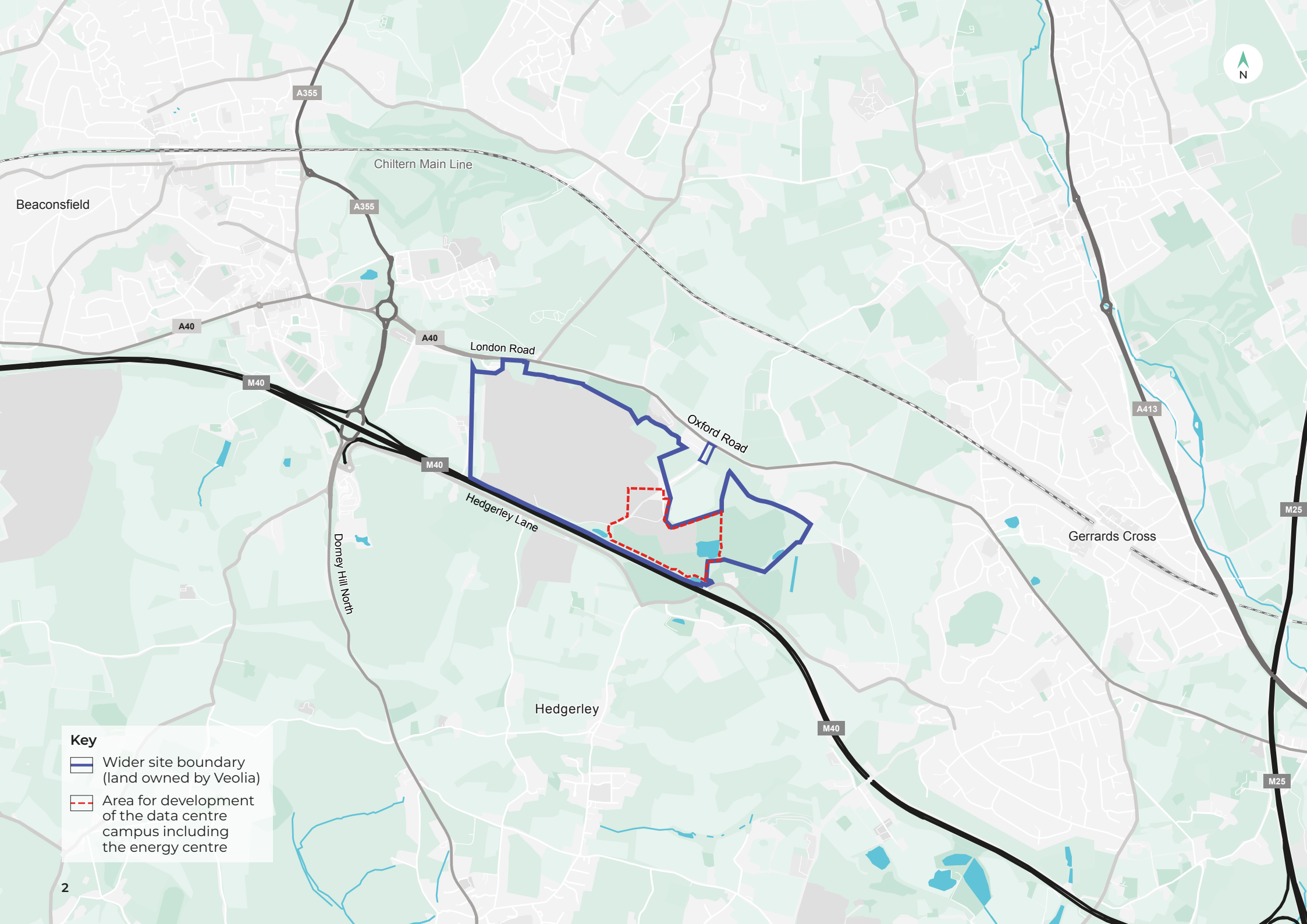






SDC | M40 CAMPUS

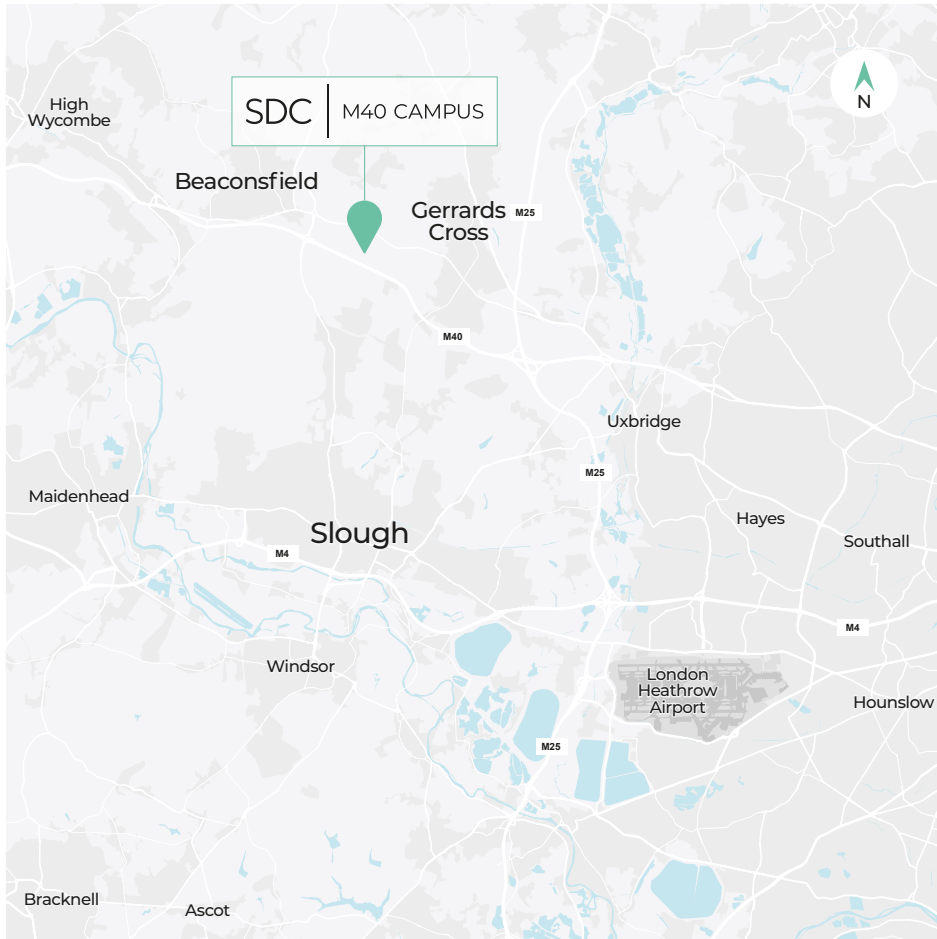
Introduction to our proposals

An innovative data centre campus
to deliver secure UK data capacity



Key

-  Wider site boundary (land owned by Veolia)
-  Area for development of the data centre campus including the energy centre



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Introduction

SDC Capital Partners is bringing forward plans for a new data centre campus near the M40 in Buckinghamshire. The proposed campus comprises a data centre, integrated on-site energy centre and extensive landscaping, with improved habitat and biodiversity.

In autumn 2025, we are launching this first stage of public consultation on our emerging proposals. Technical assessments, environmental surveys, design work and engagement with stakeholders and local communities will continue through 2025 and beyond.

The project

SDC M40 Campus will deliver secure UK data capacity where it is needed most. Currently a landfill and former mineral extraction site, the project will improve local green space and enhance public rights of way. Brought forward by experienced operators, it will seek to bring economic benefits to the local community during construction and operation, with a range of innovative technologies.

Consultation

Local stakeholders and the community have an important role to play in the planning process.

Our first stage of public consultation, where we will introduce the proposals, runs from 12 November to 17 December 2025. We welcome comments from local residents, stakeholders and anyone with an interest in the project.


Further details and how to give feedback are provided in this booklet.

A second stage of public consultation is planned for 2026 when additional information about the project will be available.

We will carefully consider feedback from both stages of consultation, alongside technical and environmental assessments, to help inform the evolution of the proposals.




300 MW
of data capacity



400
new permanent
operational jobs



1,000
construction jobs



10%+
biodiversity net gain





Aerial image of part of current site proposed for development

Project Team

The project is being brought forward by an experienced team, with a strong commitment to working with stakeholders and the local community.

