



Community Consultation Leaflet

Shaping our plans with local communities





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1. Introducing Longmarsh Green Energy

Longmarsh Green Energy is a proposal for solar energy generation, battery energy storage and a co-located data centre campus in west Norfolk.

It would connect into the existing transmission network substation at Walpole, providing secure renewable energy, produced in the UK for our homes, businesses, transport systems and industries.

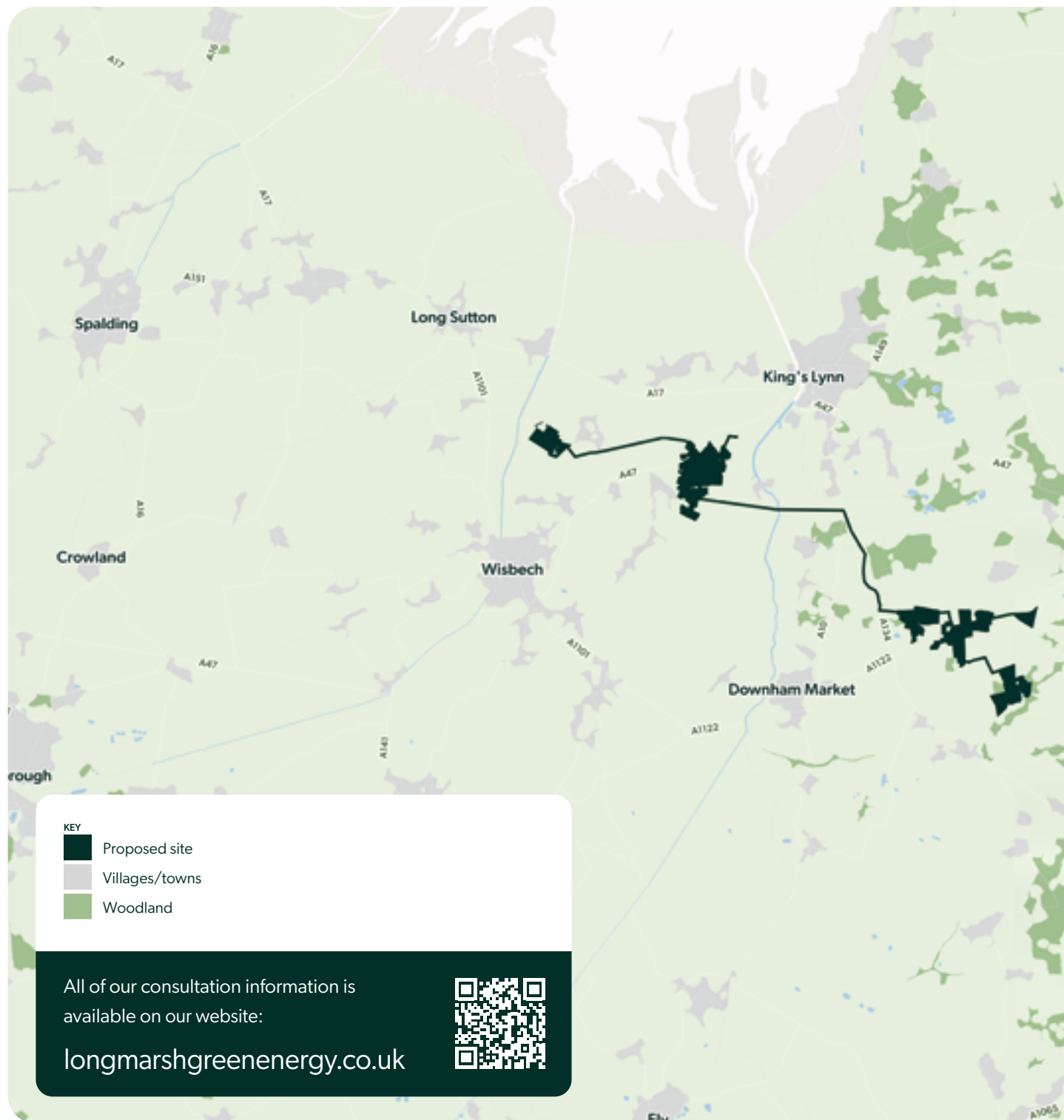
At the same time, the data centre campus – essential infrastructure for the modern economy - would support digital services people use every day.

