



Our Ref: KM4347

10 November 2020

Dear 

Proposal for redevelopment of the Cockenzie Power Station Site

Last week I met with Compositum Group Ltd via Zoom to discuss a proposal they have for re-developing the old Cockenzie Power Station site on the East Lothian Coast. As you may know, the site has been the subject of a number of proposals since the power station was demolished in 2015. Through a combination of political problems and lack of local consensus there is no current proposal for the site that has made any progress.

The energy from offshore wind is coming ashore in East Lothian but little benefit in jobs so far here or beyond. I know you view that as a critical issue both politically and for our economy. This seems to offer opportunities to provide the latter and defend the former. This is why I'm writing to you directly. I would like to propose a meeting between you, Compositum Group and I, in order to discuss potential ways forward with their proposal. The proposal from Compositum Group I believe has significant merit not just for East Lothian, where it will bring job creation and tech innovation, but will also be of national importance and provide a template for further development in this area.

The heart of the proposal is a new Data centre with the potential to serve an increasing demand in Scotland from healthcare, the public sector, the sciences and large enterprise for cloud hosting and digital colocation services. Compositum were keen to stress that this is an area where Scotland does not have anywhere near its full capacity. The design for the centre is, they suggest, one that can be replicated elsewhere in the country. One of the key design features that makes Cockenzie such a desirable site for them is the potential for using the constant temperatures of the sub-sea silt as a heat sink.

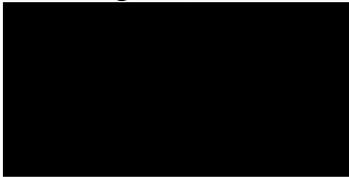
Alongside the Data centre, they propose to take advantage of the renewable energy coming ashore to build an energy centre which would presumably feed into the National Grid, as well as directly power the rest of the site. In addition to that they propose utilising the remaining space on the site to build 14 Hectares of low-visual impact greenhouses, as well as a produce freezing and packaging plant. This is intended to go some way to increasing food sustainability and reduce food miles throughout central Scotland.

From their Power Point presentation (attached): "There is a unique opportunity to secure private investment in an exceptionally sustainable investment. Interest has already been expressed by major equity banks subject to off-taker agreements

"By seizing the opportunities and working together, the private sector can not only create a more sustainable future, but can unlock significant long-term value, for business and for society."

I myself was impressed and understood to write to yourself as a member of the Scottish Government well placed to engage with this proposal. I am happy to speak with you directly about this, as well as to set up a joint meeting between Composium in order to see what progress can be made in this pivotal project for my constituency of East Lothian and Scotland, as well as the potential expansion benefits. I believe this could be a Scottish success story in the post-pandemic, environmentally aware future and I look forward to getting your perspective on it.

Kind regards,

A large black rectangular redaction box covering the signature area.A black rectangular redaction box covering contact information, consisting of two lines of text.



