

A vision for sustainable Digital Infrastructure in the Scottish Borders

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- 13 August 2026



An aerial photograph of a rural landscape. In the upper left, there is a large, calm lake surrounded by green fields and some trees. The rest of the image shows a patchwork of green and brown fields, with some roads and small clusters of trees. The overall tone is soft and slightly hazy.

Purpose of this briefing

Today is about:

- Providing project information to Scottish Borders Councillors

This presentation is not about:

- Seeking a decision today or predetermining a Planning Application



Roxburghe Estate

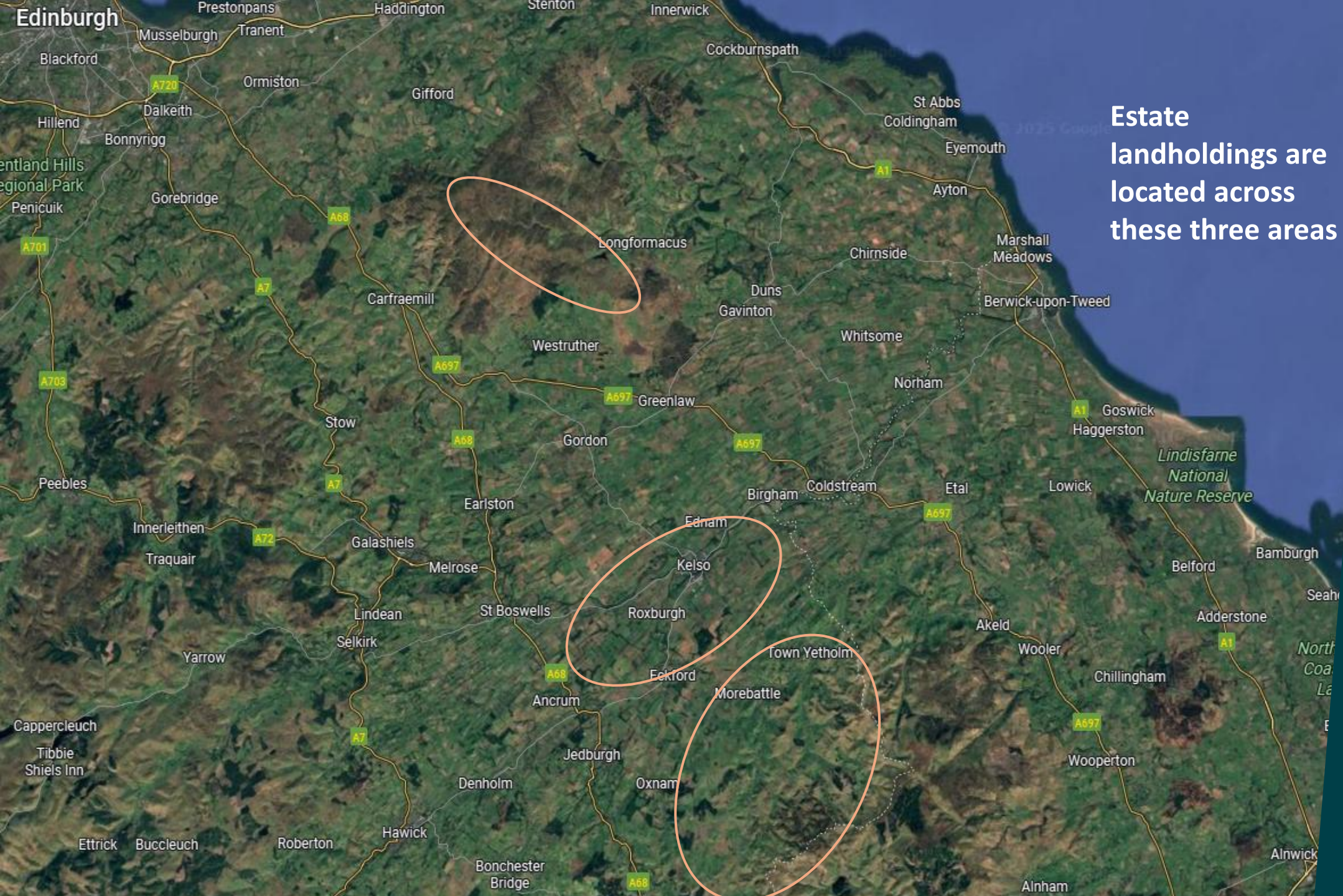
Six Pillars of business:

- Property
- Agriculture
- Forestry & Natural Capital
- Renewable Energy
- Conservation & Sporting
- Tourism

Business Overview:

- C.£15m turnover – all reinvested
- 90 full-time employees
- 40 seasonal employees
- £250,000 Fallago Environment Fund
- Estate Culture and relevance
- Long term strategic decisions





**Estate
landholdings are
located across
these three areas**



An aerial photograph of a vast wind farm. Numerous white wind turbines are scattered across a rolling landscape of green and brown fields. In the foreground, a dirt road or path winds through the terrain, with a few small buildings or structures visible. The sky is filled with large, white clouds, and the overall scene conveys a sense of large-scale renewable energy infrastructure.

Building on Existing Infrastructure

Existing Strategic Infrastructure:

Renewable Energy

- Fallago Rig Wind Farm 144MW Operational
- Dunside Wind Farm Consented
- Shielburn BESS Consented

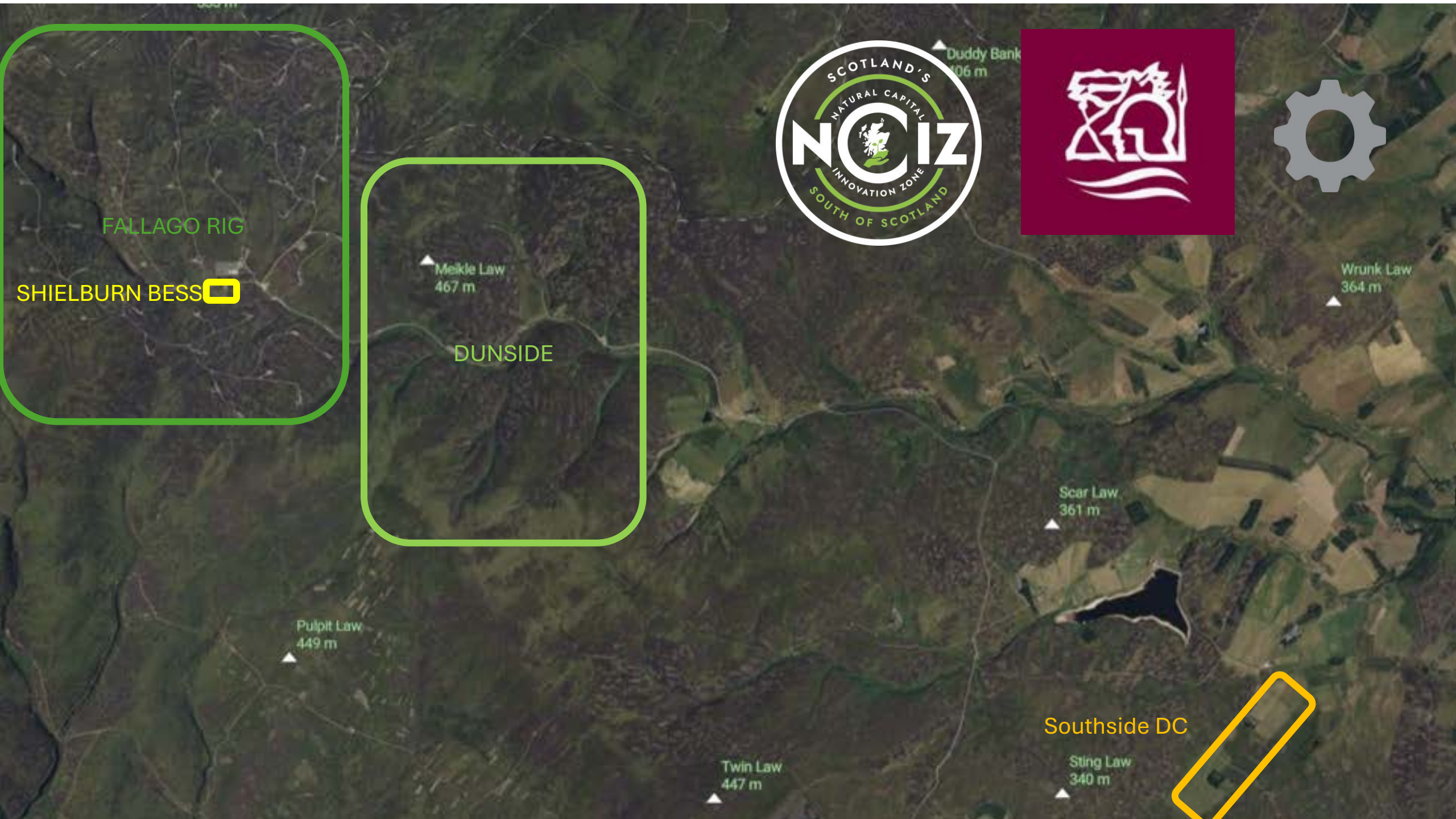
Strategic Infrastructure

- Existing 400KV transmission network .
- Existing substation
- Existing strategic energy corridor

Long term Community Investment

- Fallago Environment Fund £250,000 per annum
- >£2.5m since inception
- Dunside fund expected c.2030





