

CAMBOIS DATA CENTRE CAMPUS



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INTRODUCTION

The Project

We are seeking to redevelop land at the former Power Station Site in Cambois, near Blyth into a data centre campus.

What is a Data Centre Campus?

A data centre campus is a group of buildings that stores and manages large amounts of digital data for leading companies, enterprises and government entities that rely on technology to operate and communicate. You access a data centre whenever you use your mobile phone, a credit card, the cloud, or any online activity.



About QTS

QTS builds, owns and operates some of the most advanced and resilient facilities in the world, with more than 60 data centres in operation or under development across the United States and The Netherlands.

Why Cambois?



Suitable size, shape and terrain for a data centre campus



A site which has links with the area and is ready for development



Local access to skilled workforce, technology and innovation



Connectivity and access to power sources, crucial for a data centre

Timeline

OCTOBER 2024

Community consultation



SPRING 2025

NCC determines planning application



LATE 2025

Early ground-breaking works
e.g. utilities



LATE 2024

Submit planning application to Northumberland County Council (NCC)



MID TO LATE 2025

Enabling works start on site
e.g. access arrangements, soil movement



LATE 2025 AND BEYOND

Campus development



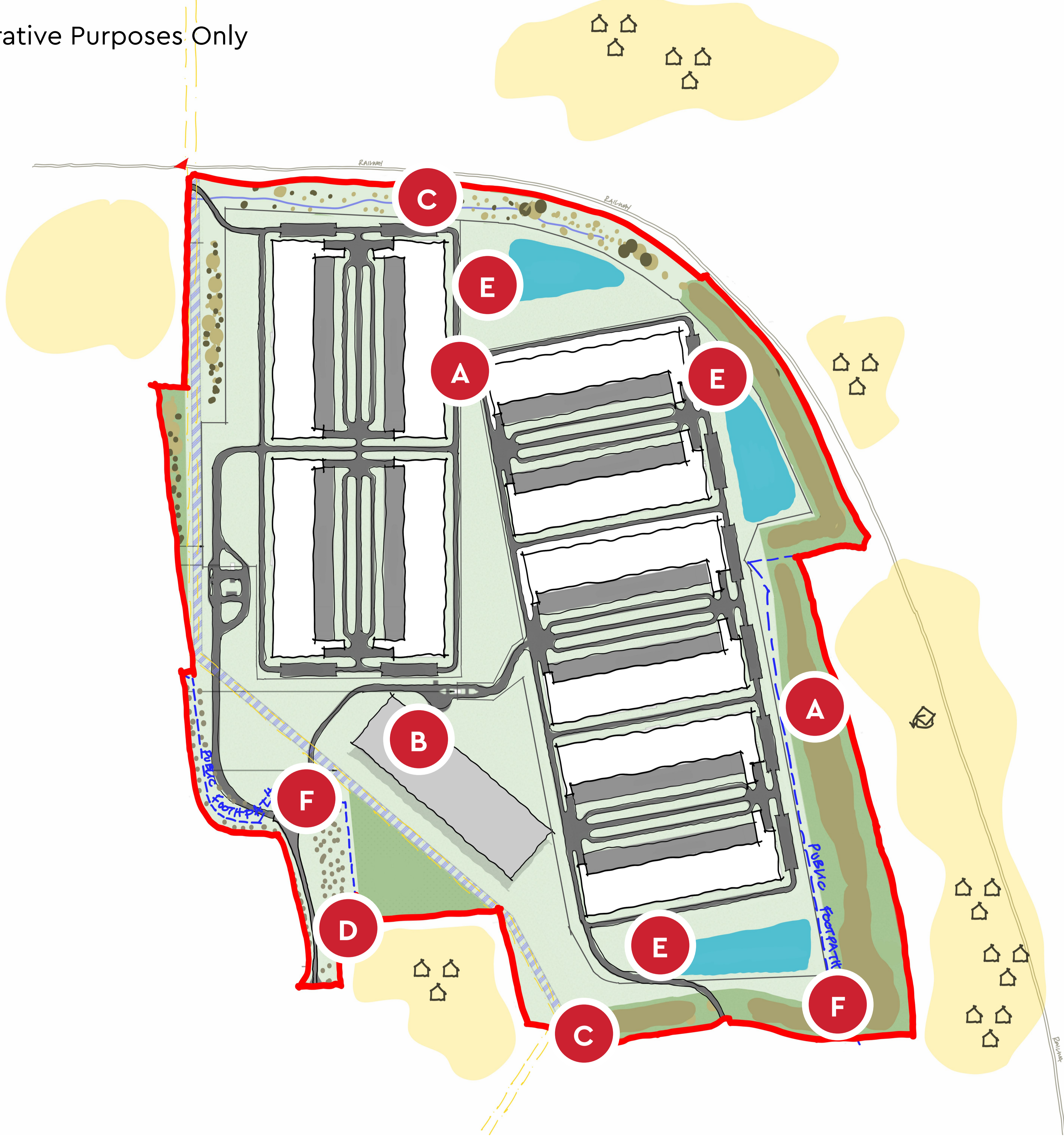
CAMBOIS DATA CENTRE CAMPUS

INDICATIVE SITE MASTERPLAN



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- A** DATA CENTRE CAMPUS BUILDINGS
- B** SUBSTATION
- C** LANDSCAPE BUFFER ZONE
- D** SITE ENTRANCE
- E** RETENTION PONDS
- F** PUBLIC FOOTPATH

Key Activities and Site Features



Clearance of existing vegetation and debris from the site



Removal of the two Pulverised Fuel Ash mounds consisting of by-product of the coal burning power station



Erection of up to ten data centre buildings (2-3 storeys in height) within the site



Other structures within the site include a substation, security lodge and cycle shelters



The design for the site includes a landscape buffer to manage visual impacts from established residential areas



Connectivity for vehicles, pedestrians and cyclists, including integration with existing Public Rights of Way



Identify open space areas for public benefit



Secure perimeter fencing to manage public access and security



SCAN HERE TO PROVIDE FEEDBACK

 Site-wide QTS design guidelines will ensure that a high standard of design is delivered.

