Planning Practice Guidance (PPG) (Department of Housing, Communities and Local Government, 2019b). This is a web-based resource subject to regular updates. With regard to the section that deals with Conserving and enhancing the historic environment, this was last updated in February 2018 (PPG, ID:18a). The PPG provides advice on specific issues such as *'What is 'significance''* and *'What is the setting of a heritage asset and how should it be taken into account'?*

Significance

- 2.3.2 Under the heading *"Why is 'significance important in decision-taking"*, the PPG advises that *"Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly understand the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals"* (PPG, ID: 18a-009-20140306).
- 2.3.3 The PPG (ID: 18a-008-21040306) refers to the definition of 'significance' provided in the NPPF (see paragraph 2.11 above), going on to point out that *"In legislation and designation criteria, the terms 'special architectural or historic interest' of a listed building and the 'national importance' of a scheduled monument are used to describe all or part of the identified heritage asset's significance"*.
- 2.3.4 The four forms of interest identified in the final part of the NPPF definition of 'significance' (archaeological, architectural, artistic or historic) broadly tie in with previous guidance from English Heritage expressed in the document *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment* (English Heritage, 2008). This provided guidance on understanding heritage values and also included a section (Section 6) advising on how to assess heritage significance.
- 2.3.5 According to the guidance published by English Heritage (2008), heritage values fall into four inter-related groups:
- Evidential value – the potential of a place to yield evidence about past human activity;
 - Historical value - this derives from the ways in which past people, events and aspects of life can be connected through a place to the present. This value tends to be illustrative (providing insights into past communities and their activities) or associative (association with a notable family, person, event or movement);
 - Aesthetic value – this derives from the ways in which people draw sensory and intellectual stimulation from a place; and
 - Communal value – this derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

Setting

- 2.3.6 The definition of the setting of a heritage asset is provided in Annex 2 of the NPPF (Ministry of Housing, Communities and Local Government, 2019a): *“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral”*.
- 2.3.7 Further advice regarding the requirement (in the development context) to assess the impact on heritage assets resulting from change within their settings is provided in the PPG (ID: 18a-013-20140306). This advises that *“A thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it”*.
- 2.3.8 The most recent detailed guidance regarding the settings of heritage assets, and the nature and magnitude of impacts and consequently effects on such settings, is provided in the Historic England document *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets* (2nd edition, December 2017). This guidance provides advice on the definition of setting and the general principles of setting in the context of strategic planning and development control. It states (paragraph 2) that *“the information required in support of applications for planning permission and listed building consent should be no more than is necessary to reach an informed decision, and that activities to conserve or invest need to be proportionate to the significance of the heritage assets affected and the impact on the significance of those heritage assets. At the same time those taking decisions need enough information to understand the issues”*.
- 2.3.9 The Historic England guidance document makes the following points:
- A setting does not have a fixed boundary as it may change;
 - Extensive heritage assets such as landscapes or townscape can include many heritage assets and their nested and overlapping settings, as well as having a setting of their own;
 - The setting of a heritage asset may reflect the character of the wider townscape or landscape in which it is situated, whether fortuitously or by design;
 - The importance of a setting of a heritage asset is what it contributes to the significance of the asset;
 - Where the significance of a heritage asset has been compromised in the past by unsympathetic development within its setting, consideration still needs to be given as to whether additional change would further detract from (or possibly enhance) the significance of the asset; and
 - The contribution made by its setting to the significance of a heritage asset does not depend on public access.
- 2.3.10 The document deals with the issue of setting and proportionate decision taking. It advises a five-stage approach:
- Identify which heritage assets and their settings are affected;
 - Assess to what degree these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;
 - Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it;
 - Explore the way to maximise enhancement and avoid or minimise harm; and

- Make and document the decision and monitor outcomes.