We are now seeking feedback on our proposals for Longmarsh Green Energy from local communities. You can learn more about the consultation, our proposals and what happens next by reading this leaflet or visiting our website longmarshgreenenergy.co.uk.

Feedback from this consultation, along with on-going stakeholder engagement and further technical work will help us to refine our proposals before submitting a Development Consent Order (DCO) application (see page 5 for more information).

Who we are

Evolution Power Limited is a UK-based, independent energy developer that previously successfully obtained the Stonestreet Green Solar DCO. The applicant will be EPL Norfolk Limited, a wholly owned subsidiary of Evolution Power Limited.



KEY
Proposed site
Villages/towns
Woodland

All of our consultation information is available on our website:

longmarshgreenenergy.co.uk





Figure 1: Project overview

Renewable energy and battery storage

The UK's electricity system is changing fast. As people and businesses switch to electric cars and using electricity for heating, the country is expected to need twice as much electricity by 2050 as it does today. At the same time, the UK is seeking to decarbonise electricity generation, to reduce the requirement for expensive imported fossil fuels, protect the environment and secure its own energy supply, removing the impact of international events on UK prices. To do this we need new modern energy projects that can provide clean, low-cost power directly to the electricity network.

Solar energy is lower cost and quicker to build than other renewable technologies. Subsidies are no longer required but the Government is able to contract the electricity generated at a significant discount to the average national price, reducing UK consumer prices. Co-locating battery storage with solar allows the electricity generated to be stored and then delivered to the electricity grid when it is most needed and it also allows the project to import from the grid at times of oversupply and export back to the grid when there is a shortage, in both cases further reducing UK consumer prices.

Longmarsh Green Energy will make an important contribution to helping the UK build a cleaner, lower cost and more secure energy system.

Data centres

Data centres are crucial to the UK economy as they support the online networks we all rely on. From emails, banking and streaming services to national defence and our NHS records, the nation depends on continuous data centre operation. The UK Government says that they “underpin almost all economic activity and innovation”¹ and in September 2024, designated them as critical national infrastructure.

The vital role of data centres makes it important to understand what exactly they are and how they operate. Put simply, a data centre is a building that houses computer systems, servers and digital storage to store, process and distribute large amounts of digital information.

Modern data centres use closed loop cooling, which means that once the system is filled, the liquid is recirculated rather than continually taking water from the mains. Our proposed data centre will use this approach and will also take renewable power direct from the Longmarsh Green Energy solar farm. More information on our proposals is included on page 17 of this leaflet.

¹ Cyber security and resilience policy statement, Department for Science, Innovation and Technology, April 2025

2. Community consultation

Why we are consulting

We are carrying out this consultation to introduce our plans and gain early feedback from the local community. By combining this insight with technical work and detailed environmental information, we can make informed decisions as we refine the proposals.

Engagement with a wide range of stakeholders, including technical experts and government bodies is already shaping our approach and design and will continue as the proposals develop.

Key areas for consultation

The project design is still developing. Some key decisions have been made, including the location, components of the project (solar panels, battery storage, and data centre), and how the different areas are expected to connect to each other and to the grid. However, some areas of the proposals are still being developed, including:

- › the detailed layout;
- › access arrangements;
- › construction routes;
- › landscape screening and mitigation;
- › biodiversity proposals; and
- › community commitments.

We would particularly welcome your feedback related to these elements, including:

- › local roads and traffic conditions;
- › views and landscape character;
- › public rights of way and recreational routes;
- › local heritage, ecology, drainage and flooding matters;
- › nearby homes, farms and businesses that may need particular consideration;
- › opportunities for biodiversity enhancement; and
- › suggestions as to how we can make a positive local contribution, whether that's through funding for local projects, schools, environmental programmes or other local benefit initiatives.

