

The Connector

Cambois Data Centre Campus Community Newsletter



Issue: Autumn 2025

QTS is transforming the former Power Station site into a data centre campus. This community newsletter will keep you updated on the development of the new QTS data centre campus, community benefits, job opportunities and upcoming events.

Site Preparation to Begin!

We're pleased to share that, following recent approvals, site preparation and enabling works will soon begin at the Cambois data centre campus. Work is scheduled to begin in early September.

What to Expect:

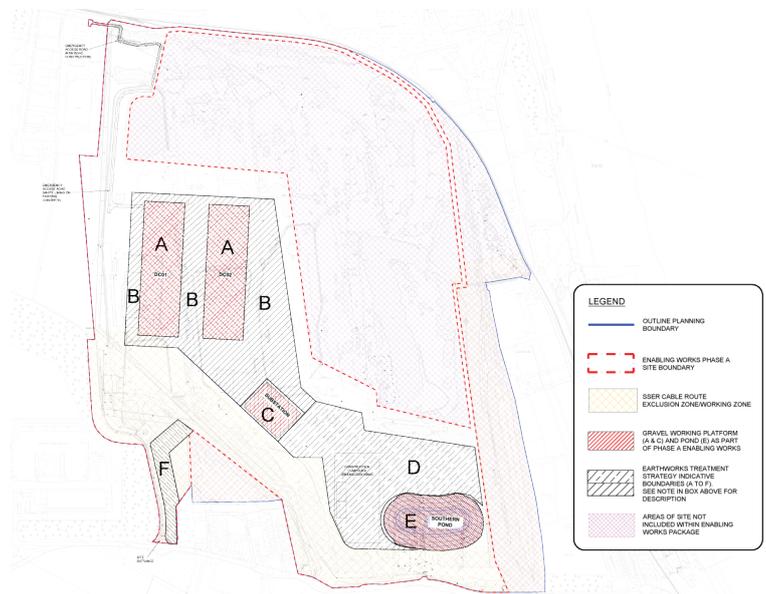
- › Cleaning and repairing fencing and barriers
- › Road sweeping and tidying of access areas
- › Installing safety and directional signage
- › Setting up a security office and controlled access barrier
- › Creating a layby for vehicle waiting
- › Surface repairs (e.g., potholes, redundant chambers)
- › Coordinating with event partners for future site activities

And from early October:

- › Earth moving activities and crushing of materials
- › Digging a balancing pond in the South East corner of the project to manage surface water



All activity will access/exit via the main entrance only. Equipment such as earth movers, slab breakers, crushers, and screeners will be used, but that work will be limited to designated, grey-shaded areas (see map below).



What's Coming Up:

- › September – Site preparation
- › October – Enabling works

Managing Noise & Activity

We're committed to minimising impact on the surrounding community. Our working hours are 7am-7pm and 8am-6pm for deliveries/noisy works from Monday to Friday and 8am-1pm on Saturdays, unless otherwise agreed upon with the local authority.

You can expect mostly low-level noise due to vehicle movement, reversing beacons and compactors. Setting up the site, fencing and lighting may create some noise, however we will work with the General Contractor to minimise disruption as much as possible throughout the project.

The works, including noise and dust impacts, will be controlled by the implementation of a number of management plans, such as the construction environmental management plan.

In the Community

► **Better Together:** QTS recently launched its Better Together campaign to bring people together through sport and create lasting impact within the community. The campaign kicked off with the QTS Community Day event held ahead of the historic derby match between Blyth Spartans AFC and Ashington AFC. As part of the initiative, QTS partnered with local charity Anxious Minds to support mental health services in the region.



► **Supporting Local Suppliers:** This summer, QTS hosted its first-ever Meet the Buyer event, welcoming more than 30 leading local businesses. The event offered a valuable opportunity to share details about the new data centre campus, explore partnership opportunities and discuss ways to collaborate. We're excited to continue these conversations and plan to host more events as the development progresses.

► **Jobs and Training:** QTS is proud to be working toward SHINE accreditation, a regional framework that recognises employers for creating fair, inclusive, and socially responsible workplaces. Through this commitment, we're focused on delivering real social value which includes supporting fair pay, offering training and apprenticeships and prioritizing local businesses and supply chains.

► **Community Benefits:** QTS is proud to support Cambois Primary School through several initiatives. We provided packed lunches for every child during Summer Activities Week, we're helping ensure all Year 6 students can participate in next summer's trip through a Special Assistance Fund and we've sponsored the Greggs Breakfast Club so every child can start their day with a nutritious meal. We're excited to continue building relationships with more local organizations.



Connect with us!

If you have any feedback or would like to get in touch with a member of the project team, including in relation to any construction related issues, please contact us:

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