- 2.3.11 Although assessments of changes within the settings of heritage assets can involve non-visual issues such as noise, it is more usually the visual aspects of a development that form the major part of the assessment.
- 2.3.12 The existence of direct lines of sight between the heritage asset and the proposed development is an important factor in judging the visual impact of the development. However, it is possible for changes within the setting to occur even when such a relationship does not exist. For example, views towards a listed building from a frequently visited location, such as a park or a public footpath, may be affected by the presence of a larger development, even if the development is not directly visible from the building itself.
- 2.3.13 An assessment of visual impacts on the heritage assets and their settings needs to take into account a wide variety of factors including the location of the asset within the physical landscape, its relationship with contemporary and non-contemporary features within that landscape and the location, size and character of the proposed development in relation to these factors.
- 2.3.14 The assessment then needs to balance the impact of these various considerations on the basis of informed professional judgment. Assessment of visual impacts can be undertaken in accordance with the procedures expressed in the *Guidelines for Landscape and Visual Impact Assessment* (3rd edition, Landscape Institute, 2013). If there is the potential for changes within the setting of heritage assets due to noise or other impact types then these should also be considered.
- 2.3.15 There should also be consideration of the sensitivity to change of the setting of a heritage asset. This requires examination of the current setting with regard to identifying elements that contribute to the significance of the asset, elements that make a neutral contribution to the significance of the asset and elements that make a negative contribution to (i.e. detract from) the significance of the asset.
- 2.3.16 In this Heritage Statement, the contribution that setting makes to the significance of a heritage asset is expressed by means of a 5-point scale: Nil; Limited; Reasonable; Strong; Very Strong. The contribution should be taken as positive unless stated otherwise. The terms used in the 5-point scale are not taken from any specific guidance and are not further defined within this report; the nature of the contribution is described within the accompanying narrative text.

3 METHODOLOGY

- 3.1.1 Data regarding known heritage assets (designated and undesignated) have been sought from a number of sources, including the Berkshire Historic Environment Record (HER) maintained by Berkshire Archaeology, and the National Heritage List for England (maintained by Historic England). It was not possible to visit the Berkshire Record Office (Reading) due to COVID-19 restrictions.
- 3.1.2 A site visit was undertaken in February 2021 in order to check for the presence of heritage assets within the proposal site that have not been previously recorded and to examine the settings of heritage assets considered within this Heritage Statement.
- 3.1.3 The results of a recent programme of archaeological evaluation within the proposal site have been reviewed.
- 3.1.4 The overall aim of this heritage assessment is to ensure compliance with paragraph 189 of the NPPF, i.e. to describe the significance of any heritage assets affected by the proposed development, including any contribution made by their setting.

4 BASELINE CONDITIONS

4.1 Timescales used in this report

Prehistoric

Palaeolithic	900,000	-	12,000	BC
Mesolithic	12,000	-	4,000	BC
Neolithic	4,000	-	1,800	BC
Bronze Age	1,800	-	600	BC
Iron Age	600	-	AD 43	

Historic

Roman	AD	43	-	410
Saxon/Early Medieval	AD	410	-	1066
Medieval	AD	1066	-	1485
Post-medieval	AD	1486	-	1799
Modern	AD	1800	-	Present

4.2 Introduction

- 4.2.1 The locations of designated and undesignated heritage assets within 0.5 km of the proposal site are shown on **Figure 2** as Sites **1-27**. Further information on these heritage assets is provided in the gazetteer presented as Appendix 1. These are not all of the heritage assets identified on the Berkshire HER and through other available sources, rather they are the ones considered to be relevant to this Heritage Statement.
- 4.2.2 It is considered that the nature and scale of the proposed development is generally unlikely to affect the significance of heritage assets at a distance of more than 0.5 km - this 0.5 km buffer zone around the proposal site is referred to in this document as the 'defined study area'.
- 4.2.3 Examination has been undertaken with regard to designated heritage assets of the highest level of importance (Scheduled Monuments, Grade I and Grade II* listed buildings, Grade I and Grade II* registered parks and gardens of historic interest) to see if any such assets outside the defined study area could be affected by the change within their setting arising from the construction and operation of the proposed development; no such assets have been identified.

4.3 Designated heritage assets

- 4.3.1 There are no designated heritage assets within the proposal site, and no scheduled monuments or registered historic parks and gardens within the defined study area.
- 4.3.2 There are two listed buildings within the defined study area; both are listed at Grade II. Peacock Farmhouse is located approximately 185 m to the south of the proposal site. This is a former farmhouse of late 16th century date, with amendments in the 18th and 20th centuries (Site **1**). Adjacent to the farmhouse is a barn and a group of outbuildings (Site **2**), also of late 16th century date with early 18th century additions. The buildings here have been converted to become a public house with associated facilities, and are surrounded by recent residential development. They are also separated from the proposal site by the A329 Berkshire Way.

- 4.3.3 A group of Grade II listed buildings is located to the north-west of the proposal site and just outside the defined study area. These comprise a late 17th century country house (now offices) known as Popes Manor along with associated garden walls. These listed buildings are separated from the proposal site by the B3408 London Road and by a considerable amount of built development and mature vegetation. They would not be affected by the proposed development and no further description of the buildings, their significance or their settings is provided within this document.