**Consultation on
Longmarsh Green
Energy is open from
15 October to
26 November 2026.**

The DCO process

Longmarsh Green Energy is a project of national significance which needs a type of planning consent called a Development Consent Order (DCO).

We are currently in the pre-application stage of the DCO process for Longmarsh Green Energy.

This is an important part of the process where feedback from stakeholder engagement and community consultation, along with further technical work and environmental assessments, will help to shape the proposals before they are finalised for the DCO application.

After we submit our application, the Planning Inspectorate will review and examine our

proposals. Everyone will have the opportunity to register with the Planning Inspectorate as an interested party and then comment on the DCO during the examination period, including community members, local authorities, and other interested parties. The Planning Inspectorate will then make a recommendation to the Secretary of State, who will decide whether to grant consent.

For more information on the DCO planning process, please visit:
infrastructure.planninginspectorate.gov.uk.

Key anticipated dates



**Oct 2026
- Apr 2027**

Pre-application
consultation and
engagement



**April
2027**

DCO
application
submission



**Sept 2027
- March 2028**

Expected 6-month
examination period



**July - Sept
2028**

Expected decision
from Secretary of
State



3. Project overview

There are two main parts to Longmarsh Green Energy – the Western Site located to the north-east of the village of Tilney St Lawrence, and the Eastern Site, located near to the villages of Fincham and Barton Bendish.

The site boundary shown in Figure 2 reflects the project's expected overall land requirements, including cable routes to connect the different parts of the proposals.



