

# Overview of our data centre campus proposals

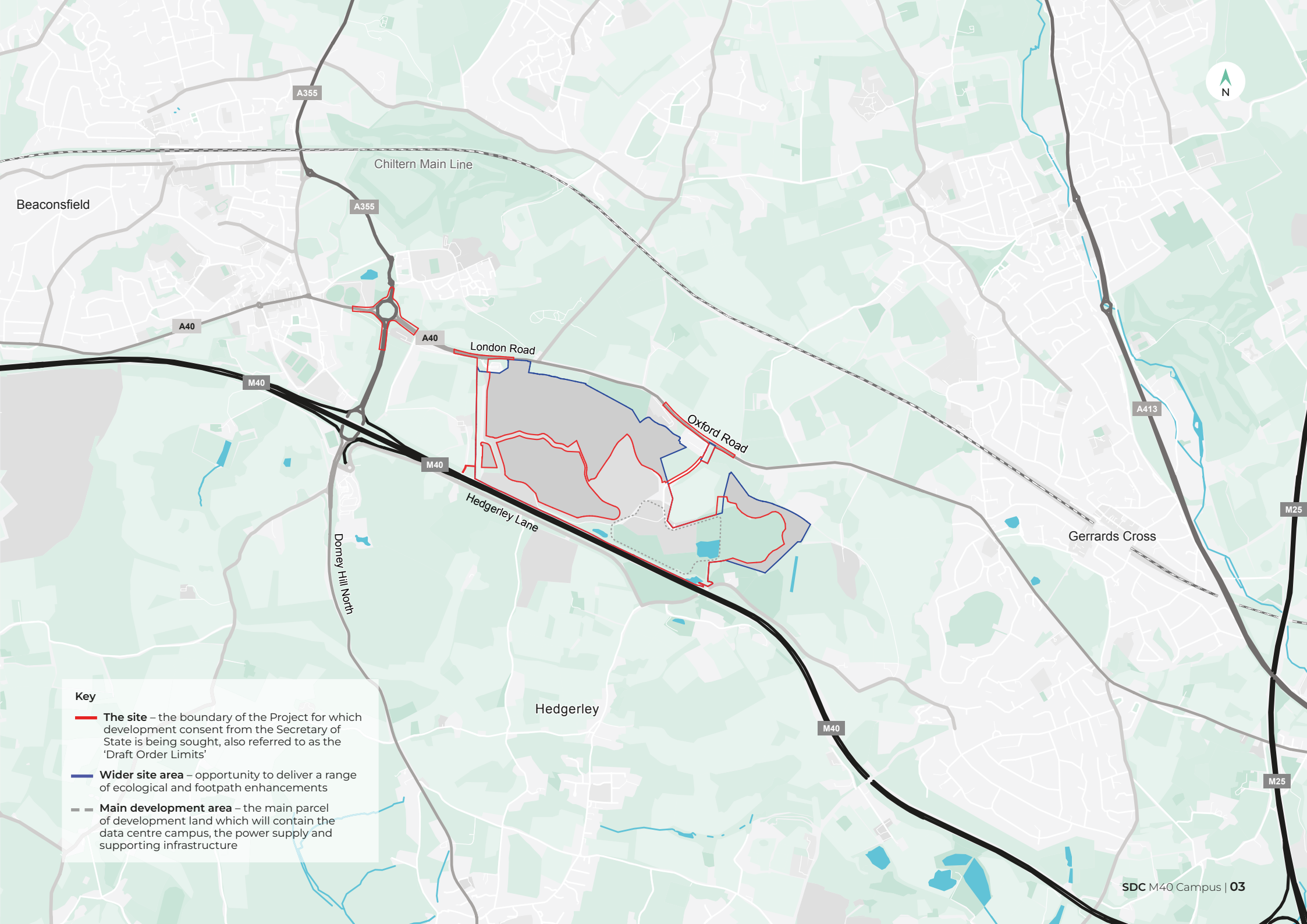
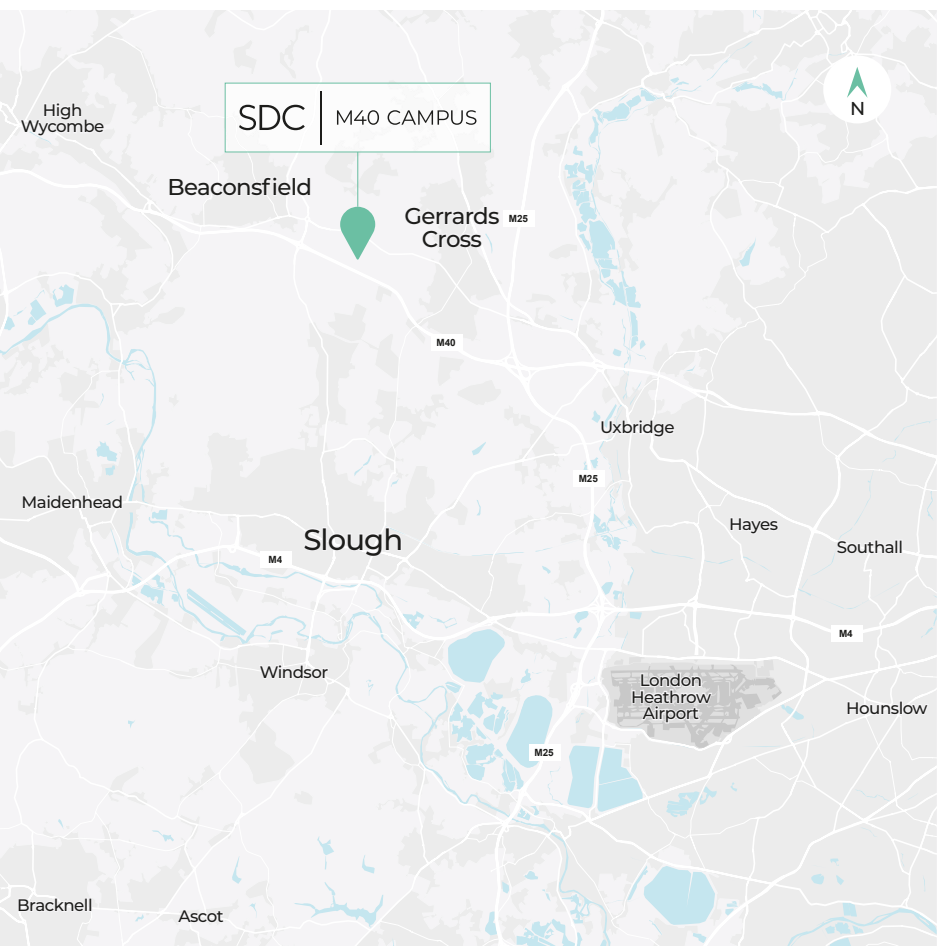
Community consultation booklet



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## Location map





# Introduction

SDC Capital Partners is bringing forward plans for SDC M40 Campus, a new data centre campus near the M40 in Buckinghamshire.