SDC Capital Partners (SDC) is a US-based investment firm specialising in data centre development and digital infrastructure. SDC has a proven track record and deep knowledge in the data centre sector, enabling it to identify critical markets and partner with leading cloud computing providers.

SDC is working with Veolia to help bring forward the project.

Veolia is a specialist in resource management, including in water, waste and energy management. It owns the land for SDC M40 Campus and will play a key role in delivering and operating the energy infrastructure on site.

The team is supported by experienced designers, environmental consultants and technical specialists with a long track record in designing, delivering and operating data centres and energy projects.



A full list of project team members is included on the back page of this booklet.

Data Centre Need

*“Data centres house and support the technology and data that meet the demands of our digital lives. They underpin almost all economic activity and innovation”**

Department for Science, Innovation and Technology, UK Government

Data centres are buildings dedicated to housing computers and digital storage. They are vital to the UK economy and support the online networks that we all rely on – from emails and the internet to NHS records and national defence.

The government has designated data centres as **‘critical national infrastructure’** because of their crucial role in supporting the growth of the UK economy and the importance of ‘data sovereignty’ – helping to control the security and safety of our data.

The need for added capacity has skyrocketed in recent years.

A lack of necessary digital infrastructure restricts the ability of businesses to innovate. Those that rely on digital infrastructure to make future business decisions will locate elsewhere – meaning the UK loses out on investment from global players.

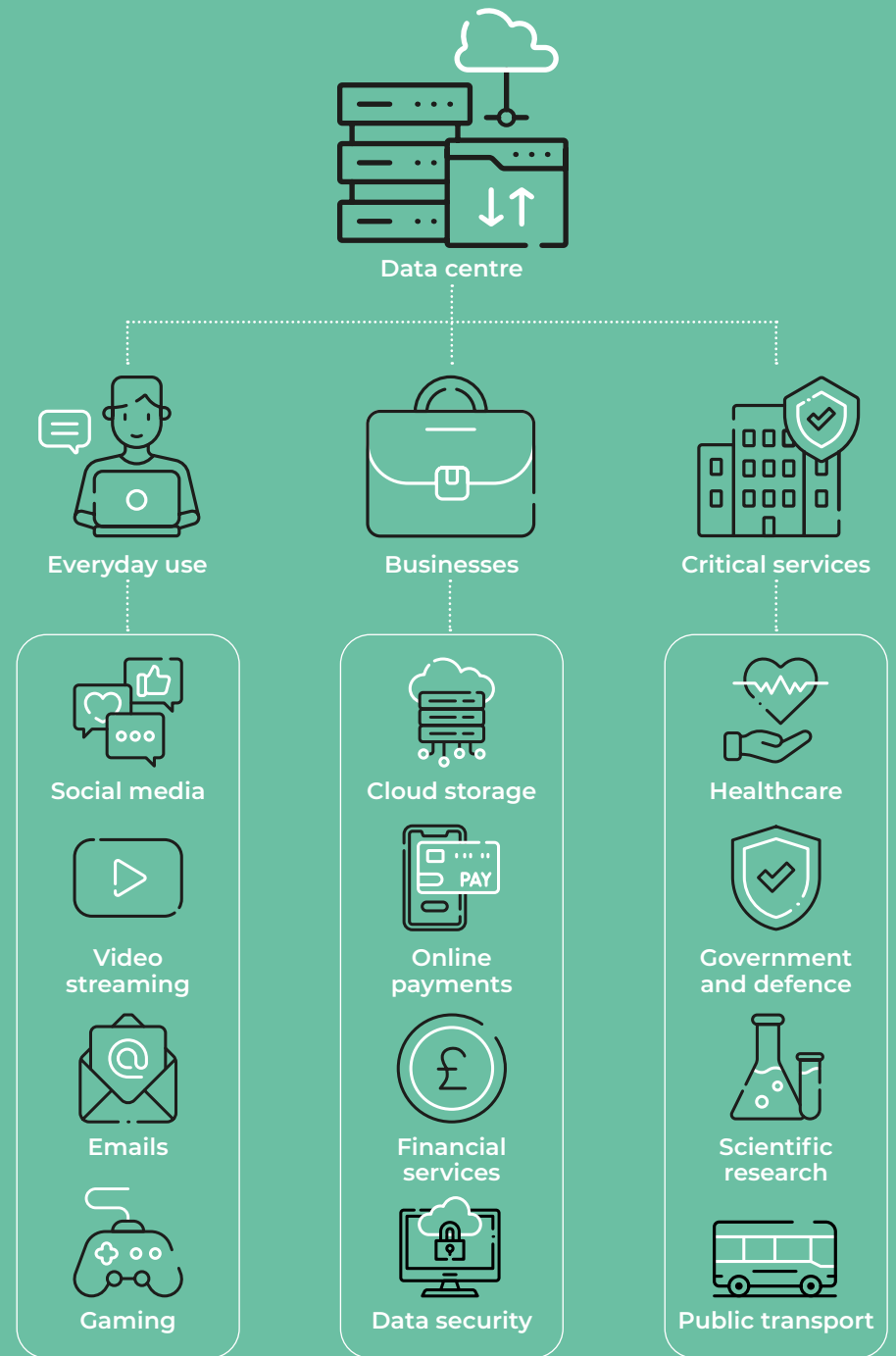
The location of data centres determines the quality of service they provide – they need to be located in clusters known as availability zones, which are digitally well-connected areas. This ensures people and businesses can access their data quickly.

