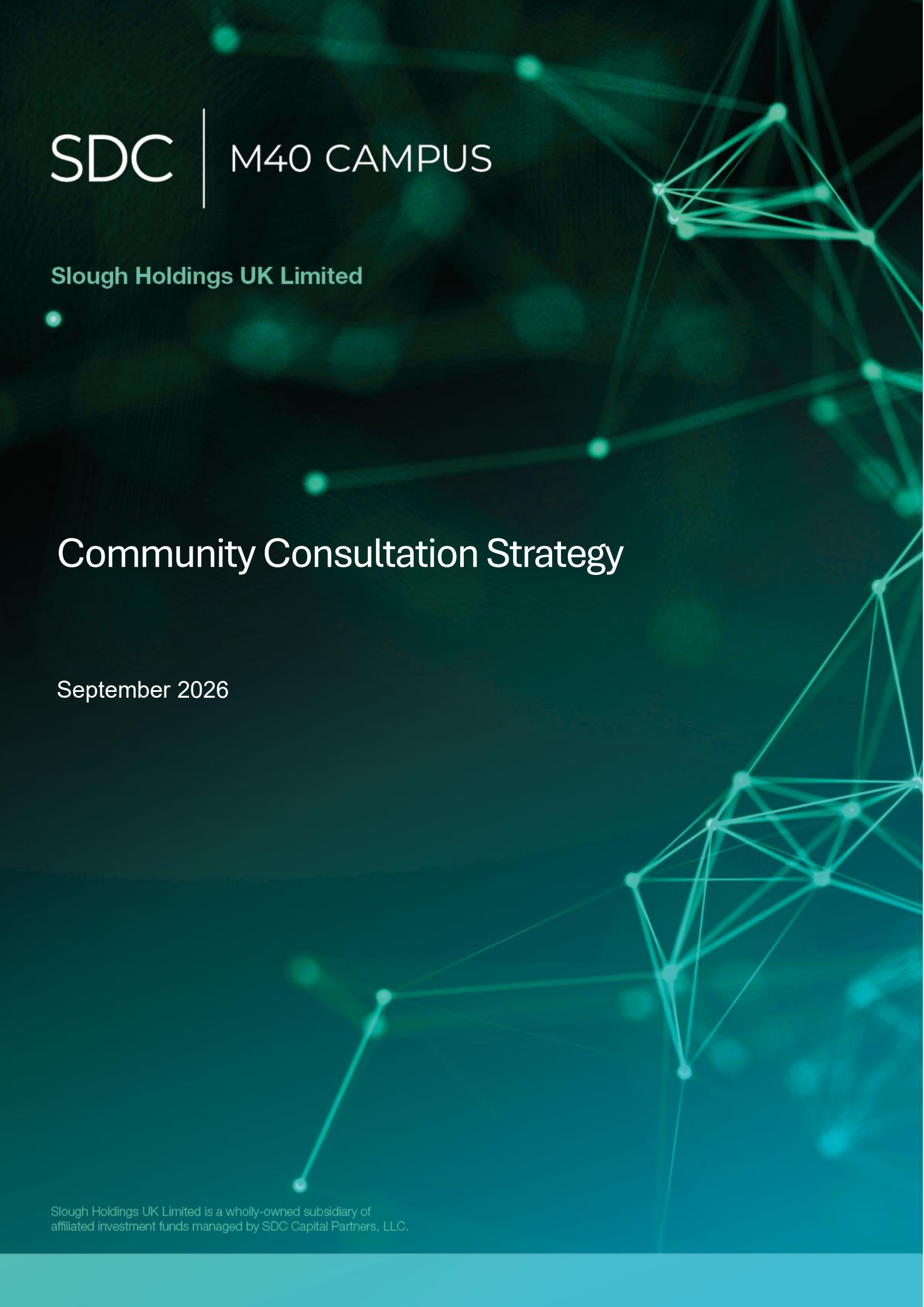


An abstract graphic in the background consisting of a network of teal lines and dots, resembling a molecular structure or a digital network, set against a dark teal gradient background.

