

POYLE CHANNEL

# Manor Farm

## Statement of Community Involvement

December 2024

POYLE ROAD

POYLE TRADING ESTATE

THE GOLDEN  
CROSS PUB

Prepared by The Communication Group plc

# Contents

<b>1.0 Executive summary</b>	<b>3</b>
<b>2.0 Introduction</b>	<b>4</b>
2.1 Purpose of the Statement of Community Involvement	4
<b>3.0 Background</b>	<b>5</b>
3.1 The Proposed development	5
3.2 Site location and description	6
<b>4.0 Relevant policy</b>	<b>7</b>
4.1 National policy context	7
4.2 Local policy	8
<b>5.0 Pre-application consultation</b>	<b>9</b>
5.1 Local residents - public exhibition	9
5.2 Public exhibition feedback & response	11
5.4 Consultation with stakeholders	13
5.5 Stakeholder feedback & response	14
<b>6.0 Conclusions</b>	<b>16</b>
6.1 Concluding remarks	16
6.2 Continuing consultation	16
<b>7.0 Appendices</b>	<b>17</b>

# 1.0 Executive Summary

- 1.1 This Statement of Community Involvement has been prepared by The Communication Group plc on behalf of Manor Farm Propco Limited in support of its proposals for the development of a datacentre with ancillary substation and Battery Energy Storage System (BESS) plus ancillary offices, landscaping and new and amended vehicular and emergency access from Poyle Road.
- 1.2 This report sets out the details of the consultation programme that has taken place during the pre-application stage, demonstrating that consultation and community involvement has been considered as an essential element in the process of developing the proposals for Manor Farm and has informed the resultant planning application.
- 1.3 From the outset of the pre-application engagement process, meetings (either in person or over video conferencing) were sought with key local stakeholders including local councillors, business groups and neighbours (including the the Colne Valley Regional Park), in advance of the public exhibition. These meetings were used to glean opinions on the project and suggestions for potential improvements to the proposals, for example identifying environmental and community initiatives that could potentially be supported by the development project.
- 1.4 Meetings with the elected councillors for Colnbrook and Poyle Ward, the adjacent Hilton T5 hotel and Groundwork South representing the Colne Valley Regional Park, were particularly valuable in suggesting ways in which the proposals - and therefore the planning application - could be improved.
- 1.5 A public consultation event was held at St Thomas's Church in Colnbrook on Wednesday, 6 November. Local residents and businesses were invited to attend the event by means of a two page flyer, delivered to addresses closest to the site focusing primarily on the streets around the junction with Poyle Road and along Bath Road towards Colnbrook Village. The distribution area for the flyer is shown in Figure. 2, Page 9 The invitation was also sent by email to commercial and residential tenants of Manor Farm, adjacent residential properties on the west side of Poyle Road and to other stakeholders, such as local councillors and Colnbrook with Poyle Parish Council. It was also advertised on local Facebook groups and noticeboards.
- 1.6 A feedback form was provided at the exhibition and made available simultaneously on the project website, with visitors invited to give feedback physically on the day, via the website or by email. 14 local residents and tenants of Manor Farm attended the exhibition, with six feedback forms returned at the event. No further feedback forms have yet been received by email or through the website.
- 1.7 The applicant's project team will continue to engage with local residents, businesses and other stakeholders throughout the lifetime of the project.



## 2.0 Introduction

### 2.1 Purpose of the Statement of Community Involvement

- 2.11 The Communication Group plc has been appointed by Manor Farm Propco Limited to undertake consultation with the local community and other non-statutory stakeholders in relation to the proposed development of a datacentre with ancillary substation and Battery Energy Storage System (BESS) plus ancillary offices, landscaping and new and amended vehicular and emergency access from Poyle Road.
- 2.12 Consultation is vital to the planning process as it allows communities to view and comment on development proposals and for applicants to consider this feedback as they develop their schemes.
- 2.13 The community and stakeholder engagement undertaken in relation to the development proposals for the Manor Farm location aimed to:
- Consult as early as possible to engage and seek the views of all members of the local community and other key stakeholders on the plans prior to submitting a planning application;
  - Develop relationships with local stakeholders; and
  - Further understand the local issues and opportunities that could impact on the development proposals.
- 2.14 This report sets out the consultation that has taken place during the pre-application stage and explains how both national guidance (such as that contained within the NPPF) and Slough BC's local guidance as set out in its Statement of Community Involvement (SCI) has been addressed. It describes the applicant's programme of stakeholder and community engagement, reports and analyses the feedback that was received and demonstrates how the feedback has informed the applicant's planning proposal.



## 3.0 Background

### 3.2 The Proposed Development

- 3.21 The wider 75 acre Manor Farm site - encompassing the application site - is owned by Manor Farm Propco Limited. The description of the development is as follows:
- 3.22 Demolition of existing buildings and the redevelopment to comprise a Datacentre (use Class B8), with ancillary substation and Battery Energy Storage System (BESS) with ancillary offices, associated plant, emergency back-up generators, and associated fuel storage, landscaping, sustainable drainage systems, car & cycle parking, and new and amended vehicular and emergency access from Poyle Road.
- 3.23 The buildings have been designed to achieve at least BREEAM 'Excellent' and EPC A+ environmental sustainability credentials.
- 3.24 As part of Manor Farm Propco Limited's wider Manor Farm ownership, the development site is currently designated as Green Belt. However, the proposed data centre location scores poorly against the NPPF Green Belt purposes. Covered in hardstanding, it hosts a number of active commercial businesses that detract from its venue as Green Belt, creating a poor quality visual impact.
- 3.25 70% of Manor Farm Propco Limited's wider ownership at Manor Farm will remain undeveloped Green Belt land, mostly lying to the west of the development site, adjacent to the Arthur Jacob Nature Reserve. As part of the development, a new footpath link will be provided through the site from the proposed pedestrian entrance on Poyle Road, following the site boundary along the Poyle Channel and Colne Brook, linking through to the Arthur Jacob Nature Reserve. The first section of the proposed footpath is shown within the red line application area.

