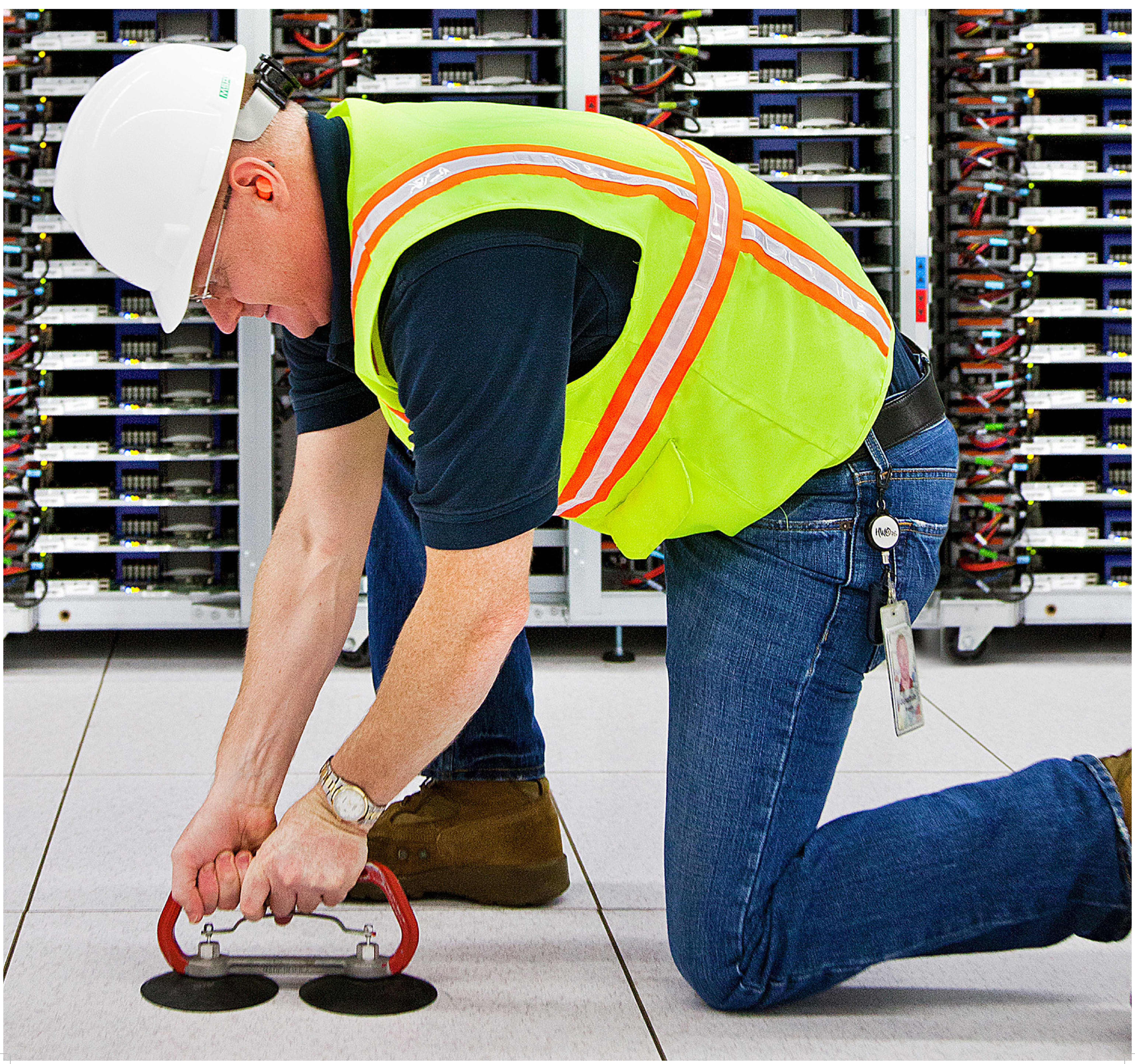


Welcome Thank you for taking the time to visit our public exhibition today.

