

DIRECTION BY THE SECRETARY OF STATE FOR HOUSING, COMMUNITIES AND LOCAL GOVERNMENT UNDER SECTION 35(1) OF THE PLANNING ACT 2008 RELATING TO A PROPOSED DATA CENTRE CAMPUS AT WAPSEYS WOOD LANDFILL SITE, BUCKINGHAMSHIRE

By email to the Secretary of State dated 21 January 2026, Montagu Evans on behalf of Slough Holdings UK Limited ("the Applicant") formally requested that the Secretary of State exercise the power vested in the Secretary of State under section 35(1) of the Planning Act 2008 (as amended) ("the Planning Act") to direct that the proposed Data Centre Campus ("the Proposed Project") as set out in the Applicant's formal request, be treated as development of national significance for which development consent is required.

The Secretary of State requested additional information on 16 February 2026 and this was provided on 24 February 2026 and consolidated into a single document on 27 February 2026. The Secretary of State has made a decision within the deadline set out in section 35A(4) of the Planning Act and wishes to convey that decision.

Having considered the Applicant's formal request (as set out in the consolidated document) and the details of the Proposed Project, the Secretary of State is satisfied that:

- the Proposed Project is a business or commercial project of a prescribed description for the purposes of section 35(2)(a)(ii) of the Planning Act and regulation 2 of the Infrastructure Planning (Business or Commercial Projects) Regulations 2013, as amended ("the Regulations"), consisting wholly or mainly of the construction of one or more of the matters in the Schedule to the Regulations (namely paragraph 10, Data Centres);
- the Proposed Project is within England; and
- The Applicant's formal request constitutes a "qualifying request" in accordance with section 35ZA(2) of the Planning Act.

The Secretary of State notes that the Proposed Project comprises the following as detailed or referred to in the Applicant's qualifying request and further information:

- a data centre campus of up to three hyperscale data centre buildings (including server halls and cooling infrastructure (air cooling is proposed)) with a proposed IT load of up to c.300MW across the three buildings (c.100MW per building).

Having considered the details of the Proposed Project against the criteria in the 2013 Policy Statement for the extension of the nationally significant infrastructure planning regime to business and commercial projects, and all other relevant matters, the Secretary of State is of the view that the Proposed Project by itself is of national significance for the following reasons:

- the proposal would be likely to have a significant economic impact;
- the proposal would be important in driving growth in the economy;
- the proposal would have an impact on an area wider than a single local authority area;
- the Proposed Project is related to a proposed energy centre project for which development consent is required and would benefit from being considered as a single application.

The Secretary of State considers that if the details of the Proposed Project change, before submitting any application to the Planning Inspectorate, the Applicant may wish to seek confirmation from the Secretary of State that the development which is to be the subject of the proposed application is the same as that for which this Direction is given.

THE SECRETARY OF STATE HEREBY DIRECTS that the Proposed Project is to be treated as development for which development consent is required. Any application for development consent for the Proposed Project may also include any matters that may properly be included in a development consent order (in accordance with section 120 of the Planning Act) including ancillary matters (section 120(3)) and associated development (within the meaning of section 115(2) of the Planning Act).

THE SECRETARY OF STATE FURTHER DIRECTS in accordance with section 35ZA(3)(b) of the Planning Act that any proposed application for a consent or authorisation mentioned in section 33(1) or (2) of the Planning Act for the Proposed Project is to be treated as a proposed application for which development consent is required.

This direction is given without prejudice to the Secretary of State's consideration of any application for development consent which may be made in relation to all or part of the Proposed Project.



Lewis Thomas, Deputy Director – Planning Casework

Authorised to sign on behalf of the Secretary of State.

16 March 2026