## 3.0 Background

### 3.3 Site Location and Description

- 3.31 Located along the west side of Poyle Road, the application site consists of two separate parcels of land to the north and south, amounting to a total of 8.6 hectares with the two parcels connected by an internal access road. The northern datacentre site is a former landfill location sitting immediately south of the Hilton T5 Hotel. This northern parcel is previous developed land, mostly covered in hardstanding and hosting a range of commercial/industrial uses including vehicle hire and storage, car parking, logistics and metal fabrication. The operations on site create a negative visual impact, together with dust, noise and a considerable amount of vehicle traffic (1,095 two-way movements) generated throughout the day.
- 3.32 The southern parcel of the development site 280m to the south, also adjacent to Poyle Road and immediately to the north of the Golden Cross public house. This parcel is the proposed location of the BESS and currently consists of grass-covered arable land, surrounded on three sides by dense hedgerow and tree cover. The two parcels are separated by Poyle Farm and a surrounding field, which are in separate ownership and are outwith the planning application area.



Figure 1: Aerial photo of the wider Manor Farm location, with planning application area outlined in red.

## 4.0 Relevant policy

### 4.1 National Policy context

- 4.11 In preparing our consultation approach, we considered aspects of the National Planning Policy Framework (NPPF), published 27 March 2012 (further amended in 2019, 2021 and 2023) which places an increased emphasis on the importance of public consultation and community involvement in the planning and development process.
- 4.12 The NPPF goes on to recommend (Para. 40) that Local Planning Authorities should, "...where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their planning application."
- 4.13 The Ministry of Housing, Communities and Local Government (MHCLG) National Planning Practice Guidance (NPPG) states that pre-application engagement with the community is encouraged where it would add value to the process and outcome.



## 4.0 Relevant policy

### 4.2 Local Policy

- 4.21 Slough Borough Council's latest draft Statement of Community Involvement (SCI) dates to 2017, updating the SCI first adopted in 2006. The document explains how the local community should be involved with planning and sets out key principles to guide community involvement in the local plan making process. Although it does not specifically seek to address or to establish minimum requirements for council consultations on planning applications or developer-led pre-application consultations, the same principles have been taken to apply.
- 4.22 Slough Borough Council's SCI states at the outset (Paragraph 1.1.1) that: *"Planning helps define the places where people live, work and play. Everyone should have the chance to be involved in the planning process."*
- 4.23 For non statutory consultations, the SCI recommends use of the following methods:
- Letters and emails
  - Website
  - Summaries and leaflets
  - Meetings
  - Local radio
  - Social media
  - Contacting particular groups/less visible members of the community
- 4.24 With the sole exception of local radio the applicant has utilised each of these tools in its consultation programme for the Manor Farm proposals.
- 4.25 In terms of reporting back, the SCI states that:
- "A consultation statement will be produced after each stage of the Local Plan preparations which will be made available on the website. That will set out details of how the consultation was undertaken such as who was invited and the methods used, and how the responses to the consultation influenced the process."*
- 4.26 Again, the applicant's SCI has been designed to fulfil this same core purpose with regards to its own forthcoming planning application.

## 5.0 Pre-application consultation

### 5.1 Local residents - public exhibition

- 5.1.1 A public exhibition was organised for Wednesday, 6 November 2024, between 4pm and 8pm at St Thomas's Church, Vicarage Way, Colnbrook. The times and duration were chosen to maximise attendance, covering both daytime and evening to enable local residents to attend after the end of their working day.
- 5.1.2 An A4 folded flyer was produced to advertise the exhibition (which can be found at Appendix 7.1). The flyer was distributed to c450 residential and business properties close to the proposed development site, primarily along Bath Road to the North of the site, and around the nearby junction between Bath Road and Poyle Road. Invitations were also sent separately by email to both residential and commercial tenants of the Manor Farm site and to the nearby residential properties on the west side of Poyle Road.
- 5.1.3 In order to further support and encourage ongoing engagement and responses, the exhibition flyer included a dedicated email address for respondents [[manorfarm@thecomunicationgroup.co.uk](mailto:manorfarm@thecomunicationgroup.co.uk)] and a project webpage URL [[manorfarmconsultation.co.uk](http://manorfarmconsultation.co.uk)] which became live concurrently with the distribution of the flyer. The web pages can be found at Appendix 7.3.