We want to hear your thoughts on our early plans for North Weald Data Centre, a proposed new data centre at North Weald Airfield located in the heart of the Essex and Hertfordshire Digital Innovation Zone.

This exhibition includes information about our plans and proposals for North Weald Data Centre - including the planning process, how we'll assess environmental impact and the different ways you can get involved and share your feedback.





What is a data centre?

Data centres are the global hubs of the internet's connectivity, digital activity, and secure storage. They are where the internet lives.

In essence, data centres are facilities with lots of computers that store and process large amounts of information. These data centres also play a key role in serving everyday needs, like running Google search and streaming YouTube videos.

Data centres also enable businesses, hospitals, government bodies and other organisations to run their activities by hosting their digital information securely.

Google distributes all the data under its care – including its own – across many computers in different locations. This helps Google keep data safe, and makes it possible to deliver information to users in a fraction of a second, using fibre and internet connections.



Why here?

We consider a number of factors when selecting an appropriate site for a data centre. These include proximity to power and fibre infrastructure, connectivity, as well as the availability of land of a suitable size and character.

Epping Forest District Council adopted its new Local Plan in March 2023, which guides development across the district up to 2033. The adoption of the Local Plan allocated around 40.8 hectares (ha) of land to the east of North Weald Airfield for employment uses, including the delivery of high-skilled data-driven jobs. The objectives, vision and framework to guide employment-led development on the Airfield is set out in the North Weald Airfield Strategic Masterplan, which was endorsed by the Council in March 2023.

Our proposals would look to use around half (20ha) of the total area allocated for employment use.

Epping Forest District Council has guaranteed the aviation future of North Weald Airfield as a place for business, family and community.

Our early proposals

Our proposals for North Weald Data Centre are currently at an early stage. Feedback from the community, along with ongoing environmental assessments and technical work, will help us to refine our plans.

At this stage, we expect North Weald Data Centre to comprise the following main elements:

- A data centre campus with a maximum footprint of 77,000m² across up to three buildings, including one office building. The height of each building would vary, with some parts up to 24m in height.
- Supporting infrastructure such as back-up generators, energy storage and an on-site substation to ensure reliability of power.
- A new secure entrance, internal access roads and perimeter fencing, with access into the site proposed via Merlin Way.
- An off-site connection into the existing electricity network using underground cabling.

The development would also involve landscaping and biodiversity enhancements, including hedgerow planting and bunding to protect the site from aviation activity on the Airfield.

An architectural rendering of a modern data center building with a facade of green-tinted glass panels. The building is situated behind a metal security fence. In the foreground, there is a paved road and a wooden fence. The sky is blue with scattered white clouds. A white text box is overlaid on the right side of the image.

Indicative image of Waltham Cross Data Centre, currently under construction.

Site considerations

We are also considering how to best respond to existing assets within our site boundary, including the Grade II Listed Control Tower. Epping Forest District Council has recently gained planning permission for a new air traffic control tower and fire station on the Airfield, and will no longer need to base air traffic operations from this building.

The North Weald Airfield Strategic Masterplan emphasises the need to preserve and enhance the significance of the historic Control Tower, while acknowledging that development in this area could affect visibility, key views and the original doctrine of dispersal - a key element of its design. It is also currently not in any beneficial community use.

We are engaging with specialist heritage consultants to explore all options for enhancing the Control Tower's heritage value. One potential solution is relocating it elsewhere on the Airfield - involving its disassembly, cataloguing, and reconstruction. This would ensure views to the airfield and a sense of dispersal are maintained, while providing potential for public benefits closer to the community.

We welcome your feedback on this as part of the consultation.