FALLAGO RIG

SHIELBURN BESS



DUNSIDE



Meikle Law
467 m

Duddy Bank
406 m

Wrunk Law
364 m

Scar Law
361 m

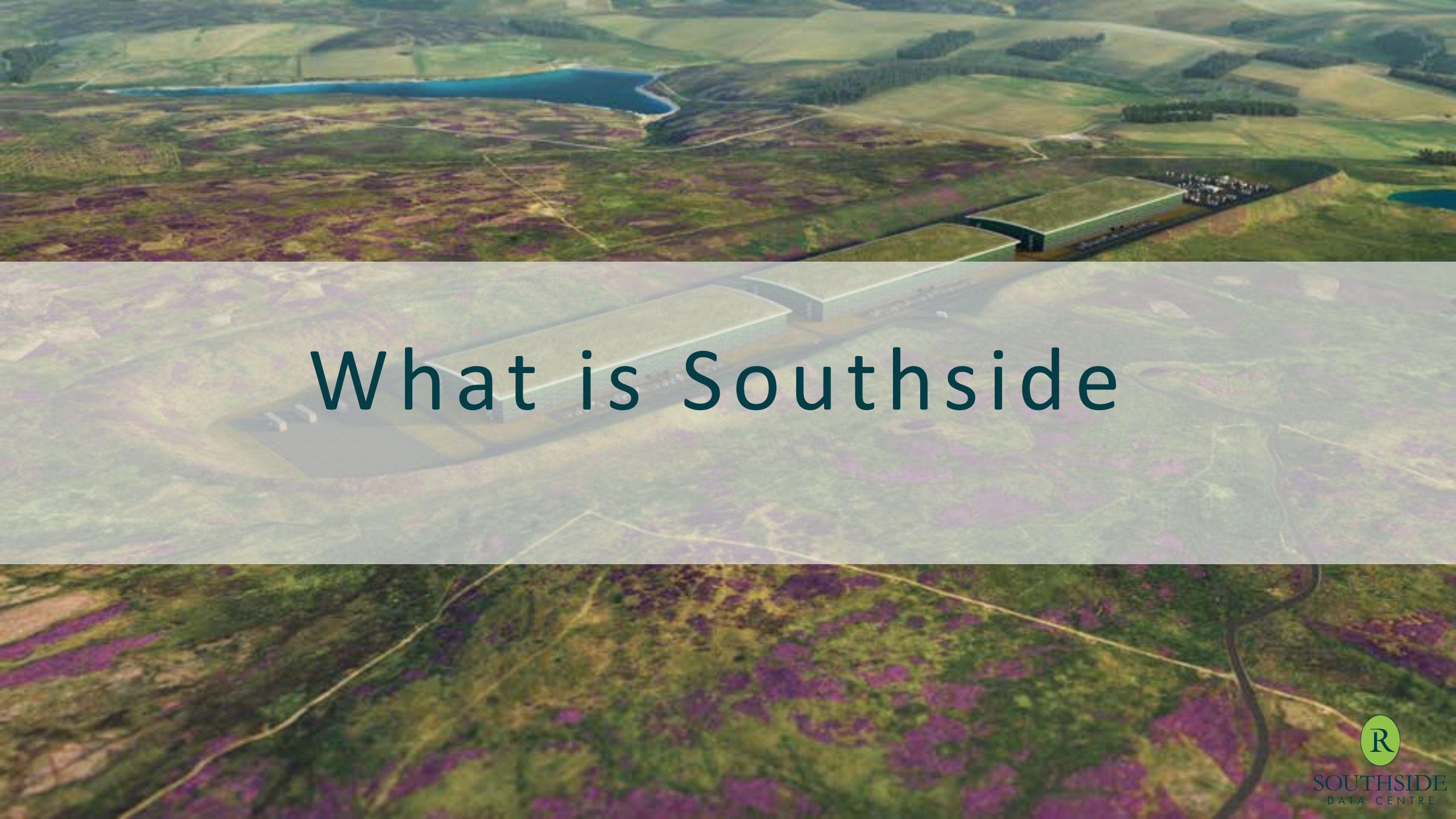
Pulpit Law
449 m

Twin Law
447 m

Southside DC

Sting Law
340 m



An aerial photograph of a large industrial facility, likely a data center, featuring several long, rectangular buildings with green roofs. The facility is situated in a rural area with green fields and a body of water in the background. A semi-transparent white banner is overlaid across the middle of the image, containing the text "What is Southside".

What is Southside



SOUTHSIDE
DATA CENTRE

The attributes of a perfect site:

What would you look for?

- ✓ Constant power, ideally renewable energy and BESS (Power)
- ✓ Existing transmission grid infrastructure (Resilience)
- ✓ Access to high pressure gas mains or back up power (Resilience)
- ✓ Digital Connectivity
- ✓ Cool climate (high levels of airflow/wind)
- ✓ Undulating landscape
- ✓ An end use for excess heat (subject to viability & lifetime carbon assessment)
- ✓ Environmental enhancements integrated from the outset

Renewable Energy → Energy Storage → Data Infrastructure → Economic Growth



The project details

Southside Data Centre

- ✓ 225 MW Data Centre, made up of 3 main buildings on 8 Hectares
- ✓ Powered by local renewable energy through private grid network
- ✓ Backed up by existing 400KV grid connection and proximity to gas mains
- ✓ Proximity to multiple high quality data bundles
- ✓ Closed loop cooling system and rainwater capture
- ✓ 52 Hectares of nature and environmental enhancements integrated from the outset
- ✓ Living roof and sensitive landscaping
- ✓ Hydrogen ready
- ✓ Meaningful and intelligent community benefit
- ✓ Using Scotland's power and reducing curtailment

Renewable Energy → Energy Storage → Data Infrastructure → Economic Growth

Economic Benefit

