



Third Revolution Projects

Services Brochure

# Data Centres

Project Expertise

2025









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## INTRODUCTION

# YOUR PLANNING, SUSTAINABILITY & DEVELOPMENT PARTNER FOR SUCCESS

As a forward-thinking **data-centre developer or investor**, you are racing to meet surging demand from AI, cloud and edge workloads in the UK and Europe. The market is booming, policy is supportive, and capital is waiting to be deployed. All you need is a clear, de-risked route from opportunity to operation.

Yet the path is anything but plug-and-play:

- Grid connection “black holes”. Some projects are staring at 10-year wait times for firm capacity, pushing developers toward costly interim power solutions.
- Land-power-planning jigsaw. A site that fails on any of these three axes stalls programmes and erodes investor confidence.
- Escalating OPEX. Electricity can swallow 40–60 % of lifetime costs, and regional price differentials may widen under market reforms.
- Changing economics of scale. While hyperscale still matters, 60% of UK facilities are  $\leq 4$  MW and edge centres can outperform hyperscale sites economically when latency is critical.
- Planning risk. Even with national support, local planning refusals prove policy conflict or failure to demonstrate the socio-economic benefits, ill-informed stakeholders, concerns around power demand and waste heat, or missed survey windows can derail £-billion investments.

Left unmanaged, these hurdles translate into sunk capital, missed market windows and strained stakeholder relations.









## ABOUT US

# Helping big thinkers achieve big visions

The inspiration for Third Revolution comes from a desire to understand technological, economic, social and environmental drivers of change, how they interact with revolutions in the ways people live, work, generate energy and travel, and the implications for place-making, land use and infrastructure. We call this Future-Thinking.

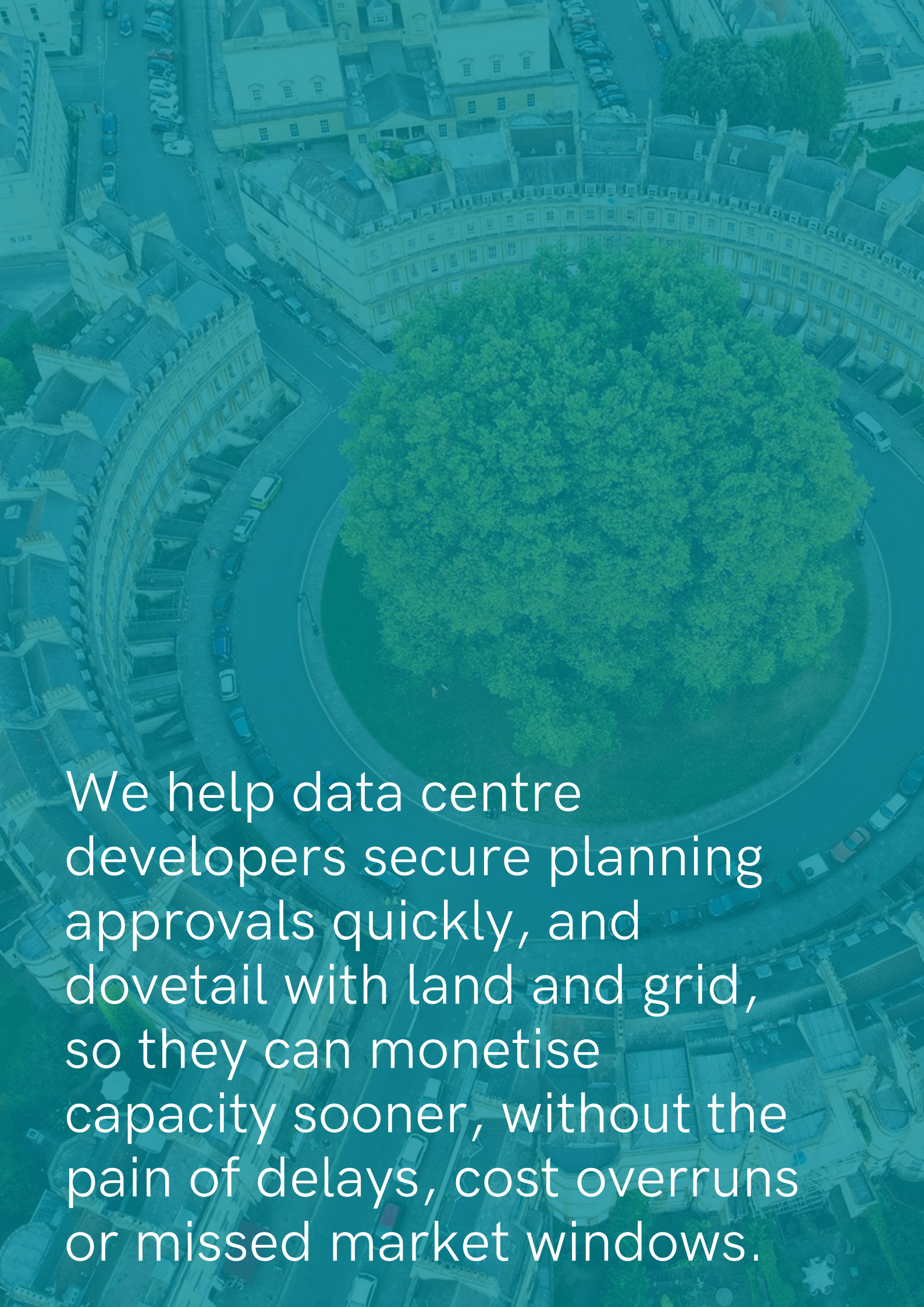
With our team of planning, economists and sustainability experts, Third Revolution is at the forefront of innovative and future-thinking projects. Our unparalleled expertise and passion gives us the edge when it comes to securing planning consents, deliverable strategies and making our clients' ambitions a reality.