Redevelopment proposal for the site of the former power plant at Cockenzie

Development Management
by COMPOSIUM GROUP Ltd

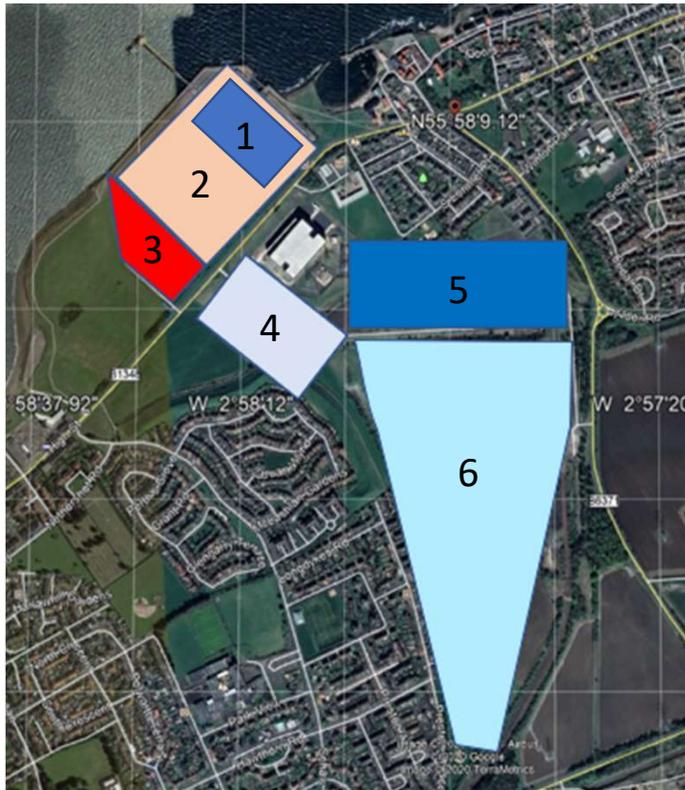


6th November 2020

COCKENZIE: THE VISION

We consider this proposal the optimum utilization of the site, **building back better** with job security, food security (eliminating import dependency) and serving the country with a Datacentre that provides its much-needed international digital connectivity.

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	Scope (Phase 1)	Potential roviders
1	Combined Data Centre (Shell & Core only)	MACQUARIE BANK
2	Energy Centre	centrica
3	Redrock / Inchcape	SDIC Red Rock Power Limited
4	Produce freezing	
5	Packaging	
6	15 hectares of Greenhouses	



This prospect is as important for Scotland as it is for East Lothian.

Scotland has **less than one-sixtieth** of the Data Centre capacity of Ireland or Norway.

Our Financial services are forced to trade in Satellite offices **outside of Scotland.**

Scotland is also at the bottom of the table when it comes to decarbonized heat.

GOOD NEWS FOR SCOTLAND AND EAST LoTHIAN

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Scotland does not presently have the full extent of infrastructure components that facilitate Foreign Direct Investment Companies (FDIs) in general, Data Centre operators in particular. This can be readily rectified by bringing International Fibre connectivity to Cockenzie and making significant strides towards resolving our current 'digital poverty'.

This redevelopment proposal incorporates 'next generation' heating / cooling technology that utilises 24/7 geothermal energy which serves as an exemplar model for repeat deployment around the country

Full utilization of the site with concomitant rental incomes

Significant job opportunities

- Long-term employment opportunities requiring wide-ranging skills (≈ 200)
- Indirect employment (≈ 150)
- Seasonal employment (≈ 100)





[Redacted] responsible for the US\$ 6 billion
Durrat Al Bahrain (above left) and [Redacted] for Bahrain Business Bay (right)

[Redacted]
[Redacted]
[Redacted]
Comosium Group Ltd has over 40-years of
experience in the design, management and
delivery of built environment projects with
values up to US\$ 6 billion.



Designed and built the world's
largest datacentre for Acer
in Lungtan, Taiwan



[Redacted]
Petronas Towers



[Redacted] for FC 2 and 4
Canary Wharf, UK

DATA CENTRES



“Scotland currently has no independent capability for internet provision”



Host in Scotland

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- The Cnockenzie ‘Green’ Data Centre will be served with “free cooling”, the heat generated harvested to serve the Greenhouses.
- The Cnockenzie Data Centre will have the optimum uptime (virtually zero chance of operation disruption)
- The design solution can become a “world-beating” Scottish export.
- The demand in Scotland from healthcare, life sciences, large enterprises and the public sector, for cloud, hosting and colocation services, is significant and growing.
- This redevelopment proposal is critically dependent on the Data Centre

DATA CENTRES



Foreign Direct Investment Companies (FDIs) in general, Data Centre operators in particular, will establish whether the following is available if seeking opportunities to invest in Scotland.	Available at Cockenzie	
	YES	NO
Real estate opportunity	✓	
Fibre connectivity with links to the USA, UK and continental Europe ^A .		✗
Electrical power, ideally renewable ^B	✓	
Low temperatures to assist cooling of the data centre.	✓	
Government incentives, e.g. Low tax rate		✗
Availability of suitable workforce	✓	
Infrastructure Road, rail & Air travel, water, telecoms and power	✓	
Consistent, stable support at local and national government levels	✓	
Demand. Edinburgh is an international Finance centre. Data that is needed to trade in financial services cannot be too great a distance away otherwise latency requirements can never be accomplished.	✓	

NOTES:

- A. International fibre connections linking Cockenzie directly to the USA, London and mainland Europe can be accomplished feasibly and affordably.
<https://www.submarinecablemap.com/>
- B. Cockenzie presents an unparalleled opportunity. There is not only a National grid substation on the site but also the same site is the delivery point of a renewable (wind turbine) supply (up to 1000MW) of which we require a 5MW supply

COCKENZIE HAS ONE MISSING JIGSAW PIECE....