What does this mean for the Borders?

For Berwickshire, this is about bringing skilled jobs, substantial investment and new opportunities to an area that has too often seen young people leave to build careers elsewhere.

- ✓ Between £1.6 billion and £2.4 billion of private investment
- ✓ Approximately 1,000 jobs during construction
- ✓ Around 100 direct on-site jobs and 45 supported in the supply chain. (conservative estimates)
- ✓ £25 million a year for Scotland's economy, including approximately £12 million within the Scottish Borders
- ✓ £776 million in projected tax revenues over its first 15 years

The project would create opportunities for local trades, contractors and businesses across Berwickshire and the wider South of Scotland.

It directly supports the Scottish Borders' ambition to attract investment, retain people and build a stronger rural economy. It also reflects the South of Scotland's Natural Capital Innovation Zone



Aiming to be an exemplar

How have we approached this differently?

- From the outset we have believed that an EIA should be a pre-requisite
- Twice the number of public consultations in phase 1 and phase 2
- Using Scotland's power and reducing curtailment through creation of a private grid
- Investment in Education (on site training facilities, apprentices and skills pathways)
- Aspirations for meaningful community benefit schemes, to be refined through feasibility studies
- Planning in full rather than planning in principle
- Rural housing crisis and potential solutions
- No floodlighting; Intelligent lighting to maintain dark skies
- Screening for noise as well as landscaping
- Long term credentials of local community benefit
- Early engagement with SBC and SOSE
- Work to facts, rather than speculation. If we don't know, we acknowledge this and commit to research



Your questions?





SOUTHSIDE
DATA CENTRE



SOUTHSIDE
DATA CENTRE