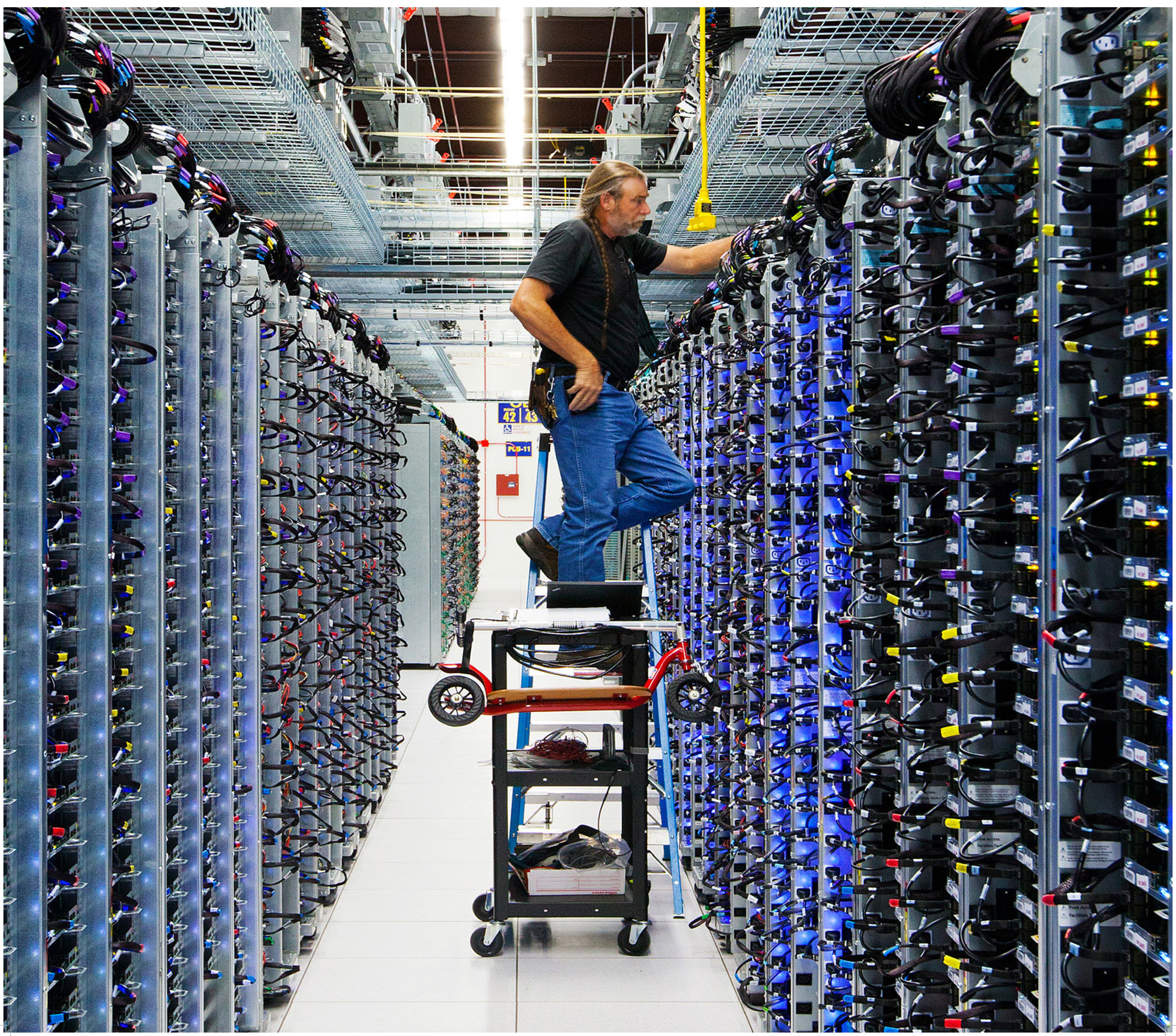
The planning process

Our plans for North Weald Data Centre are at an early stage of development. As we learn more about the site, through our environmental surveys and feedback from this consultation, we will be able to refine our proposals before we submit a planning application to Epping Forest District Council.

The application that we submit will be 'outline.' This means that things such as the final layout and design of each element (apart from access to the site) will be secured through subsequent 'reserved matters' applications that will be submitted to the Council for approval.