The ‘Project’ comprises a data centre campus with supporting energy infrastructure. It is located immediately north of the M40 and south of the A40 Oxford Road, to the east of Beaconsfield and to the west of Gerrards Cross.

We held our first stage of consultation from November 2025 to January 2026, which included three events held in the local area surrounding the site. We received feedback on the emerging plans, and our engagement with stakeholders and local communities has continued throughout 2026.

### Our plans

SDC M40 Campus will redevelop the landfill and former mineral extraction site to deliver secure UK data centre capacity where it is needed most.

The data centre campus comprises up to three data centre buildings with a total IT load of approximately 300MW.

The Project will improve green spaces across the site and deliver at least 10% Biodiversity Net Gain (BNG), while improving public rights of way to support access from surrounding towns and villages. It will also include new landscaping and vehicular access works.

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.

### Our power strategy

Two potential scenarios for power supply to the data centre campus are being considered:

- **Scenario 1:** Provision of an on-site energy centre of approximately 200MW, followed by eventual connection to the wider grid network; or
- **Scenario 2:** A direct supply from the 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.

### Stage One consultation

The first stage of public consultation ran from 12 November 2025 to 8 January 2026. The project team has considered all written feedback received during Stage One consultation, and we continue to engage with technical consultees, local stakeholders and other interested parties.

Further information on Stage One consultation, the feedback received and how this has been considered can be found in the Stage One feedback summary report, which is available on the documents page of our website.

### This community consultation

We are holding a second stage of community consultation from 15 September to 27 October 2026. This gives local residents and community stakeholders the opportunity to review and comment on our latest plans.

Latest information on the proposals is contained in this Community Consultation Booklet and in the Visualisations Pack, which are available on the project website ([www.sdcM40campus.co.uk](http://www.sdcM40campus.co.uk)) and at all consultation events.

Feedback plays an important role in shaping the Project and will help inform further design development and assessment work.

You can provide comments using the feedback form on our website, completing a feedback form at one of our events, or by writing to our Freepost address.

### The applicant

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.

## Contact us

[www.sdcM40campus.co.uk](http://www.sdcM40campus.co.uk)

[info@sdcm40campus.co.uk](mailto:info@sdcm40campus.co.uk)

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

**0800 156 0709**



Aerial image of part of current site proposed for development

# Project Team

**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 Project 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. The team has a strong commitment to working with the local community and technical stakeholders through this process.









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



# Overview of Stage One consultation

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

We ran four events, including three in person and a webinar. The in-person events took place at:

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

In total, approximately 167 people attended the four events, and we received comments on a variety of themes, including:



**Employment and upskilling**



**Landscaping and amenities**



**Active travel and transport**



**Energy and water strategy**

All materials from Stage One consultation are available on the project website, [www.sdcM40campus.co.uk](http://www.sdcM40campus.co.uk).

The project team has considered all feedback received during Stage One consultation, and we continue to engage with technical consultees, local stakeholders and other interested parties.

Further information on the feedback received during Stage One consultation, and how the Project has considered that feedback, can be found in the Stage One feedback summary report.



# Data centres – the national need

*“They [data centres] are critical to nearly all economic activity and public services, and were designated as critical national infrastructure in 2024, putting data centres on an equal footing as water, energy and emergency services systems.”*

**UK Government, 2026**

Data centres store and process digital information by housing the servers and equipment that keep online services running. They are vital to the UK economy, public services and national resilience, supporting the networks people rely on every day, from emails and internet services to NHS records.

Demand for data centre capacity is growing quickly, particularly in the London Availability Region and Slough Availability Zone, where secure and reliable digital infrastructure is urgently needed to support businesses, public services and everyday online activity.

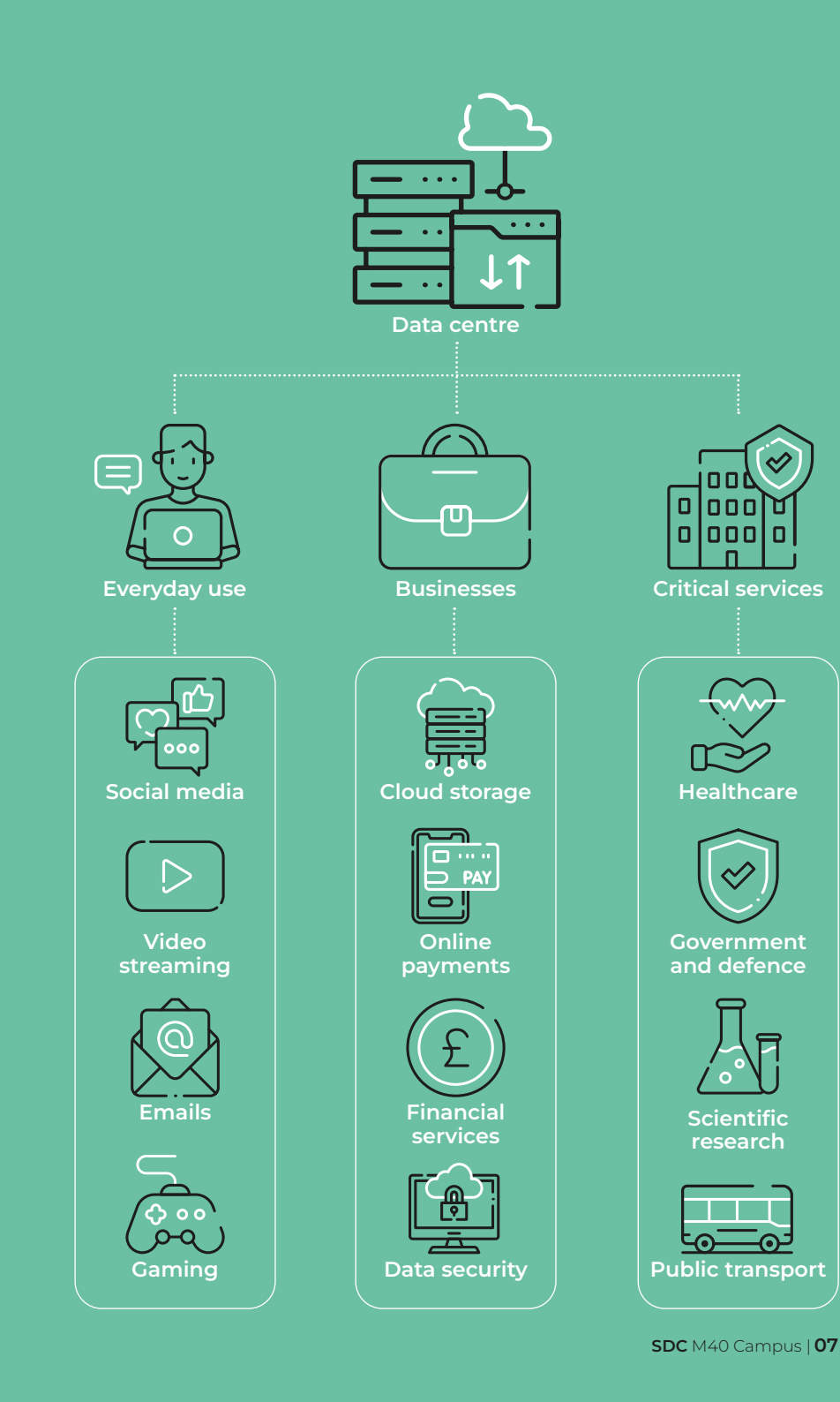
The government has designated data centres as ‘critical national infrastructure’ because of their crucial role in supporting the growth of the UK economy and the importance of ‘data sovereignty’ – helping to control the security and safety of our data.