SDC | M40 CAMPUS

Slough Holdings UK Limited

Community Consultation Strategy

September 2026

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

Introduction

SDC Capital Partners is bringing forward proposals for SDC M40 Campus – a new data centre campus near the M40 in Buckinghamshire. The proposed campus comprises a data centre, supporting energy infrastructure and extensive landscaping, with improved habitat and biodiversity. The campus will play a key role in addressing the country's data centre shortage ("the Project").

The Project will be the subject of an application for development consent under the Planning Act 2008. The applicant will be Slough Holdings UK Limited ("we" or "the Applicant"), a wholly owned subsidiary of affiliated investment funds managed by SDC Capital Partners, LLC.

This document is a Community Consultation Strategy, setting out how we'll consult the local community and stakeholders on our proposals for the Project.

About the Project

The Project which will be the subject of the DCO Application consists of a Data Centre Campus, with two potential scenarios for power supply to the Data Centre Campus, and Associated Development.

1. Data Centre Campus

A Data Centre Campus of up to three hyperscale data centre buildings (including server halls and cooling infrastructure, either water or air based), designed for an IT load of up to approximately 300MW across the three buildings (approximately 100MW each).

2. Power Supply

The Data Centre Campus has two potential scenarios for power supply:

- **Scenario 1:** Provision of an on-site gas-powered Energy Centre with generating capacity of approximately 200MW (designed to be decarbonisation-ready). In due course, the intention is to connect the Data Centre Campus to the grid, which would require an on-site substation. A number of technologies for the Energy Centre are under consideration; or
- **Scenario 2:** A direct supply from the existing overhead transmission lines that run along the northeast of the Site, through provision of an on-site 400kV substation and up to two new pylons.

In both scenarios, a central 132kV substation is required to step-down the voltage to the Data Centre Campus.

The Project currently includes a proposal for an interim 35MW substation, with a decision on the relevant grid application expected in September 2026.

3. Associated Development

The Project includes Associated Development necessary to support the construction, operation and resilience of the Data Centre Campus and Power Supply.

This includes landscaping and biodiversity enhancements, vehicular access works, improved pedestrian access and public amenity.

Approach to consultation

Design work, technical assessments and environmental surveys have informed the evolution of proposals, alongside feedback from stakeholders and from the community, including during Stage One consultation which took place from 12 November 2025 to 8 January 2026.

Our approach to consultation has also been informed by:

- Our understanding of the local community, the nature of the Project, other projects in the authority boundary, the wider context for data centre development across the country, and best practice community engagement and consultation;
- Engagement and feedback with stakeholders and the community, including during the Stage One consultation;
- Best practice pre-application guidance for NSIPs, published on 3 July and coming into force on 24 July 2026¹
- Government guidance on pre-application consultation in the National Planning Policy Framework² (NPPF) and National Planning Practice guidance³.

Purpose of this community consultation (Stage Two)

The purpose of the consultation is to:

1. Share more detailed plans and information about the Project, including design, massing, potential environmental impacts and mitigation, landscaping, and proposed local benefits, including employment and public rights of way enhancements.
2. Provide an update on the planning process that will apply to the Project.
3. Demonstrate how we have had regard to feedback received from residents and stakeholders during the stage one consultation.
4. Seek further feedback on the proposals and how the Project can maximise benefits for the local area.

This consultation will be non-statutory in nature, reflecting recent changes to legislation brought about by the Planning and Infrastructure Act 2025 and associated government guidance.

What we are consulting on

We will explain what is proposed at this stage, what elements are already established, and where feedback can help shape the Project before the application for development consent is finalised. This is intended to help people provide focused and useful feedback on the matters that remain open to influence.

We are inviting comments on all aspects of the proposals that can be influenced at this stage, but in particular:

¹ [Planning Act 2008: Guidance on preparing an application: Part 1 - Pre-application steps - GOV.UK](#)

² [National Planning Policy Framework: Decision making](#)

³ [Planning practice guidance: Before submitting an application - GOV.UK](#)

- The data centre campus, supporting energy infrastructure and further development within the draft Order Limits, specifically design principles and overall appearance of buildings and structures.
- Proposed construction arrangements, including access routes, traffic management, working hours and measures to manage disruption.
- Landscaping, visual screening, habitat creation, biodiversity improvements and public rights of way or local access enhancements.
- Potential local benefits, including employment, skills, supply chain opportunities and wider community benefits.
- Any other matters that people consider should be taken into account before the proposals are finalised.