Our outline application will include control documents, such as a Design Code and Parameter Plans, which will fix some things such as building separation distances, materials, height and the design along key boundaries, as well as providing a set of design principles for future design work.

North
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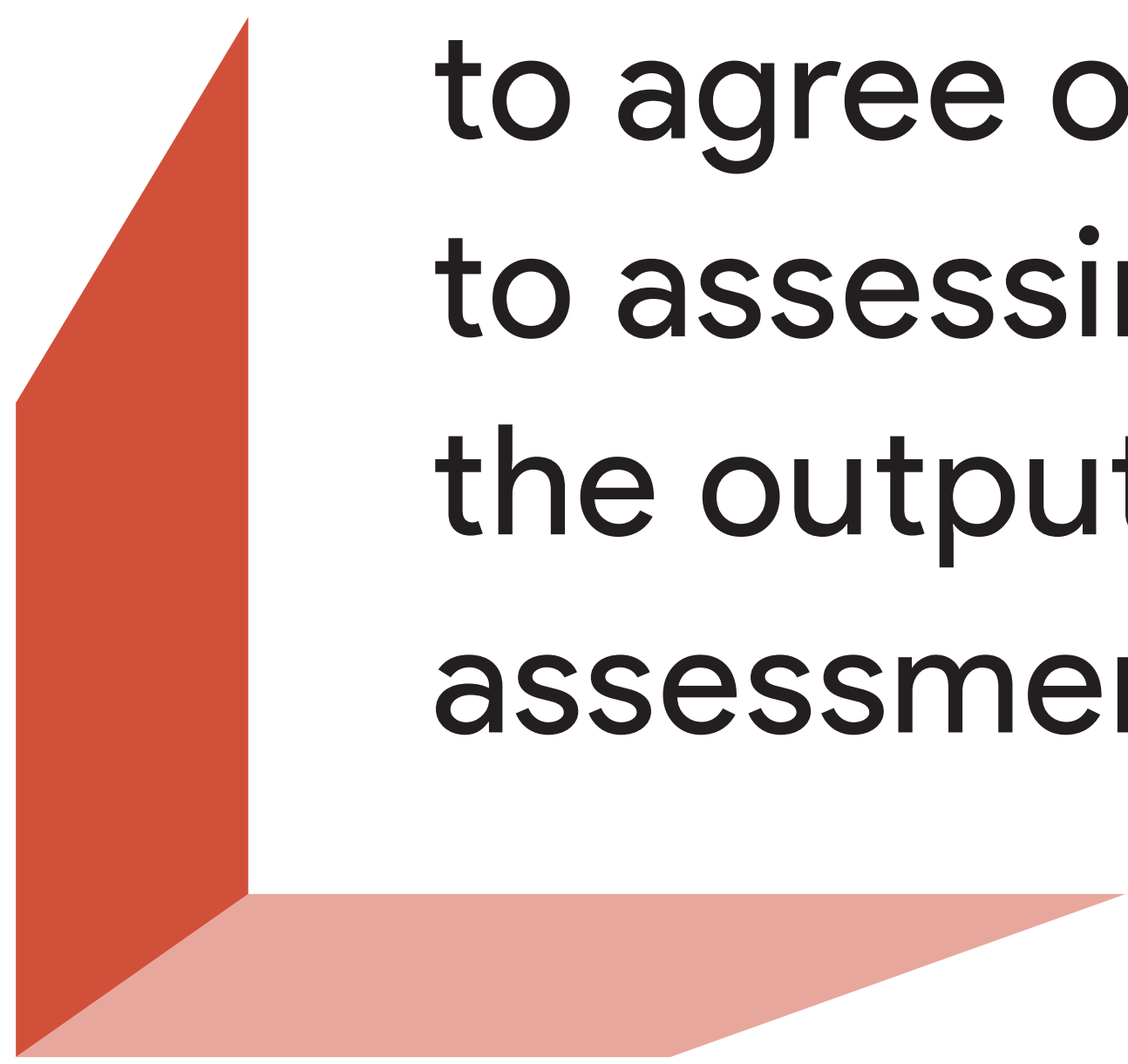


Assessing environmental effects


Understanding how our proposals could affect the surrounding environment is an important part of the development process. We will carry out an Environmental Impact Assessment (EIA) to assess the potential effects, both positive and negative, that North Weald Data Centre could have on the environment over its lifetime.