Design and Materials



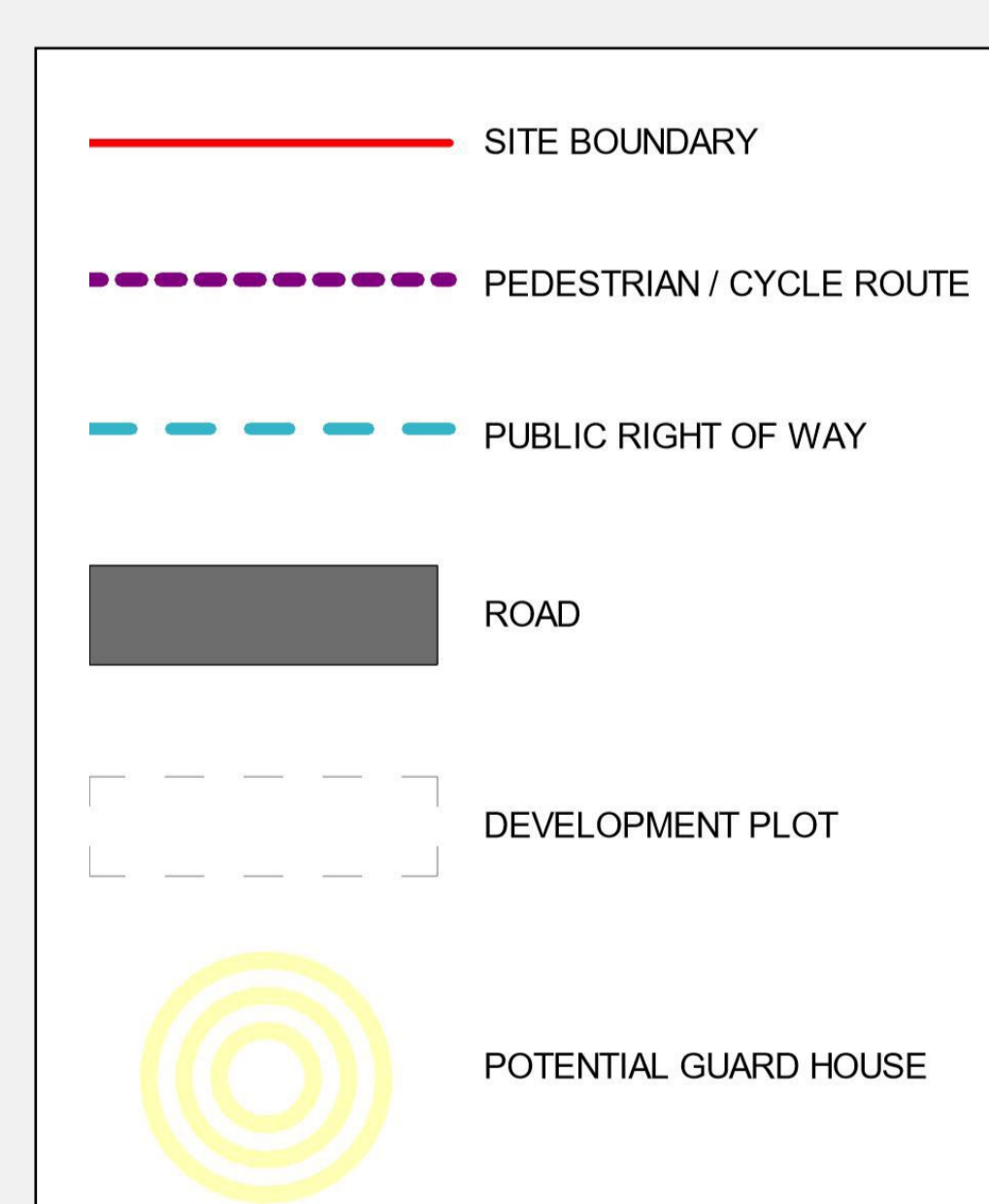
