

Welcome to our Stage Two Community Consultation



An illustrative impression of proposed data centre buildings, looking east along the M40

SDC Capital Partners is bringing forward plans for SDC M40 Campus, a new data centre campus adjacent to the M40 in Buckinghamshire between Beaconsfield and Gerrards Cross.

The 'Project' comprises a data centre campus with supporting energy infrastructure, revitalising a landfill and former mineral extraction site to deliver secure UK data centre capacity where it is needed most.

We held our first stage of consultation from November 2025 to January 2026, which included four online and in-person 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

The data centre campus comprises up to three data centre buildings with a total IT load of approximately 300MW. Two potential scenarios for power supply to the data centre campus are being considered.

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

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.

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The need for data centres

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, and helping to 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 Oxford Road.

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, reducing visual impact.

Data centres – the national need

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.

The government has designated data centres as ‘critical national infrastructure’ because of their crucial role in supporting the growth of

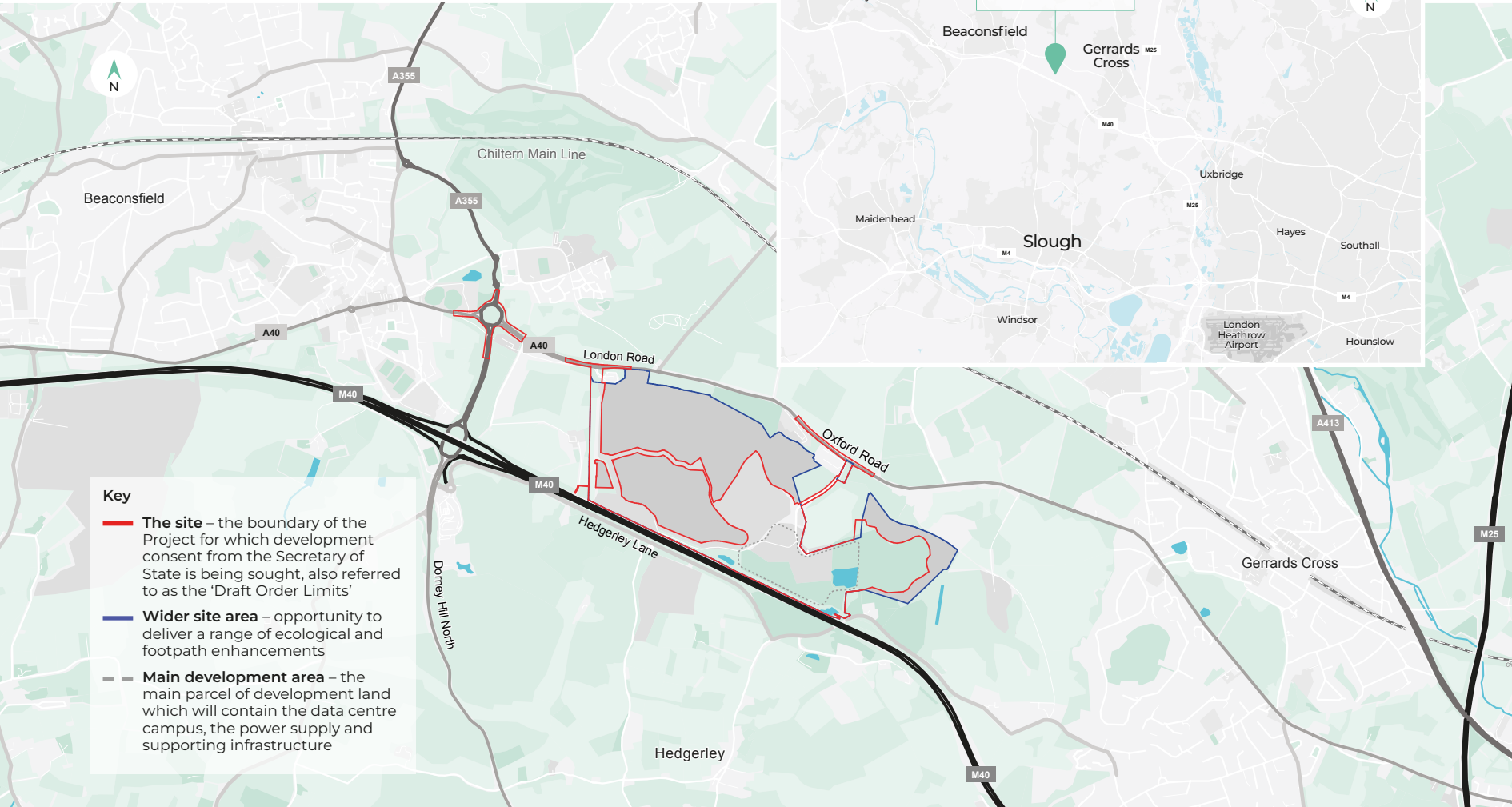
the UK economy and the importance of ‘data sovereignty’ – helping to control the security and safety of our data.