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.

**Slough Availability Zone**

The location of data centres determines the quality of service they provide – they need to be located in clusters known as availability zones, which provide highspeed digital connections via fibre optic cables. This ensures people and businesses can access their data quickly.

The SDC M40 Campus site is located in the Slough Availability Zone (SAZ), the largest cluster of data centres in the UK. The SAZ is critical to the UK increasing its data centre capacity.





# The planning process

SDC is bringing forward a single Development Consent Order (DCO) application for the Project which incorporates the data centre campus, supporting energy infrastructure and associated development. This reflects SDC M40 Campus being a single, integrated project.

This route to planning consent is for ‘Nationally Significant Infrastructure Projects’ (NSIPs) and is underpinned by the Planning Act 2008. The Secretary of State will make a decision on whether to grant a DCO.

During Stage One consultation, we spoke about our intention to bring the data centre campus and the energy centre forward through a single DCO application, rather than as two

separate applications under different planning regimes. In late 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 NSIP regime. The direction was given by the Secretary of State in March 2026.

Local stakeholders, including Buckinghamshire Council, local residents and town and parish

councils, are important consultees in the NSIP planning process and SDC is committed to continuing to involve the local community as the proposals for SDC M40 Campus progress.

All feedback from our Stage Two Community Consultation will be considered in the design evolution of the Project. Further information about how to provide feedback is included in this booklet.

### The applicant

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.

# Why this site?

SDC M40 Campus would bring a landfill and former mineral extraction site back into use as a data centre campus, regenerating the landscape around the site.

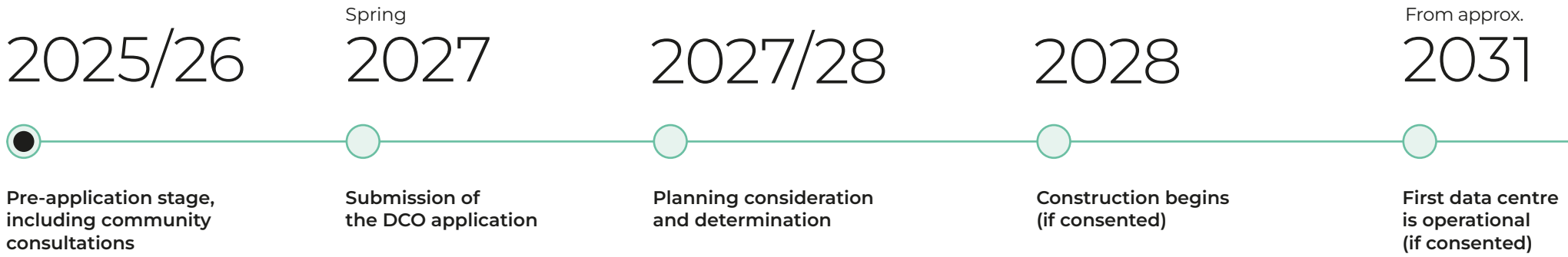
The site is currently a landfill and former mineral extraction site, and is contained between the M40 to the south and A40 Oxford Road to the north.

The Project provides an opportunity to redevelop an existing landfill site – comprising contaminated land – to help meet the significant local and national need for digital infrastructure.

The site is in a strategic location for data centre development, close to the services that need additional data capacity within the Slough Availability Zone, and with excellent transport connections via the M40 and A40.

The varying topography of the site means the main development area, where the data centre campus and supporting energy infrastructure would be located, is in the lowest part of the site. This will help to minimise visual impact of buildings.

# Indicative Timeline





# Overview of SDC M40 Campus

## Approach to design

SDC is undertaking engagement at this point in the design process as key elements such as the general layout and maximum size of buildings are far enough advanced to allow the community to provide feedback on plans.

Design has been guided by core principles within national planning policy, including:

- Infrastructure designed for **people**
- Delivering development with a coherent sense of **place**
- Identifying opportunities to deliver economic, environmental and social **value**
- Seeking opportunities for decarbonisation and building **climate** resilience

### Our design principles

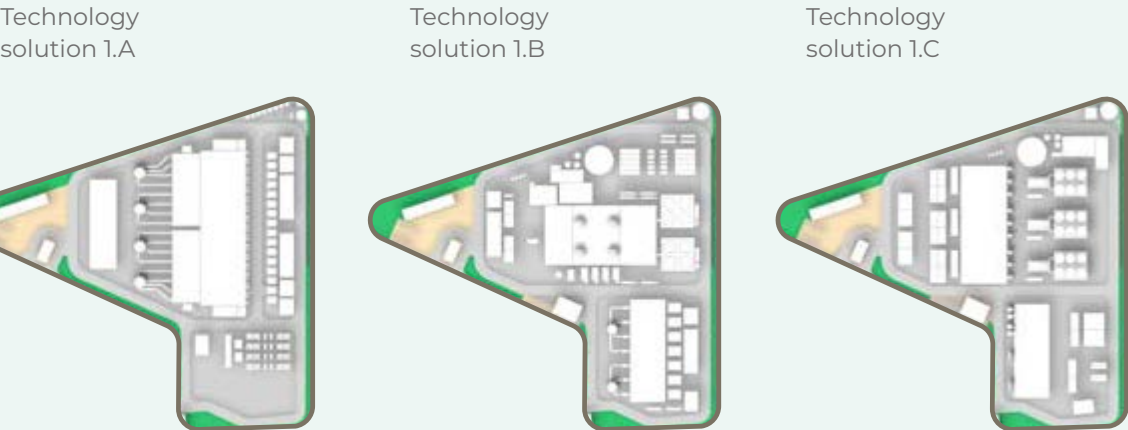
- **The size and layout** of buildings is driven by the technology needed within each
- **A colour palette** of natural and mineral tones is being tested to complement the character of the surrounding landscape
- **Materials** will be chosen to meet essential requirements of data centres, including thermal efficiency, durability, security, noise absorption and environmental resilience