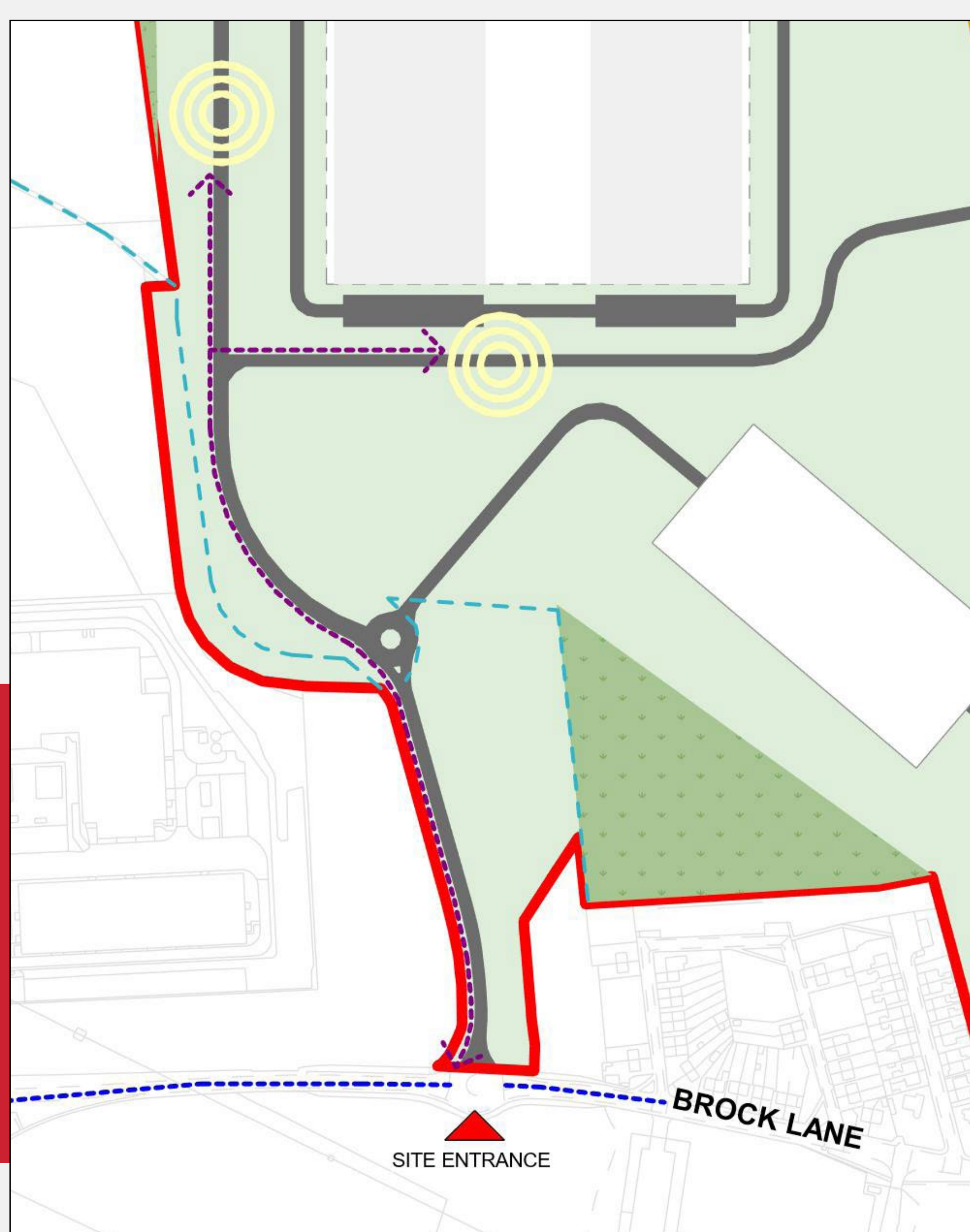
Landscape Strategy and Site Boundaries