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.

Slough Availability Zone

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

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.



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Approach to 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 the 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 to read at our events or 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.

SDC is undertaking consultation 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.

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 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.

Local stakeholders, including Buckinghamshire Council, local residents and town and parish councils, are important consultees in the NSIP planning process.

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.

Indicative Timeline



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Overview of SDC M40 Campus

Approach to design

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



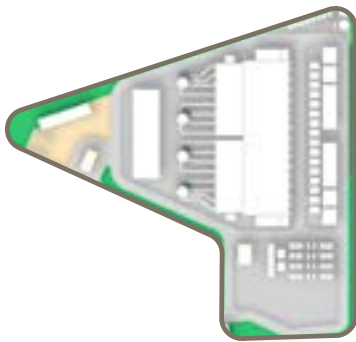
Power would be provided to the data centre campus through one of two scenarios:

Either an on-site energy centre followed by a future grid connection, or a direct connection to the existing 400kV overhead lines.

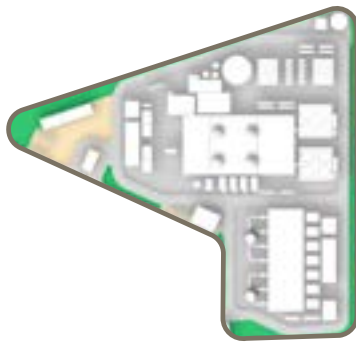
These plans show technology solutions currently being considered for the Project.

Power strategy scenario 1

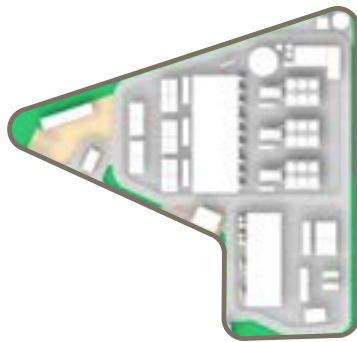
Technology solution 1.A



Technology solution 1.B

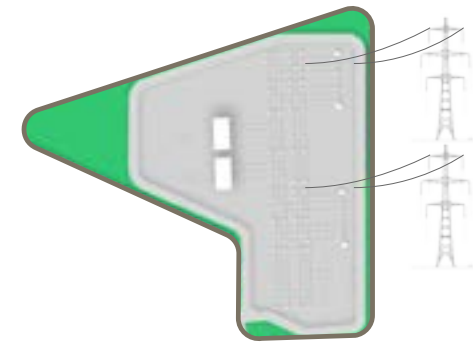


Technology solution 1.C

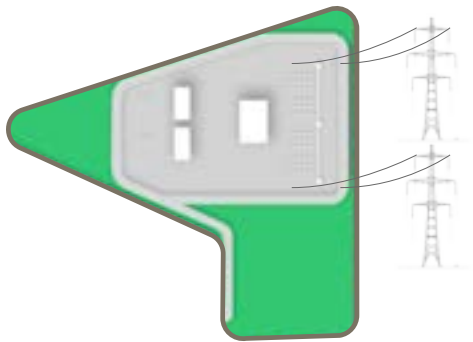


Power strategy scenario 2

Air Insulated Substation (AIS)



Gas Insulated Substation (GIS)



All images on these panels are indicative and subject to further design evolution.

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The data centre campus

The 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.

The buildings would have a total maximum approximate footprint of 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.

