
From:

Sent: Tuesday, October 21, 2025 8:54 am

To:

Cc

Subject: Slough Trading Estate / DCs

Thank you for sending on the note regarding power within Slough. It has been suggested that new power capacity in Slough represents only a fraction of what is required to support the Slough Trading Estate pipeline. This is inaccurate and does not reflect the reality of SEGRO's robust power strategy, that is fully aligned with our development pipeline. As a reminder, our pipeline will deliver 4.3m sqft of new data centre supply in phases over a 7-year period.

I have sought input on the connections points from our energy team at SEGRO, who have decades of experience dealing with electricity networks.

DC resilience

DC operators require highly resilient electrical infrastructure - that includes dual power feeds. This ensures continuous operation even during faults, maintenance, or grid instability.

Full security of supply is not available when operating solely on the Iver single circuit and battery storage. Until the further Laleham infrastructure stages are completed, the supply remains vulnerable to outages. A battery can only provide short-term power in the event of circuit failure, which is insufficient for a DC to maintain continuous uptime. We question whether any data centre operator would be willing to occupy the site before full resilience is achieved (which is Summer 2028 at Manor Farm, according to the most recent [Transmission Entry Capacity \(TEC\) register | National Energy System Operator](#)).

Use of capacity by other parties

Headroom (i.e. the spare capacity in electricity networks) is dependent on availability at both transmission and distribution voltages. Electricity flows from the transmission network into the distribution network. If the transmission network has limited capacity, it restricts how much can be delivered downstream. Therefore, available capacity in the transmission network enables new connections either directly to the transmission system or indirectly to the distribution system. Both ultimately rely on transmission capacity to provide power.

Whilst power cannot be transferred directly to another owner (unless of course they sell their supply to another user via a private connection), if a connection agreement is unutilised the power reserved becomes available for other customers and can enable other connections. For transmission customers, this would require entry into the NESO connections process. For distribution customers, this could accelerate or facilitate their ability to connect.

The Network Operators will determine who benefits from the released power in line with the industry codes, agreements and license conditions. They will be under considerable pressure from customers to ensure that it is delivered as quickly as possible.

Programme milestones for connections

Connection offers include construction milestones that both the customer and National Grid need to meet to deliver the connection. National Grid provide guidance on these milestones - [Guidance on your construction milestones – ‘Appendix J’ | National Grid](#).

SEGRO pipeline

I can confirm that we have numerous plots in our development pipeline which will deliver 4.3m sqft of new data centre supply in phases over a 7 year period. While we are unable to provide a full breakdown of this pipeline for commercial and confidentiality reasons, I can confirm that:

- All of the plots involved in the 4.3m sqft pipeline are actively asset managed to ensure vacant possession dates which align with the proposed development date in our pipeline.
- There is already a cleared plot on Slough Trading Estate where we are in advanced discussions with an occupier to take a data centre of c.300,000 sqft. We are aiming to be on site during H1 2026 to commence construction.
- We are currently demolishing existing buildings on two Bath Road offices plots to enable development to commence. These plots total c.14 acres and will deliver in the region of 1m sqft of data centres.

I hope this information is clear. Please let me know if you require any further clarification.

Associate Director, Planning Development

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