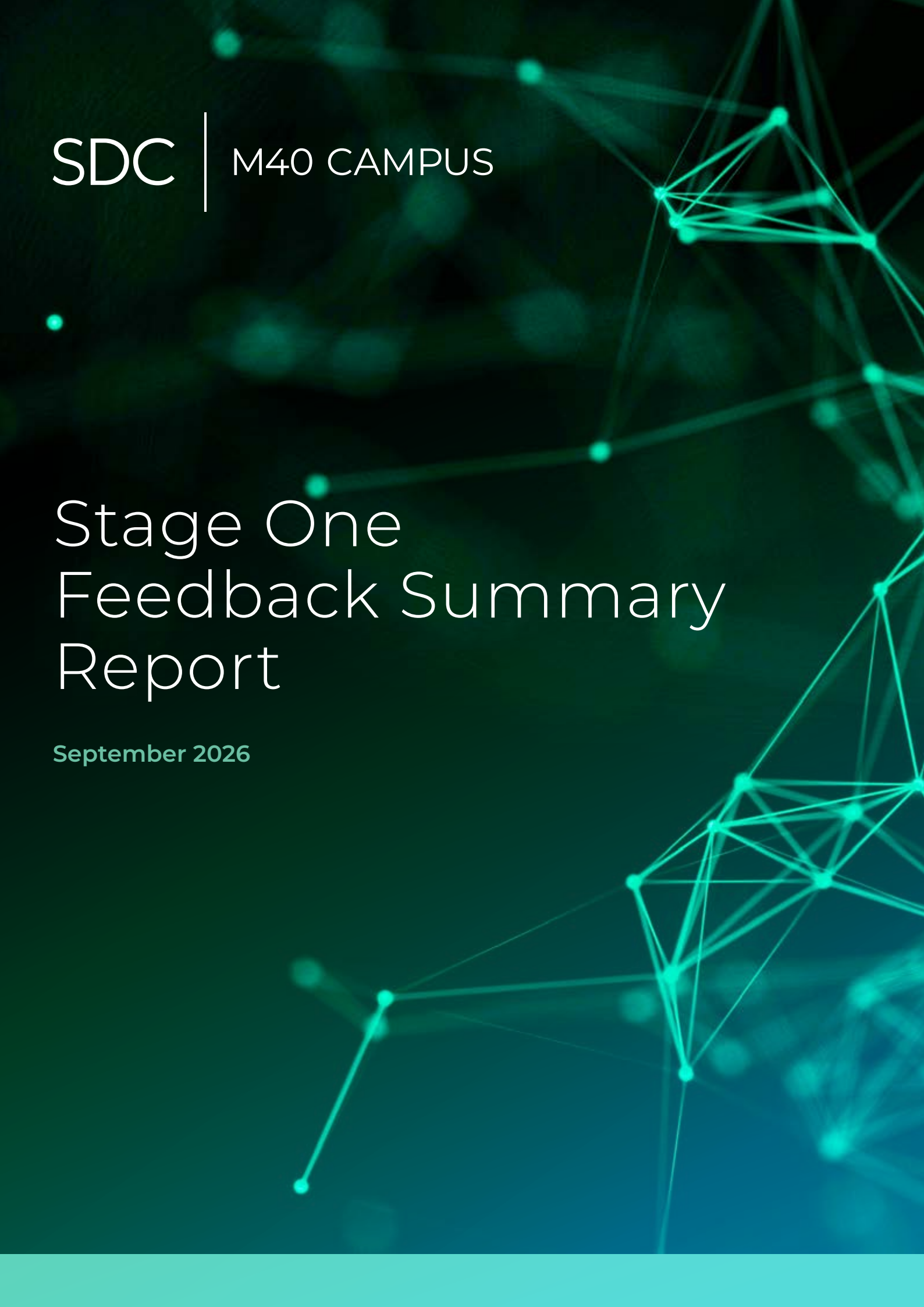




SDC | M40 CAMPUS

Stage One Feedback Summary Report

September 2026

Contents

Foreword.....	03
Data centres – the national need	03
Stage One consultation.....	04
How we consider your feedback.....	05
Your feedback.....	06
Next steps	15

Foreword

Thank you to everyone who engaged and provided feedback during Stage One consultation which took place from 12 November 2025 to 8 January 2026.