Some elements of the Project have developed since Stage One consultation, including the overall design of the Project as a data centre campus with supporting energy infrastructure. Feedback received during this community consultation will be considered alongside technical assessments as well as feedback from the statutory bodies that we are engaging with, such as the Environment Agency and Natural England.

When we are consulting

This stage of consultation will run from Tuesday 15 September 2026 to Tuesday 27 October 2026, for a total six weeks.

In-person events will take place within the first few weeks and will avoid Buckinghamshire school holidays. Feedback can be provided throughout the consultation period.

Subject to availability we're proposing to hold the events at the following venues. Members of the public are invited to visit and meet the project team, find out about the Project and ask any questions they might have. The events will be held at accessible public locations both during the week and on Saturdays.

Venue	Time	Date
Fitzwilliams Centre, Windsor End, Beaconsfield HP9 2JW	4pm – 8pm	Friday 18 September
Chalfont St Peter Community Centre, Gravel Hill, Gerrards Cross SL9 9QX	10am – 2pm	Saturday 19 September
Gerrards Cross Guide Hall, 29 Station Road, Gerrards Cross SL9 8ES	4pm – 8pm	Thursday 24 September
Hedgerley Memorial Hall, Kiln Lane, Hedgerley SL2 3UU	10am – 2pm	Saturday 26 September

Materials created for events will use appropriate and clear methods to present information visually. This includes exhibition panels with detailed plans, visuals and information, as well as printed copies of booklets that can be taken away by attendees.

Attendees will be able to provide feedback via a paper copy feedback form as well as via an online feedback form accessible via tablets which the project team can provide to attendees.

In addition to in-person events, we will hold an online webinar at which the project team will present information shown at the events through a set of slides, and answer questions from attendees via a live Q&A function. This event will be promoted at the same time as drop-in sessions and will ensure those unable to attend events in person are able to be briefed and engage directly with the project team.

Who we will consult

Local community: households and businesses in the local area. This includes addresses in the consultation zone defined below in Figure 1, which will be written to as part of the consultation.

Political stakeholders: elected representatives of the local community – including MPs, councillors and parish and town councillors – as well as representatives in immediately neighbouring areas and relevant portfolio holders at Buckinghamshire Council.

Special and local interest groups: special interest groups, such as wildlife trusts and organisations which may be interested in our proposals because of their area of knowledge or specialism (for example, local historical societies, conservation groups or charities).

Seldom heard groups: representatives of people considered seldom heard. This could include digitally disadvantaged groups; young people; old people; people with physical disabilities or learning difficulties; and people for whom English is not their first language.

Landowners: those with an interest in the land, including landowners and occupiers, will be notified about the community consultation and where information about the potential scope and impact of development can be viewed.



Figure 1 (above): map showing consultation zone, featuring 16,111 residential and business addresses, with wider site boundary highlighted in yellow.

The consultation zone has been updated following feedback from residents during the Stage One non-statutory consultation in villages such as Seer Green and Jordans, to the north of the site, and addresses in Hedgerley south of Kiln Lane, so that they receive any future notifications sent by post about the Project.

Technical stakeholder engagement in addition to the community consultation

Stakeholder engagement is ongoing and is not limited to the community consultation period. In parallel with community consultation, we continue to engage with technical stakeholders as we prepare the application for development consent, to seek and incorporate their views on the proposals.

Publicity

The consultation will be publicised using a range of tools to help reach as wide an audience as possible across Beaconsfield, Gerrards Cross, Hedgerley and surrounding communities, encouraging awareness and participation.