The aim of the landscape strategy is to protect and enhance existing habitats, to promote biodiversity and provide landscaped buffer zones to create visual screening. Proposals include landscape corridors and appropriate planting / seating areas.

- Apply a 'no building' zone along the site boundary to allow sufficient space for landscape planting
- Removal of the pulverised ash mounds and provide landscape screening for nearby residential areas
- Maintain and integrate areas of green space
- Include security fencing around the perimeter of the data centre buildings



Access and Movement



For Illustrative Purposes Only



How we deliver our services is just as important as **what** we deliver.



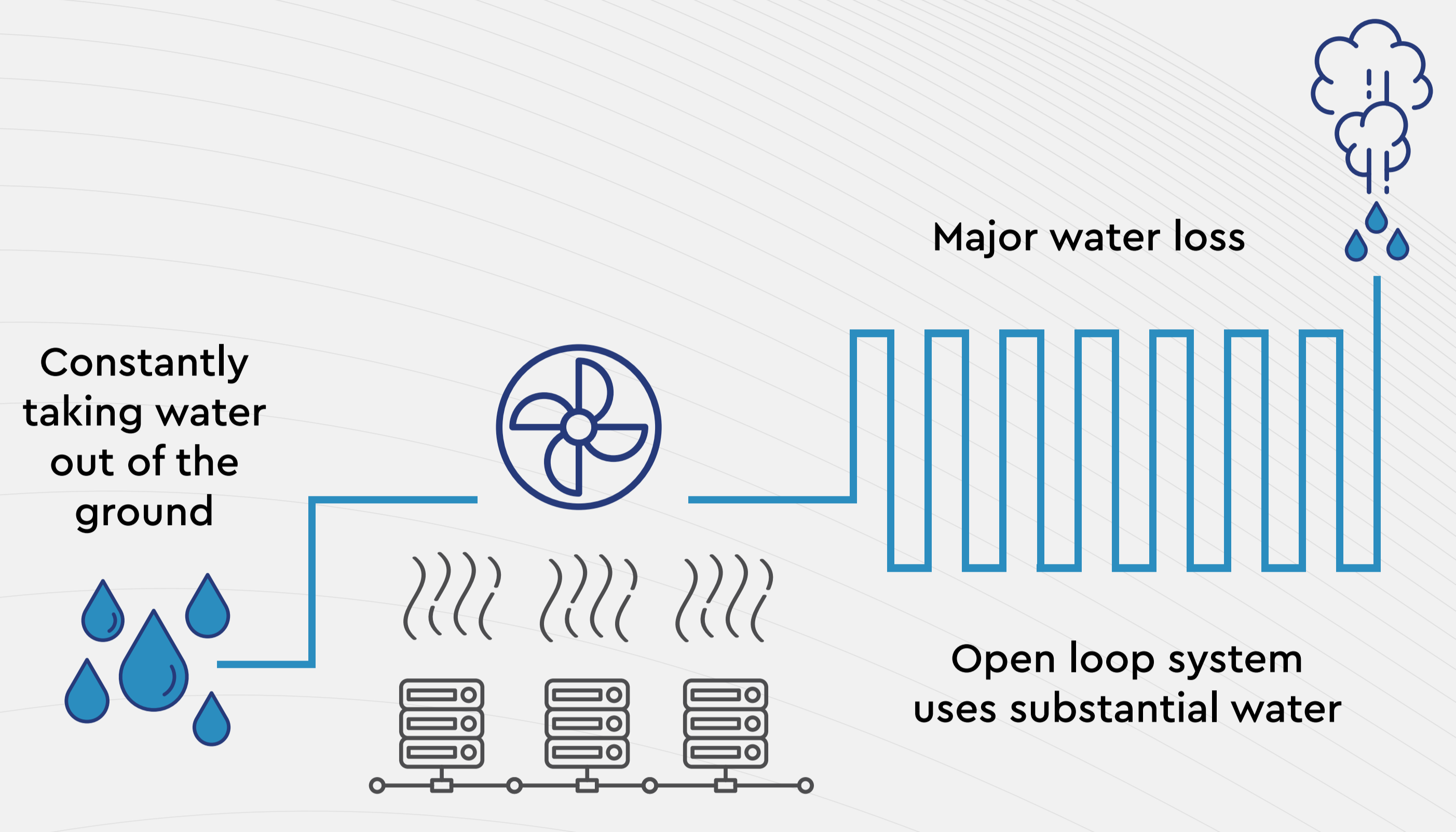
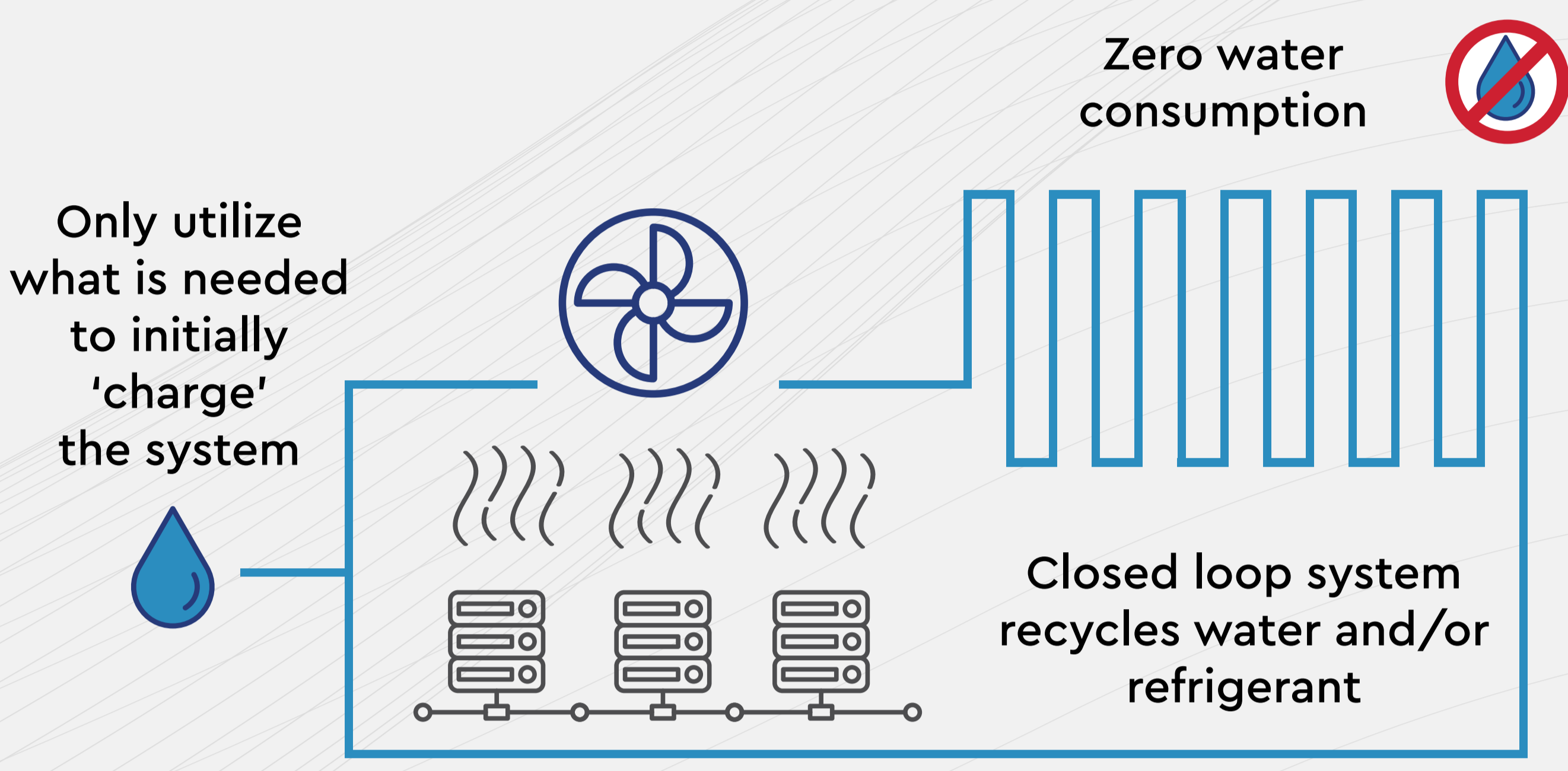
This means taking care of the environment and minimising our environmental impact.