The feedback provided on proposals – comprising a data centre campus and supporting energy infrastructure (the 'Project') – was detailed and useful in informing the evolution of our plans, and we had a number of helpful conversations at our community events.

In developing this report, we have had regard to government guidance and advice on producing consultation reports, including *Planning Act 2008: Guidance on preparing an application: Part 1 – Pre-application steps (July 2026)*.

Data centres – the national need

Data centres store digital information by housing computers. They are vital to the UK economy and support the online networks we rely on – including everyday emails and the internet to NHS records.

In 2024, the UK government designated data centres and cloud infrastructure as Critical National Infrastructure due to their role in supporting the functioning, security, resilience and economic stability of the United Kingdom.

With the increased reliance on data capacity, the importance of 'digital sovereignty' has escalated in recent years, meaning the UK needs to secure the security and safety of its data.

A lack of digital infrastructure doesn't just affect individuals across the country, it also means global investment will go to other countries – meaning the UK loses out on the opportunity for economic growth.

Stage One consultation

Stage One consultation ran from 12 November 2025 to 8 January 2026.

We held four events, including three in person and a webinar providing the opportunity for local residents and others with an interest in the Project to explore our Project materials and speak directly with members of our team.

The in-person events took place at:

- Fitzwilliams Centre, Beaconsfield
- Hedgerley Memorial Hall
- Gerrards Cross Community Association

Alongside the community consultation, we also consulted Buckinghamshire Council and specialist bodies relevant to landscape, heritage and the environment.

An overview of this engagement is set out below:



167

people attended the four events



1,575

community consultees received correspondence through the post from us



48

feedback submissions were received



79

technical consultees



The Applicant

SDC Capital Partners (SDC) is a US-based investment firm specialising in data centre development. SDC has a proven track record of successful projects and a deep knowledge in the sector, with 3.5GW of data centres delivered or in development across eight countries, enabling it to identify critical markets and partner with leading cloud computing providers.

The applicant for development consent will be Slough Holdings UK Limited, a wholly-owned subsidiary of affiliated investment funds managed by SDC Capital Partners, LLC.

