



Third **Revolution** Projects

Services Brochure

Economics & Social Impact

Project Expertise
2025



Zone
ENDS



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INTRODUCTION

YOUR PLANNING, SUSTAINABILITY & DEVELOPMENT PARTNER FOR SUCCESS

Third Revolution are a planning, sustainability, economics and development consultancy specialising in leading and navigating rapid change. We operate in the space created between transformational technologies and the effects these have on places, land use and society.

Third Revolution is your partner for achieving successful consents. We have a track record of securing innovative and deliverable projects with our solutions-driven approach.

Third Revolution Projects are at the vanguard of socioeconomic analysis. The team combines the strengths of qualitative and quantitative scrutiny and adds impetus to our purpose of accelerating the transition to a sustainable world through delivering creative solutions to society's biggest challenges.





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 planners 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.



"Socioeconomics is becoming increasingly important as part of the decision-making process and, by amalgamating this with Third Revolution's wider planning offering, it allows a unique ability to tailor the socio-economic reporting to really capture the meaningful benefits specific to the local communities in which schemes are being delivered"

Dan Hay, Planning Director - Economics & Social Impact Lead

An aerial photograph of a city street featuring a large, circular green park in the center. The park is surrounded by a curved road with parked cars. The surrounding urban area includes various buildings and more parked vehicles. The entire image is covered with a semi-transparent blue overlay.

We help forward-thinking
developers, private
individuals land promoters,
and public bodies overcome
challenges and roadblocks
to bring projects, policies,
and infrastructure to life.

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 energy 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.

Gam Capital 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

Dan Hay

Planning Director - Economics & Social Impact Lead

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Dan is a chartered town planner (MRTPI) and chartered member of the Institute of Economic Development (MIED). He has over 14 years of town planning and property experience advising on large scale strategic development projects, both in the private and public sector.

Dan has considerable experience in advising on the socio-economic benefits of renewable energy projects, large scale residential and commercial developments, and nationally important infrastructure projects within the UK context. He is also an experienced project manager with strong organisational skills.

In addition, Dan also possesses a comprehensive understanding of property markets, enabling him to provide informed advice on the latest cost and value assumptions associated with residential and commercial developments.



Rowan Kinnaird

Senior Economics & Social Impact Planner

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Rowan is an Associate of the Royal Town Planning Institute (AssocRPTI) and the Institute of Economic Development (AEID) with over four years' experience in the planning industry working on both planning and viability matters in the private and public sector. Rowan's planning experience has predominantly consisted of working on renewable energy and infrastructure projects, with a focus on evaluating the socio-economic impacts of development. He also has experience undertaking complex financial viability appraisals for residential, commercial and mixed-use projects.



Sectors and Specialisms

Delivering profound transformation to places and infrastructure

Securing innovative and deliverable projects with our solutions-driven approach.

SERVICES

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

Initial Appraisal Services



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



Employment Land Strategy Analysis

Detailed review of employment land planning policy, including employment land supply and the objectively assessed need, to support the promotion of the proposed development



Feasibility Studies

Initial assessment of various development options by undertaking high-level analysis of viability inputs, such as land value, revenue and costs



Housing Land Strategy Analysis

Detailed review of residential planning policy, including detailed analysis of housing targets and residential land supply to support the promotion of the proposed development



Housing Land Availability Assessment

Assessment of council's housing land position, housing delivery numbers and 5-year housing supply



Initial High Level Viability Appraisal

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



Local Plan Viability Reviews

Detailed review of relevant local plan policy to inform development decision-making or to promote land / development



Market Needs Assessments (Commercial, Housing, Leisure, Waste)

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



Local, Regional or National Policy Representations

Provision of a detailed response to a proposed policy intervention on behalf of the client

Pre-Submission Planning Services



Affordable Housing Viability Assessment

Detailed assessment of financial viability of a proposed development to assess level of affordable housing provision.