4.4 Non-designated heritage assets

- 4.4.1 Considerable evidence of prehistoric activity has been identified within the defined study area. Flint implements and debitage dating from the late Upper Palaeolithic period to the Mesolithic period has been found at several locations at Amen Corner to the west of the proposal site, and some of this material could actually be of later date (Sites **3-6**). A flint scatter of early Mesolithic date was also found during archaeological work ahead of development in the Peacock Farm area (Site **7**).
- 4.4.2 The Peacock Farm site also contained evidence for activity during the Middle Bronze Age, including three spreads of burnt flint, two waterholes and a pair of intercutting pits or troughs (Site **8**). A pit containing a ceramic vessel with the remains of a cremation burial was found at a separate location within the site and is likely to be contemporary (Site **9**). Some finds of generic prehistoric date have also been recovered from this area during an earlier programme of fieldwalking (Sites **10-13**).
- 4.4.3 Activity of Late Iron Age date was identified at the Peacock Farm site, including pits and ditches, a field system or enclosure, and two circular structures (Site **14**). At a second location further to the south, the archaeological investigations found more evidence of Late Iron Age activity extending on into the Early Roman period (Site **15**). Additional features of Roman date were found within other parts of the Peacock Farm site (Site **16**).
- 4.4.4 To the north-west of the proposal site, one piece of prehistoric flint was found during an archaeological evaluation (Site **17**), and two sherds of pottery have been found during fieldwalking (Site **18**).
- 4.4.5 Medieval features, including a field system complex, were identified at Peacock Farm during the programme of archaeological work undertaken here ahead of development (Site **19**). Previously, sherds of medieval pottery had been recovered from several locations during a programme of fieldwalking here and also at a location to the west of the proposal site (Sites **20-24**).
- 4.4.6 A post-medieval brick-built kiln, possibly a lime kiln, was also found during the Peacock Farm archaeological work (Site **25**). Further features of post-medieval date have been found to the west of the proposal site (Site **26**).
- 4.4.7 A barn adjacent to Popes Farm on Murrell Hill Lane (north-west of the proposal site) is of c. 1880 date and is a locally-listed building (Site **27**).

4.5 Site history

- 4.5.1 The proposal site was almost certainly located within Windsor Forest during the medieval period, and John Norden's 1607 map of the forest shows 'Old Bracknell' and 'New Bracknell'. Later maps such as that of John Rocque (1761) show clearance of much of the forest and the establishment of built development along the high street at Bracknell and further south at Bracknell Hill.
- 4.5.2 The Ordnance Survey drawing (OSD) of this area was produced by Robert Dawson in 1806. It shows a small group of buildings at Amen Corner, just within the northern edge of the proposal site (**Figure 3**), and this arrangement was confirmed by the Tithe map of Binfield Parish which was produced in 1838.

- 4.5.3 The 1st edition of the Ordnance Survey (OS) 6" to the mile map was published in 1883 and this identifies the buildings within the proposal site as Buckhouse Farm with associated outbuildings and cottages (**Figure 4**). The mainline railway along the southern boundary of the proposal site is shown on here and is named as the Staines, Wokingham & Reading Branch of the London and South Western Railway; it was opened in around 1848.
- 4.5.4 By the early part of the 20th century the Binfield Brick and Tile Works had been established just to the south of the main part of the proposal site, with a clay pit present within the southern end of this part of the proposal site which was linked to the brick and tile works by a tramway (**Figure 5**). Another brickworks had been established at Amen Corner, to the north-west of the proposal site.
- 4.5.5 The clay pit within the main part of the proposal site was extended within the first half of the 20th century, and the 1961 OS 1:10,560 map shows a substantial pond here representing the flooding of the now-disused clay pit. This large pond was later backfilled with industrial and commercial waste and the current business park was established in around 1990; the development requiring the demolition of Buckhouse Farm and all other buildings within the proposal site. The balancing pond and recreation ground (including the now-disused pavilion and former football pitch) in the smaller part of the proposal site were part of the business park development.
- 4.5.6 A programme of archaeological evaluation by way of trial trenching has recently been undertaken within the proposal site in connection with a separate (unrelated) planning application (ref. 20/00563/FUL). This comprised a total of 33 trenches each measuring 10 m by 2 m; all were within the main part of the proposal site. The evaluation found that the landfill which had been recorded on historic maps within the southern area here (the former clay-pit and subsequent pond) actually extends across much of this part of the proposal site (L-P Archaeology 2020). No archaeological features were identified and it was considered that the potential for any such features to be present within this part of the proposal site was extremely low.