How we consider your feedback

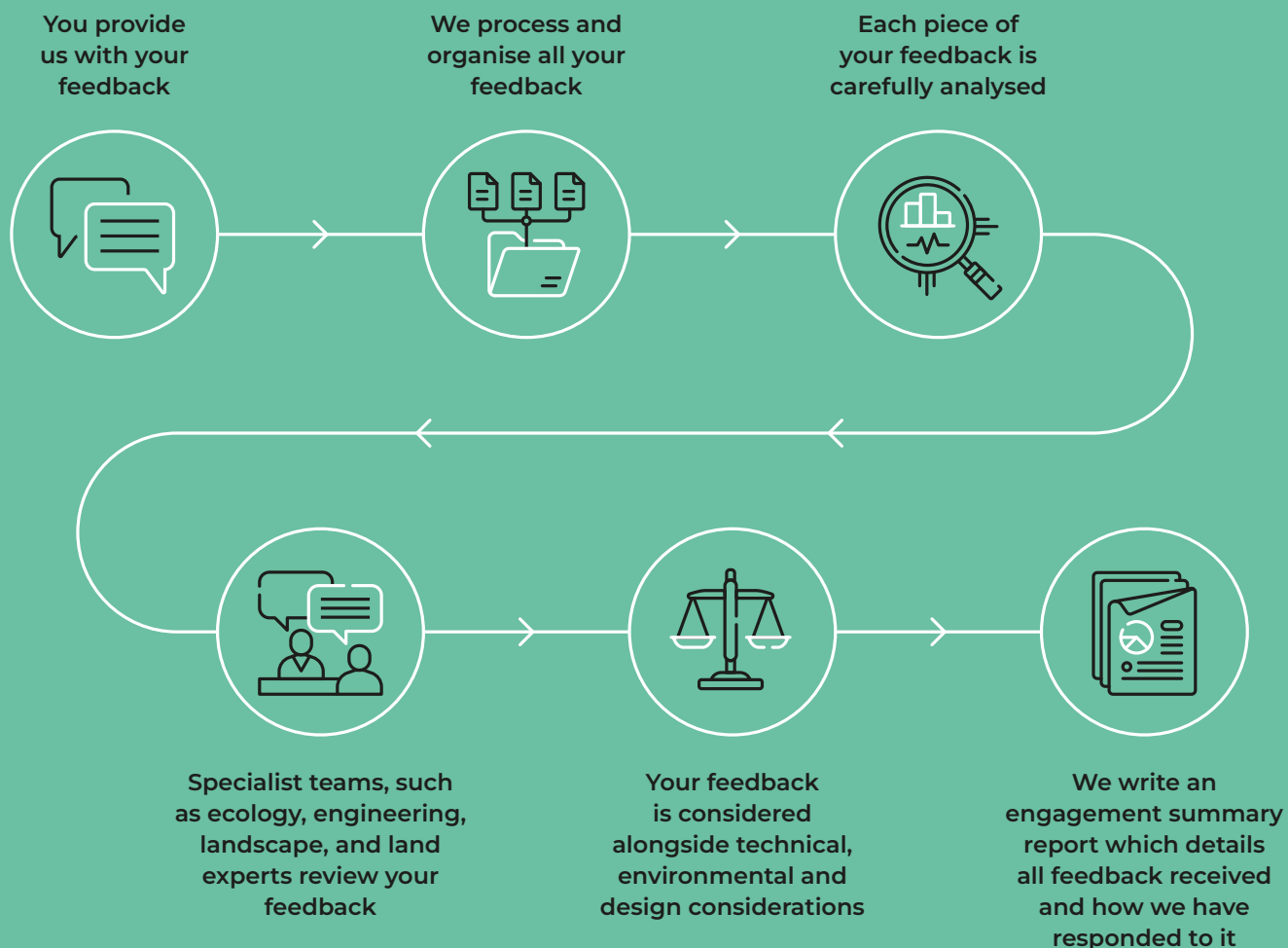
We carefully review every piece of feedback we receive.

This Stage One feedback summary report was written in collaboration with relevant members of the Project team with expertise in environmental science, heritage conservation, and engineering.

As part of our application for development consent, we will prepare an engagement summary report, which will include a more detailed explanation of the feedback we have received across all engagement and consultation and how we have taken it into account in developing our final design.

The engagement summary report will be available when we submit our application to the Planning Inspectorate in 2027.

What happens to your feedback?



Your feedback

Your knowledge was very valuable to us, and we welcomed all the feedback we received during our consultation.

Comments dealt with a range of issues, including biodiversity, transport and our energy and water strategy.

Here is a summary of the feedback provided along with detailed response to the comments:

Theme	Issue	Our response
General comments	A few respondents expressed overall concern at the development, with particular reference to the suitability of the local area for a development of this type.	The site is well suited to accommodate the proposed development, reflecting its existing use as a landfill and former mineral extraction site, its contained location between the M40 and A40 Oxford Road, and its position within the Slough Availability Zone. The Slough Availability Zone is recognised as the UK's largest and most important data centre cluster due to its proximity to digital infrastructure and existing concentration of data centres, which play an important role in supporting digital services in the UK and internationally.
	A few respondents were supportive of the proposals, with the nature park cited as the biggest benefit for the local community.	The Project includes a comprehensive landscape strategy to improve green spaces, enhance public rights of way and deliver a minimum of 10 per cent Biodiversity Net Gain (BNG) across the site. For Stage Two Community Consultation, our proposed approach to improving landscaping, biodiversity, and enhancement of public footpaths remains consistent with principles presented during Stage One consultation. However, terminology used to describe the eastern part of the wider site area (previously referred to as the 'nature park') has been reviewed and updated to reflect that not all parts of this area would be accessible to members of the public. This is for health and safety reasons given ongoing maintenance and management of landfill, as well as to support sensitive ecological areas.
	A small number of respondents noted that the development would be an improvement to the site in its current state.	The Project intends to create opportunities for new landscaping and habitats on the site.
Layout of data centre campus	A small number of respondents raised concern over the size of the development, with questions asked about the exact size of the buildings.	Stage One consultation focused on the principle of our proposals as well as aspects outside of the main development area, and we did not present plans for the data centre campus or supporting energy infrastructure. The size and layout of buildings has continued to evolve in conversation with technical stakeholders, and further information on the proposed scale and parameters of the Project have been presented as part of our Stage Two Community Consultation. This information will also form part of the Development Consent Order (DCO) application. The maximum building dimensions will be assessed through the design and environmental assessment process.

Theme	Issue	Our response
Location of data centre campus	A small number of respondents supported the location of the data centre campus within the wider site area, near the M40 providing buffering from potential noise of the data centre.	The location and layout of the data centre campus have been informed by the characteristics of the site, including proximity to the M40 and opportunities to provide landscape buffering.
Principle of data centres	A small number of respondents expressed concern over whether the data centre could face security threats, questioning if any mitigation could be put in place.	Security has been considered as part of the development of the proposals. Appropriate security measures will be incorporated into the design and operation of the proposed development, having regard to relevant guidance and the requirements of critical infrastructure.
Building massing / height / footprint	A small number of respondents expressed concern at the potential size of the development, with one respondent requesting that SDC does not build a development with high massing.	The scale and massing of the buildings have been developed through a multi-disciplinary good design process, considering building form, massing and layout alongside operational function, and within a wider landscape masterplan area that will help reduce visual effects.
Environmental impact	A few respondents expressed concern over the overall environmental impact, with a small number of respondents raising concern about the potential impact of the development on the Green Belt.	In respect of impacts on the Green Belt, the case will be made for the site to be recognised as grey belt land, reflecting its historic landfill use. The main development area is located on land that is not subject to the ongoing landfill restoration works. In addition, the proposals seek to enhance biodiversity and nature within the wider site area.
	A small number of respondents noted the importance of minimising the impact on local residents, as well as how the applicant should manage the gases from the former landfill site.	Landfill gases are subject to an existing programme of collection and conversion into energy within the on-site methane-to-energy plant, which will continue to operate with the proposed development in place, in accordance with the landfill permit issued by the Environment Agency. The ongoing design is being tested with regard to impacts on nearby sensitive receptors, including local residents.
	A small number of respondents noted the importance of not disturbing the Burnham Beeches and Stoke Common Sites of Specific Special Interest (SSSIs).	The ongoing design is being assessed in relation to nearby sensitive ecological areas, including the SSSIs. Avoiding and minimising impacts on these areas is a key consideration as the proposals are developed.
Principles of energy centre / energy strategy	A few respondents noted concern about the use of gas to power the data centre instead of renewable energy, with respondents suggesting solar panel installation and wind generation as a way to power the data centre more sustainably.	Renewable energy could be incorporated once an electricity grid connection is made. This would facilitate the import of electricity generated from renewable sources. The energy infrastructure is designed to be decarbonisation ready, including the potential for hydrogen conversion when hydrogen becomes available.