Collaborative Benefits Statements

Report outlining the shared advantages and positive social, economic, and environmental outcomes of a project, as well as outputs from engagement process with key stakeholders.



Construction Training Schemes

Development of training schemes to equip individuals with the skills and qualifications needed for various roles relevant to the construction of a proposed development



Education Impact Assessment

An assessment of impact on educational receptors as a result of a proposed development, including review of existing educational facilities and pupil numbers and forecasting of additional need as a result of development and birth rates



Employment and Skills Plans

Detailed report on the employment and skills opportunities and monitoring mechanisms that will be realised as part of a proposed development



Employment Land Strategy Analysis

Detailed review of employment land planning policy, including employment land supply and the objectively assessed need, to support the promotion of the proposed development



Recreation Impact Assessment

An assessment of impact on recreational receptors as a result of a proposed development



Sequential Testing (Leisure & Retail)

Assessment of the suitability of various locations for leisure and retail development, identifying priority locations to target.



Socio-economic Benefit Statements

Detailed analysis of the social and economic benefits of the proposed development

Pre-Submission Planning Services, continued...



Socio-economic EIA chapter

Detailed assessment and quantification of socio-economic impacts associated with a development proposal, as part of a wider EIA.



Socio-economic Impact Assessment

Detailed assessment and quantification of socio-economic impacts associated with a development proposal, supported by a baseline assessment to provide local context.



Socio-economic Infographics

Visualisation of socio-economic data and trends



Socio-economic Stakeholder Consultation

Consultation with stakeholders to gain insight into local characteristics, informing socioeconomic reporting



Socio-economic Stakeholder Engagement Events

In-person stakeholder engagement event to gain insight into local characteristics, informing socioeconomic reporting



Socio-economic Stakeholder Engagement Strategy

Strategy document for the effective engagement with key stakeholders to inform socioeconomic reporting



Temporary Workers Accommodation Assessment

Assessment of demand for and supply of accommodation that could support temporary workers



Tourism Impact Assessment

Assessment of the impacts on the visitor economy as a result of a proposed development



Social Infrastructure Needs Study

A report setting out the infrastructure requirements for education, health, community and emergency services and the demands on delivery of social infrastructure across the area.

Post Consent Services



Employment and Skills Plan Monitoring

Monitoring of commitments made within employment and skills plan as part of socio-economic impact assessment



Community Benefit Fund Advice

Supporting the client to identify and secure meaningful community interventions to be delivered as part of a proposal.



Community Infrastructure Levy Reviews

Review of Community Infrastructure Levy requirements and provision of CIL strategies.



Section 73 / Section 42 (Scotland) Affordable Housing Viability

Client support for the renegotiation of conditions attached to planning permissions, relating to affordable housing contributions



Section 106 / Section 75 (Scotland) Review

Review of section 106 contributions likely to be required through development of a proposal



Section 106A / Section 75A (Scotland)

Client support for the modification or discharge of planning obligations attached to a planning application.