"Data centres are at the heart of a rapidly changing world. They are a fundamental part of net-zero and can be a catalyst for delivering economic and housing growth. The best-connected data centres tomorrow will be the best-connected places today: to the grid, to communities, and to policy priorities."

**Robert Shaw, Managing Director**



An aerial photograph of a circular green space, likely a park or roundabout, surrounded by historic buildings and a curved road. The image is overlaid with a semi-transparent blue filter. The text is positioned in the lower-left quadrant of the image.

We help data centre developers secure planning approvals quickly, and dovetail with land and grid, so they can monetise capacity sooner, without the pain of delays, cost overruns or missed market windows.



# WHY WE DO WHAT WE DO

We are in a time of the most exciting and consequential industrial, environmental, and economic revolution in human history. The sheer speed of change is unprecedented.

We are adaptive to the revolutionary change around us and advise clients on development and emerging, future thinking opportunities so they can thrive in a new era.



**Third Revolution really understand the sector and bring more than just planning expertise to our projects. They deliver planning consents by seeking solutions to problems and adapting their approach according to the specific needs of a project.**

Gamcap Ltd



## Our Commitment to You

In the realm of sustainable development, infrastructure, and policy-making, success isn't just about completing individual projects or policies. It's also about delivering profound transformations to places and integrating different types of infrastructure. Let's work together to make it happen.



# MEET THE TEAM

Our team understands the challenges you face in bringing your transformative policies, projects and infrastructure to life. With our team's expertise, knowledge and passion, your strategies and projects will become a reality.