5 ASSESSMENT OF EFFECTS

5.1 Introduction

- 5.1.1 The Master Site Plan for the proposed development is presented as **Figure 6**. It shows the demolition of the current buildings and removal of the current hardstanding within the main part of the Application Site. A new large data centre building would be constructed within this part of the proposal site, measuring 139.2 m by 67.4 m and 12.2 m in height, along with a number of much smaller ancillary structures. New internal access roads, compounds, gatehouse and small car park would be established, whilst the remaining areas within this part of the proposal site would be landscaped with the inclusion of new tree planting.
- 5.1.2 The smaller part of the proposal site would be subject to landscaping and ecological enhancement, but no other form of development is proposed in this area.

5.2 Construction

- 5.2.1 Examination of the site and surrounding area, along with review of the Zone of Theoretical Visibility (ZTV) prepared for the assessment of potential landscape impacts and effects, has found that the upper part of the proposed data centre building may be visible in views from and across the designated heritage assets at Peacock Farm (Sites **1** and **2**).
- 5.2.2 In any such view, the upper part of the data centre building would be seen above the existing mature vegetation within the smaller part of the proposal site, with the A329 Berkshire Way and the mainline railway in the foreground. Other buildings of similar size within the business park would also be visible in these views, which are additionally restricted as a result of recent built development south of the A329 Berkshire Way and adjacent to the two Grade II listed buildings.
- 5.2.3 There may be some limited visibility of taller construction equipment (such as cranes) on the proposal site in views towards or across the designated heritage assets at Peacock Farm, but this would only occur over short periods of time. There may also be some noise from construction, but this is very unlikely to impact on the ability to understand and appreciate the significance of these designated heritage assets.
- 5.2.4 Overall, it is considered that the construction of the proposed development would not result in any harm to the significance of the designated heritage assets at Peacock Farm as a result of the change within their settings.
- 5.2.5 The main part of the proposed development would be located wholly within an area which was previously intensively developed for its current use as offices and hardstanding for parking, prior to which much of this area was subject to extraction (clay), flooding and landfilling. These previous phases of development are likely to have significantly impacted on any archaeological remains that may have been present within the proposal site, and the likelihood of any surviving archaeological remains being impacted during the construction of the proposed development is very low. This was confirmed by the recent programme of archaeological evaluation within this part of the proposal site (L-P Archaeology 2020).
- 5.2.6 In the smaller part of the proposal site, the proposed landscaping and ecological enhancements are very unlikely to impact upon any buried archaeological remains that may be present here.
- 5.2.7 Pre-application advice regarding the proposed development was issued in February 2021 by Bracknell Forest Borough Council. In this document it was stated that *'The Council's Archaeological Advisors, Berkshire Archaeology, were consulted as part of this pre-application enquiry. They confirm that since the site has already undergone a satisfactory level of archaeological evaluation and no archaeological features have been identified as surviving below ground, they are satisfied that nothing further is needed by way of investigation or mitigation'*.

- 5.2.8 There would be no change to the character of the historic landscape within or adjacent to the proposal site.

5.3 Operation

- 5.3.1 The operation of the proposed development would not result in any harm to the significance of the designated heritage assets at Peacock Farm. This is due to the limited visibility of the proposed data centre building in views from and across these assets and also the existing (recent) built development adjacent to the designated heritage assets.

5.4 Cumulative

- 5.4.1 No other proposed or consented developments have been identified which could result in cumulative effects on any designated or non-designated heritage assets.

6 SUMMARY

- 6.1 A Heritage Statement has been prepared with regard to a proposed development of land at Cain Road, Amen Corner, Bracknell. The statement identifies the legislation, planning policy and guidance that are relevant to heritage issues regarding the proposal site.
- 6.2 The report has been prepared with regard to appropriate guidance and in accordance with paragraph 189 of the NPPF. Section 4 of this report identifies those heritage assets that could be affected by the proposed development and describes their significance, including any contribution made by their setting. In Section 5 of the report, the impacts and effects (of the current application) on the significance of the heritage assets are assessed, along with the subsequent level of harm that may occur.
- 6.3 No designated heritage assets would be physically impacted by any part of the proposed development, nor would harm be caused to the significance of any heritage asset as a result of change within the setting of the asset.
- 6.4 The potential for the proposed development to impact on buried archaeological remains is considered to be very low, and the planning authority has advised that no further archaeological investigation would be necessary.