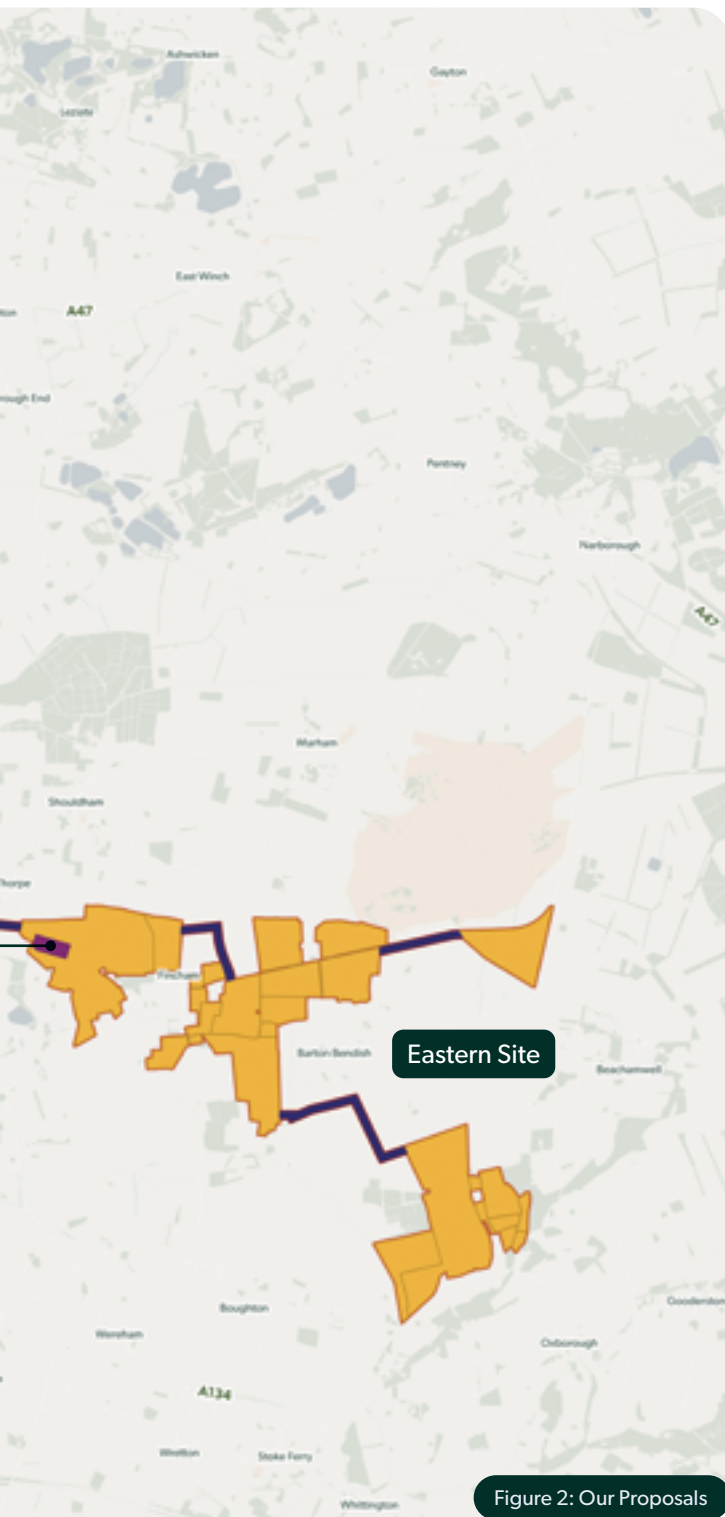


Figure 2: Our Proposals

4. Design commitments

We understand that Longmarsh Green Energy could affect the communities and environment around it. To reduce potential effects we have developed some key commitments that will guide the design as the proposals develop.

1. We will protect the amenity of nearby homes, and other amenity sensitive receptors by:

- › Maintaining a minimum distance of 30m between these buildings and any new solar panels.
- › Locating any inverters/transformers at least 100m away to limit any potential noise impacts.
- › Providing a separation distance of at least 300m from major built infrastructure including the data centre campus, the Eastern and Western Substations and battery storage areas.
- › Working with residents nearest to the proposals to develop site-specific mitigation measures, including appropriate planting, screening and landscape treatments.

2. We will protect existing ecology and enhance habitats by:

- › Maintaining a minimum buffer of 100m between the Islington Heronry Site of Special Scientific Interest (SSSI) and any above-ground infrastructure.
- › Developing opportunities for new and enhanced habitats that support local wildlife and strengthen ecological networks.

3. We will protect and enhance public rights of way by:

- › Using appropriate separation distances, landscape screening and design measures to limit any visual impacts for users of public rights of way.
- › Exploring opportunities to improve connectivity within the wider rights of way network, including new permissive path links.

4. We will avoid routing traffic through local villages by:

- › Developing a traffic strategy that specifies routes for construction HGVs that avoid local villages, including Tilney St Lawrence, Barton Bendish and Fincham, where possible.
- › Routing operational traffic associated with the data centre campus away from Tilney St Lawrence.

5. We will support local communities by:

- › Establishing a community benefit fund to support local initiatives and projects.
- › Exploring opportunities for additional local energy initiatives that provide a direct and lasting benefit for homes located nearest to the project.



5. Environmentally led design

Understanding how Longmarsh Green Energy could affect the environment is central to our development process.

We are building environmental considerations into the design at every stage, including in the proposals outlined in this leaflet. This includes, for example, proposing minimum distances between key project infrastructure and homes and other amenity sensitive receptors. Our aim is to protect amenity by locating larger and noise generating infrastructure away from receptors to minimise effects, and creating biodiversity areas to support new and enhanced habitats and species. Further design will be informed by technical assessment as well as consultation feedback.

Environmental Impact Assessment

Longmarsh Green Energy requires an Environmental Impact Assessment (EIA). EIA is an on-going process where the purpose is to assess the potential effects – both positive and negative - of a development on the environment. EIA also acts as a design tool, helping projects make better-informed and more sustainable decisions from an early stage.

We will carry out an EIA and submit an Environmental Statement (ES), that summarises the outcomes, as part of our DCO application.

At the same time as this local community consultation we will be seeking separate advice (a 'Scoping Opinion') from the Planning Inspectorate (on behalf of the Secretary of State) on what information needs to

be included in the EIA for Longmarsh Green Energy. We will submit an EIA Scoping Report, expected to be approximately 400 pages long, that will set out, on a topic-by-topic basis, the technical assessment and how we intend to assess potential environmental effects. This will enable key technical stakeholders, such as Natural England, Historic England, the Environment Agency, and local authorities, to review and provide comment to ensure the approach is robust. The EIA Scoping Report and, once issued, the Scoping Opinion will be made available on the project website.