# Supporting Your Project



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# Specialisms

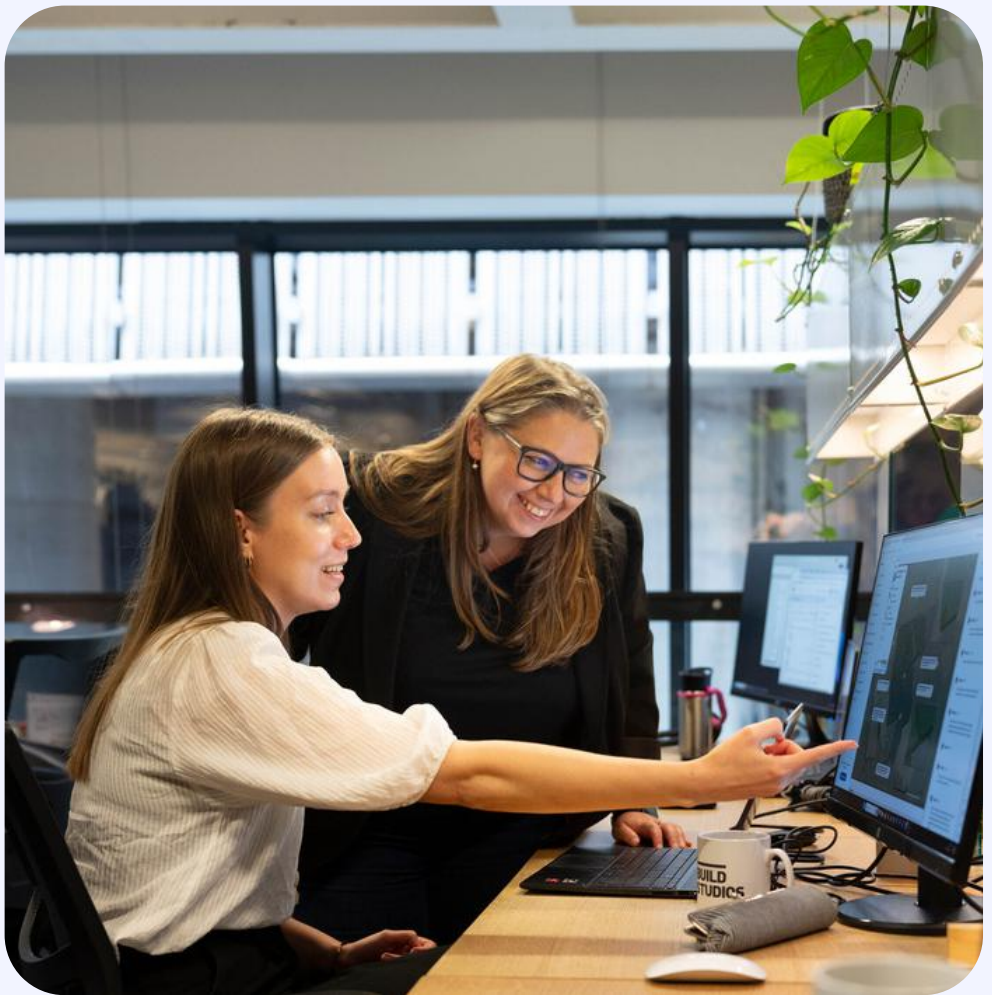


# Delivering profound transformation to places and infrastructure with our solutions-driven approach.

We are a specialist planning, economics and sustainability consultancy dedicated to digital and energy infrastructure. We have:

- A proven site-scoring engine that layers spatial and policy datasets against grid to shortlist investable sites and area-wide opportunities in days.
- Economics expertise that quantifies the business case for hyperscale, regional or micro-edge portfolios, so you build the optimal mix.
- A highly expert planning team experienced in securing consents in tight timescales.
- Expertise to integrate your data centre into the surrounding area, unlock new revenue and create social licence, from private-wire renewables and sustainable heat networks, to enabling delivery of housing





## We will work with you to:

1. **Design for value**  
Business case development to pinpoint the optimal development type, including scenario modelling of density, modular build options and edge-vs-hyperscale economics to maximise ROI.
2. **Search and sift**  
Rapid GIS-enabled screening to rank sites against grid capacity, planning policy and risks, commercial metrics and opportunities in the wider area.
3. **Secure and de-risk**  
Create planning strategies aligned with grid and land programmes, pre-app engagement with priority stakeholders, and targeted surveys to surface and solve constraints early.
4. **Deliver consents**  
Consentable planning applications that meet policy and stakeholder expectations, and demonstrate the socio-economic benefits, with minimal delay.
5. **Optimise and embed operation beyond the site boundary**  
Strategies for embedding your development within the wider area, including opportunities for renewable integration, waste-heat monetisation, delivery partnerships, and future scalability.



## With TRP you will:



- Bring sites online with minimal delay, capturing first-mover advantages.
- Cut development risk and cost through data-driven site selection, opportunities mapping and parallel planning-grid-land strategies.
- Unlock premium revenues by deploying the right mix of regional edge and hyperscale capacity tailored to market demand.
- Demonstrate sustainability and embed your development within the community with heat-reuse and infrastructure, though integration with strategic and local plan-making and nearby developments.



## Ignore these imperatives and risk:

- Years of capital tied up in stalled grid queues.
- Planning refusals that force costly appeals or redesigns.
- OPEX spirals from poor location choices.
- Losing strategic clients to competitors who deliver capacity first.