Theme	Issue	Our response
Noise impact	A small number of respondents questioned the lack of information about how noise will be managed during operation. A small number of respondents were also concerned about the noise from the data centre.	The final design of the data centre campus and energy infrastructure will incorporate acoustic mitigation on external plant to ensure noise emissions are reduced as far as reasonably practicable. When assessed against relevant standards, the design will seek to ensure that significant impacts are avoided at noise-sensitive receptors.
	A small number of respondents were concerned about how the data centre was being cooled.	The applicant is exploring both air cooling and water cooling technology, with the potential for an element of water cooling to satisfy peak demand but within the confines of the available water supply. Where water cooling technology is to be used, the aim will be to maximise the use of raw water and rainwater harvesting.
Water strategy (cooling)	A few respondents raised concerns about the potential impact of the development on local water supplies and the local chalk stream, with questions about whether the development could operate as a closed loop system or incorporate recycled water.	Water use and management are being considered as part of the ongoing design and assessment work. Further information on the proposed water strategy is included in the Community Consultation Environmental Report which is available at www.sdcM40campus.co.uk as part of Stage Two Community Consultation materials.
	A small number of respondents questioned how heat from the development would be dissipated, and how waste heat would be managed, including whether it would be recycled.	The data centre campus and supporting energy infrastructure design will continue to be refined, including how heat, emissions and energy use are managed.
Waste energy strategy (heat)	A small number of respondents suggested that the development could heat homes in the surrounding area, reducing carbon footprint.	The Project is considering whether recovered heat could provide wider local benefits, subject to technical feasibility and the availability of suitable heat users.
	A small number of respondents raised the possibility of establishing a district heat network, using waste heat to build a swimming pool in partnership with the council, or using waste heat for other local benefits.	Opportunities for a district heat network or other beneficial uses of waste heat will continue to be explored as the proposals develop, in discussion with relevant stakeholders where appropriate.

Theme	Issue	Our response
Drainage and flooding strategy	A small number of respondents were concerned about the impact of the nature park on drainage, asking if checks would be in place during operation to monitor this.	A Surface Water Drainage Strategy is being developed which will manage surface water run-off from the site (taking into account the influence of projected climate change) and maximise the capture and re-use of rainwater for use on the site during construction and operation.
	A small number of respondents noted concern about the risks associated with landfill leachate and how surface water run off would infiltrate the ground.	Surface water and groundwater impacts are being assessed as part of the ongoing design and environmental assessment work. The site does not have flowing water bodies on-site, and surface water runoff will be managed through a drainage strategy, including sustainable drainage systems where appropriate. During construction, measures will be set out in the Construction Environmental Management Plan to manage potential pollution risks, including risks associated with leachate, fuel, chemicals or other materials. Further detail will be provided as part of the DCO application.
Parking	A considerable number of respondents expressed interest in additional parking, with a car park large enough to accommodate employers and visitors, as well as a free car park to encourage visitors. A small number of respondents suggested this should be at the north west of the site.	As the proposals develop, the Project will confirm whether visitor parking can be provided and where it would be located, taking account of the wider site area.
	A small number of respondents requested that no additional visitor parking be added, citing concerns that it could lead to littering and fly-tipping.	This concern is noted. If public visitor parking is provided, appropriate security and management measures will be considered to reduce the potential for littering or fly-tipping.
Public transport	A considerable number of respondents raised interest in improvements to public transport surrounding the site, with a small number of respondents noting that the existing bus stop is in poor condition and would require replacing.	Public transport improvements will be considered as part of the planning process. The Project will explore potential improvements in agreement with Buckinghamshire Council and relevant transport providers.
	A small number of respondents stated staff should not take public transport as it is not safe to be a pedestrian in the dark along the A40 Oxford Road.	Pedestrian safety and access to public transport will be considered as part of the transport assessment and planning process. The Project will explore potential improvements in agreement with Buckinghamshire Council and other relevant stakeholders.