Slough Availability Zone

SDC M40 Campus will be situated within the Slough Availability Zone (SAZ), recognised as the largest and most important in the UK due to its proximity to digital infrastructure and clustering of existing data centres. These play a critical role both within the UK and as a global service.

The SAZ is vital to the UK increasing its data centre capacity due to its high-speed digital connections in the form of fibre optic cables, and its proximity to other data centre providers.

*Cyber security and resilience policy statement, Department for Science, Innovation and Technology, April 2025



Project Summary

SDC M40 Campus is an innovative new data centre campus at the heart of the UK's growth mission – playing a key role in addressing the country's data centre shortage and helping to build the UK's digital infrastructure.

SDC M40 Campus will benefit from an on-site energy centre – mitigating reliance on the local grid which is under-resourced. This will enable near-term availability to meet growing digital infrastructure demand.

The project will deliver:

- A data centre, providing high-performance data infrastructure
- An integrated on-site energy centre providing electricity to the data centre
- Comprehensive landscaping to improve green spaces, enhanced public rights of way and a commitment to a minimum of 10 per cent biodiversity net gain (BNG) across the site. It will also seek to minimise any visual impact from development.

The site

The site is uniquely well suited to accommodate data centre development. Currently a landfill and former mineral extraction site, it is naturally contained, located between the M40 and A40 and situated within the Slough Availability Zone.

The design approach will take account of the site's varying topography, with the data and energy infrastructure located in the lower parts of the site to help minimise visual impact.



Integrated energy solution

Demand for connections to the energy grid across the country is increasing significantly.

The areas to the west of London face particularly high demand for electricity due to their proximity to the capital and established availability zones, making it challenging for new developments in the region to connect to the grid and deliver much-needed data capacity.

SDC recognises the importance of long-term thinking and is committed to finding a solution which helps to supercharge the UK's data economy without drawing unnecessarily on the electricity grid. As a result, we will develop and operate an integrated, on-site energy centre which will provide the immediate energy required for the data centre campus, reducing pressure on local infrastructure.

Our Design Principles

We are taking a proactive approach to ensure our project design focuses on key principles guided by national planning policy. These are:



Climate

Seeking opportunities for decarbonisation and allowing the project to be adapted over time to build climate resilience.



People

Infrastructure designed for people – easy to navigate and instinctive to use, helping to improve quality of life.



Places

Considering identity and how we deliver a development with a coherent sense of place, and which improves the natural, historic and built environment.



Value

Identifying opportunities to deliver economic, environmental and social benefits to maximise the overall value of the project, including through early collaboration with stakeholders and the community.

Illustrative masterplan



Map showing topography of site

SDC is aiming to achieve a BREEAM rating of Excellent for the project. BREEAM is the sustainability rating system for buildings – a benchmark for a building's environmental performance.



All public rights of way, planned footpaths and bridleways will be publicly accessible, along with the proposed nature park to the east of the proposed development area

This is an indicative masterplan, shown for illustrative purposes. The red line boundary for the planning application / DCO application will differ from and may extend beyond the area for development shown on this page.