7 REFERENCES

Bracknell Forest Council (2008) Bracknell Forest Core Strategy

Bracknell Forest Borough Council (2002) Bracknell Forest Borough Local Plan

English Heritage (2008) Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment, English Heritage.

Historic England (2017) Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets, 2nd edition, Historic England.

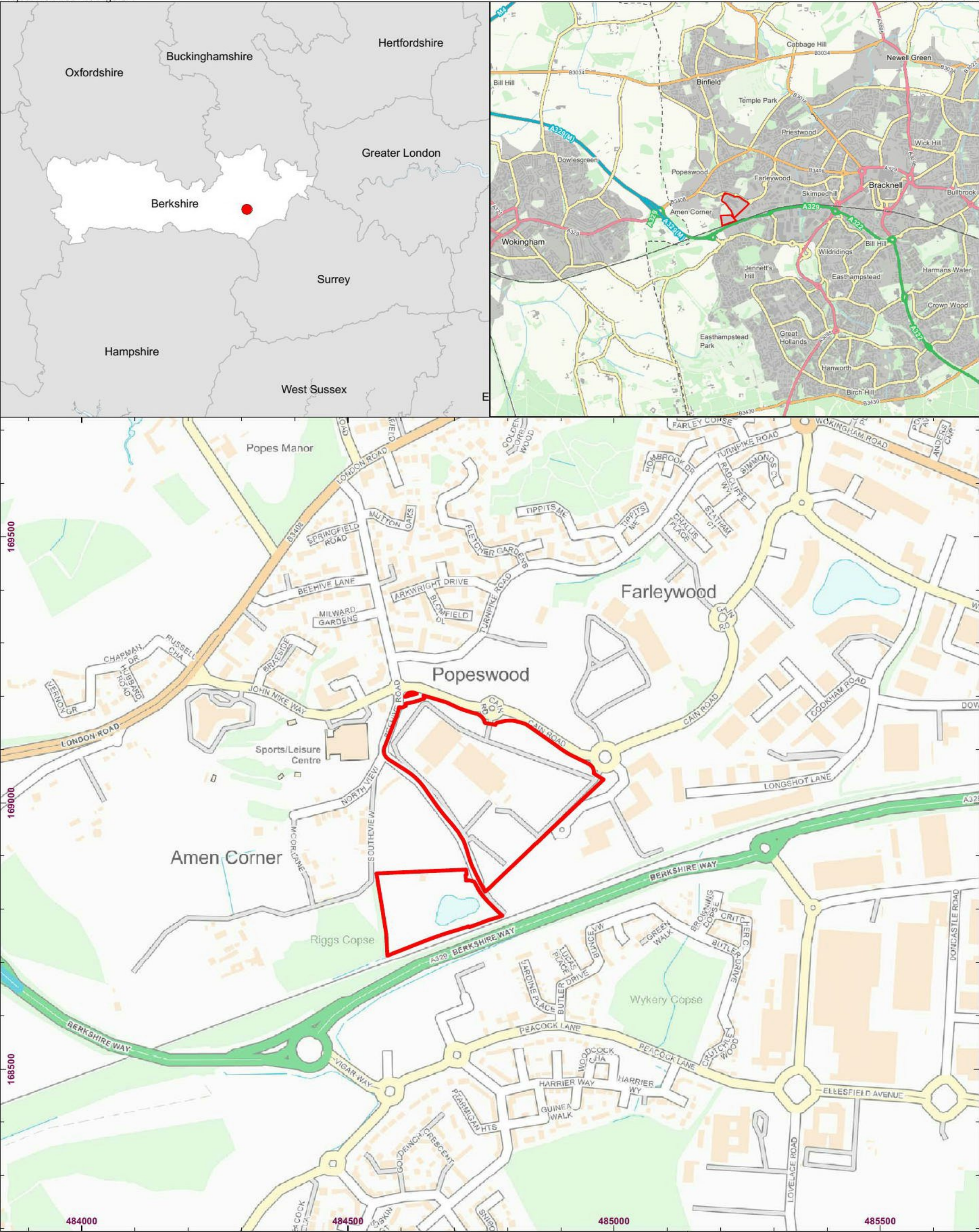
Landscape Institute (2013) Guidelines for Landscape and Visual Impact Assessment, 3rd edition, Landscape Institute and Institute of Environmental Management and Assessment.

L-P Archaeology (2020) Former HP Site, Cain Road, Bracknell: Archaeological Evaluation Report, December 2020.