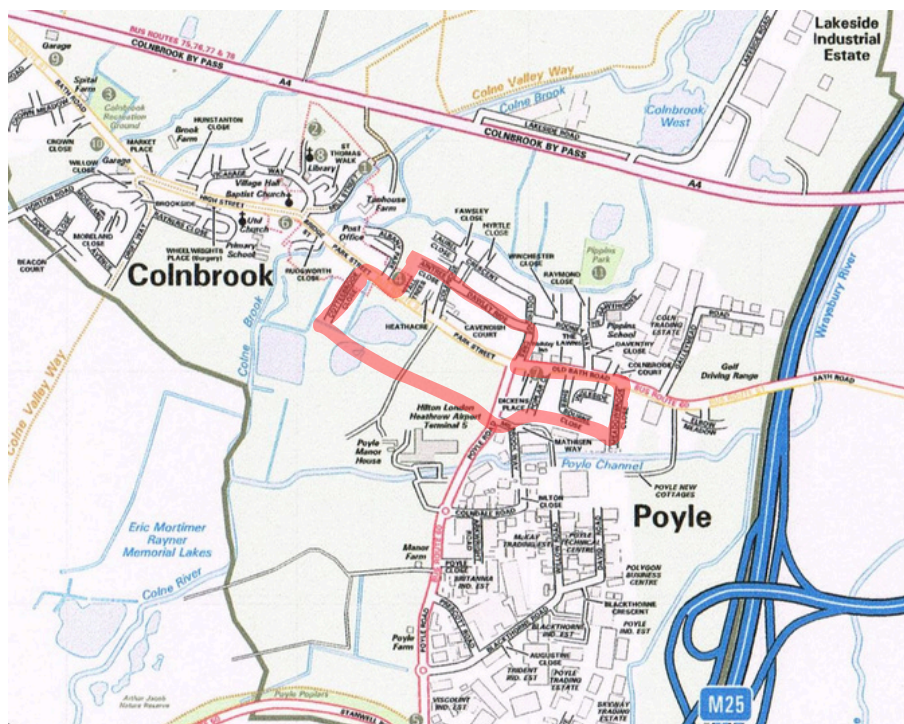


Figure 2: The flyer distribution zone for the public exhibition

## 5.0 Pre-application consultation

- 5.14 The public exhibition took place on Wednesday, 6 November 2024, between 4pm and 8pm. The venue of St Thomas's Church, Colnbrook, was chosen both for its closeness to the site (within 10 minutes walk from the proposed application site) and its accessibility. Parking was available should visitors require it, and the exhibition was located at ground level to enable access to any visitors with impaired mobility. Toilet facilities were also available for the use of visitors.
- 5.15 The exhibition display consisted of 12 A1 exhibition boards (copies of which can be found Appendix 7.2) displaying information about the proposed development, including an artists' impression and detailed elevations of the proposed datacentre. Seven members of the project team were on hand to answer any questions that visitors to the exhibition had about the proposed development, including representatives from Manor Farm Propco Limited, Corgan (architects) and The Communication Group plc.
- 5.16 A feedback form was made available at the exhibition for visitors to leave comments on the development proposals. Visitors were invited to give their contact details if they wished to be kept up to date with future project news. The feedback form (which can be found at Appendix 7.4) was also made available on the website, with respondents able to either complete the form online or take a photo with their smart phone following their visit to the exhibition and email it to the project team at a later time.



Figure 3: Photographs of the public exhibition at St Thomas's Church, Colnbrook



## 5.0 Pre-application consultation

### 5.2 Public exhibition feedback & response

5.21 The public exhibition was visited by 14 local residents and tenants of Manor Farm. Six comment forms were returned at the exhibition, with no further forms returned by email or on the project website. The written comments left by visitors to the exhibition were as follows:

- 5.22
1. *"My main concern was the amount of time we would get to relocate. This was answered in an approximate manner. All good"*
  2. *"Thank you, I hope your project goes well."*
  3. *"Exciting opportunity to grow the village and make it a technological hub as opposed to a traffic hub - less traffic, more jobs."*
  4. *"I would be interested to see the S106 proposals and also to suggest some. Lorry movements are a problem."*
  5. *"This new Manor Farm will be good for the environment of Colnbrook, help reduce heavy traffic & trucks."*
  6. *"The proposals look to improve the existing site with an appealing looking design."*

5.23 **Tenant's concern on timing**

A Manor Farm tenant raised a point in regards to the notice period that would be given to commercial tenants prior to the start of works on site. The applicant has a range of lease agreements with its tenants, with varying notice periods. The applicant has undertaken to keep its leaseholders at Manor Farm informed as the project progresses and to provide as much notice as possible (in line with the terms of their lease) when the project is approaching a stage where vacant possession will be required.

5.24 **S106 proposals**

One resident expressed an interest in the likely S106 elements that could be attached to a future planning application, suggesting that he may wish to suggest several himself. The applicant team has emphasised that it welcomes comments and suggestions, including for potential S106 approaches and will follow up with the resident in question following submission of the planning application.

5.25 **Traffic reduction**

The key point of interest to three of the four residents who responded was traffic, with visitors recognising that the development proposal would lead to a significant reduction in traffic to and from the application site. This has been estimated as a 525 reduction in two-way traffic movements across the day.

5.26 **Additional verbal feedback**

The occupants of a neighbouring residential property expressed concern about potential visual impact and noise. They were advised that under the proposals the existing industrial activity at Manor Farm would cease - resulting in a significant reduction in traffic movements - and that a Construction & Environment Management Plan will be put in place to minimise any impact on their amenity during construction. Additional landscape planting, has been designed to help partially screen views of the datacentre building.

## 5.0 Pre-application consultation

### 5.4 Consultation with Stakeholders

- 5.41 Alongside the formal pre-application meetings between the applicant and the council, the following non-statutory meetings with key political, local community, environment and business stakeholders took place (or are scheduled to take place) during the design phase of the project to help inform preparation of the planning application:

Organisation & date	Name & position	Applicant team
Slough Borough Council June 2023	Councillor Dexter Smith, member for Colnbrook & Poyle ward Councillor Puja Bedi, member for Colnbrook & Poyle ward	Dominic Moore, Applicant John Mills, TCG
Slough Borough Council July 2024	Councillor Dexter Smith, member for Colnbrook & Poyle ward	Dominic Moore, Applicant John Mills, TCG
Hilton T5 Hotel October 2024	Jacqui Bagnall, General Manager Babak Mazloom, MA Hotel Management	Dominic Moore, Applicant John Mills, TCG
Groundwork South (representing the Colne Valley Regional Park) October 2024	Stewart Pomeroy, Colne Valley Team Manager	Dominic Moore, Applicant Liz Bryant, Bryant Landscape Planning John Mills, TCG
Thames Valley Berkshire LEP November 2024	Kevin Travers, Transport & Infrastructure Lead	John Mills, TCG
Heathrow Airport November 2024	Bhosoek Nam, Head of Planning	Dominic Moore, Applicant Phil Murphy, Quod

## 5.0 Pre-application consultation

Organisation	Name & position	Applicant team
Colnbrook with Poyle Parish Council November 2024	8 parish councillors and several members of the public	Dominic Moore, Applicant John Mills, TCG
Thames Valley Chamber of Commerce (TBC) November 2024 (date TBC)	Tim Britton, Chief Executive Officer Gareth Ralphs, Head of Policy & Inward Investment	Dominic Moore, Applicant John Mills, TCG

## 5.5 Stakeholder feedback & response

5.51 A number of substantive comments and suggestions were made during the stakeholder meetings set out above, which have duly been considered by the project team and incorporated into the planning application. These points, together with the applicant's response to them, are set out below.