Publicity will include:

- **Written stakeholder invitations** – issued to key community consultees such as local authorities, persons with an interest in the land, MPs and local groups
- **Flyer, or equivalent** – issued to all addresses in the consultation zone (Figure 1)
- **Postcards** – sent to closest site neighbours
- **Media advert** – placed in popular local newspapers and magazines, such as *Bucks Free Press* and *Slough Observer* alongside a press release for editorial coverage
- **Emails** – sent to key stakeholders as well as our database of people who have requested to be kept updated on the Project
- **Website** – updates to the project website to include information about the consultation
- **Wider publicity** – including posters sent to consultation event venues and issued to key community contacts.

We will work with local representatives and other community leaders to disseminate key information about the consultation, such as via parish noticeboards and / or in parish council newsletters.

Digital approach

The dedicated project website will be updated at the start of the consultation to provide the latest information and it will continue to serve as the hub for all information about the Project. This will include all materials presented at consultation events.

The website will feature a digital feedback form to capture comments, with questions identical to physical feedback forms available at drop-in events. It will also include an updated interactive map, allowing visitors to leave feedback at specific points / locations on the map.

The project website address will be included in all consultation and promotional materials to encourage users to visit the website. The project website is www.sdcM40campus.co.uk.

Social media will also be used to promote the consultation, such as digital advertising via local media.

Inspection locations

For the community consultation, we will send materials – including consultation booklets and feedback forms – to the following deposit locations:

Venue	Address
Chalfont St Peter Community Library	High Street, Chalfont St Peter, Bucks SL9 9QA
Farnham Common Community Library	Victoria Road, Farnham Common, Slough SL2 3LF

Should an alternative venue agree to hold the materials then they will be provided appropriate print copies at the time, and the project team will keep the project website updated to signpost where printed materials can be inspected.

Consultation channels

We will continue to operate a dedicated consultation phoneline and email address, and these channels will be available throughout (and after) the consultation. Through these channels, people will be able to speak to a member of the community engagement team to ask questions and request information.

Requests for documentation

Consultation materials will be available to download from the project website and people will be encouraged to refer to such materials in the first instance.

On request, hard copies of consultation materials can be provided for a reasonable fee.

To cover printing costs, a reasonable copying charge may apply, to be paid by the recipient, up to a maximum value of £100 for the whole suite of consultation documents. These can be requested by contacting the Project team.

We will consider requests for alternative document formats (for example, translations, large print or Braille) to enable all members of the public to view and comment on the consultation documents where it is reasonably practical to do so.

How people will be able to provide feedback

Individuals and organisations will be able to provide feedback through the following channels:

- **Website** – completing a digital feedback form via the project website – www.sdcM40campus.co.uk. In addition, comments on specific points / locations can be submitted via an interactive map available on the same website.
- **Freepost** – posting a physical copy of the consultation form or written feedback to the consultation freepost address – Freepost SDCM40 CAMPUS (SDCM40 CAMPUS must appear in uppercase and with no space between SDC and M40)
- **Email** – emailing a completed feedback form or written comments to the consultation email address – info@sdcm40campus.co.uk

All responses would need to be received by 23:59 on the consultation closing date (Tuesday 27 October 2026). Feedback should be provided in writing (with any exceptions considered on a case-

by-case basis). Only under exceptional circumstances would we accept responses submitted after that date.

How we will use feedback

All responses received via the channels listed above will be collated and analysed, as done during the Project's Stage One public consultation. The analysis process will help to feed comments, concerns and recommendations through to the ongoing design development. All comments will be considered and an engagement summary report will be produced as part of the application for development consent to explain how community input has informed the proposals for the Project.

Next steps

The project team will have regard to all responses received within the deadlines set during the community consultation. The consultation responses will be considered in the design evolution of the Project ahead of finalising the proposals for the application for development consent.

Details of the issues raised in responses received during the consultation, and the account taken of those responses, will be included in an engagement summary report to be submitted as part of the application for development consent. Following acceptance of the application for development consent, that report will be made available for consultees to review how the project team has had regard to consultation feedback.

We intend to submit our application to the Planning Inspectorate in Spring 2027 and will provide updates as appropriate.



Appendix – List of documents available during the community consultation

- Community Consultation Booklet
- Visualisations Pack
- Feedback form
- Exhibition panels
- Community Consultation Environmental Report
- Stage One feedback summary report
- Promotional materials including advert, flyer and poster

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