Our Approach to Water Use



Closed Loop Cooling System

Traditional Evaporative Cooling System



QTS data centres use a minimal water system. This means that, unlike other data centres that need to draw on water resources, our standard design requires water-free cooling, significantly reducing our impact on local water supplies and ensuring zero water lost through cooling operations.

Our water efficiency initiatives continue to reduce water usage in our data centres.

Our Environmental Performance Aims



Support power from carbon-free energy sources



Install electric vehicle charging stations within the site



Recycle 90% of our operational waste

Good Practice during Construction and Operation



Travel Plan for workers at the site



Biodiversity offset and net gain



Sustainable drainage and waterways management



Air quality and noise mitigation



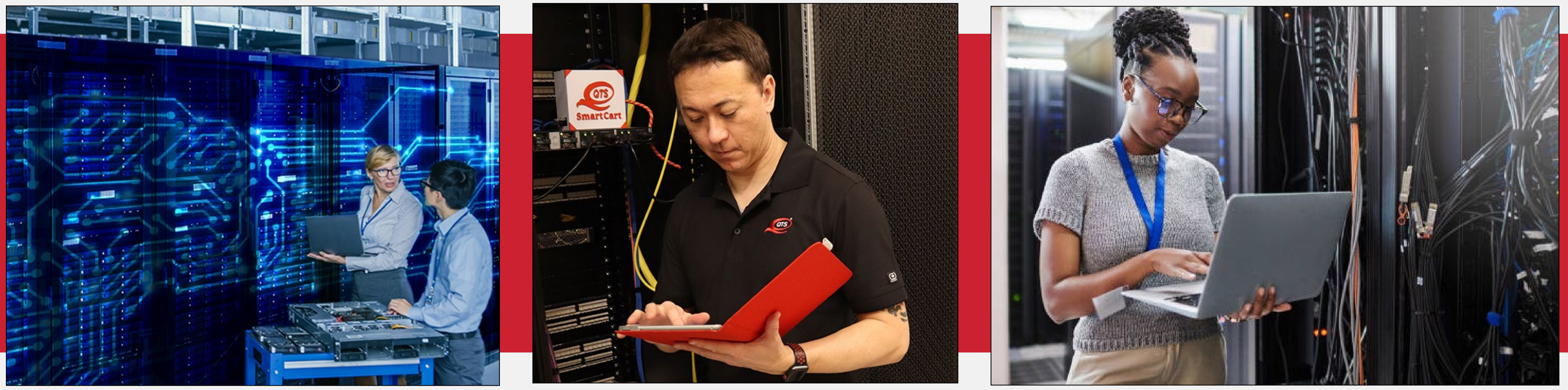
Sustainable construction strategies



Landscaping strategy



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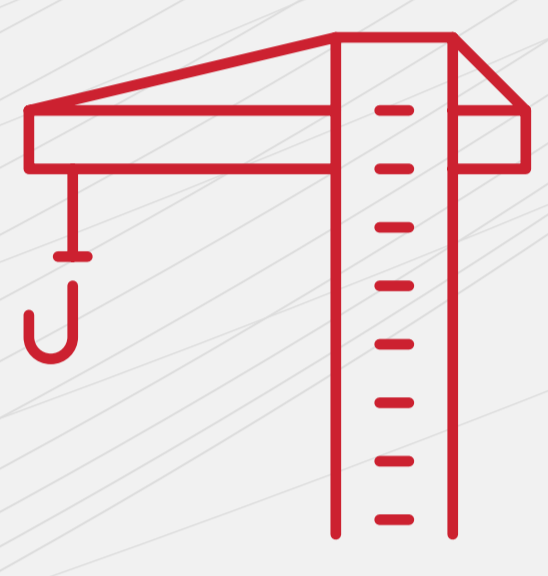


Jobs and Training

Creating a data centre campus at Cambois will bring direct and indirect employment opportunities, both during the construction of the facility and its ongoing operation.

There is a real opportunity to train and employ local people, leaving a lasting legacy. The proposals help to meet the aspiration of the North East Combined Authority and Northumberland County Council to drive economic growth and bring jobs and investment to the region.

Some of the typical jobs created by our data centres are outlined below.



Construction: build-out of the data centre may take several years and comprise various stages requiring:

- Construction labourers
- Plant operators
- Site supervisors and managers
- Internal fit-out staff
- Landscapers
- Electricians



Operation: a range of other jobs will be required to run and maintain the data centre, including:

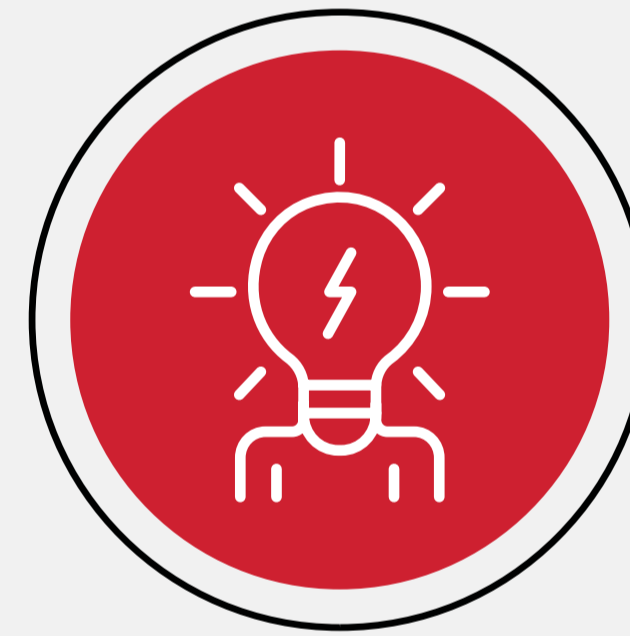
- Mechanical and electrical engineers
- Technicians
- Shift supervisors
- Maintenance engineers
- Managers
- Security staff

Lasting Economic Impact

Data centres create sustained investment in local communities.