### 5.52 Colnbrook & Poyle councillors

At both of the briefing meetings that took place with the Slough Borough Council ward members for Colnbrook & Poyle Ward, the applicant was asked whether it would be possible to include as a public benefit from the development project, a new footpath within the boundary of the Manor Farm site that would enable residents of Colnbrook and Poyle villages to access the Arthur Jacob Nature Reserve without needing to walk the full length of Poyle Road. It was suggested that the footpath could follow the banks of Poyle Channel and the Colne Brook, within the northern and western boundaries of the Manor Farm site.

5.53 The footpath proposals was raised in pre-app meetings with Slough Borough Council planning officers and incorporated into the project development process. The initial section of the proposed footpath has been shown within the northern parcel of the planning application area, entering the site at the pedestrian entrance from Poyle Road, then following the northern boundary. Most of the footpath route following Poyle Channel and Colne Brook through the undeveloped area of Manor Farm falls outside the planning application area and will be addressed at as part of later detailed project design.

### 5.54 Hilton T5 Hotel

The hotel's main concern expressed at the meeting with the applicant was of visual impact of the building on guests entering and leaving the hotel, and the potential impact on the view from guest rooms looking towards Manor Farm. The landscape consultant considered the landscape strategy's relationship to the hotel and also to provide the hotel with a detailed plan showing the exact position of the proposed



## 5.0 Pre-application consultation

datacentre building in relation to the hotel's boundary. A viewpoint was subsequently taken from the hotel entrance, as discussed.

- 5.55 Since the meeting at the beginning of October, the position of the proposed datacentre building has been reviewed, with the building moved back slightly from both the eastern and northern site boundaries. This has provided scope to increase the thickness of the landscape buffer to the north of the building on the hotel's boundary. It has been confirmed that no existing trees or shrubs will be removed from the boundary with the hotel.
- 5.56 Once the revised position of the building had been confirmed, the architect produced a detailed plan showing the new relationship of the proposed datacentre with regards to the boundary, together with the distances of the both the hotel and the datacentre from the boundary. This plan was then shared with the hotel.
- 5.57 **Groundwork South/ Colne Valley Regional Park**  
Groundwork South was supportive of the proposal to improve community access for Poyle and Colnbrook to the Arthur Jacob Nature Reserve through a new footpath via the Manor Farm site. The main focus of the meeting, however, was with regards to the proposed landscape and ecological strategies. The applicant explained that a detailed landscaping strategy was in preparation as part of the planning application and that a range of potential ecological enhancements - in addition to Biodiversity Net Gain - were being investigated.
- 5.58 Groundwork South argued that the Manor Farm area provide an opportunity for green infrastructure and landscape recovery and asked the applicant whether it would be prepared to commission a report by the Groundwork team on enhancement measures that could be considered for delivery by the project. A budget was agreed for the report, which has subsequently been completed, with the recommendations due to be considered as part of the forthcoming planning process.

## 6.0 Conclusions

### 6.1 Concluding remarks

Although the relatively low attendance at the public exhibition was disappointing, the applicant hopes that the conversations that took place with both tenants and local residents were helpful and informative.

Visitors to the exhibition were encouraged to complete and submit a feedback form. The comments made by the visitors that submitted forms were useful in helping shape the project team's approach to the proposals as a planning application is prepared.

Six feedback forms were submitted at the exhibition itself and at the time of writing, no additional forms had been submitted by email or completed on the website.

### 6.2 Continuing consultation

Manor Farm Propco Limited is committed to maintaining established channels of communication with local residents and key stakeholders for the duration of the project. The email address, phone number and website will all remain operational - subject to planning permission being achieved - right through to the completion of the construction phase. Residents and other stakeholders are encouraged to remain in touch and contact the project team should any further questions or observations arise.

With regards to its leaseholders at Manor Farm - both residential and commercial - Manor Farm Propco Limited has committed to keep its tenants informed as the project progresses, and to provide as much notice as possible to tenants (in line with terms of their lease) when the project is approaching a stage where vacant possession will be required.

A further engagement exercise will be undertaken with the local residential community around the junction of Poyle Road and Bath Road and along Bath Road, nearby businesses and other stakeholders, to ensure that they are aware of the details of the proposed construction process and timescales and have an opportunity to communicate any comments or concerns that they have to the project team so that these can be addressed.

## 7.0 Appendices

7.1 Exhibition flyer	18
7.2 Exhibition boards	20
7.3 Manor Farm website	32
7.4 Feedback form	38



## 7.1 Appendices - Exhibition Flyer

### 7.1 Exhibition flyer

**TRITAX** [manorfarmconsultation.co.uk](http://manorfarmconsultation.co.uk)

THE GOLDEN CROSS PUB  
POYLE TRADING ESTATE  
POYLE ROAD  
ELEVATION  
DATA CENTRE  
HILTON LONDON WEST-POLE AIRPORT

DRIVING 2024

Your invitation to a...

### Public Exhibition: Manor Farm

Tritax is pleased to invite you to a Public Exhibition of our proposals to develop a datacentre and battery energy storage facility at its Manor Farm site on Poyle Road, opposite the Poyle Trading Estate.