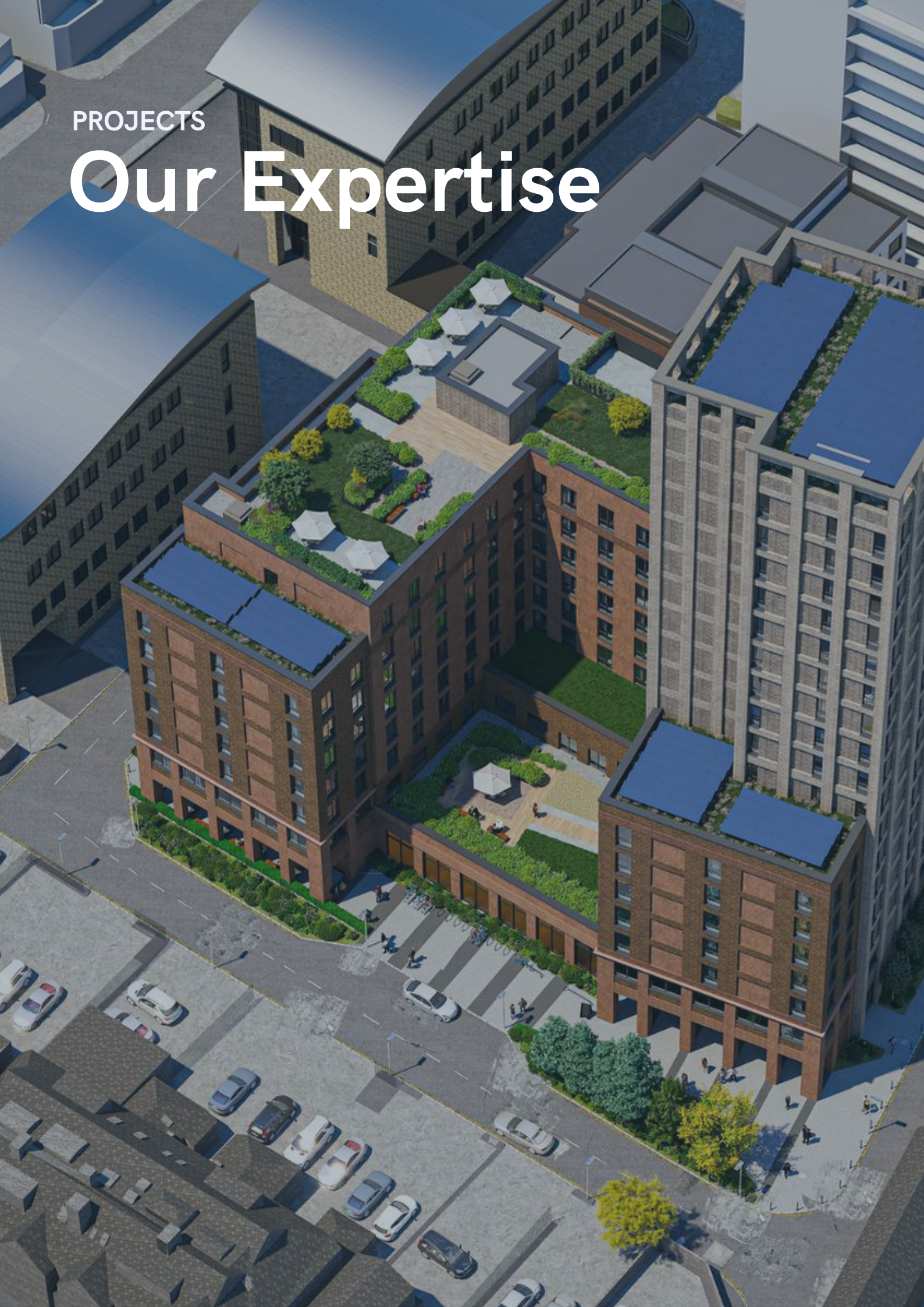


Wellbeing Economy

We can help you to understand the contribution that your project, organisation or sector make to the wellbeing economy

PROJECTS

Our Expertise



An aerial photograph of a city street. On the left is a modern, multi-story building with a glass facade. To its right is a multi-lane highway with several vehicles. Further right is a parking lot with a few cars and some trees. The scene is captured from a high angle, showing the layout of the urban environment.

STRATEGIC PLANNING & SUSTAINABILITY

Our team has vast experience ensuring complex infrastructure projects consider the sustainability of the environment and community in which they are developed. This requires in depth analysis of social and economic impact during construction, operation and decommissioning in order to promote initiatives that enhance the sustainability of communities and mitigate against harmful effects.

In addition, we have advised on the viability of strategic sites across England and Wales enabling local plan allocation. We also have undertaken detailed socio-economic impact assessments for strategic residential and mixed-use sites, helping to unlock regionally significant projects.