We are carrying out the surveys and studies required to assess and report on environmental effects. These will consider the "baseline conditions" and establish the sensitivity or value of environmental designations and features as well as receptors such as nearby homes. An assessment of 'significance' looks at both the scale of the change caused by the proposals and the sensitivity or value of the thing it would change. The results of the assessments will be set out within the ES.

Measures to avoid, prevent, reduce, offset or compensate for significant adverse effects or enhance beneficial effects is a fundamental part of this process. This can include design measures such as the exclusion of certain areas to avoid impacts or distance offsets (set out in Section 4), to reduce effects, and other project-specific environmental measures. These measures will be set out within the ES.

Potential effects

The construction, operation and decommissioning of Longmarsh Green Energy could have a range of potential effects on the environment. We expect assessment of the following key topics to be of particular interest to local communities.



Landscape and views

Solar farms are relatively low-lying and, as explained in Section 4, we are proposing significant minimum distances between the taller elements of Longmarsh Green Energy and homes and other amenity sensitive receptors. We understand, however, that it would represent a change to what is currently there.

The EIA will examine the effect the project could have on the landscape and from a range of viewpoints around it, including potential glint and glare effects and/or radar impacts at RAF Marham. We are aiming to design the project to limit its visual impact on nearby residents and others such as users of public rights of way and will seek to agree mitigation with neighbouring residents to help screen the site where possible.



Traffic, noise and construction

We will aim to minimise the use of local roads for both construction and operational traffic movements wherever possible, to limit impacts on local residents and communities. Construction routes and access points will be assessed, with feedback from local communities helping to identify roads, junctions and villages that need particular consideration.

Our final proposals in the DCO application will include controls on construction working hours, traffic routes that avoid specified local villages or settlements where practicable, and separation distances between noise-generating plant and homes and other amenity sensitive receptors.

Detailed assessment of noise from the operational proposals will be completed and measures to reduce impact, for example additional screening, will be included where needed.



Heritage and archaeology

There are no designated heritage assets within the project site area. The project will not result in any physical impacts on above-ground heritage assets and our design approach, including setbacks and landscape screening, is intended to reduce any effects on the broader “setting” of heritage assets located outside the site boundary.

Our assessments will identify areas of archaeological interest to ensure any significant assets are identified and protected prior to construction taking place. An archaeological mitigation strategy will be prepared and submitted as part of the DCO application.



Flood risk and water

We will assess potential effects related to flood risk and water as part of the EIA. We will work closely with the Environment Agency, Lead Local Flood Authority and the Internal Drainage Boards to ensure that any potential for flood risk is fully understood and appropriately managed.

The data centre is expected to use a sealed closed-loop cooling system, meaning there should be no significant impact on local water supply.



Ecology

A full suite of ecology surveys is underway to identify any habitats or species that need to be specifically considered as part of the design process. The project design, through its approach to field and hedgerow planting, will seek to deliver a significant biodiversity net gain and we will also look to agree other ways to enhance ecology, for example by introducing bird and bat boxes.



Public rights of way

We are not proposing to divert or close any of the limited number of public rights of way within the project site. While the project will need secure boundaries, we will also consider – and assess - local access to public rights of way and countryside amenity as well the potential for improvements to connectivity between communities by introducing new permissive paths.



Land use

We understand that the use of agricultural land for solar farms is of interest. At the moment, solar farms occupy less than 0.1% of the UK's land area. Scaling up solar in line with Government targets to decarbonise the electricity grid is expected to bring this up to just 0.3%.

The total project site area proposed, including cable routes, is a very small proportion of land in the East of England. We will assess agricultural land and confirm any identified impacts on food security to help inform our design. We will report on this in the ES.



