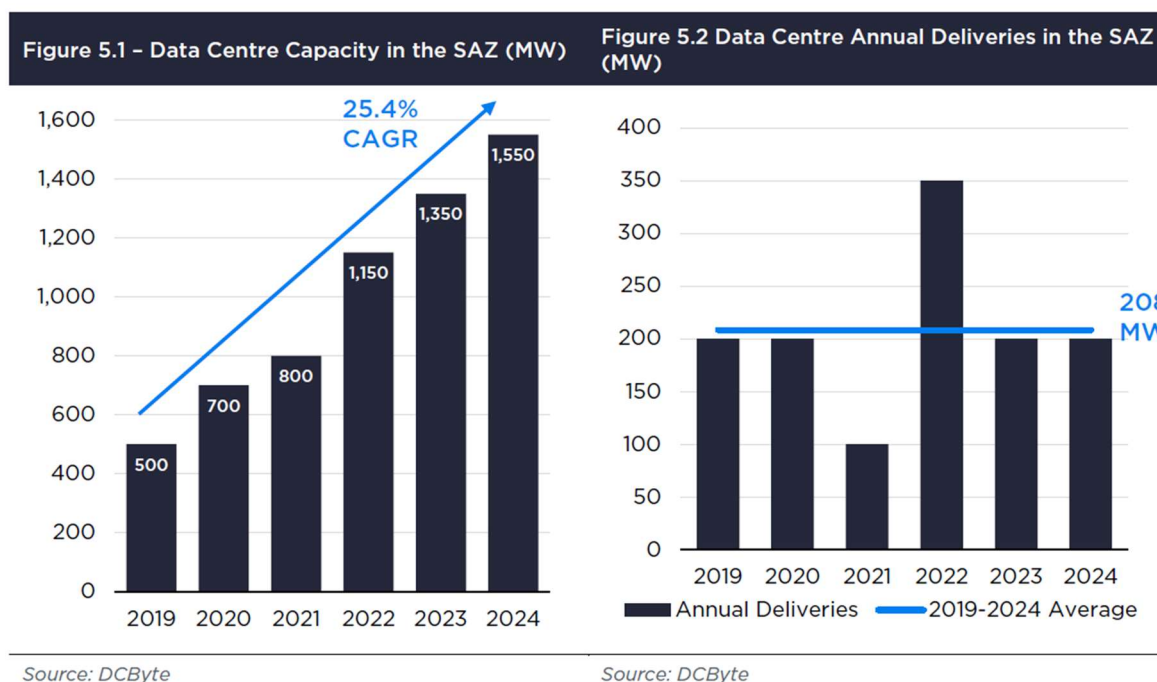


Note on DCByte Data – 15th October 2025 provided by Mark Powney on behalf of the Appellant

The below tables from Mr Powney's Proof of Evidence (**CD11.3**) are sourced from DCByte. DCByte is a specialist data centre market analyst tool. It is the same source that Laura Elias of Segro consulted in ID5. However, the data which was requested from DCByte is different as between Ms Elias and Mr Powney.

With reference to **Figure 5.1**, DCByte show a 1,050 MW increase in total MW capacity between 2019-2024 (ie 500 MW in 2019 increasing to 1,550 MW in 2024).



This data came from DCByte in response to a request for information about the capacity of the SAZ market between 2019-2024, specifically the number of MW in schemes built (i.e. 'live') between 2019-2024 and those which were also in the pipeline at that time. In this data set the pipeline means 'consented' but not built schemes. So the DCByte information sourced by Savills covers 'live' data centres between 2019 and 2024 as well as consented schemes. By way of background, as a cross check Savills investigated built DCs in the SAZ between 2019-2024 based on their own knowledge (which totals circa 300 MW), which when added to the known supply at various stages of the planning process (up to 1,152 MW from **Table 5.4** of Mr Powney PoE) yields a higher figure of 1,452 MW compared to the DCByte figure.

However, in order to maintain a level of conservatism, the lower DCByte figure of 1,050 MW was used in Mr Powney's evidence. The exclusion of preplanning and planning applications awaiting a decision explains why the 1,050 DCByte figure is lower than the circa 1,450 MW.

The DCByte figures referenced in ID5 appear to relate solely to built (ie 'live') DCs, as that appears to be what data was requested from Ms Elias. This is not an accurate barometer of demand as it ignores schemes that are known to be coming forward in response to the strong demand (ie those for which permission has been sought and obtained). It is purely a backward looking measure that has no regard to current day and future growth drivers fuelling DC growth and is affected by power constraints which in some cases delay consented data centres from being built. .