Local Benefits

The project will deliver a range of benefits for the local community and national economy, including jobs and skills, green spaces and landscaping, enhanced public rights of way and improved biodiversity. Find out more on the next few pages.



Give us your views

From 12 November to 17 December 2025 we are consulting on emerging proposals and would welcome your feedback. Let us know your comments on the proposed site layout.

To give us your feedback, please visit:

sdcm40campus.co.uk

Further consultation is planned for 2026.



Vision for Green Spaces

Our vision for green spaces across the site is based on three foundations: **enhancing ecology**, **placemaking** and **minimising impact**.



Enhancing ecology

The proposals aim to retain as much existing woodland, wetland and open habitat as possible, increasing Biodiversity Net Gain beyond 10 per cent – in line with national planning policy. More information about our plan to support local ecology is available on the next page.

Impact Assessment, including for badgers, bats and birds. The project team is also assessing various elements of the local environment, including air quality, climate change and noise. This will enable us to maximise opportunities to reduce potential impact and enhance the natural environment within proposals.

A range of ecological surveys will be undertaken as part of the Environmental



Share your views

Let us know your comments on our approach to the environment and ecology, including habitat creation and biodiversity improvements.

Placemaking

The site will look to create places for the community to enjoy, including accessible and open green space for public use, improvements to public rights of way in and around the site, new footpaths and cycle paths, and additional tree and shrub planting.

From areas dedicated to bird watching to expansive nature trails, there are many opportunities to deliver improvements and we welcome input from the community on what these could be.

Minimising impact

Our proposals aim to minimise the impact of development on the surrounding landscape, including for local ecology and nearby heritage sites.

Surveys are being conducted to inform how we will best protect and enhance the site for nature and wildlife. Improvements could include adding native hedgerows, wildflower verges, flower mixes to encourage biodiversity, rock piles and gravel beds, bird boxes, nesting aids and insect hotels.



Landscaping and Habitats

In recent decades, the site has been used for mineral extraction and landfill. Our proposals will create opportunities for new landscaping and habitats.

The location of proposed development (see page 8 - 9) has been carefully chosen to help lessen any visual impact. That includes building on the lowest part of the site close to the M40, where surrounding woodland currently provides some natural screening.

Potential landscape measures that are also being considered include:

- Excavating soil so that buildings are located below existing ground level, and using soil to create new embankments with planting which reduce visual impact
- Introducing new landscape 'buffers' through the planting of additional woodland and hedgerows
- Enhancing existing vegetation alongside the M40, providing natural corridors for wildlife and connecting ecosystems

To further improve public access and enjoyment of the area, proposals could include:

- Creating a nature park on the eastern side of the site, with heritage and wildlife trails
- Providing new recreational footpaths to enhance the existing local network of public rights of way

Interacting with nature

We are exploring different opportunities for visitors to enjoy these spaces, including:

- A variety of trails with different themes and terrain to suit families, adventurers, hikers and cyclists
- Huts, bird hides, bird watch towers, board walks and seating to observe wildlife

- Informational boards, such as foraging / planting guides or historical facts
- Picnic areas and loungers to enjoy as part of a day out
- Dedicated educational areas for local schools and wildlife organisations



What would you like to see?

Do you have any ideas on how we can help visitors interact with nature? **We welcome your thoughts on our approach to landscaping and improving public access.**

A variety of potential new trails



The newt trail

Water trail
for hikers and nature enthusiasts



The heritage walk

Historical trail
for history enthusiasts, families and young children



The red kite trail

Hiking trail
for hikers and bird lovers



The hare trail

Playful trail
for families and young children



The deer trail

Woodland & cycle trail
for adventurers, nature enthusiasts and cyclists



The butterfly walk

Gentle, level trail
for families and young children

Delivering Local Benefits

SDC M40 Campus represents a significant investment which will help to deliver economic growth at the national and local level. From providing jobs, skills and training, to supporting local education, there will be plenty of opportunities for the community to benefit.

Employment and training

The project will create over 1,000 jobs during construction, ranging from skilled trade and logistics to technological and engineering roles.

Once operational, SDC M40 Campus will provide around 400 jobs, including for technicians and engineers as well as security and site managers. Employees will contribute to the local economy as customers of businesses in places including Gerrards Cross and Beaconsfield.