Let us know

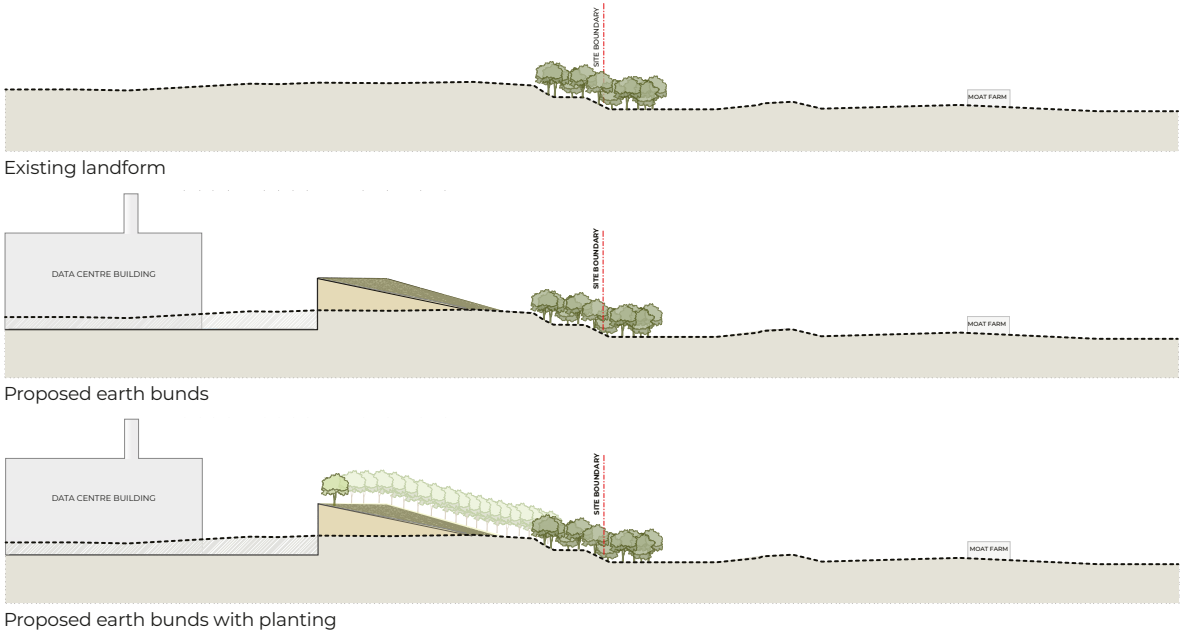
We welcome comments on the overall design and design principles for the data centre buildings



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.



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



Key
— Existing terrain
— Proposed earth bunds
— Proposed excavation works

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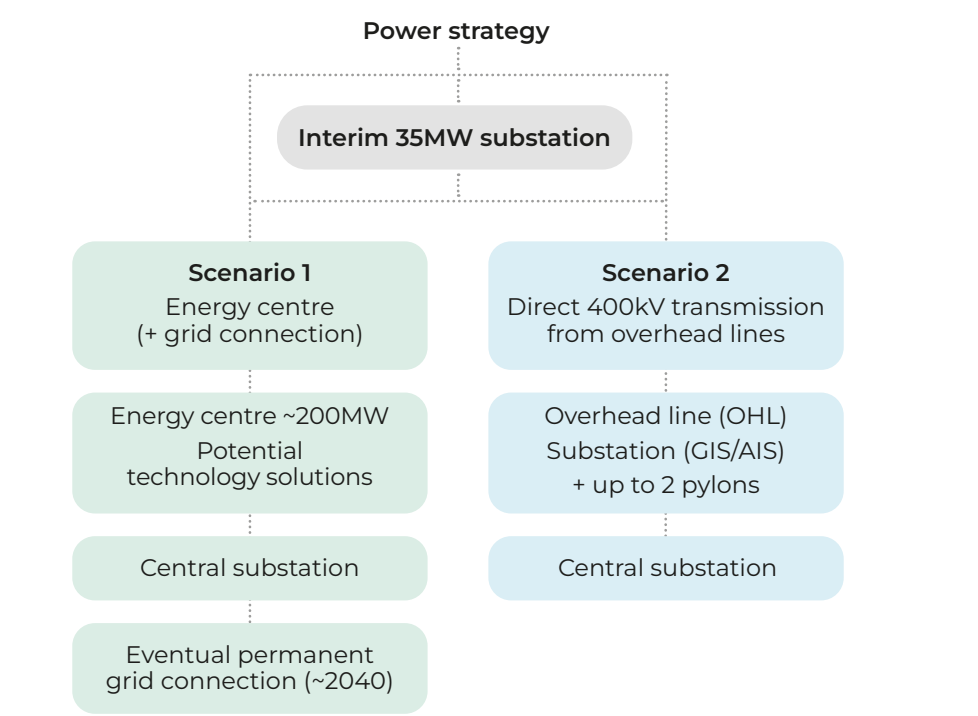
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Our power strategy

Two potential scenarios for power supply to the data centre campus are being considered. SDC’s approach to the Project’s power strategy 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, involving 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 be brought forward. This will be informed by ongoing conversations with relevant operators and technical stakeholders.