Theme	Issue	Our response
Active travel to / from the site	A small number of respondents stated it was not safe to cycle from Gerrards Cross, noting a potential alternative from the WEC site (Bulstrode Park) or another dedicated bike route.	These matters will be reviewed through the planning process. The Project will explore opportunities to improve pedestrian and cycle connectivity to and from the site in agreement with Buckinghamshire Council and other relevant stakeholders.
	A small number of respondents noted improving pedestrian access on the A40 Oxford Road so visitors do not have to drive to the site.	As part of plans presented for Stage Two Community Consultation, enhancements have been proposed to the pedestrian access along the A40 Oxford Road, connecting with the bus stop. The Project will explore other potential improvements in agreement with Buckinghamshire Council and other relevant stakeholders.
	A considerable number of respondents raised interest in increasing the trails for walkers and cyclists to and from the site.	In addition to the enhancements to footpaths and public rights of way proposed within the site, opportunities to improve walking and cycling routes to and from the site will be considered as the proposals develop, in agreement with Buckinghamshire Council and other relevant stakeholders where appropriate.
Operational traffic and impact on surrounding areas	A small number of respondents suggested the Project team could find additional fibre optic cables while digging into the ground, resulting in additional traffic disruption if this issue is found.	The location of fibre optic cables and other below-ground utilities will be identified through appropriate civil engineering and utilities searches before construction works take place.
	A small number of respondents noted that lorries are often driven dangerously in the area.	This concern will be considered through the planning process. The Project will consider appropriate measures to promote road safety in the surrounding area. A Construction Traffic Management Plan and travel plan will be prepared as part of the DCO application to manage vehicle movements and support safe operation.
Operational access	A few respondents noted Hedgerley Lane is inappropriate for an access for a development of this size and should only be used as an emergency access.	Hedgerley Lane will be used for emergency purposes only, as shown in latest plans presented for Stage Two Community Consultation.
	A small number of respondents expressed the need to improve access, but minimise it from the A40 Oxford Road to avoid too much traffic on the road.	The transport assessment submitted with the DCO application will consider trip generation associated with the proposed development and assess the capacity of the A40 Oxford Road. Further information on potential vehicle movements is included in the Community Consultation Environmental Report published for Stage Two Community Consultation.
	A small number of respondents suggested a roundabout on the A40 Oxford Road to prevent a build up of traffic.	The proposed access junction design will be submitted as part of the DCO application. Its operational capacity will be tested alongside traffic associated with the proposed development.

Theme	Issue	Our response
Construction traffic / impact	A small number of respondents expressed concern about construction access from the A40 Oxford Road, stressing the importance of using the west side from the motorway and minimising traffic through Denham and Gerrards Cross.	Construction traffic will be routed via the Strategic Road Network (SRN), including the M40, A355 and A40 Oxford Road. Construction vehicles will be directed to use the preferred routes and to plan journeys to the site in advance.
Public rights of way on site (pathways)	A large number of respondents were interested in improving existing rights of way, with suggestions including clearing the footpath along the A40 Oxford Road and connecting it with the existing path from Pyebush Roundabout.	The existing public rights of way network has been reviewed, including opportunities to improve connectivity with existing routes and nearby residential areas. Latest information is presented in materials for Stage Two Community Consultation.
	A considerable number of respondents were interested in the way the Project could lead to the creation of new footpaths and trails that connect to existing routes.	The Project is exploring opportunities to provide additional routes while taking account of the need to control access to landfill areas for public safety.
	A small number of respondents expressed concern at the potential impact of new pathways on wildflowers and birds. It was noted some areas of the site have nesting birds that would be disturbed if the area isn't protected, with gates and wire fences suggested to help this.	Access controls, including fencing where appropriate, are being considered as part of the approach to any new paths. This would help to protect sensitive habitats and ensure some areas remain undisturbed by visitors.
	A small number of respondents noted that paths should be limited to enable greater wildlife diversity.	Access will be managed, particularly in areas which require ongoing maintenance and management of the landfill. This will help to protect sensitive ecological areas and habitats.