Ministry of Housing, Communities and Local Government (2019a) National Planning Policy Framework

Ministry of Housing, Communities and Local Government (2019b) National Planning Practice Guidance

FIGURES



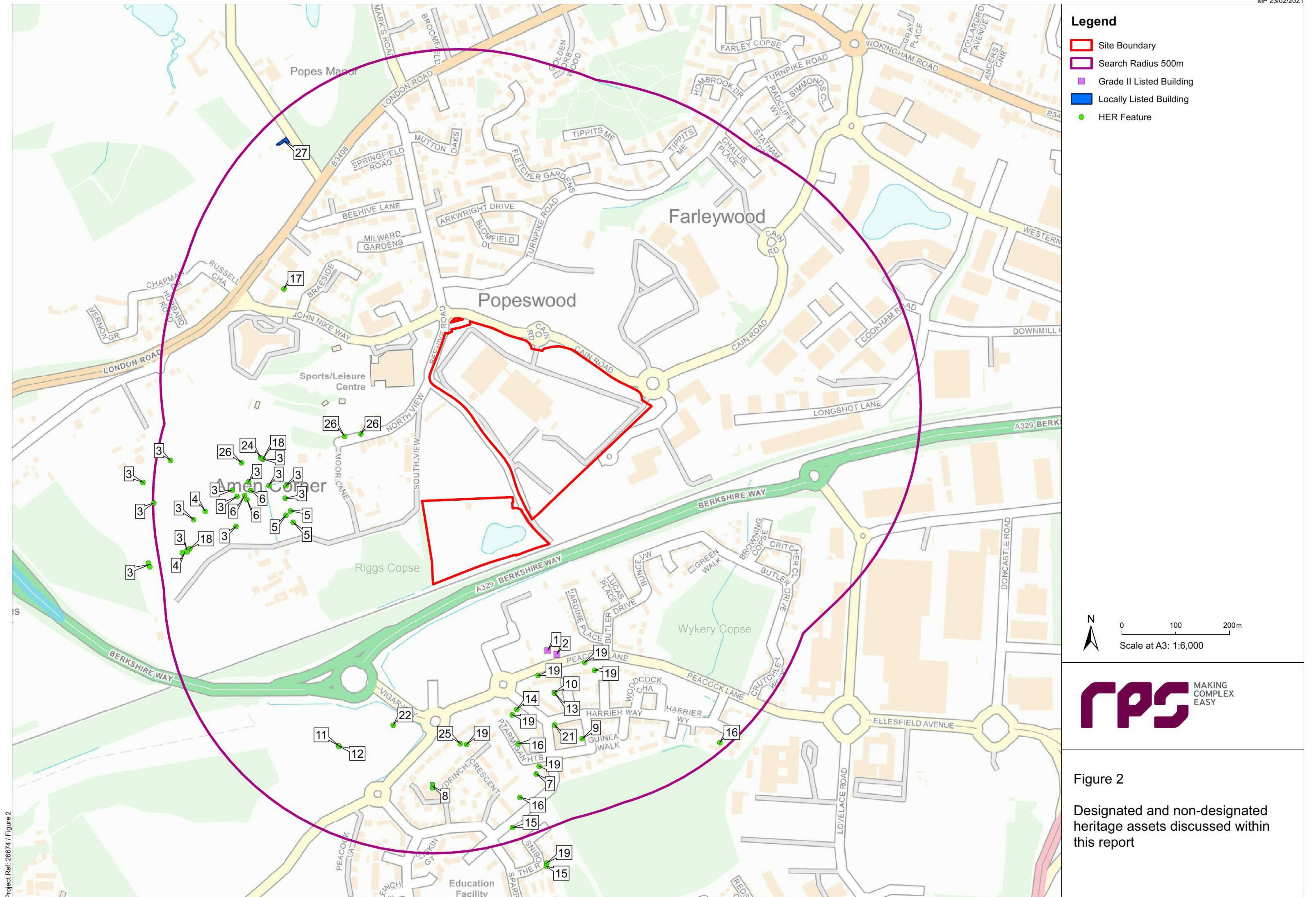
 Site Boundary




0 100 200m
Scale at A4: 1:10,000



Figure 1
Site Location





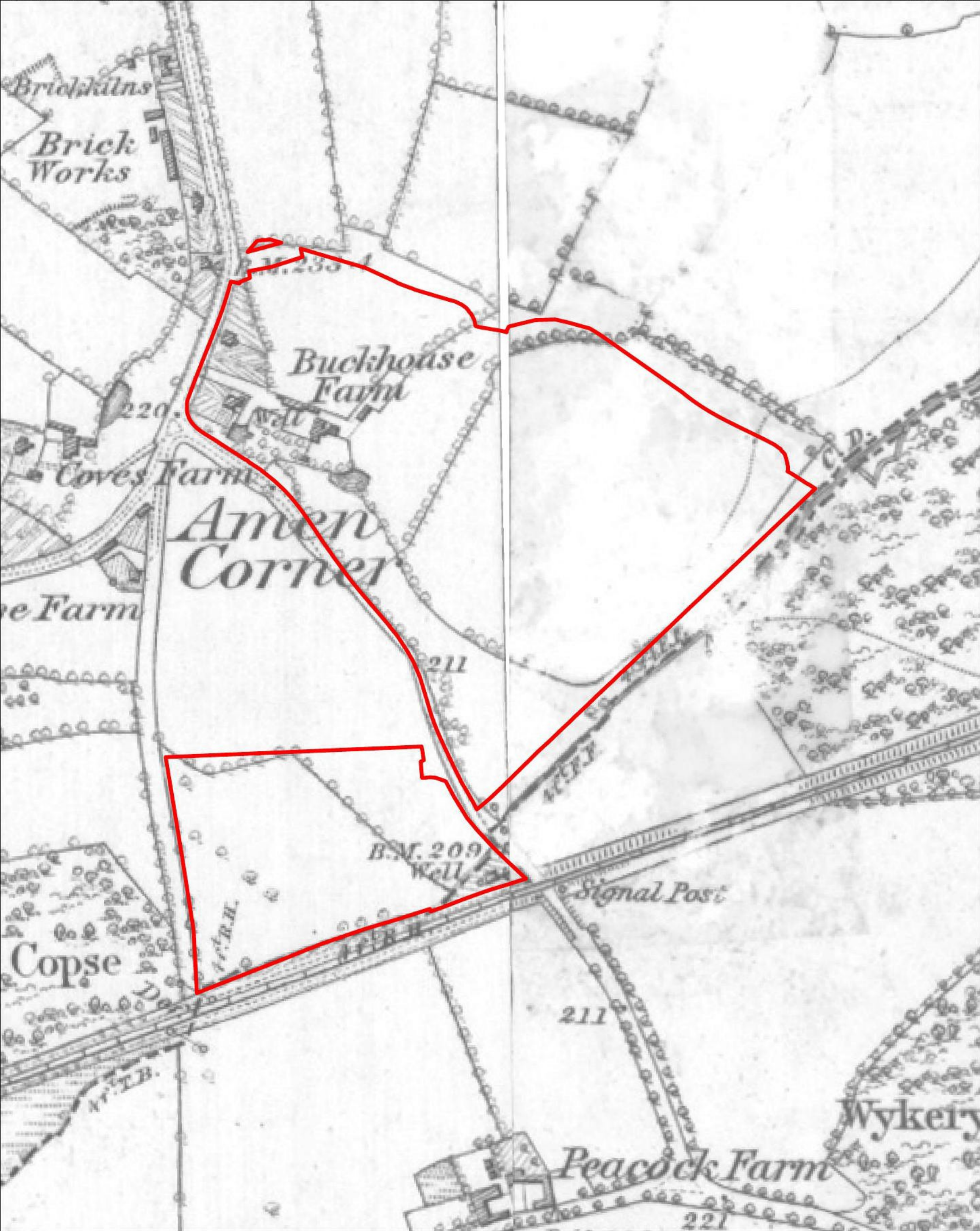
 Approximate Site Location



0 150 300 450m
Scale at A4: 1:15,000 approx.