**What to expect**

- View the proposals
- Meet the project team
- Ask questions & give feedback

**Where & when**


St Thomas's Church  
Vicarage Way  
Colnbrook, SL3 0JY

4pm-8pm, Wednesday 6 November 2024

Scan the QR code to find out more on our website

**Contact**  
[manorfarm@thecommunicationgroup.co.uk](mailto:manorfarm@thecommunicationgroup.co.uk)

## 7.1 Appendices - Exhibition Flyer



The flyer is titled "Our Vision for Manor Farm" and is designed with a teal and dark blue color scheme. It features the TRITAX logo at the top left and the website manorfarmconsultation.co.uk at the top right. The main content is organized into several sections: a list of key features, a TRITAX logo and tagline, and a QR code for more information. The text is clear and concise, highlighting the benefits of the Manor Farm development.

**TRITAX** [manorfarmconsultation.co.uk](http://manorfarmconsultation.co.uk)

### Our Vision for Manor Farm

State-of-the-art datacentre designed to help meet a critical need for increased high-quality data capacity in the Thames Valley, providing critical infrastructure to support economic growth

Battery Energy Storage facility, adding flexibility, security and resilience to the electricity supply, helping future-proof the local grid by integrating more renewable electricity

Up to 185 full-time equivalent jobs created, plus up to 490 jobs during construction

Sustainability initiatives to include roof-mounted solar panels, landscaping and ecological enhancement, with a significant reduction in vehicle traffic using the site throughout the day

£14 million a year estimated boost to the local economy, plus improved public access to the Arthur Jacobs Nature Reserve via a proposed new footpath along the edge of the Manor Farm site

**TRITAX**

**We help businesses succeed in a dynamic economy by enabling sustainable and resilient supply chains.**

The fast-moving, interconnected world we enjoy today is powered by effective supply chains. We work with some of the world's most recognised companies to help them to deliver goods and services that make everyday lives better.

By investing in logistics hubs and other key business infrastructure – supported by the latest technologies – we enable our clients to achieve economies of scale, create great places to work, and be socially and environmentally responsible businesses, providing companies with the space and technology to succeed.

Manor Farm is owned by AIPUT (Airport Industrial Property Unit Trust), a Tritax-managed fund that invests in and manages essential infrastructure located within the dynamic economic zones surrounding the UK's airports.

**Scan the QR code to find out more on our website**

**Contact**  
[manorfarm@thecommunicationgroup.co.uk](mailto:manorfarm@thecommunicationgroup.co.uk)

## 7.2 Appendices - Exhibition Boards

### 7.2 Exhibition Boards

#### Manor Farm Public Consultation

Welcome to our consultation exhibition for the proposed Manor Farm datacentre and Battery Energy Storage System (BESS) development.

Members of our project team are here to answer your questions, so please feel free to ask.

Once you have had a chance to view and consider our proposals, we would be grateful if you could take a moment to complete a feedback form and let us know what you think.



Artist's impression of the proposed datacentre



Site location

#### Today, you'll be able to



View our proposals for the site.



Meet and speak with the project team.



Ask questions and give feedback

#### Have your say



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



[manorfarm@thecommunicationgroup.co.uk](mailto:manorfarm@thecommunicationgroup.co.uk)



0207 630 1411





## 7.2 Appendices - Exhibition Boards

### About Tritax & Manor Farm



Tritax aims to deliver high-quality, sustainable supply chain locations, providing companies with the space to succeed, create great places to work and be socially and environmentally responsible businesses.

Manor Farm is a 75 acre site owned by AIPUT (Airport Industrial Property Unit Trust), a specialist Tritax-managed fund that invests in and manages essential infrastructure located within the dynamic economic zones servicing London's airports.

The north east corner of the site beside the Poyle Road entrance, previously developed by Wiggins, currently hosts a range of busy industrial businesses including commercial vehicle storage and maintenance, van and truck hire, metal bashing and fabrication. A small number of residential tenants also currently live on site at Manor Farmhouse.

The proposed development area represents around 21.4 acres, or 28.5% of the wider Manor Farm site, the majority of which will remain as undeveloped Green Belt.



AIPUT's dnata City East location, Bedfont



View within Manor Farm today



View within Manor Farm today



Manor Farm - view towards Poyle Road

#### Have your say

 [www.manorfarmconsultation.co.uk](http://www.manorfarmconsultation.co.uk)  
 [manorfarm@thecommunicationgroup.co.uk](mailto:manorfarm@thecommunicationgroup.co.uk)  
 0207 630 1411



## 7.2 Appendices - Exhibition Boards

### The Proposals

State-of-the-art datacentre designed to help meet a critical need for greater high-quality data capacity in the Thames Valley.

Battery Energy Storage System (BESS) built in partnership with a major utility provider, using two new substation connections to power the datacenter and add efficiency and resilience to the local power grid.

Extensive tree and shrub planting, together with a range of initiatives to enhance the ecology and biodiversity of the wider Manor Farm location, prioritising native species whenever possible.

Delivering improved pedestrian access for residents of Poyle and Coinbrook to the Arthur Jacob Nature Reserve.

90+ full-time equivalent jobs created, with a further 490 estimated to be needed during construction.



East elevation of the proposed Datacentre



Comparable BESS installation at Walsall

### Have your say



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



[manorfarm@thecommunicationgroup.co.uk](mailto:manorfarm@thecommunicationgroup.co.uk)



0207 630 1411







## 7.2 Appendices - Exhibition Boards

### About the Datacentre

Tritax plans to deliver a state-of-the-art datacentre at Manor Farm designed to help meet a critical need for greater high-quality data capacity in the Thames Valley.

Datacentres are essential for modern digital technology, powering everything from online banking, international financial transfers and trade, to social media and AI. They provide critical infrastructure in support of businesses, public services (including government, health and education) and are an essential component in economic growth and job creation, especially in rapidly expanding digital & data-driven technologies.