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.

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.

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

Power strategy scenario 2

Air Insulated Substation (AIS)

Gas Insulated Substation (GIS)

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Landscaping, green space and biodiversity

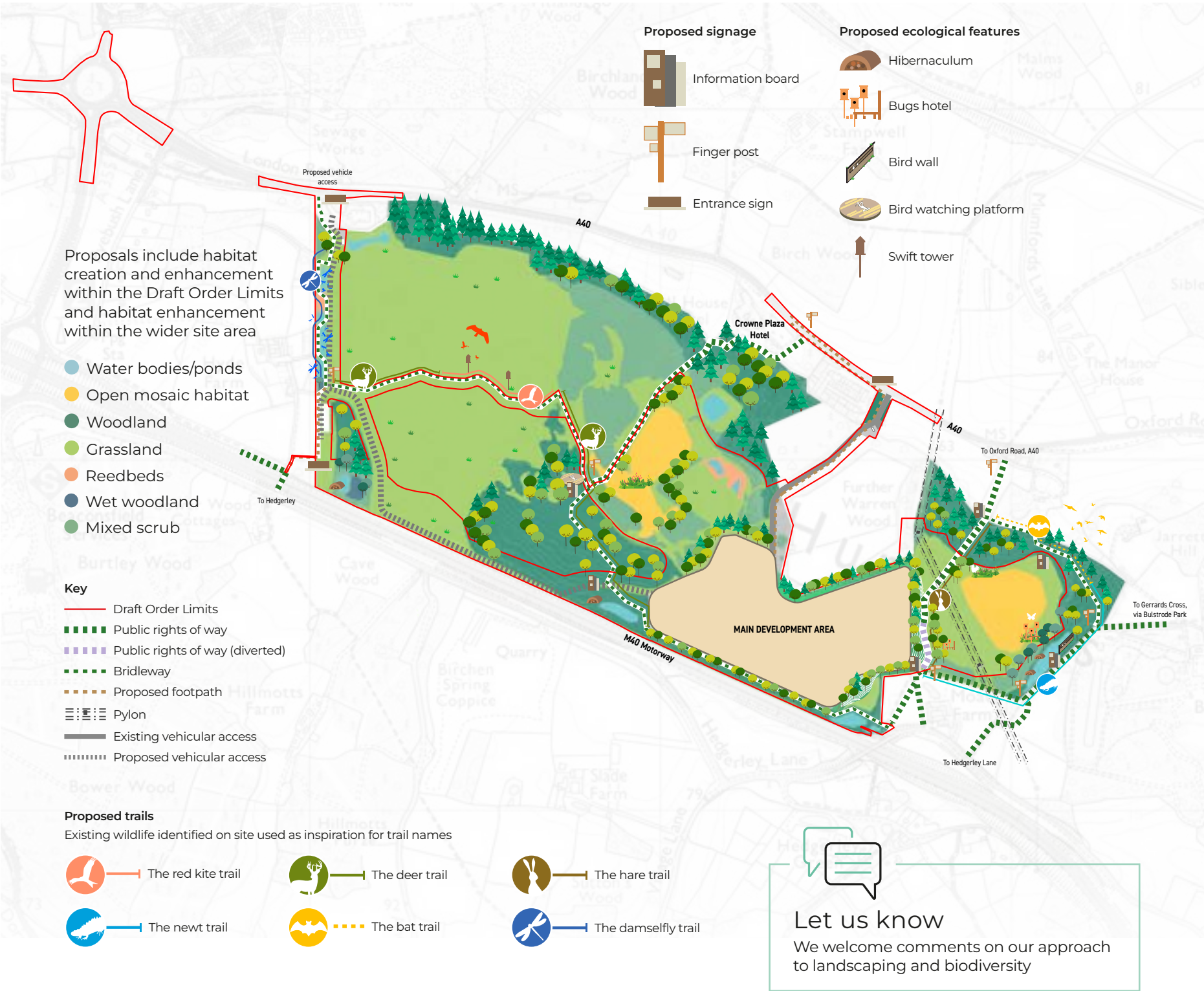
Enhancing biodiversity, improving green spaces, and minimising visual impact are central to the landscaping approach for the Project.

The proposed layout of buildings and roads balances considerations of landscape, visual impact, heritage views and ecology.

- Soil will be excavated so that **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

Illustrative landscape masterplan



This is an indicative masterplan, shown for illustrative purposes.

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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.