Other topics that will be included in our EIA to inform the final design of Longmarsh Green Energy include:

- › **Air quality**, where consideration of effects related to road traffic emissions and emissions from point-sources (such as backup generators) will be undertaken and measures identified to prevent or reduce effects.
- › **Carbon and climate change**, including the reduction of greenhouse gas emissions due to the solar generation as well as climate resilience measures.
- › **Socio-economics**, considering additional employment opportunities and economic benefits generated by the proposals.
- › **Cumulative effects**, which comprise the combination or interaction of the potential effects with other developments in the area.



6. Generating solar and powering data centres

How solar farms work?

Solar farms use energy from the sun to generate clean, renewable power.

The photovoltaic cells in solar panels convert sunlight into direct current (DC) electricity before inverters turn it into alternating current (AC) electricity. The electricity is then collected at the solar farm substation before it is sent to the grid. Battery storage is an important element of solar farms, as it allows electricity to be stored and provided to the grid when it is most needed (for example during the evening peak).

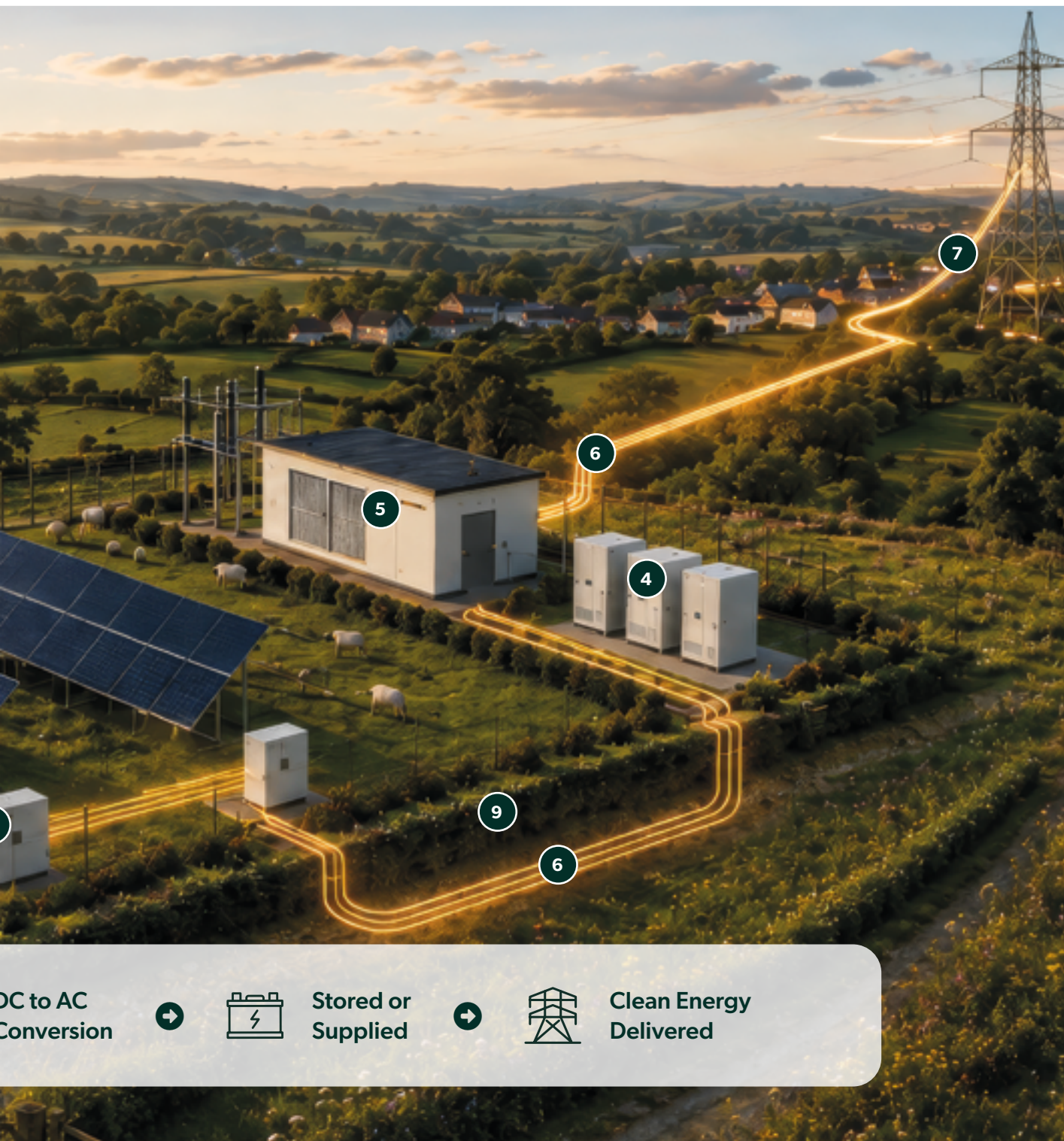
The different parts of a solar farm are connected by cables, while landscape areas are included to support local wildlife, improve site biodiversity, and provide screening.