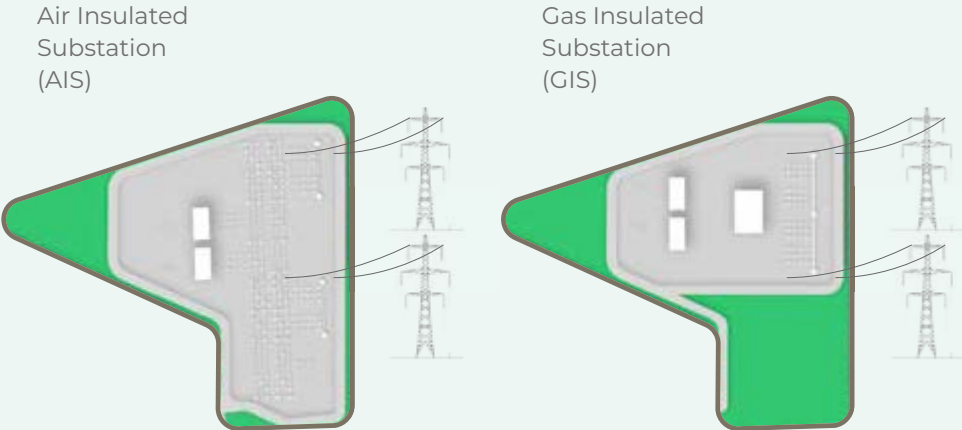
**Power would be provided to the data centre campus through one of two scenarios:** Either an on-site energy centre followed by a future grid connection, or a direct connection to the existing 400kV overhead lines.

Plans below show technology solutions currently being considered for the Project. Further information on the Project’s power strategy is included on p14-15.

### Power strategy scenario 1



### Power strategy scenario 2



This is an indicative masterplan, shown for illustrative purposes. Plans are subject to further design evolution.



# The data centre campus

The proposed data centre campus comprises up to three hyperscale data centre buildings, designed for an IT load of up to approximately 300MW across the three buildings.



The massing of the data centre buildings is driven by their functional requirements, organised around a central data hall flanked by two gantries housing backup generators.

Buildings would have a total maximum footprint of approximately 65,000 square metres and a height of up to approximately 40 metres.

Each data centre building would include back-up generators to provide resilience in the event of an outage. The current design assumes up to 72 back-up generators for each building, or up to 216 across the data centre campus. Details will continue to be refined as the proposals develop.

Rooftops will include screening to conceal equipment and reduce visual clutter. The design also introduces softened edges along the building outline, helping to create a more streamlined appearance.

**Cooling the data centre buildings**

Data centres require cooling in order to operate. Cooling of the data centre campus is likely to be predominantly through air 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.

Further detail on the preferred approach to cooling technology will be provided as the design develops.

**Let us know**

We welcome comments on the overall design and design principles for the data centre buildings

Several viewpoints of the proposed development within a landscape setting ('Photomontages') are included in the Visualisations Pack, which is available on the project website ([www.sdcM40campus.co.uk](http://www.sdcM40campus.co.uk)) and at all consultation events.

**Operations**

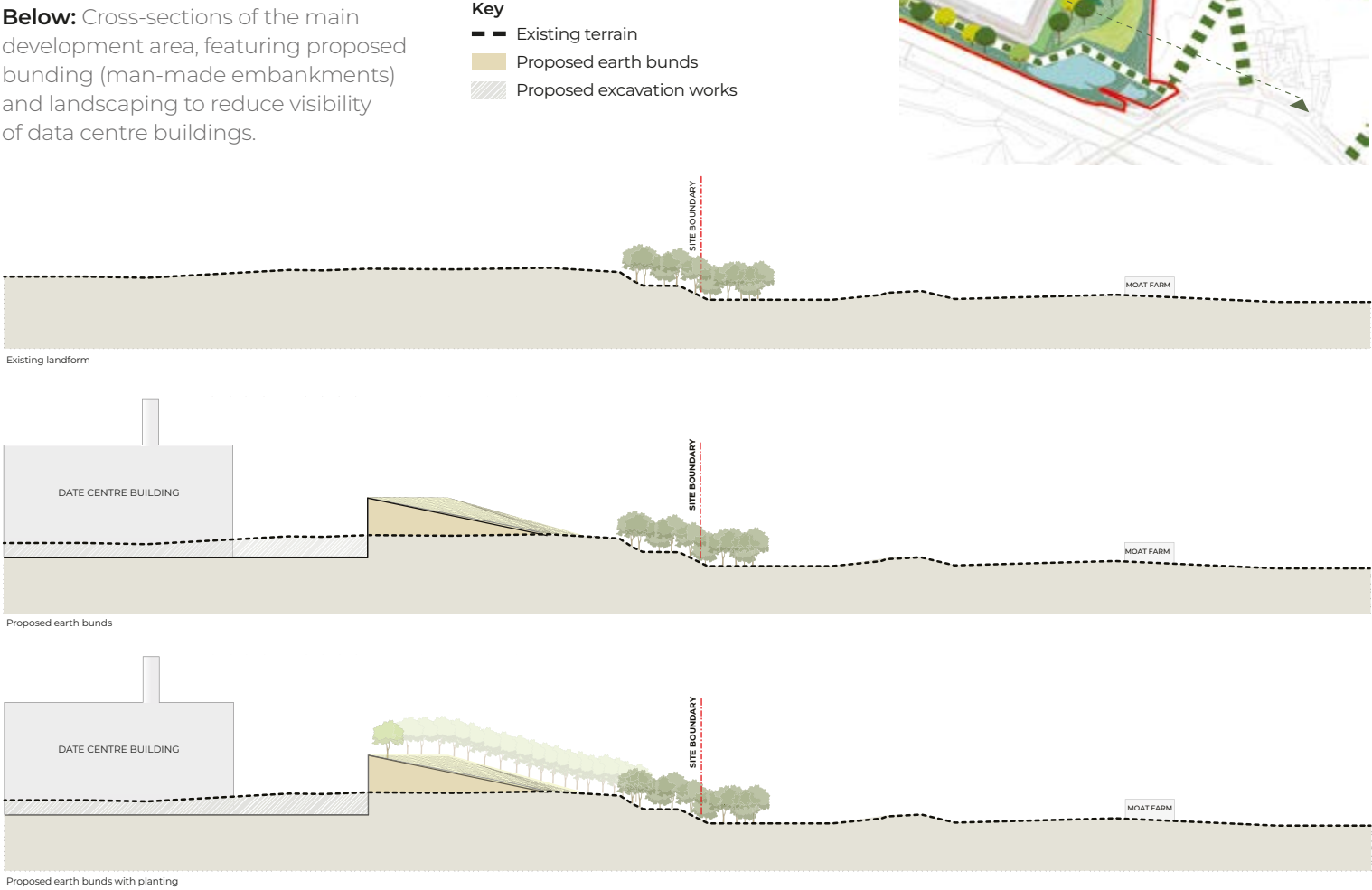
Once operational, the data centre campus would provide secure and reliable digital services. Day-to-day activity would mainly involve monitoring, maintenance, security and servicing by specialist teams, with vehicle movements limited to staff, maintenance and deliveries.