As the design of North Weald Data Centre is not yet finalised, we will carry out these assessments based on 'parameters.' The parameters represent the maximum possible scale of development to ensure we take a conservative approach to identifying any potentially significant environmental effects.

The outputs of these environmental assessments, along with feedback from this consultation and ongoing technical work, will help us to refine the planning application we submit to Epping Forest District Council.



We have submitted a report to Epping Forest District Council (called an EIA Scoping Report) to agree our proposed approach to assessing effects and share the outputs of our early assessment work.



This report looks at the maximum possible parameters of development to ensure we have considered all potential significant effects on the surrounding environment. In responding to the report, Epping Forest District Council will consult with relevant bodies including Historic England and North Weald Bassett Parish Council.





Working with communities

Wherever we operate, we invest in the communities around us.

Google builds long lasting relationships with local organisations that align with local needs and priorities. Working with partners in the community like schools, non-profit organisations and small businesses, Google can help deliver a diverse range of jobs and skills training, as well as improved access to digital technology for communities.

We welcome suggestions as to how we can make a positive local contribution.

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Construction

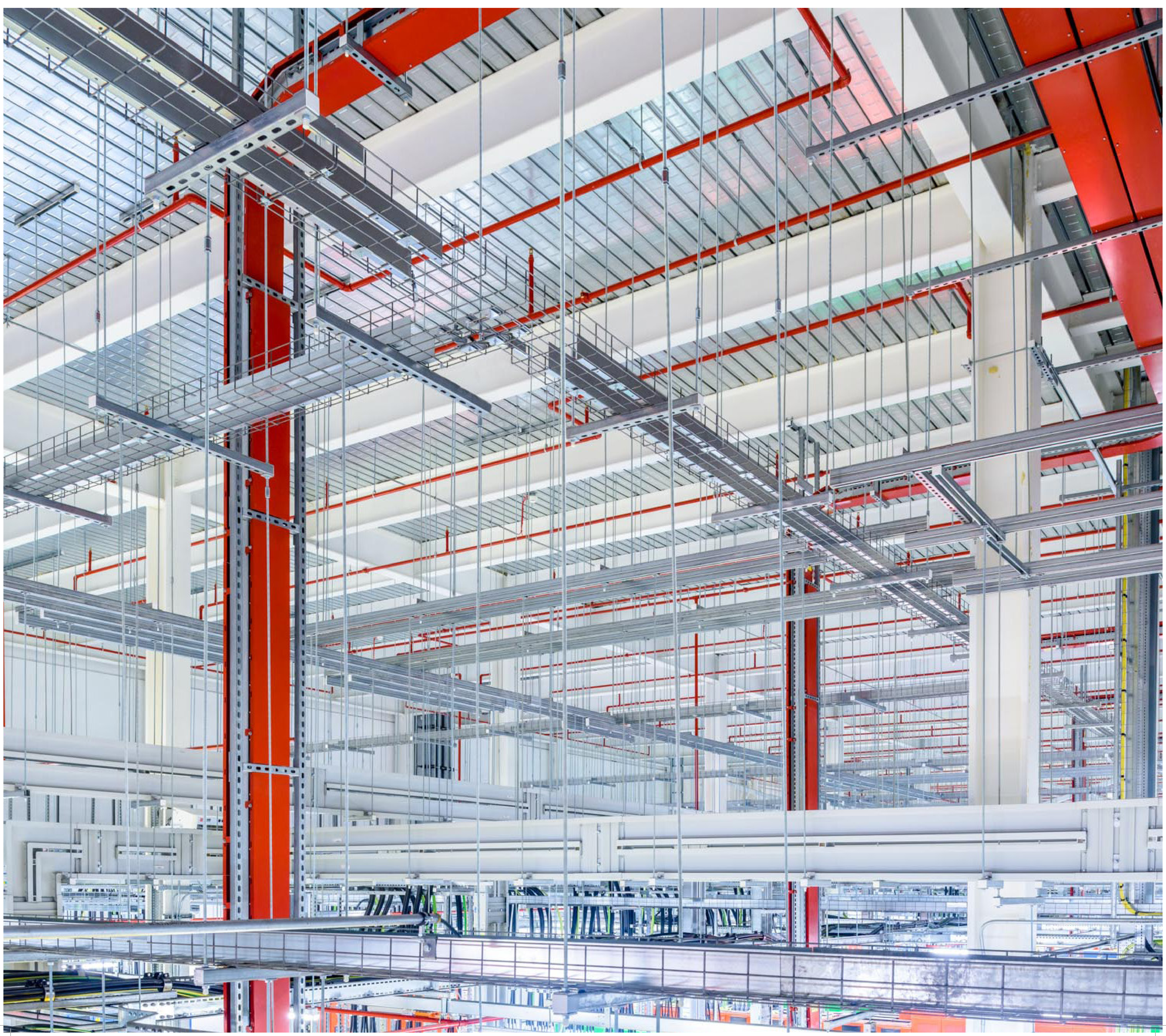
If North Weald Data Centre receives planning permission, we expect construction to be completed in phases. The exact timings and programme would depend on the final layout.