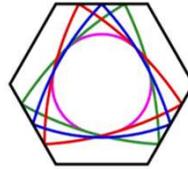
There is a unique opportunity to secure private investment in an exceptionally sustainable investment. Interest has already been expressed by major equity banks subject to off-taker agreements

By seizing the opportunities and working together, the private sector can not only create a more sustainable future, but can unlock significant long-term value, for business and for society.

This proposal requires the platform of government and regulator involvement. It will require robust, unequivocal support and not just in monetary terms but also in Fibre connectivity commitment.







Development Management
by COMPOSIUM GROUP Ltd

THANK YOU FOR LISTENING

QUESTIONS AND ANSWERS

From: [REDACTED]
To: [REDACTED]
Subject: FW: Redevelopment plans for the 25ha site of the former power plant at Cockenzie
Date: 11 December 2020 16:47:28
Attachments: [D1ADFF5ACEDC4C2682A62DA284B5AC89\[360526082\].png](#)
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[3F8C3783D18A4D06A02DDA5C07AD5E3F\[360526085\].png](#)

From: [REDACTED]
Sent: 27 October 2020 14:37
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: Redevelopment plans for the 25ha site of the former power plant at Cockenzie

[REDACTED]

Hi all,

MR,

Grateful if you can organise a response to the below/attached.

Thanks

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Please check our updated [Ministerial Preferences](#)

All e-mails and attachments sent by a Ministerial Private Office to any other official on behalf of a Minister relating to a decision, request or comment made by a Minister, or a note of a Ministerial meeting, must be filed appropriately by the recipient. Private Offices do not keep official records of such e-mails or attachments.

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From: [REDACTED]
Sent: 27 October 2020 14:00
To: [REDACTED]
Subject: Redevelopment plans for the 25ha site of the former power plant at Cockenzie

Dear [REDACTED]

I found it difficult to determine whether you are still the Digital Economy Minister. Nonetheless, I write because I completely agree with everything you have said and

is quoted below.

“A vibrant, modern datacentre industry forms a key part of Scotland’s digital future. Data will be one of the key utilities of the 21st century and datacentres will be the engine rooms of the knowledge economy. They will help to enable the future growth of full fibre and 5G networks and will be key to harnessing the full economic potential of Artificial Intelligence and the Internet of Things.

“Our climate and renewable energy capability makes Scotland an ideal location for datacentres. Host in Scotland plays an important role in bringing together the key market players and providing a single point of contact for anyone considering investment in this sector in Scotland.”

DIGITAL ECONOMY MINISTER, [REDACTED]

My company is about to submit a Proposal to East Lothian Council in connection with the site of the former power plant at Cockenzie.

The proposal, summarised in the 2-page document attached, sinks or swims dependent on the inclusion of a Data Centre. Our proposal is based on the incorporation of a ‘Green’ Data Centre.

For the reasons you provide above, this is a prospect that is significantly important for Scotland in general and for East Lothian in particular.

HIGHLIGHTS

- The first project in Scotland to capitalise on a ‘shallow geothermal’ energy source, a development of global importance and significant export potential.
- The largest decarbonised heating project in Scotland.
- The largest ‘Free-cooling’ project in Scotland.
- This will serve as a precursor for further coastal developments, home to approximately 65% of Scotland’s population.
- Employment opportunity generation. The quality of employment prospect is long-term as Food production and data facilities are in long-term demand, activities are non-hazardous and provide a range of employment types from semi-skilled to highly-skilled.

May I request confirmation that this correspondence has been received and advice as to whether you wish to discuss your possible involvement and contribution in making this proposition a reality.