The first data centre is expected to become operational in around 2031 and would build up to full capacity over one to two years, with the wider campus brought into operation in phases as each data centre building is completed.

**Decommissioning**

It is anticipated that the lifetime of the data centre buildings will span 60 years. As part of the Development Consent Order (DCO) application, we will explain how the data centre campus could be decommissioned at the end of its operational life.

**Below:** Cross-sections of the main development area, featuring proposed bunding (man-made embankments) and landscaping to reduce visibility of data centre buildings.





# Our power strategy

Two potential scenarios for power supply to the data centre campus are being considered.

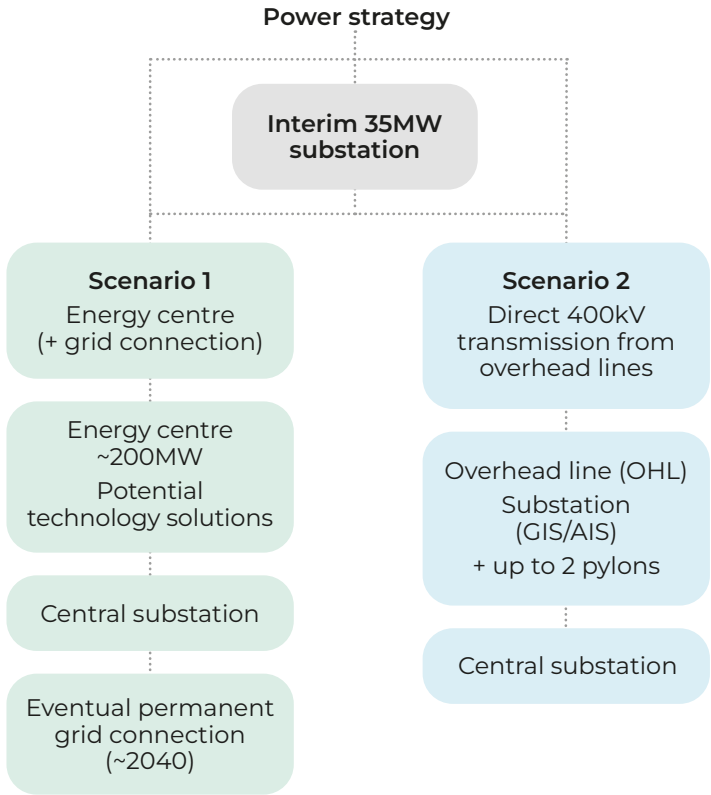
SDC's approach to the Project's power strategy is driven by and responds to external uncertainties, including the current lack of grid infrastructure and anticipated timings for securing grid connections.

SDC's objective is to secure staged, coordinated power for the data centre campus, moving from an interim 35MW connection to either Scenario 1 (an energy centre of around 200MW followed by an eventual grid connection) or Scenario 2 (a direct supply from the overhead transmission lines that run along the north east of the site and a 400kV substation).

Only one of the two scenarios would ultimately be delivered. This will be informed by ongoing conversations with relevant operators and technical stakeholders.

### Why the energy centre is required as part of Scenario 1

Demand for connections to the UK's electricity grid has increased significantly, particularly to the west of London. The data centre campus needs a secure and timely power supply so that much-needed data centre capacity can be delivered. This may be before a wider grid connection is available.



SDC recognises the need to provide a viable project that can deliver operational certainty, and so Scenario 1 includes an on-site energy centre powered using gas from an existing pipeline on the site.



### Let us know

We welcome comments on the overall design of the power strategy scenarios

### Scenario 1: Energy centre, followed by a future grid connection

In Scenario 1, an on-site energy centre of approximately 200MW would provide power for the data centre campus while wider grid upgrades are progressed. The energy centre would use an existing high-pressure gas pipeline running beneath the western edge of the site and would generate enough power for up to two of the three data centre buildings. Once sufficient grid capacity becomes available, anticipated by 2040, the data centre campus would connect to the wider electricity network. At that point, it is assumed for the purposes of the DCO that the energy centre will operate as a peaking plant, supplying electricity to the grid during periods of high demand.

### Scenario 2: Direct connection to the existing 400kV overhead lines

In Scenario 2, the data centre campus would be supplied directly from the existing 400kV overhead transmission lines in the north east of the site. This would require a new on-site 400kV substation and up to two new pylons to connect into and redirect the existing overhead lines. Scenario 2 would provide a grid connection from the start of operation and would not require the energy centre to be built.

The land required for Scenario 2 would sit within the same part of the main development area as the energy centre for Scenario 1. Because of this, the two scenarios could not be delivered together.

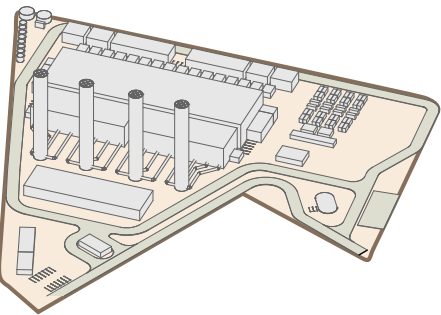


Several viewpoints of the proposed development within a landscape setting ('Photomontages') are included in the Visualisations Pack, which is available on the project website ([www.sdcM40campus.co.uk](http://www.sdcM40campus.co.uk)) and at all consultation events.