The three-storey datacentre proposed at Manor Farm - also including office space and an adjacent substation - will act as a digital innovation hub, powering the growth of AI, machine learning and data analytics. Datacentres house thousands of computer servers and data storage devices connected to the internet.

The proposed Manor Farm datacentre will be a valuable step towards meeting the predicted need for 2,250 – 3,100 MW of new datacentre capacity in the wider London area by 2027.



Landscape plan of the datacentre location



Datacentre southern elevation

#### Have your say

[www.manorfarmconsultation.co.uk](http://www.manorfarmconsultation.co.uk)  
[manorfarm@thecomunicationgroup.co.uk](mailto:manorfarm@thecomunicationgroup.co.uk)  
 0207 630 1411



## 7.2 Appendices - Exhibition Boards



Comparable BESS facility, Walsall

### Battery Energy Storage System (BESS)

Single-storey 100MW Battery Energy Storage System (BESS) using two new substation connections to power the datacentre and help to future-proof the local grid by bringing flexibility, security and resilience to the electricity supply.

The BESS will draw energy from the grid during cheaper rate periods - helping maximise the efficient use of power by the datacentre – with the ability to supply energy back to the local grid during times when the supply is less stable.

BESS play an increasingly vital role in supporting renewable energy production and energy security by reducing dependency on imported fossil fuels.

National Grid estimates a minimum of 30GW of energy storage capacity will be needed to meet the UK's 2050 net zero target.



BESS installation at Kemsley, Kent



Landscape plan for the Manor Farm BESS location

#### Have your say

 [www.manorfarmconsultation.co.uk](http://www.manorfarmconsultation.co.uk)  
 [manorfarm@thecommunicationgroup.co.uk](mailto:manorfarm@thecommunicationgroup.co.uk)  
 0207 630 1411





## 7.2 Appendices - Exhibition Boards

### Enhancing Sustainability

Carbon reduction initiatives to be incorporated into the proposed new datacentre building include highly sustainable, energy efficient and responsibly sourced construction materials to minimise energy use for heating and cooling, roof-mounted solar PV panels enabling on-site power generation and highly efficient heat pumps serving the office accommodation.

Potential to supply heat harvested from the datacentre's operations to nearby commercial buildings, helping them to reduce their own carbon footprint.

Buildings designed to achieve a minimum of BREEAM 'Excellent' environmental classification, together with an Energy Performance Certificate (EPC) 'A' rating.

Electric vehicle (EV) charge points provided on site for staff use.



Roof-mounted solar photovoltaics



Recycled brick on the office facade



Heat-efficient metal panelling on the datacentre

#### Have your say

 [www.manorfarmconsultation.co.uk](http://www.manorfarmconsultation.co.uk)  
 [manorfarm@thecommunicationgroup.co.uk](mailto:manorfarm@thecommunicationgroup.co.uk)  
 0207 630 1411



## 7.2 Appendices - Exhibition Boards

### Access & Transport

Existing main site access on Poyle Road to be retained as the vehicle entrance and exit, with the adjacent (northern) entrance redesigned as a pedestrian access.

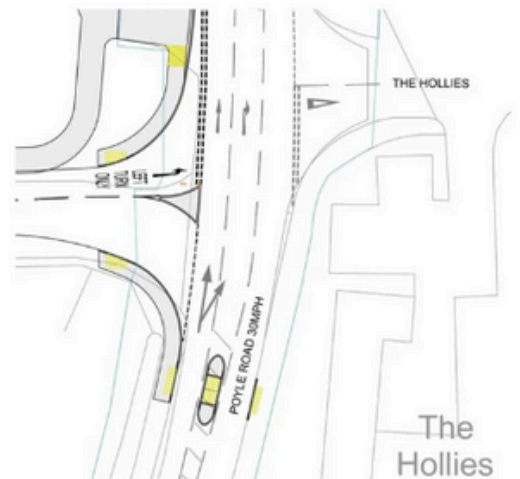
Emergency vehicle only entrance at the existing access point to the south of the site, serving the Battery Energy Storage System.

New vehicle track behind Poyle Farm linking the datacentre site to the BESS site to the south, with the BESS emergency entrance closed to construction traffic.

Significant reduction in daily traffic volumes to and from the Manor Farm site compared to current site operations, particularly of HGVs.

Provision of a new public footpath on the west side of Poyle Road between the site access and the bus stop, with the potential for a new pedestrian crossing.

85-90 parking spaces provided for staff working in shifts, together with provision of EV charging points.  
On-site cycle parking and storage, with associated shower/changing facilities.



Drawing of the reconfigured main entrance on Poyle Road



EV charging



Cycle storage



Existing entrance to Manor Farm from Poyle Road

#### Have your say

 [www.manorfarmconsultation.co.uk](http://www.manorfarmconsultation.co.uk)  
 [manorfarm@thecommunicationgroup.co.uk](mailto:manorfarm@thecommunicationgroup.co.uk)  
 0207 630 1411





## 7.2 Appendices - Exhibition Boards



Existing treeline alongside Poyle Channel

### Environmental Benefits

Over 70% of the 75-acre site will remain as undeveloped Green Belt, benefiting from a range of landscaping and ecological enhancements.

Extensive landscaping improvements (including native tree and shrub planting to help screen the new buildings), together with measures to enhance the ecology and biodiversity of the wider Manor Farm site.

Bat and bird boxes are also being provided on site to encourage roosting and nesting for a range of species using the site, together with bug hotels to encourage biodiversity in line with Slough Borough Council's Biodiversity Action Plan.

Our Bio Diversity Net Gain strategy will seek to deliver significant ecological benefit, both on and off-site.

A new footpath from Poyle Road following Poyle Channel and the Colne Brook will create an enhanced route for Colnbrook and Poyle residents to the Arthur Jacob Nature reserve, with improvements also being explored to the current path from the Golden Cross Pub to the nature reserve through Poyle Poplars.