A photograph of two men in an office setting. The man on the left, wearing glasses and a dark blue zip-up sweater over a light-colored collared shirt, is gesturing with both hands while speaking. The man on the right, wearing a light-colored button-down shirt, is listening and gesturing with his right hand. They are seated at a wooden desk with computer monitors, keyboards, and a water bottle visible. The background shows office shelves and a glass partition.

## SERVICES

We offer a full range of services to take your project from concept to completion



# Planning Applications



## Consentable Planning Application Management

Site appraisals planning strategy, submissions, post-submission management and expert witness



## Post Determination Management And Appeals

Discharge of conditions, planning amendments, planning appeals, expert witness and JR support.



## Strategic Advice - Major Infrastructure

Major infrastructure delivery and programme management, including DCOs, DNS and s36



## Environmental Impact Assessment Coordination

Coordinating ecological surveys, impact analysis, mitigation planning, and compliance reports.



## Project Management And Strategic Planning

Coordination of specialist surveys and reports. Planning policy and strategy support.



## Stakeholder And Section 106/s75 Negotiations

Community engagement, pre-application discussions, Section 106 negotiations, and planning benefits.



## Site Selection And Alternatives Assessments

GIS-driven search-and-sift studies layering grid, policy and environmental data



## Supporting The Land-Power-Planning Nexus

Mapping grid milestones against planning stages



# Strategic Opportunities



## Sustainability And Future Thinking

For promoters, masterplanners and local authorities looking for innovative ways to make development sustainable.



## Research And Analysis & Site Promotion

Plan-making and masterplans. Site appraisals, local plan representations and expert witness.



## Strategic Opportunities

Strategies for embedding development into the wider area, including waste heat and shared grid.



## Build Partnerships To Align Your Objectives

Including with local authorities, other public bodies and strategic land promoters.



## Community Engagement

Effective discussions with communities and stakeholders, public events, briefings and presentations.



## Sustainability Advice

Helping secure sustainability goals and deliver policy requirements.



# Economics and Social Impact



## Business Cases

Socioeconomic report providing justifications for a proposed project or investment.



## Cost And Values Research

An assessment of likely development costs and sales values to inform early-stage development decisions



## Economic Policy Development

Research to support policy development and appraisal of public policy and programmes



## Initial High Level Viability Appraisal

Financial appraisal utilising high level cost and value estimates to provide out turn profit estimates for a proposed development



## Market Needs Assessments (Commercial, Housing, Leisure, Waste, Data Centres)

Identifies the target end user and the scale of the potential need, affordability and demand arising from a development.



## Post Consent Services

Community benefits funds, Section 106/75, CIL reviews, employment skills plans and wellbeing.



## Socio-Economic Statements

Benefits and impact assessments, EIA chapters, infographics.



## Socio-Economic Stakeholder Engagement

Consultation strategy and events to build support and inform reporting.



PROJECTS

# Our Experience





## DATA CENTRES

The Third Revolution team is researching and working with clients on data centres across the country:

- Large data centres with firm and curtailed grid connections and supporting energy generation infrastructure.
- Smaller edge data centres including an approved scheme to serve an industrial estate near Blackpool.
- Working with clients to develop the business case for large and small-scale data centres.
- Developing a methodology to present the local socio-economic benefits of data centres in which job creation is not the primary driver.
- Researching the potential for distributed edge and co-located data centres to serve specific users.



# STRATEGY AND HEAT NETWORKS

Third Revolution is using its Drivers-Revolutions-Risks-Opportunities (DRROP) Framework to inform a Sustainability Strategy for a new settlement near Crawley, on behalf of Homes England. Using research and trends, we are demonstrating how major drivers of change in energy and society are transforming the way people live, work, travel and use energy, and the infrastructure needed to support this. The approach is ideally suited to exploring how we embed data centres within the local environment.

Third Revolution's Managing Director has considerable experience exploring strategic energy opportunities for heat networks:

- Co-authored Community Energy: planning, development and delivery with the Association for Decentralised Energy – a guide to energy masterplanning and the process for delivering heat networks.
- Developed evidence to underpin renewable energy strategy and policy for numerous local plans and masterplans.
- Developed evidence to support a place-based industrial strategy for Greater Cambridge and Peterborough.