### Power strategy scenario 1

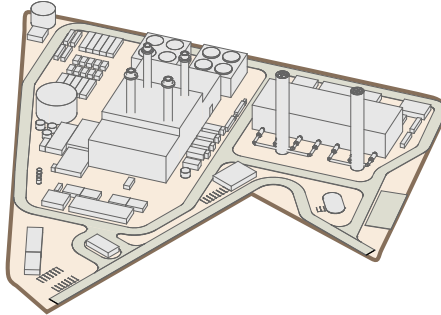
#### Technology solution 1.A

Reciprocating engine solution



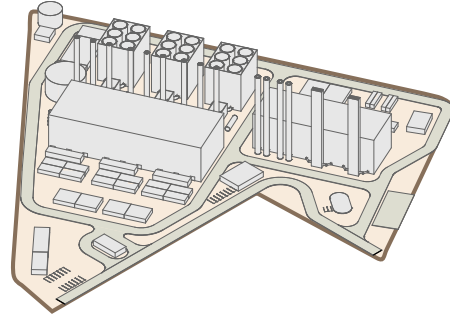
#### Technology solution 1.B

Hybrid configuration of Combined Cycle Gas Turbine (CCGT) and reciprocating engines, layout one



#### Technology solution 1.C

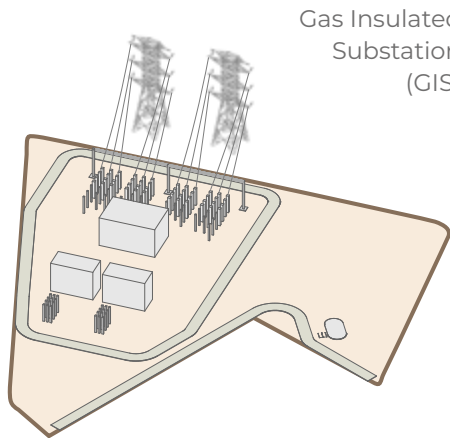
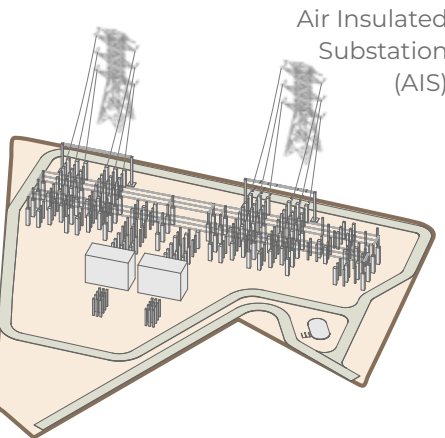
Hybrid configuration of CCGT and reciprocating engines, layout two



### Decarbonisation readiness

The Project is also being developed in line with the government's decarbonisation readiness strategy. The energy centre (Scenario 1) will be designed so that it can be transitioned to low carbon technology. Conversion to hydrogen is the only viable decarbonisation ready pathway for the Project due to the space constraints associated with the alternative carbon capture storage route. Further information is set out in the Community Consultation Environmental Report (CCER).

### Power strategy scenario 2



### What both scenarios have in common

In both scenarios, a central substation would be required within the main development area. This 132kV step-down substation would reduce higher-voltage electricity to a level suitable for use by the data centre campus and would link the data centres to the selected power supply.

Before either main scenario is delivered, an interim substation may also be used to provide around 35MW of power. This would allow the first data centre halls to come online in phases. At this stage, the interim substation is expected to form part of the DCO application, although this will continue to be reviewed as the design and delivery programme develop.

### Battery storage

The Project would include a Battery Energy Storage System (BESS). This would store electricity when available and release it when needed to help balance supply and demand for the data centre campus. The BESS would have a maximum building footprint of approximately 5,000 square metres.

All images on this page are indicative and subject to further design evolution.



# Our approach to landscaping and green spaces

Approximately **165.5** hectares across the wider site, with opportunities for biodiversity enhancement

Delivering Biodiversity Net Gain (BNG) beyond **10%**

Enhancing biodiversity, improving green spaces, and minimising visual impact are central to the landscaping approach for the Project.

- The proposed layout of buildings and roads balances considerations of landscape, visual impact, heritage views and ecology.
- Soil will be excavated so that **data centre buildings are located below existing ground level**, and soil used to create new embankments with planting to reduce visual impact
  - Across the wider site, the **majority of trees, shrubs and hedgerows will be retained**, with buildings positioned to make the most of natural screening
  - A diverse mix of **new vegetation and habitats will be created** to improve diversity, build climate resilience and provide additional landscape ‘buffers’, including with nearby heritage assets
  - During construction, there will be careful **control of the height and location of construction materials** to reduce visibility of construction works
- There are many opportunities to deliver improvements and we welcome further input from the community on what these could be. Further information about proposed ecological features is included on p18.

Let us know  
We welcome comments on our approach to landscaping and biodiversity

The **illustrative landscape masterplan** shows how new and improved routes could help people experience the site’s varied landscape, wildlife and heritage.

## Proposed nature trails

- Red Kite**  
The Red Kite trail would climb through open grassland to an elevated viewpoint, creating opportunities to watch red kites and other birds of prey over the wider countryside.
- Bat**  
The Bat trail would follow more enclosed routes through mature woodland in the eastern part of the site.
- Hare**  
The Hare trail would bring together elements of the site’s history and ecology, providing a varied route through the eastern part of the site.
- Damselfly**  
The Damselfly trail would follow linear waterbodies in the western part of the site, providing opportunities to discover wetland plants and wildlife.
- Newt**  
The Newt trail would pass through wet woodland and existing pools on the eastern part of the site.
- Deer**  
The Deer trail would weave between woodland and grassland, with quieter places to pause.

# Illustrative landscape masterplan





# Wildlife and habitats

Ongoing surveys are helping to inform how the proposals can enhance the site for nature, retain higher-value habitats wherever possible and reduce potential impacts on wildlife.

Ecological surveys have taken place to understand the presence of species across the site including bats, newts, snakes, badgers, birds and insects. Further information is included with the Community Consultation Environmental Report.

The site supports a range of habitats, including open mosaic habitats, ponds, woodland and hedgerows. The main development area is being brought forward on a separate part of the site from many existing habitats. Long-established habitats, including ancient woodland to the north west of the site, would be retained with appropriate buffers, and new habitat areas would be created where appropriate.

A habitat management and monitoring plan will set out how new and enhanced habitats will be created, managed and monitored over the long term, including measures for invasive species.

The **illustrative landscape masterplan** (p17) shows how proposed ecological features could help people experience the site's varied wildlife.

### Proposed ecological features

#### Hibernaculum

Hibernacula would provide sheltered, frost-free spaces for reptiles, amphibians and invertebrates during colder months.

#### Bug hotel

Bug hotels would use natural materials to provide nesting, overwintering and refuge opportunities for insects and other small wildlife.

#### Bird wall

A bird wall would provide a screened viewing point, helping people observe birds and other wildlife while reducing disturbance.

#### Bird-watching platform

A bird-watching platform would provide an open vantage point for observing birds in flight, including red kites and other birds of prey.

