

**Our ref: OXF11768**

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Date: 1 March 2021

Jo Male  
Planning Team Leader  
Planning Department  
Bracknell Forest District Council  
Market Street  
Bracknell  
RG12 1JD

Dear Ms Male

**Town and Country Planning Act 1990**  
**Planning application for the erection of data centre buildings and associated infrastructure**  
**Land Cain Road Bracknell Berkshire RG12 1HN**

Further to our pre-application discussions, please find enclosed an application for a new data centre and associated on site infrastructure, at the above location.

The application submission seeks full planning permission for the proposals. The description of development, as set out on the applications forms is:

*Planning application for the erection of a Data Centre building (containing data halls, associated electrical and AHU Plant Rooms, loading bay, maintenance and storage space, office administration areas and plant at roof level), emergency generators and emission stacks, diesel tanks and filling area, electrical switchroom, a water sprinkler pump room and storage tanks, a gate house / security building, MV substation, site access, internal access roads, drainage infrastructure, hard and soft landscaping.*

The following documents, which comprise the application submission, are enclosed:

Document Title	Reference
Planning Statement	20305B-RPS-XX-XX-RP-T-9701
Design and Access Statement	20305B-RPS-XX-XX-RP-A-9580
Noise Impact Assessment	20305B-RPS-XX-XX-RP-P-9720
Air Quality Assessment	20305B-RPS-XX-XX-RP-R-9721
Landscape, Townscape and Visual Assessment	20305B-RPS-SI-XX-RP-L-9722
Landscape Management Plan	20305B-RPS-SI-XX-RP-P-9723
Transport Assessment	20305B-RPS-SI-XX-RP-P-9724
Ecological Appraisal	20305B-RPS-SI-XX-RP-P-9725
Sustainability Statement	20305B-RPS-ZZ-XX-RP-P-9726
Heritage Statement	20305B-RPS-XX-XX-RP-T-9728
Predictive BREEAM Assessment	20305B-RPS-XX-XX-RP-P-9729
Travel Plan	20305B-RPS-XX-XX-RP-D-9730



**Our ref:**

Document Title	Reference
Construction Traffic Management Plan	20305B-RPS-XX-XX-RP-P-9731
Delivery and Servicing Management Plan	20305B-RPS-XX-XX-RP-P-9732
Tree Survey and Arboricultural Impact Assessment	20305B-RPS-XX-XX-RP-P-9733
Ground Conditions	20305B-RPS-XX-XX-RP-P-9734
Flood Risk Assessment	20305B-RPS-XX-XX-RP-C-9602
Drainage Design Philosophy	20305B-RPS-XX-XX-RP-C-9605
Site External Lighting Report	20305B-CON-XX-XX-RP-E-9735
Energy Statement	20305B-CUN-XX-XX-RP-E-9736
Code of Construction Practice	20305B-RPS-XX-XX-RP-P-9738

The following drawings are also submitted as part of this application:

Drawing Name	Reference
Site Location Plan	20305B-RPS-00-XX-DR-A-9500
Master Site Plan	20305B-RPS-00-XX-DR-A-9501
Existing Site Plan	20305B-RPS-00-XX-DR-A-9502
Master Site Plan – Planning Boundaries & Site Areas	20305B-RPS-00-XX-DR-A-9503
Masterplan Fence Types	20305B-RPS-00-XX-DR-A-9504
Existing Site Demolition Plan	20305B-RPS-00-XX-DR-A-9506
Site Sections and Elevations	20305B-RPS-00-XX-DR-A-9507
Existing Elevations	20305B-RPS-00-XX-DR-A-9508
Ground Floor General Arrangement	20305B-RPS-01-XX-DR-A-9515
Roof Level General Arrangement	20305B-RPS-01-XX-DR-A-9519
Building Sections	20305B-RPS-01-XX-DR-A-9521
Building Elevations	20305B-RPS-01-XX-DR-A-9522
Ancillary - Gatehouse GA	20305B-RPS-03-XX-DR-A-9540
Ancillary - Sprinkler Tank & Pump Room GA	20305B-RPS-02-XX-DR-A-9542
Ancillary - Fuel Tank GA	20305B-RPS-05-XX-DR-A-9543
Ancillary - MV Room GA	20305B-RPS-04-XX-DR-A-9544
Ancillary - Temporary MV Compound Buildings GA, Sections & Elevations	20305B-RPS-40-XX-DR-A-9545
Ancillary - Permanent MV Compound Buildings GA, Sections & Elevations	20305B-RPS-50-XX-DR-A-9546
Landscape Strategy	20305B-RPS-SI-XX-DR-A-9530
Grassland Management Plan	20305B-RPS-SI-XX-DR-A-9531
Landscape Sections	20305B-RPS-00-XX-DR-A-9532
Tree Constraints Plan – Sheet 1 (within AIA)	20305B-RPS-00-XX-DR-A-9561
Tree Constraints Plan – Sheet 2 (within AIA)	20305B-RPS-00-XX-DR-A-9562