## PRIVATE WIRE CONNECTED RENEWABLE ENERGY

Third Revolution has worked on a portfolio of solar and BESS projects with private wire connections to large energy users including Nestle and Toyota.

For the Norwich Food Enterprise Park, the Third Revolution Team worked for Pathfinder Clean Energy to secure planning consent for a 35MW solar farm, BESS and new substation with a private wire connection to the Park

The proposal will play a vital role in the growth of sustainable food production at the Park. This includes companies such as Fisher Farms, who are revolutionising farming with their next generation, vertical farms that use LED lighting systems to produce crops on a fraction of the space needed for conventional farming (even when the space for the solar farm is factored in).

TRP managed strategy, pre-application discussions, specialist consultants, EIA screening, public consultation, planning application, committee and discharge of planning conditions.

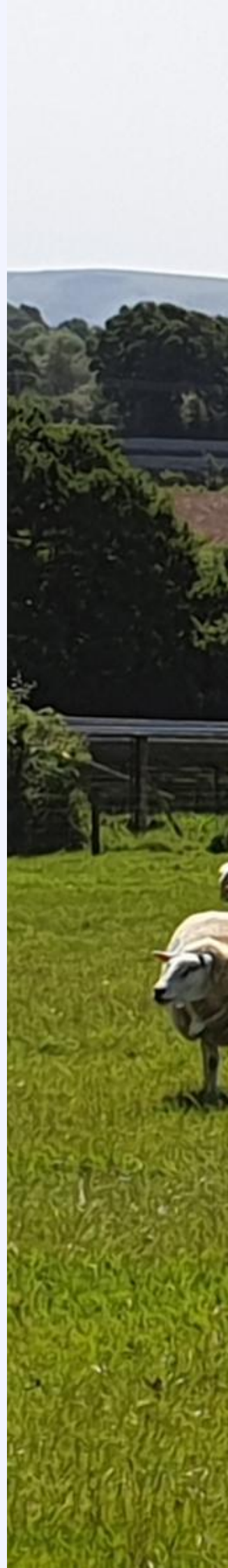


## OVERCOMING CHALLENGING PLANNING CONSTRAINTS AND LOCAL OPPOSITION

Our expert team is well versed in resolving challenging planning policy and environmental constraints, including Green Belt, National Landscapes, ecological designations and flood risk, to secure officer support and planning consents.

Apple Tree Solar Farm and BESS in Suffolk met with strong local opposition from day one. We worked with specialists to implement a thorough engagement strategy with residents and parish councils. We used our team's unparalleled experience to build a clear planning case and address technical challenges, including fire safety, landscape and heritage effects. We secured a planning consent at committee.

We are also no stranger to dealing with coordinated local opposition and heading off Judicial Review risks. Our team recently gained consent for a large solar farm in Test Valley in which a former planning barrister was resident, meaning attention to detail in the process was essential to minimise the risk of a Judicial Review. TRP led the full planning process and helped develop community benefits to build local support. The application was approved at planning committee and passed the JR period.













## BUILDING THE SOCIOECONOMIC CASE AND MAJOR INFRASTRUCTURE

We have teamed up with Walters Planning & Consulting to bring their extensive experience of successful Development Consent Orders, s36 and DNS projects, and knowledge of environmental law to the TRP team. Our capabilities include scoping, budgeting and procurement of skills, managing multidiscipline teams and guiding clients through the application process.

Members of the TRP team acted as lead consultants for the socioeconomic impact assessment of a DCO solar farm. This considered local social and economic characteristics, including unemployment rates, measures of deprivation, education and skills and population and demographic trends. The economic impacts were measured with respects to the Gross Value Added, short- and long-term employment impacts, income generation, and impacts on education, tourism and recreation.

An Employment and Skills Plan was also developed to ensure employment and training opportunities would benefit to the local community. This also ensured that education and skills opportunities could be given weight in the determination process.





# Transforming Visions into Sustainable Reality

Contact Third Revolution today to learn  
how we can help you with your project.





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Third **Revolution** Projects



# YOUR PARTNER FOR SUSTAINABLE SUCCESS

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Third Revolution Projects is a London based planning and development consultancy.  
We bring creativity and big picture thinking to strategic planning for places and infrastructure



**RTPI**  
Chartered Town Planners