A Construction Traffic Management Plan and Construction Environmental Management Plan will be consulted on and agreed with Epping Forest District Council before construction can begin. Importantly, these documents will include measures to control traffic travelling to and from the site to limit impacts on the community.

Operation

Once operational, data centres are quiet neighbours compared to other types of development of this use class.

North Weald Data Centre would be manned by a team of staff working in shifts to monitor and maintain the facility.





Indicative image of Waltham Cross Data Centre, currently under construction.

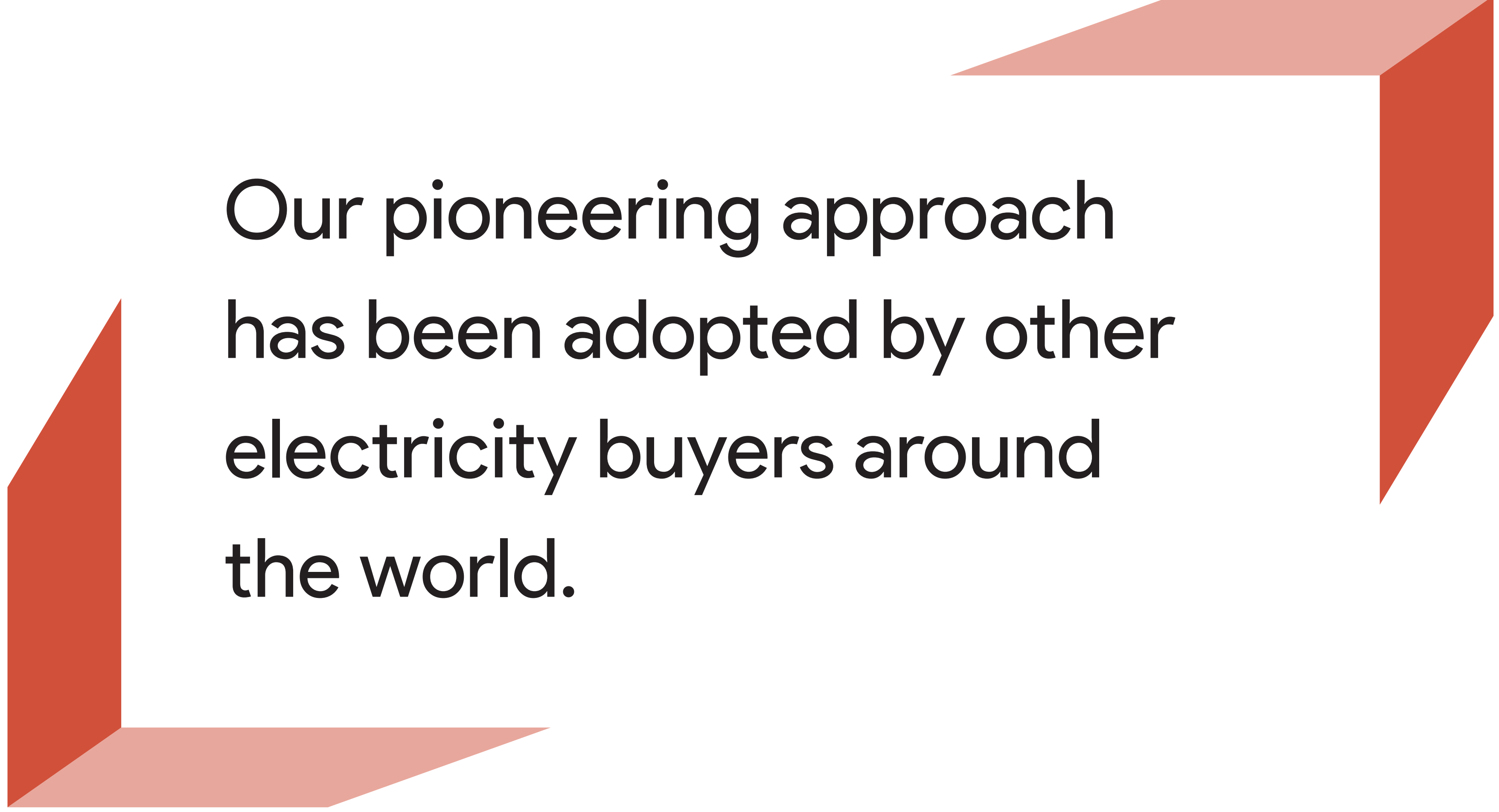
Sustainability

Google's Data Centres are the most efficient in the world. We have a bold goal to reach net-zero emissions across all of our operations and value chain by 2030, supported by a goal to run on 24/7 carbon-free energy, on every grid where we operate.

As a large energy buyer, we are committed to new clean energy technologies that can help the UK decarbonise more quickly.

Climate-conscious cooling is our data-driven approach to understanding local hydrology, geography, energy and emissions factors. In consultation with local experts, we find the best cooling solution for each site. In Waltham Cross, the optimal choice was an air-cooling system.

As part of the environmental assessments we will carry out, we will undertake a Climate Change and Greenhouse Gas assessment which considers any potential effects North Weald Data Centre could have on the environment.



Our pioneering approach has been adopted by other electricity buyers around the world.

Next steps

Thank you for taking the time to learn about our plans. We would value hearing your suggestions and feedback to help us to refine our proposals.

You can submit your written feedback by:

Completing an online questionnaire at:
northwealddatacentre.co.uk

Submitting your comments or paper questionnaire by email to:
information@northwealddatacentre.co.uk

Posting a questionnaire or your comments (no stamp required to):
**North Weald Data Centre,
FREEPOST SEC Newgate UK LOCAL**

To ensure we can take these into account, please let us have your responses by 15 August 2024.

Feedback from this consultation, along with the outputs of our environmental assessments and technical work will help us to refine the outline planning application we will submit to Epping Forest District Council. We currently expect to do this later this year.

As part of our application, we will submit a document that summarises comments received from the local community and engagement undertaken in support of the project.

Epping Forest District Council will conduct its own consultation before making a decision on the application. This presents another opportunity to provide feedback on our application.

The logo for North Weald Data Centre features the text 'North Weald Data Centre' in a white, sans-serif font, stacked vertically. To the right of the text is a white graphic element consisting of a vertical rectangle with a diagonal cut-off top-right corner, and a horizontal bar extending to the left from the bottom of the vertical rectangle, creating a stylized 'L' or corner shape.

North
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