Nesting box for birds of prey



Typical bug hotel



Indicative riverside footpath

#### Have your say

 [www.manorfarmconsultation.co.uk](http://www.manorfarmconsultation.co.uk)  
 [manorfarm@thecommunicationgroup.co.uk](mailto:manorfarm@thecommunicationgroup.co.uk)  
 0207 630 1411



## 7.2 Appendices - Exhibition Boards



### Economic Impacts



At least 90 highly-skilled new FTE (Full Time Equivalent) operational roles, plus up to 490 jobs created during the 14-15 month construction period.



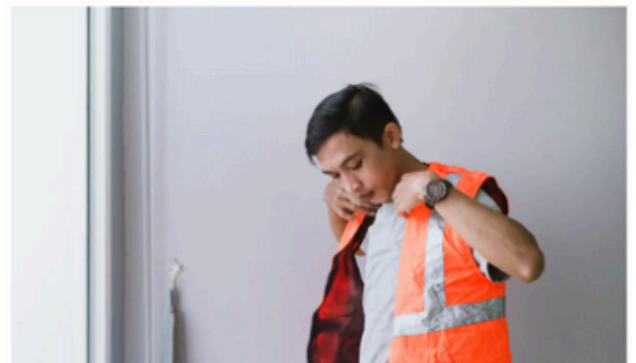
Tritax will require its principal contractor to work closely with local training & education centres and industry bodies to provide suitable apprenticeships and training opportunities.



£14 million a year (direct GVA) expected boost to the local economy, plus around £1.5 million per year in business rates retained locally.



14% of the Slough economy is reliant on the digital economy and 1 in 10 jobs, (30% of jobs in the most closely related industries) dependent on IT services and infrastructure. Berkshire has the highest concentration of digital programmers and developers in the UK, hosting rapidly growing specialisms in AI (Artificial Intelligence), clean tech and electronics manufacturing.



#### Have your say



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



[manorfarm@thecommunicationgroup.co.uk](mailto:manorfarm@thecommunicationgroup.co.uk)




0207 630 1411



## Site Plan



 [www.manorfarmconsultation.co.uk](http://www.manorfarmconsultation.co.uk)  
 [manorfarm@thecommunicationgroup.co.uk](mailto:manorfarm@thecommunicationgroup.co.uk)  
 0207 630 1411





## 7.2 Appendices - Exhibition Boards

### Next steps

We hope you have found the exhibition helpful and informative. Tritax is committed to consultation with local residents and the wider community and welcomes your feedback.

We would be grateful if you could take a few moments to complete a feedback form either before you leave today, by email or via the website.

Your feedback will be important in helping shape our proposals for the site and the forthcoming planning application, which we hope to be in a position to submit to Slough Borough Council by the end of 2024.

If you have any further questions or comments, please don't hesitate to contact the project team using the details below.



Artists' impression of the proposed Manor Farm datacentre

### Indicative timeline



### Have your say

 [www.manorfarmconsultation.co.uk](http://www.manorfarmconsultation.co.uk)  
 [manorfarm@thecommunicationgroup.co.uk](mailto:manorfarm@thecommunicationgroup.co.uk)  
 0207 630 1411



## 7.3 Appendices - Website pages



**Our Proposals**  
**Manor Farm Today   About Tritax**  
**Stay Up To Date**  
**Public Exhibition**

[manorfarm@thecommunicationgroup.co.uk](mailto:manorfarm@thecommunicationgroup.co.uk)





## 7.3 Appendices - Website pages

### Our Proposals



## 7.3 Appendices - Website pages

### Manor Farm today

The Manor Farm site is owned by AIPUT (Airport Industrial Property Unit Trust), a specialist infrastructure fund managed by Tritax.

The majority of the 75 acre site is undeveloped Green Belt that will remain as open countryside, benefiting from a range of landscaping and ecological enhancements.

The 14 acre parcel of previously developed land to the North East of the site on Poyle Road is the proposed location for the datacentre and substation. This site is currently mainly covered in hardstanding and hosts a number of businesses relating to commercial vehicle storage & maintenance, van & truck hire and metal fabrication.



### Our proposals

State-of-the-art datacentre in the north east corner of the site, designed to help meet a critical need for increased high-quality data capacity in the Thames Valley and provide critical infrastructure to attract investment, help businesses to prosper and encourage job creation.

Battery Energy Storage facility (delivered in partnership with a major utility) located further south along Poyle Road to the north of the Golden Cross pub. The battery facility will add flexibility, security and resilience to the electricity supply, helping future-proof the local grid by integrating more renewable electricity.

Up to 185 full-time equivalent jobs created, plus up to 490 jobs during construction.




Sustainability initiatives to include roof-mounted solar panels, landscaping and ecological enhancements, with a significant reduction in vehicle traffic to and from the site.

£14 million a year estimated boost to the local economy, together with improved public access to the Arthur Jacobs Nature Reserve via a proposed new footpath along the northern and western boundaries of Manor Farm.