Theme	Issue	Our response
Nature park* and amenities <i>*For Stage Two Community Consultation, our proposed approach to improving landscaping, biodiversity, and enhancement of public footpaths remains consistent with principles presented during Stage One consultation. However, terminology used to describe the eastern part of the wider site area (previously referred to as the 'nature park') has been reviewed and updated to reflect that not all parts of this area would be accessible to members of the public. This is for health and safety reasons given ongoing maintenance and management of landfill, as well as to support sensitive ecological areas.</i>	A large number of respondents expressed interest in creating new outdoor amenity spaces, such as a nature park, with boardwalks and seating areas like benches or loungers.	We will continue to explore opportunities for creating external spaces for public benefit, potentially including seating and pause points, areas to gather and opportunities to observe nature.
	A large number of respondents were interested in new viewing areas including huts and pavilions, as well as the opportunity for bird watching. A small number of respondents suggested that, placed in the right position, a bird watching position would provide views over London.	The Project is exploring whether features associated with public rights of way, such as seating or viewing points, can be provided where appropriate. A number of potential features are also proposed as part of plans presented at Stage Two Community Consultation, such as a bird wall and a bird watching platform. These were suggested as part of feedback received during Stage One consultation. All suggestions for potential amenities have been considered in the context of the site's primary role as a data centre campus, the need to manage public access safely, and the protection of sensitive areas within the site. The proposals do not include creating a visitor attraction or unrestricted public access across the site.
	A small number of respondents noted the importance of keeping any new areas largely natural, without becoming over-managed. A small number of respondents also questioned who would manage the space in the long-term.	A light-touch approach to management is being explored, while recognising that some habitat types, such as open mosaic habitat, require regular management to maintain their ecological value. Long-term management will be secured through management plans and existing landfill restoration/aftercare arrangements. An Outline Landscape and Ecological Management Plan will be submitted as part of the DCO application. This will include a habitat management and monitoring plan, which will set out how habitat creation, enhancement, long-term management and invasive species management will be delivered. This will include monitoring of habitat works over a 30-year period from the point at which the Project becomes operational.
	A considerable number of respondents stated picnic facilities would be a welcome addition to the development.	We will continue to explore opportunities for creating external spaces for public benefit, potentially including seating and pause points, areas to gather and opportunities to observe nature.
	A small number of respondents expressed desire to build amenities, such as a running track and a café, on the site.	Improved routes and trails are being explored, including the potential for signage which identifies the network of trails across the wider site area. More formal elements, such as a running track or café, are not currently included in the proposals due to the complexities of incorporating such elements over areas of landfill which continue to be managed and maintained.
Wildlife, ecology and biodiversity	A small number of respondents requested further evidence of biodiversity improvements as data surveys are not available.	Further information on surveys and assessments undertaken as well as planned biodiversity improvements is available as part of materials for Stage Two Community Consultation, including the Community Consultation Environmental Report which is available at www.sdcM40campus.co.uk
	A small number of respondents requested woodlands and habitats were retained as much as possible.	The retention and enhancement of existing habitats is a key part of the landscape and ecology strategy, in line with Biodiversity Net Gain (BNG) requirements.