#### Swift tower

A swift tower would provide purpose-built nesting spaces for swifts, supporting breeding opportunities where suitable natural or built nesting sites are limited



Further information on the approach to wildlife and habitats is set out in the Community Consultation Environmental Report (CCER), which is available on the project website ([www.sdcM40campus.co.uk](http://www.sdcM40campus.co.uk)) and at all consultation events.



### Let us know

We welcome comments on our approach to habitat creation, ecological features and nature trails

# Delivering local benefits

SDC M40 Campus represents a significant investment which will help to deliver economic growth at both a national and local level.

Construction is anticipated to generate around **£198 million** for the regional economy, with approximately **£3.8 million** forecast to be spent in the local economy over the course of the build.

Once operational, SDC M40 Campus is expected to create approximately **400 jobs**, including roles for technicians, engineers, security staff and site managers.

The Project would provide opportunities for local employment, skills and training, including apprenticeships, and could also support education and community initiatives.

### Proposed measures as part of an overarching skills and training programme could include:

- **Strategic skills partnership** – establish a strategic skills partnership with Buckinghamshire Council, Buckinghamshire Business First and relevant education, training, employment and community partners
- **Education and careers engagement** – deliver a digital futures programme for schools and higher education facilities which combines careers engagement,

industry talks, workshops and mentoring to help students understand careers associated with data centres and the digital economy

- **Workforce reskilling and transition** – support residents seeking to retrain or progress into digital, engineering and technical occupations
- **Employability and inclusive access** – work with employment services and community organisations to improve access for residents facing barriers to training or employment via targeted outreach and supported progression
- **Local business digital transformation** – a business support programme delivered with Buckinghamshire Business First or another suitable local partner to help local SMEs assess and adopt digital tools.



### Let us know

We welcome comments on our approach to employment, skills and other community benefits



Approximately  
**400** jobs  
once operational

### During construction

Generate around  
**£198**million  
for the regional economy

Approximately  
**£3.8**million  
spent in the local community





# Construction

If development consent is granted, construction of the proposed development is currently expected to begin in **2028**.

The overall construction programme is expected to take no less than nine years to build, with earliest completion expected in approximately **2035**.\*

The proposed data centre buildings would be delivered in phases, with some potential overlap between successive phases of construction. The first data centre is expected to become operational in or around **2031**, with each data centre taking around one to two years to reach full capacity. The third and final data centre is anticipated to be complete in **2035** at the earliest.

Under power strategy scenario 1, construction of the energy centre is expected to be complete in approximately **2030**.

Under power strategy scenario 2, timings for construction of the overhead line connection and supporting infrastructure are subject to further design development. The overhead line infrastructure is expected to complete in approximately **2029**, with further supporting substation infrastructure to complete in approximately **2030**.

Because the site was previously used as landfill, some excavated material may include landfilled waste and will need to be carefully managed during construction.

Where suitable, excavated material will be reused on site, including as part of the landscaping proposals. Material that cannot be reused safely will be classified and managed through an appropriate disposal route, which may include existing landfill areas or an off-site facility.

\*A detailed delivery timeline will be subject to delivery / lease agreements, selection of potential technology, and availability of a grid connection.

# Site access and transport

## Vehicle access

The main vehicle access for the data centre campus would be to the north west of the site, off the A40 Oxford Road, via a new access road next to Beaconsfield Household Recycling Centre (Access A).

The primary access for the power strategy scenarios would be via the existing access on A40 Oxford Road (Access B).

Once operational, the Project would generate low levels of traffic, with vehicle movements from staff, maintenance and servicing activity. There is expected to be no perceptible change in traffic flow compared to the site's existing uses.

## Construction traffic

A range of vehicles will be needed to support construction of the proposed development. The Project would use the existing access road off the A40 Oxford Road (Access B) during construction, as well as the new proposed road once delivered (Access A).

Vehicle access would generally take place during normal working hours, with some weekend working where required. Construction traffic will be managed to minimise disruption and avoid unnecessary queuing or delays on the local road network.

Construction traffic is expected to use the A40 Oxford Road and access the M40 primarily via the A355 at Pyebush roundabout, to the north west of the site.

This proposed route provides direct access to the strategic road network and would help reduce the need for construction vehicles to use local roads.

A construction traffic assessment has been undertaken which indicates that impacts on the local highway network would be limited, with peak construction traffic forecast to result in a minor increase in overall traffic flows during the construction period – the largest increase being an approximately 4.6% increase in vehicles on the A40 Oxford Road, east of Pyebush Roundabout.

An outline construction traffic management plan will be submitted as part of the DCO application.

## 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 Oxford Road. Enhancements are proposed to the A40 footway to improve pedestrian access to public transport.

## Improving public rights of way

Proposals seek to retain and improve public rights of way, footpaths and bridleways across the site to enhance the network of recreational footpaths for public use. Further information about proposed nature trails is included on p16.



### Provide your feedback

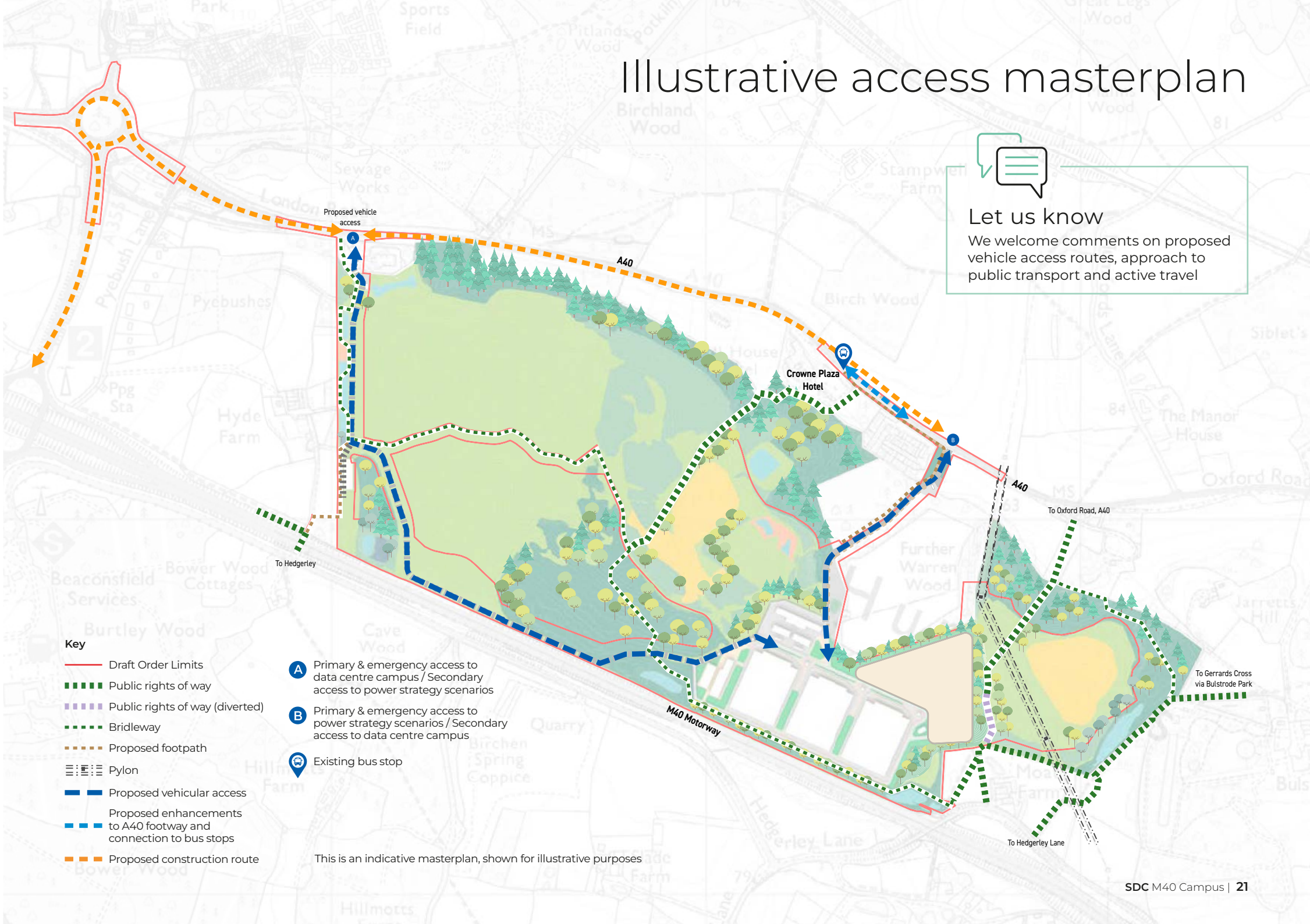
We welcome comments on our approach to construction