## 7.3 Appendices - Website pages

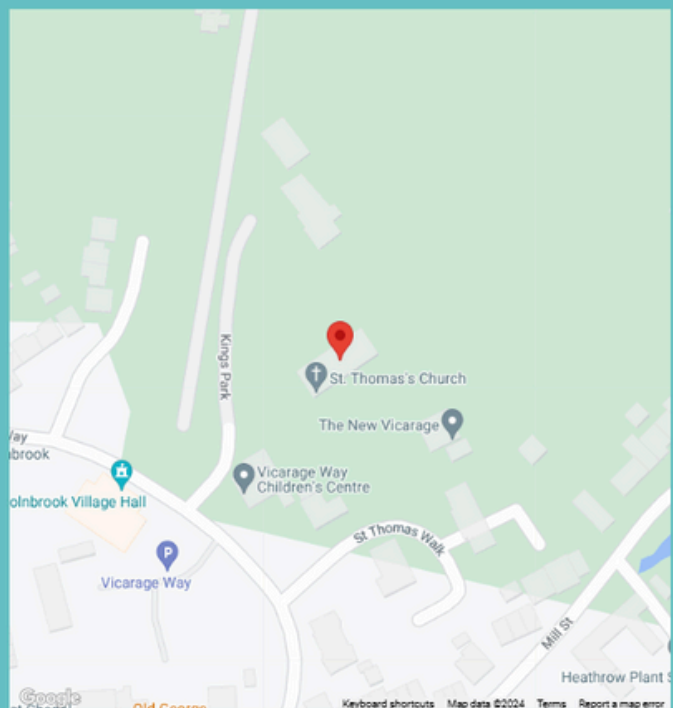
### Join us for a public exhibition

#### What to expect

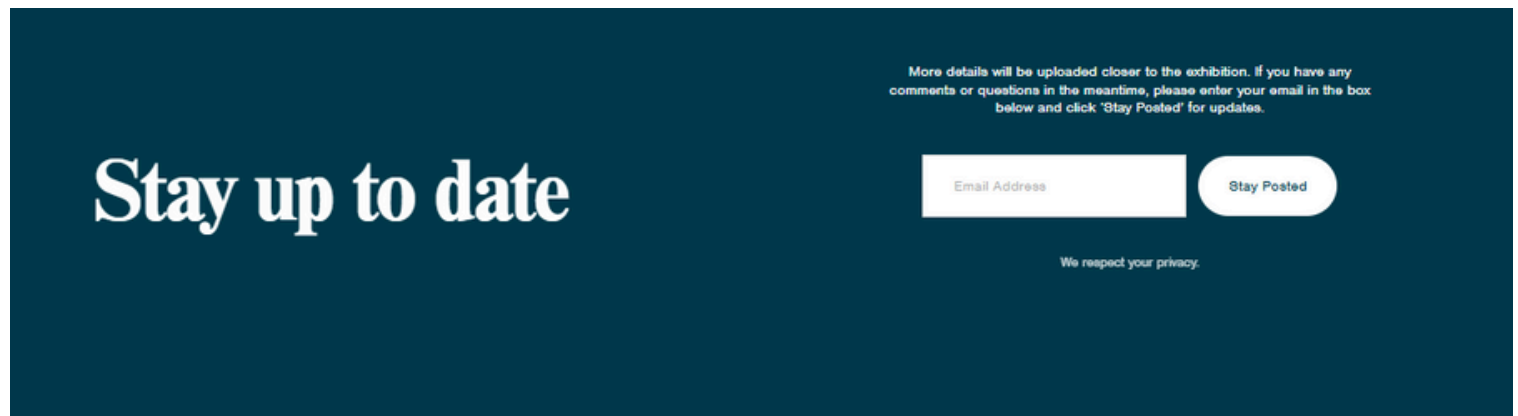
-  View the proposals
-  Meet project team members
-  Give feedback & ask questions

#### Where & when

-  St Thomas's Church  
Vicarage Way  
Colnbrook, SL3 0JY
-  4pm-8pm, Wednesday, 6 November



## 7.3 Appendices - Website pages



Single storey battery storage site in Walsall

## 7.3 Appendices - Website pages

### About Tritax

Tritax has over 25+ years track record, with c. £9 billion assets under management, equating to over 60m sq ft of space.

Robust Environmental and Social Governance performance is embedded in Tritax's approach to ensure decisions minimise any potential impact, and support aims to drive social, environmental and economic value.

Tritax has four key priority areas within their ESG strategy:

- **Sustainable buildings:** to ensure and demonstrate that the ESG strategy and performance criteria fundamentally underpin the investment philosophy of Tritax;
- **Climate and carbon:** to ensure that the portfolio and assets are net zero carbon;
- **Nature and wellbeing:** to ensure that the portfolio has a positive impact on the climate and the natural world;
- **Social value:** to ensure that the portfolio delivers meaningful difference to people and communities across all geographies.

This proposal aligns with Tritax's overall corporate strategy and commitments, providing critical digital infrastructure in a sustainable way.

The fast-moving, interconnected world we enjoy today is powered by effective supply chains. We work with some of the world's most recognised companies to help them deliver the goods and services that make everyday lives better.

By investing in logistics hubs and other key business infrastructure - supported by the latest technologies - we enable our clients to achieve economies of scale, create great places to work and to be socially and environmentally responsible businesses, providing companies with the space and technology to succeed.

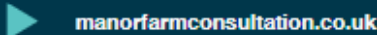

[manorfarm@thecommunicationgroup.co.uk](mailto:manorfarm@thecommunicationgroup.co.uk)

[Privacy Policy](#)





## 7.4 Appendices - Feedback Form



### Feedback form

Please provide your contact details if you would like us to keep you informed of the Manor Farm proposals:

**Name:** .....

**Address:** .....

**Email:** .....

Note: contact details will be retained and used by Tritax only as necessary for the purposes of this consultation.

**Please let us have your feedback and comments below:**

.....

.....

.....

.....

.....

.....

.....

.....

.....

If you prefer, you can complete a feedback form on our website using the QR code below or email any comments or questions to: [manorfarm@thecommunicationgroup.co.uk](mailto:manorfarm@thecommunicationgroup.co.uk)

Scan the QR code to find out more on our website



**Contact**  
[manorfarm@thecommunicationgroup.co.uk](mailto:manorfarm@thecommunicationgroup.co.uk)  
020 7630 1411

---

## Contact

The Communication Group plc  
020 7630 1411

[www.manorfarmconsultation.co.uk](http://www.manorfarmconsultation.co.uk)  
[manorfarm@thecommunicationgroup.co.uk](mailto:manorfarm@thecommunicationgroup.co.uk)