With sincere best wishes

[REDACTED]



TELESIS
Nature’s supply of Water & Energy



[REDACTED]

[REDACTED]



<https://www.telesis-synergy.com>

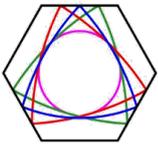
The Scottish Parliament: Making a positive difference to the lives of the people of
Scotland

Pàrlamaid na h-Alba: A' toirt deagh bhuaidh air beatha sluagh na h-Alba

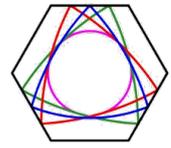
www.parliament.scot : facebook.com/scottishparliament : twitter.com/scotparl

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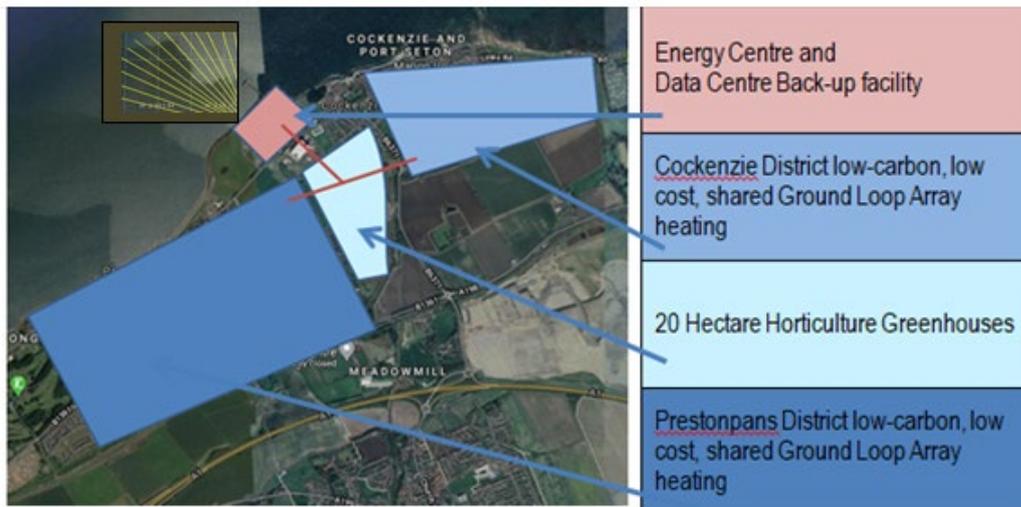
COMPOSIUM GROUP Ltd.



Development and Project Management Services.

Edinburgh based Development management company, **Composium Group Ltd** have compiled a proposal for the redevelopment of the former Cockenzie power plant based on an astute synergistic assembly of industries, services and utilities.

The redevelopment plan features an Energy centre serving both Free-cooling and Low carbon heating, a 20ha of Greenhouse Horticulture operation and a 10-20,000 m² 'Green' Data Centre. Overall employment numbers are 150-200 direct, the same number indirect and another 100+ seasonal.

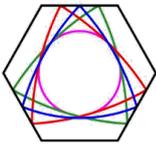


The success of this proposal is predicated on the incorporation of a 10 - 20,000m² 'green' data centre.

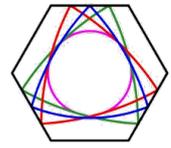
There undoubtedly exists demand for this facility, however, the ideal combination of conditions is not currently available. The table below is to assist in this assessment

Foreign Direct Investment Companies (FDIs) will seek to establish the following is available.	Available at Cockenzie?	
	YES	NO
Real estate opportunity	✓	
Fibre connectivity with links to the USA, continental Europe & other parts of the UK ^A		✗
Electrical power, ideally renewable ^B	✓	
Low temperature climate that assists cooling of the data centre.	✓	
Government incentives, e.g. Low tax rate		✗
Availability of suitable workforce	✓	
Demand. Edinburgh is an international Finance centre that needs to be served with DATA RESILIENCE & LATENCY	✓	
Infrastructure [road, rail & air / water, telecoms and power]	✓	
Consistent, stable support at local and national government levels ^C		✗

- This redevelopment proposal is gaining significant momentum. **Composium Group Ltd** now has multiple expressions of interest in connection with each of the components that, in combination, will



COMPOSIUM GROUP Ltd.