Theme	Issue	Our response
Wildlife, ecology and biodiversity	A few respondents requested any ecological area is protected from dogs, with a small number of respondents requesting minimal improvements to the current site apart from the wetland habitats.	Access management, including fencing where appropriate, will form part of the approach to the wider site area. This will help ensure sensitive ecological areas are protected.
	A small number of respondents noted there are a large number of rare insect species to pair with the birds nesting, suggesting the pools would benefit from fencing.	Access management, including fencing where appropriate, will form part of the approach to new paths across the wider site area. This will help protect sensitive ecological areas and ensure some areas remain undisturbed by visitors.
Landscaping and planting	A small number of respondents expressed desire for the Project to take the advantage of the diverse grassland, suggesting not to plant trees but create further grassland instead.	A diverse range of habitats currently exists on the site, including woodland, grassland and open mosaic habitat. We are exploring opportunities to create and enhance these habitat types, with a vision to include a diverse range of habitats. Further information is available as part of materials presented for Stage Two Community Consultation.
	A small number of respondents noted that landscaping should be kept for indigenous plants as far as possible.	The nature of the site lends itself to a native planting scheme, which would help maximise biodiversity potential. Further information is available as part of materials presented for Stage Two Community Consultation.
Education and upskilling	A considerable number of respondents expressed desire for information boards with detail on planting, foraging or history of the site.	Information boards have been proposed as part of potential wayfinding and interpretation elements of the plans presented for Stage Two Community Consultation.
	A large number of respondents requested outreach programmes / learning areas for schools, with the opportunity for nature rangers to also work with the community and run events for local people.	The Project intends to work with local schools through workshops and partnerships so children in the area can benefit from the knowledge of skilled staff at SDC M40 Campus. Further information on proposed potential measures as part of an overarching skills and training programme are included in materials presented at Stage Two Community Consultation.
Jobs	A considerable number of respondents expressed desire for local people to benefit from the development through employment opportunities.	The Project is expected to create approximately 277 jobs during construction, ranging from skilled trades and logistics to technology and engineering roles. Once operational, SDC M40 Campus is expected to provide around 400 jobs, including technicians, engineers, security staff and site managers.
	A considerable number of respondents expressed interest in the possibility of apprenticeships for local people.	The Project aims to support upskilling within the Buckinghamshire workforce, including through mentoring and apprenticeship opportunities where appropriate.
	A small number of respondents stated data centres do not deliver long-term employment and questioned how the development would support the emerging Buckinghamshire Local Plan.	The Project is expected to provide long-term operational employment as well as construction-phase jobs. The DCO application will set out the expected socio-economic benefits of the proposed development, including how it responds to relevant local policy considerations.

Theme	Issue	Our response
Heritage and local history	A small number of respondents requested that areas around the site could include information about local historical landmarks, such as the nearby Knights Templar Building or Moat Farm, which are of particular interest to the local community.	Information boards have been proposed as part of potential wayfinding and interpretation elements of plans presented for Stage Two Community Consultation, including opportunities to provide information about local historical landmarks.
Other community benefits	A small number of respondents requested if the roads surrounding the site, namely the A40 Oxford Road, could be resurfaced to 'greatly benefit the residents nearby'.	The Project is not expected to require wider resurfacing of the A40 Oxford Road. Any damage to the local highway network caused by construction traffic would be addressed through the Construction Traffic Management Plan and agreed with the relevant highway authority.
	A small number of respondents stated wildlife surveys should take place, with 'valuable' research put into the potentially toxic land of the former landfill in partnership with universities and other institutions.	Ecological surveys and technical assessments continue to be undertaken to inform the design and assessment of the proposed development. Further information about this is available as part of materials for Stage Two Community Consultation. Opportunities for partnerships or further research will be considered where they support the long-term management and understanding of the site.
Consultation	A small number of respondents requested the village of Jordans be included as part of the consultation zone receiving information about the proposals.	The consultation zone has been extended to include the communities of Seer Green and Jordans, to the north of the site, and further addresses in Hedgerley south of Kiln Lane.
	A small number of respondents expressed concern about the lack of detail at consultation on power generation of the development.	Following further technical and engineering assessments and ongoing dialogue with relevant technical stakeholders, additional information on the proposed power supply strategy is included as part of materials for Stage Two Community Consultation.

All materials from Stage One consultation are available on the Project website
www.sdcM40campus.co.uk

Next steps

Community consultation

In January 2026, SDC applied for a direction under section 35 of the Planning Act 2008 to enable the data centre campus to be consented under the Nationally Significant Infrastructure Project (NSIP) regime.

SDC is bringing forward a single Development Consent Order (DCO) Application, incorporating the data centre campus, supporting energy infrastructure and associated development.

In line with the government's latest guidance on the pre-application stage for DCO applications, including consulting at a formative stage of proposals, we will carry out a second stage of the community consultation on the proposals. The community consultation will set out further detail on our proposals.

Following the second stage of the community consultation, we'll review our proposals in light of the feedback received and our ongoing assessments. We'll also consider how this feedback can be taken into account as the proposals continue to develop.

We will prepare our DCO application, which will include an engagement summary report, to explain how we have taken feedback from the community and other stakeholders into account, and an Environmental Statement, to explain the likely environmental effects of the proposed development.

Indicative Timeline



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