Our ref:

Drawing Name	Reference
Tree Constraints Plan – Sheet 3 (within AIA)	20305B-RPS-00-XX-DR-A-9563
Tree Constraints Plan – Sheet 4 (within AIA)	20305B-RPS-00-XX-DR-A-9564
Tree Constraints Plan – Sheet 5 (within AIA)	20305B-RPS-00-XX-DR-A-9565
Tree Constraints Plan – Sheet 6 (within AIA)	20305B-RPS-00-XX-DR-A-9566
Tree Constraints Plan – Sheet 7 (within AIA)	20305B-RPS-00-XX-DR-A-9567
Tree Constraints Plan – Sheet 8 (within AIA)	20305B-RPS-00-XX-DR-A-9568
Tree Removal & Retention Plan - Sheet 1 (within AIA)	20305B-RPS-00-XX-DR-A-9569
Tree Removal & Retention Plan - Sheet 2 (within AIA)	20305B-RPS-00-XX-DR-A-9570
Tree Removal & Retention Plan - Sheet 3 (within AIA)	20305B-RPS-00-XX-DR-A-9571
Tree Removal & Retention Plan - Sheet 4 (within AIA)	20305B-RPS-00-XX-DR-A-9572
Tree Removal & Retention Plan - Sheet 5 (within AIA)	20305B-RPS-00-XX-DR-A-9573
Tree Removal & Retention Plan - Sheet 6 (within AIA)	20305B-RPS-00-XX-DR-A-9574
Tree Removal & Retention Plan - Sheet 7 (within AIA)	20305B-RPS-00-XX-DR-A-9575
Tree Removal & Retention Plan - Sheet 8 (within AIA)	20305B-RPS-00-XX-DR-A-9576
Existing Drainage & Levels	20305B-RPS-00-XX-DR-C-9610
Cut & Fill Analysis	20305B-RPS-00-XX-DR-C-9620
Proposed Levels	20305B-RPS-00-XX-DR-C-9600
Surface Water Drainage Layout	20305B-RPS-00-XX-DR-D-9630
Surface Water Catching Phasing	20305B-RPS-00-XX-DR-D-9631
Foul Water Drainage Layout	20305B-RPS-00-XX-DR-D-9635
Site Entrance Layout	20305B-RPS-00-XX-DR-C-9650

Two visualisations have also been submitted alongside the formal application drawings as an artist impression as to how the future data centre may look in context:

Name	Reference
3D Visualisation 1	20305B-RPS-00-XX-VS-A-9551
3D Visualisation 2	20305B-RPS-00-XX-VS-A-9552

The fee for this application of £31,967 will be paid separately by electronic means to Bracknell Forest District Council. As previously agreed with your authority, this is based on a floor space of 8,692m<sup>2</sup>.

A concurrent, and separate, application for prior approval is being made to the District Council for prior approval for the demolition of existing buildings on site. That application is submitted without prejudice to the outcomes of this planning application. It is submitted in order to provide the District Council with greater certainty around the planned demolition operations, and to allow the applicant to carry out some early stage demolition works ahead of planning permission being granted, should prior approval be forthcoming.

We trust that the above and enclosed are acceptable and allow you to validate the applications as soon as possible. We look forward to receiving confirmation of this shortly; in the meantime, should you require any further information or clarification please do not hesitate to contact me.



**Our ref:**

Yours sincerely,  
for RPS Group Limited

[Redacted signature]

**Camilla Fisher**  
Associate

[Redacted contact information]

Enc.