For every job created by a data centre, there are 6-7 other jobs supported in related industries



We will develop an Apprenticeship Programme to invest in local people and develop careers



We will work with local suppliers to support their business growth

Giving Back to the Community

QTS is committed to improving communities and changing lives.

Our company and employees donate time, support and resources in the places where we work. We engage in a wide range of volunteer opportunities, community outreach and community partnerships to help others in need. For example, every QTS employee receives 4 volunteering days per annum to use in the local community. In 2023, QTS:



Spent 12,600 hours of volunteer time on community projects
(exceeding our target of 8,000 hours)



Donated 54,760 trees



Supported over 220 charitable organisations

“How can we best support the Cambois community? Share your ideas with us.”

A planning application is being submitted in late 2024.

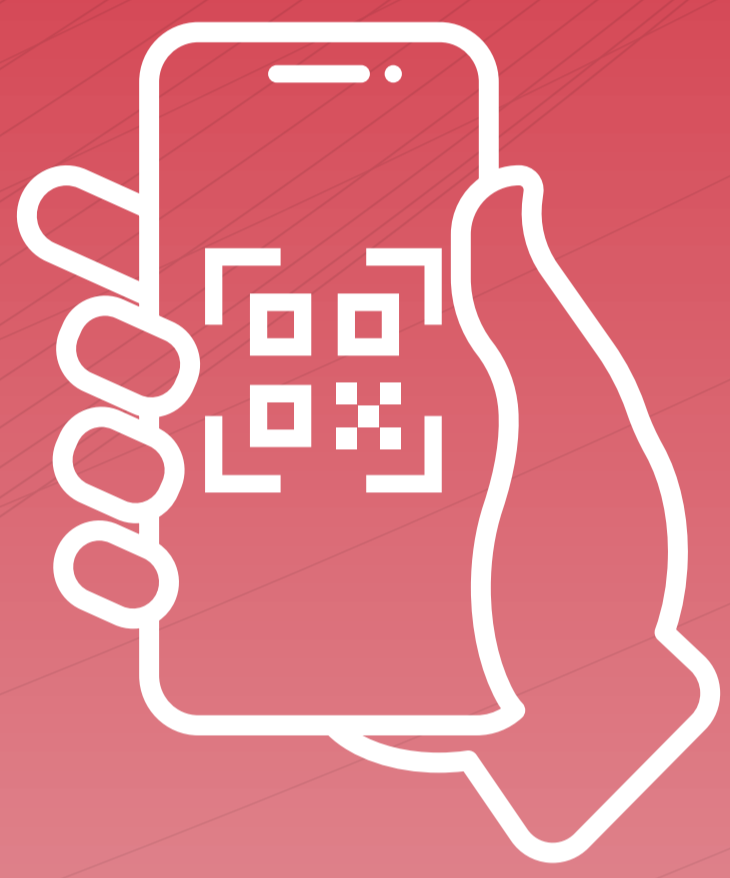


The planning application will establish the 'principle' for the development. Much of the detail about how the site looks and operates (for example its appearance and design) will be the subject of a later planning application.

Your feedback will be used to inform the ongoing design of the Cambois Data Centre, including the development of mitigation measures as part of the Environmental Impact Assessment process.

A **Statement of Community Engagement**, setting out how the design has taken into account feedback from stakeholders and members of the community will form part of the planning application submission documents.

You can tell us what you think about the proposals in a number of ways:



Scan the QR code and complete an online feedback form



Fill in one of the paper forms at the community drop-in today and leave it in the box provided



Contact us by email at cambois@qtsdatacentres.com