Development and Project Management Services.

facilitate the delivery of this master plan in its entirety. Some of the Stakeholders, such as British Gas Parent company Centrica are household names whose involvement lends a degree of gravitas that helps secure project funding. In recent discussions with the Edinburgh office of an international private equity bank, we were encouraged to learn that this model, with appropriate off-taker arrangements, has **a healthy chance of receiving private funding.**

- Scotland is not well served with Data Centre capacity. **Resolving this should, for two primary reasons, be a national priority.** 1) The prospect of Foreign Direct Investment is significantly improved when a high-speed fibre network with links to the USA and continental Europe is available. 2) Edinburgh is a Finance centre that requires the same facilities of other international financial centres, i.e. **DATA RESILIENCE & LATENCY**
- Scotland is very poorly served with Decarbonised heating, again at the bottom of the European table. The 20MW of heating necessary for the operation of 20ha of Greenhouses **[resulting in the self-sufficiency of Scotland in connection with currently imported produce]** is provided from our low-carbon Energy Centre. There will be sufficient capacity to serve the communities of Prestonpans and Cockenzie with low cost, low carbon heating in Phase 2 of this project.

NOTES:

^A New fibre connections are currently underway linking the West of Ireland to the USA and also linking Cork directly to the USA and mainland Europe. <https://www.submarinecablemap.com/>

^B Cockenzie presents an unparalleled opportunity, in that there is not only a National grid substation on the site but also the same site is the delivery point of a renewable supply (wind turbine, up to 1000MW) of which we require a 5MW supply for our Data and Energy centre operations

^C [REDACTED] Executive chairman [REDACTED] [REDACTED] assess for himself whether conditions were right for Google investment. The lack of investment to date speaks for itself.

From: [REDACTED]
To: [REDACTED]
Subject: FW: Introducing a redevelopment plan for the former power plant at Cockenzie, East Lothian
Date: 11 December 2020 16:59:50
Attachments: [D1ADFF5ACEDC4C2682A62DA284B5AC89\[360508670\].png](#)
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[3F8C3783D18A4D06A02DDA5C07AD5E3F\[360508673\].png](#)
[REDACTED]

From: [REDACTED]
Sent: 28 October 2020 11:24
To: [REDACTED]
Subject: Introducing a redevelopment plan for the former power plant at Cockenzie, East Lothian

[REDACTED]

This email is sent for the attention of [REDACTED] MSP

Dear [REDACTED]

I am aware of your commitment to progressing the necessary development of Scotland's Data Centre capacity and performance.

For this reason, I thought you should know of the gathering interest in the particular redevelopment plan we are providing in connection with the redevelopment of the former powerplant at Cockenzie.

Our Green, clean Food security and Data services model is gathering momentum, spiralling interest and significant support both influential and consequential. Stakeholders include Centrica, the parent company of British Gas.

Can you please advise whether you would care to get involved and if so, by what method can I provide more detail and any answers to questions you might require?

With sincere best wishes

[REDACTED]



TELESIS
Nature's supply of Water & Energy



[REDACTED]



[REDACTED]



<https://www.telesis-synergy.com>

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EIR – 2020-00113641 – Ministerial Case 202000109322 - Internal Correspondence

Internal Correspondence 'in Scope':

This ministerial case is about a proposed data centre at Cockenzie but the correspondence includes reference to providing heating for food production in glass houses. Is there a contribution you would want to make from the food security perspective?

this ministerial case is about a data centre but also references heat production/networks. Is there a contribution you would want to make from a heat policy perspective?

This is a ministerial case about a data centre at Cockenzie. Apologies if you're not quite the right person to send this to but could you or a colleagues consider whether there is anything on data centres that might need to feature in the reply please.

This ministerial case is about a proposed data centre at Cockenzie but the correspondence includes reference to providing heating for food production in glass houses. Is there a contribution you would want to make from the food security perspective?

I contacted colleagues in horticulture but they did not have any further information though were interested to hear more. For your case I do not have anything to add as there is not much detail as to how the renewable energy would be provided and also what exactly Scotland would become self sufficient at growing in relation to currently imported products.