Figure 3
Robert Dawson map (Ordnance Survey Drawing), 1806



 Site Boundary



0 30 60 90m
Scale at A4: 1:3,500



Figure 4
1st edition OS 6" to the mile map, 1883



 Site Boundary



0 30 60 90m
Scale at A4: 1:3,500



Figure 5
3rd edition OS 6" to the mile map, 1913



Legend

Outer perimeter fence

Inner perimeter fence

Existing tree to be retained

Additional trees to be planted

Site Boundary

0 25 50m
Scale at A3: 1:2,000



Figure 6
Master Site Plan

APPENDICES

Appendix A

Gazetteer of identified heritage assets discussed within the document

Site Gazetteer

HER = Berkshire Historic Environment Record

NHL = National Heritage List

Site No	Source	Name	NGR	Period
1.	NHL 1390345	Peacock Farmhouse, Peacock Lane – Grade II listed farmhouse with attached outbuilding, now a house. Late 16 th century with alterations in 18 th and 20 th centuries. Part timber-framed encased in painted brick, and part brick. Old tile gabled roof with catslide roof at rear.	SU 8479 6859	16 th century
2.	NHL 1390346	Outbuildings and barn to east of Peacock Farmhouse – Grade II listed outbuildings and barn, late 16 th and early 18 th century, part timber-framed and part brick.	SU 8480 6858	16 th century
3.	HER MRM16378	Flint implements and debitage found during fieldwalking at several locations in the Amen Corner area. The assemblage has been dated to the late Upper Palaeolithic and Mesolithic periods but could also contain later material.	SU 84—68--	Palaeolithic / Mesolithic
4.	HER MRM16804	Mesolithic or Neolithic flint blades and flakes found during fieldwalking at two locations in the Amen Corner area. One group of five blades and another of three, also five flakes.	SU 84-- 68--	Mesolithic / Neolithic
5.	HER MRM16802	Mesolithic or Neolithic flint flakes and a blade found during fieldwalking in the Amen Corner area.	SU 84—68--	Mesolithic / Neolithic
6.	HER MRM16803	Mesolithic or Neolithic flint flakes and blades found during fieldwalking in the Amen Corner area.	SU 84—68--	Mesolithic / Neolithic
7.	HER MRM15927	Early Mesolithic flint scatter recovered from a buried soil, and additional flint pieces of this date from other deposits, at the Peacock Farm development site.	SU 8480 6808	Mesolithic

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8.	HER MRM16144	Evidence of Middle Bronze Age activity comprising three spreads of burnt flint (interpreted as the remains of burnt mounds), two waterholes and a pair of intercutting pits or troughs.	SU 8472 6807	Bronze Age
9.	HER MRM15925	Pit containing a ceramic vessel with the remains of a cremation burial.	SU 8485 6843	Bronze Age
10.	HER MBF13539	Prehistoric find recovered during fieldwalking – East Berkshire Archaeological Survey – no further information.	SU 8480 6851	Prehistoric
11.	HER MBF13537	Prehistoric find recovered during fieldwalking – East Berkshire Archaeological Survey – no further information.	SU 8440 6841	Prehistoric
12.	HER MBF15475	Prehistoric flint scraper recovered during fieldwalking – East Berkshire Archaeological Survey.	SU 8440 6841	Prehistoric
13.	HER MBF15476	Prehistoric flint blade recovered during fieldwalking – East Berkshire Archaeological Survey.	SU 8480 6851	Prehistoric
14.	HER MRM15928	Series of pits and ditches, a field/enclosure system and two circular structures, all of Late Iron Age date.	SU 8474 6819	Iron Age
15.	HER MRM15940	Series of large ditches, some with later recuts, suggesting continued activity from the Late Iron Age into the Early Roman period.	SU 8471 6804	Iron Age / Roman
16.	HER MRM15929	Series of pits and linear features indicating Roman activity in the area.	SU 8489 6813	Roman
17.	HER MRM16641	One piece of struck flint found during an archaeological evaluation.	SU 8429 6926	Prehistoric
18.	HER MRM16390	Two sherds of Roman pottery found in the Amen Corner area.	SU 84—68--	Roman
19.	HER MRM15930	Medieval features, including a field system complex, found during archaeological investigations at Peacock Farm.	SU 8476 6821	Medieval
20.	HER MRM13946	Sherd of medieval pottery recovered during fieldwalking – East Berkshire Archaeological Survey.	SU 8490 6845	Medieval

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21.	HER MRM14201	Sherd of medieval pottery recovered during fieldwalking – East Berkshire Archaeological Survey.	SU 8480 6845	Medieval
22.	HER MBF14203	Sherd of medieval pottery recovered during fieldwalking – East Berkshire Archaeological Survey.	SU 8450 6845	Medieval
23.	HER MBF14930	Sherd of medieval pottery recovered during fieldwalking – East Berkshire Archaeological Survey.	SU 8430 6830	Medieval
24.	HER MRM16798	Five sherds of medieval pottery recovered during fieldwalking near Amen Corner.	SU 83—68--	Medieval
25.	HER MRM15924	Well-preserved post-medieval brick-built kiln found at Peacock Farm, possibly a lime kiln.	SU 8463 6842	Post-medieval
26.	HER MRM16750	Two pits and linear features excavated during an archaeological investigation.	SU 8432 6896	Post-medieval
27.	HER DRM2883	Barn c. 1880 adjacent to Popes Farm, Murrell Hill Road – locally listed building.	SU 8429 6953	19 th century