We can consider a range of education, employment and training initiatives such as:

- Engagement with job centres and local business groups to boost local employment, as well as with Buckinghamshire Business First to address gaps in delivery
- Working with local schools through workshops and partnerships so children in the area benefit from the knowledge of skilled staff at SDC M40 campus
- Supporting the upskilling of the Buckinghamshire workforce through mentoring and apprenticeship schemes
- Specialist programmes based around data centres and energy centres in universities and schools



Let us know

Do you have any other suggestions for community benefits we could consider?



Site Access and Transport Links

The existing access to the site by car, bike and foot has been assessed as part of the emerging proposals. These assessments will continue as our plans progress. This includes links to public transport, public rights of way, and planned footpaths and bridleways to see what improvements can be made.

New vehicular access

SDC is proposing to create a new access to the site from the north west, directly off the A40. An emergency access is also being considered in the south east corner, linked to Hedgerley Lane near the M40. Once operational, the data centre is anticipated to generate relatively low levels of traffic with the majority of trips associated with maintenance and staff. Dedicated parking will be provided on site.

Public transport access

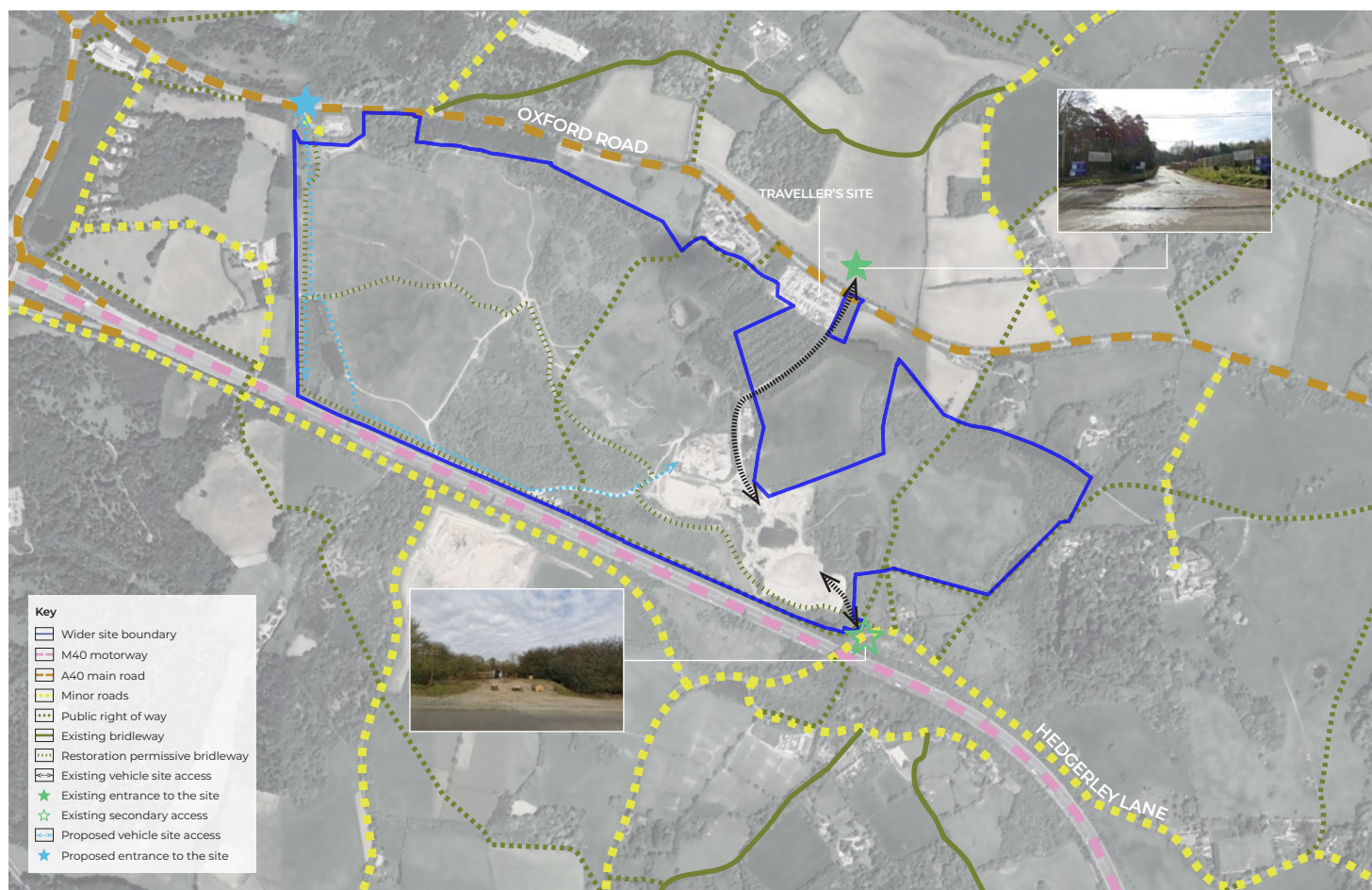
Staff will be encouraged to access the site by public transport, including the 102 bus that connects Beaconsfield to Gerrards Cross along the A40.