RENEWABLE ENERGY AND INFRASTRUCTURE

The economics and social impact team has industry leading expertise in assessing the socioeconomic benefits of renewable energy and infrastructure initiatives. We have developed bespoke financial analysis that quantifies project benefits, supporting the creation of robust Socioeconomic Impact Assessment's. Furthermore, we provide guidance on community benefit funds and have extensive experience in socioeconomic stakeholder engagement, including public presentations to local communities and advocacy groups.

Our portfolio includes evaluations of flood relief schemes in Ireland, enhancements to breakwater and ferry services in Scotland, a high-voltage electricity interconnector in Ireland, and numerous large-scale DCO solar developments in England and DNS wind schemes in Wales.



RESIDENTIAL & COMMERCIAL

We possess a comprehensive understanding of property markets, enabling us to provide informed advice on the latest cost and value assumptions associated with residential and commercial developments. Utilising sophisticated financial appraisals, we assist clients in navigating their business objectives for development and unlocking the development potential of complex and intricate sites.

We provide expert advice on the viability of affordable housing and other Section 106 policy requirements for both private and public sector clients throughout the UK. Our proven track record with London authorities reflects our deep understanding of the complex dynamics of the London market. Moreover, the team has experience across North England and the Midlands, where we recognise the varying viability and socioeconomic factors that affect development in these regions.

Our team has undertaken multiple socio-economic impact assessments for large-scale residential and mixed-use schemes, utilising our knowledge of property markets alongside our understanding of local socio-economic characteristics.

We also are adept at reviewing local authority employment land requirements and producing comprehensive supporting documents for promotion of the land.



Selected Project Experience

A vertical teal-colored image on the left side of the page, featuring a modern building with white walls and windows, partially obscured by the teal overlay.

Residential

Affordable Housing Viability Assessment; 500+ homes & co-living units, Midlands

Lead consultant advising on the viability of delivering this large-scale regeneration scheme in Wolverhampton. Produced an Affordable Housing Viability Assessment and associated Financial Development Appraisal.

Commercial

Critique of Employment Land Review / Land Promotion, North West England

Critique of local council employment land review, including methodology used to calculate objectively assessed need, site selection process and annual monitoring procedures. Detailed evidence was provided to demonstrate that the council had underestimated employment land need and overlooked the client's development land in favour of less desirable sites.

Strategic Planning & Sustainability

Urban Extension EIA, South West England

Socioeconomic Impact Assessment and Socioeconomic Environmental Statement chapter assessing the impact of a proposed urban extension including 1,350 homes, a primary school, local centre, community uses, green infrastructure, open space, pedestrian / cycle routes and more. This required detailed consideration of social and economic impacts, taking into consideration potential visual, landscape, noise and heritage effects.

Renewable Energy

Solar Farm DCO, South East England

Lead consultants responsible for undertaking the socioeconomic impact assessment of a solar scheme, as part of a wider EIA. The impact assessment was undertaken considering local social and economic characteristics. This required developing an understanding of issues such as unemployment rates, measures of deprivation, education and skills and population and demographic trends.

The economic impacts associated with the project were measured with respects to the Gross Value Added (GVA) as well as both the short- and long-term employment impacts and income generation. These economic impacts were also considered alongside the social impacts of the development such as the potential impact on education, tourism and recreation.

An Employment and Skills Plan (ESP) was also developed to ensure employment and training opportunities are targeted towards NEET individuals, ensuring maximum benefit to the local community. The ESP also sets out key local organisations to collaborate with to ensure high quality training opportunities are provided and promoted. Submitting an ESP supporting a planning application ensures that education and skills opportunities provided as part of the development can be given weight in the determination process.

Infrastructure

Breakwater and Ferry Port Improvements, Scotland

Socio-economic assessment of an infrastructure project including the construction of two breakwaters and ferry port improvements for a remote island community. Local context was of particular pertinence when assessing social and economic impact, given the unique characteristics of remote island communities. Subsequently, in-person consultation events were utilised to better understand the local context and inform the assessment of potential effects.







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

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

