

ref: Ealing CIL Examination
Email: Sasha.gordon@quod.com
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Keither Holland
Examiner
c/o Paige Gaughan
Programme Officer

By email: localplanprogrammeofficer@ealing.gov.uk

Dear Mr Holland,

Ealing CIL Examination - Data Centre Energy & Water Costs – Further information

During the CIL Examination on 5th August 2025, the Council suggested data centre costs for energy and water infrastructure were part of the justification for the increased Data Centre rate. This was not shared in any of the evidence published by the Council ahead of the examination so we did not have the relevant information to hand to share with the Inspector.

We would like to confirm that all upfront connection and infrastructure costs will be borne by GTR and are not a justification for increased CIL rates for data centres. Specifically, we can confirm:

1. All direct connection and infrastructure costs (including water, drainage, gas, fibre and power) associated with the development will be paid by GTR. GTR are directly engaging with Affinity Water, Cadent Gas, Thames Water, SSE and BT Openreach to get designs and quotes for all diversions, disconnections, temporary build supplies and permanent new supplies to site. GTR will also cover the cost of the new cable route to site and will be covering the cost of building the substation.
2. The Statutory Authorities review infrastructure requests and where enhancements or network reinforcements are required then these are included as part of the requirements and form part of the provision costs. As an example, the build out of Phase 2 will trigger upgrade works to the Thames Water drainage which will be paid for in full by GTR.
3. London Borough of Ealing Council will not need to meet any development associated infrastructure costs for water or power of the development.

We would be glad to discuss this further if helpful, so please do not hesitate to contact us if we can provide further clarity.

Yours sincerely

Sasha Gordon
Director



RICS