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

£198million

for the regional economy

Approximately

£3.8million

spent in the local community



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

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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 – vehicles would access the site via the existing access road off the A40 Oxford Road (Access B) during construction, as well as the new proposed road once delivered (Access A).

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

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.

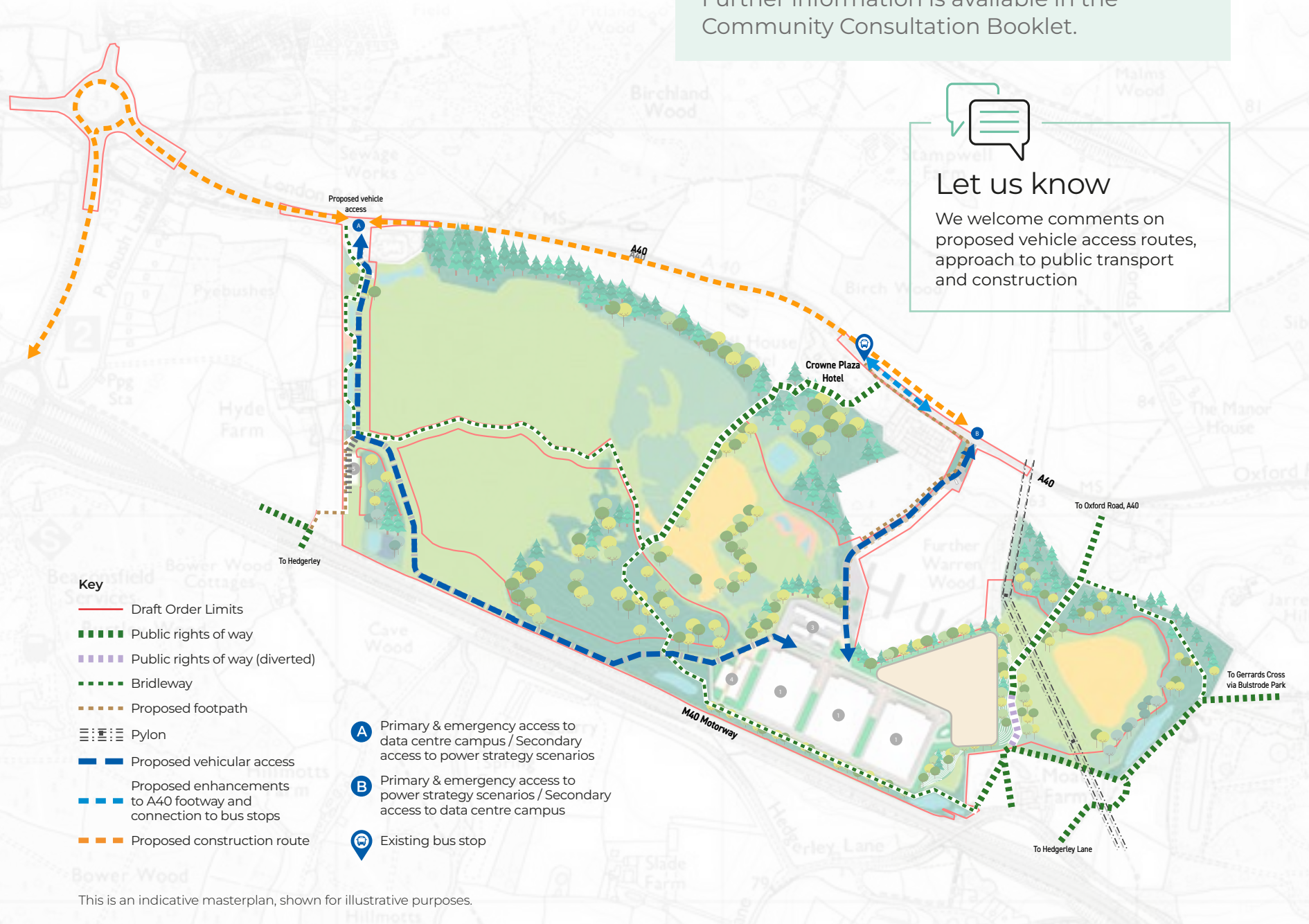
Construction

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 first data centre is expected to become operational in or around **2031**.

Further information is available in the Community Consultation Booklet.

Let us know

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



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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.

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.

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.

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.

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.

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) and at all consultation events.

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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 by submitting a feedback form at one of our events or by sending this to our freepost address.

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 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.

Aerial image of part of current site proposed for development



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