# Illustrative access masterplan



### Let us know

We welcome comments on proposed vehicle access routes, approach to public transport and active travel





# Environmental approach

The project team is considering potential environmental effects carefully and will seek to avoid, reduce or mitigate impacts where possible.

### Air quality and mitigations

Under power strategy scenario 1, where the energy centre would provide on-site power before a future grid connection is available, extensive air quality and noise emissions testing is ongoing to help inform the technology selection.

Air quality modelling undertaken to date has continually shown that combined emissions from the data centre campus and energy centre (Scenario 1) are within relevant limits for human health set by Defra.

Stack heights are being refined to reduce potential visual effects while ensuring air quality impacts remain below regulatory thresholds.

### Emissions and mitigations

Measures to reduce greenhouse gases and other atmospheric emissions during construction and operation are being developed as the design and assessment work progresses. Further information about this is included in the Community Consultation Environmental Report, available as part of consultation materials.

### Noise pollution and mitigations

Once operational, noise from the data centre campus would mainly come from cooling, ventilation and power equipment. Noise from the energy centre (Scenario 1) would mainly come from turbines or engines, stacks and associated cooling and ventilation equipment.

Noise modelling is ongoing to determine noise levels at local residential properties, including during the night time. This will help to identify where noise reduction measures are needed.

The design will incorporate attenuators and silencers on cooling units, fans and back-up generators. High-performance silencers would also be used on energy centre (Scenario 1) noise sources such as stacks and air vents, with turbines, engines and other mechanical equipment enclosed where required.

Vehicle movements and site works may also generate noise during construction. Core construction working hours are expected to be 08:00 to 18:00 on weekdays and 08:00 to 13:00 on Saturdays, with no work

on Sundays or Bank Holidays. British Standards for managing construction noise and vibration will be followed wherever possible.

### Use of water and mitigations

Data centres require cooling in order to operate. Cooling of the data centre campus is likely to be predominantly through air 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.

### Odour, ground conditions and mitigations

Because the site includes former landfill, excavation may generate odour during some construction activities.

An odour management plan will be prepared to set out how the construction contractor will assess, reduce and, where possible, prevent potential odour emissions from the site.

Further ground investigation will be undertaken to confirm the extent and composition of material to be excavated. A remediation strategy will also be prepared to ensure the project does not pose unacceptable risks to people, the built environment or the natural environment, including ecological features and water resources.

### Landscape and ecology management and monitoring

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.



Further technical information can be found in the Community Consultation Environmental Report (CCER), which is available on the project website ([www.sdcM40campus.co.uk](http://www.sdcM40campus.co.uk)) and at all consultation events.



## Contact us



[www.sdcM40campus.co.uk](http://www.sdcM40campus.co.uk)



0800 156 0709



[info@sdcm40campus.co.uk](mailto:info@sdcm40campus.co.uk)



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

# Providing feedback and why this matters

SDC M40 Campus is an infrastructure project of national significance.

This means the Development Consent Order (DCO) application will be decided by the Secretary of State, rather than by the local planning authority, Buckinghamshire Council.

Through this process, the Planning Inspectorate examines the application and makes a recommendation to the Secretary of State, who decides whether to grant development consent.

Local stakeholders, including Buckinghamshire Council, local residents and town and parish councils, are important consultees in the NSIP planning process and SDC is committed to continuing to involve the local community as the proposals for SDC M40 Campus progress.

This Stage Two Community Consultation gives local residents and stakeholders the opportunity to review and comment on our latest plans. Feedback will play an important role in shaping the Project and can help inform further design development and assessment work.

### Providing 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](http://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 Tuesday 27 October 2026**

### Next steps

Detail of the feedback received during both stages of consultation, and the account taken of this feedback, will be included in an engagement summary report to be submitted as part of the DCO application. We will continue to engage with the community at key milestones.



## Project consultants

### Applicant

Slough Holdings UK Limited <sup>(footnote1)</sup>

### Land ownership and energy engineer

Veolia

### Architect

Reid Brewin Architects

### Planning consultant

Montagu Evans

### DCO adviser

Infrastructure Matters

### MEP engineer

Black & White

### Landscape / LVIA

Scarp

### Energy and permitting

Arup

### 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

### Topography and GPR

Greenhatch

### Flood risk and drainage

Terrell Group

### Ground conditions

Terrell Group

### EIA consultant

Trium

### Arboricultural

Barton Hyett

### Archaeology

RPS Group

### Utility consultant

Premier Energy

### Fuel consultant

Arthian

### Greenhouse gases / odour consultant

AQC, part of Logika Group

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, with plans subject to further design evolution.

SDC

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[www.sdcM40campus.co.uk](http://www.sdcM40campus.co.uk)



0800 156 0709



[info@sdcm40campus.co.uk](mailto:info@sdcm40campus.co.uk)



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