Improving public rights of way

Proposals would seek to retain and improve public rights of way across the site to enhance the network of recreational footpaths for public use.

During construction

If consent is granted, a comprehensive construction traffic management plan will be developed to manage traffic in the local area during construction. For example, SDC is proposing to use the existing access road off the A40 during construction and while the new road access is created.



Providing Feedback and Next Steps

Our proposals for SDC M40 Campus are in an early stage of development and we welcome all comments and suggestions. A further stage of consultation is planned for 2026, before the proposals are finalised and submitted for planning approval.

Your feedback

You can provide comments using a feedback form at one of our events or by using our freepost address listed on this page. Please contact us if you would like a paper copy.

This feedback form is also available on our website:

www.sdcM40campus.co.uk

All written feedback will be carefully considered as we continue to develop our proposals.



All feedback must be received by:
**11.59pm on Wednesday 17
December 2025**

The planning process

SDC M40 Campus is a single, integrated project, but under existing laws it needs planning consent under two separate regimes.

The data centre requires planning permission through the Town and Country Planning Act 1990, determined by the local planning authority.

The energy centre qualifies as a Nationally Significant Infrastructure Project (NSIP) requiring development consent under the Planning Act 2008. An application for a Development Consent Order (DCO) will be determined by the Secretary of State.

The government has indicated that it will reform the planning system to enable data centres to be consented under the NSIP regime. Once those reforms are implemented, SDC will consider whether to bring forward the project through a single DCO application. We will continue to share updates throughout the planning process.

The applicant

The applicant for the DCO and planning permission will be Slough Holdings UK Limited, a wholly-owned subsidiary of affiliated investment funds managed by SDC Capital Partners, LLC.



Contact us



www.sdcM40campus.co.uk



0800 156 0709



info@sdcm40campus.co.uk



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SDCM40 CAMPUS must appear uppercase and with no space between SDC and M40

Indicative Timeline

Autumn 25 – Summer 26

2025/26



Pre-application stage,
including public consultations

Late Autumn

2026



Submission of
the applications

2027/28



Planning consideration
and determination

2028/29



Construction begins
(if consented)

From approx.

2031



Potential opening
(if consented)



Project consultants

Applicant

Slough Holdings UK Limited ^(footnote1)

Land ownership and energy engineer

Veolia

Architect

Reid Brewin Architects

Planning consultant

Montagu Evans

MEP engineer

Black & White

Landscape / LVIA

Scarp

Energy peer advisors

Fingleton White

Civil / structural engineer

Terrell Group

Ecology

Bioscan

Transport

Velocity

Fire safety consultants

Bureau Veritas

Acoustic and noise

RF Environmental

Heritage assessment

Montagu Evans

Project manager

Ridge & Partners

Communications and consultation

Camargue

Strategic public affairs

QLT Strategic

Topography and GPR

Greenhatch

Flood risk and drainage

Terrell Group

Ground conditions

Terrell Group

EIA consultant

Trium

Arboricultural

Barten Hyett

Archaeology

RPS Group

Utility consultant

Premier Energy

Footnote 1: Slough Holdings UK Limited is a wholly-owned subsidiary of affiliated investment funds managed by SDC Capital Partners, LLC.

All images included throughout this brochure are indicative.

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