Co-locating a data centre campus

One of the major challenges for the UK in attracting data centre investment is the cost of UK power. We are also aware of concerns regarding the impact of data centres on the electricity grid. Co-locating the data centre campus allows some of the electricity generated by the solar farm to be provided at low cost directly to the data centre. This reduces the cost of electricity for the data centre, providing a local supply to meet the data centre requirements and therefore reducing the volume of electricity required from the grid.

Figure 3: Illustration of indicative solar farm





- 1 Solar Energy**
Sunlight provides the renewable energy source.
- 2 Solar Panels**
Capture sunlight and generate DC electricity.
- 3 Inverter**
Converts DC electricity into usable AC power.
- 4 Energy Storage**
Batteries hold surplus electricity for later use.
- 5 Substation**
Manages power and prepares it for export.
- 6 Cables**
Carry electricity between key site components.
- 7 Grid Connection**
Electricity is either delivered to the data centre campus or exported from the site into the grid.
- 8 Fencing**
Secures the site and protects equipment.
- 9 Landscape Area**
Support biodiversity and soften the site visually.

DC to AC
Conversion



Stored or
Supplied



Clean Energy
Delivered

7. Our proposals

Key infrastructure

Solar panels

We are proposing a mix of fixed and tracker solar panels, which adjust their position to track the sun throughout the day. Panels would generally be south facing except in fields where an east-west arrangement is required to avoid environmental effects. Panels would have a maximum height of 4.5m.

Solar panels would be mounted on metal frames, with piles driven into the ground to a depth of between 1m and 3m, depending on ground conditions. Panels would be at least 3.2m away from security fencing and a minimum of 30m from nearby homes and other amenity sensitive receptors.

Battery storage

Battery containers would be a maximum of 4.5m high with integrated heating, ventilation and air conditioning (HVAC) equipment, fire detection and suppression systems.

The battery storage element of the project will comply with relevant National Fire Chiefs Council guidance to ensure appropriate equipment spacing, emergency access and water supply.

Collector and intermediate substations

Collector compounds are hubs where electricity generated from multiple solar panels is collected. They would include transformers and switchgear (switches, fuses and circuit breakers, which allow the control, protection and isolation of electrical equipment). String or central inverters would be used to convert the DC electricity generated by the solar panels into AC. String inverters would be connected to the solar panel mounting structure while centralised inverters would be located within the Collector Compounds.

Intermediate substations would be located across the site to aggregate the output from multiple Collector Compounds prior to distribution to the Export Substation.

Export substations

The Eastern Site and Western Site would both include a substation. The Eastern Site Substation will transfer electricity from the Eastern Site to the Western Site. The Western Site Substation will allow the import of electricity where required (for the data centre campus and battery storage) and the export of electricity to the grid. Substations include electrical infrastructure such as transformers, switchgear and metering equipment. They are also expected to include a control building, office space, welfare facilities and spare parts storage.

Safety and security

Operational areas of Longmarsh Green Energy would be fenced using agricultural wooden posts with wire mesh fencing at an expected maximum height of 2.5m. Pole-mounted closed-circuit television (CCTV) systems with an expected maximum height of 5m would be located around the perimeter of the site boundary.

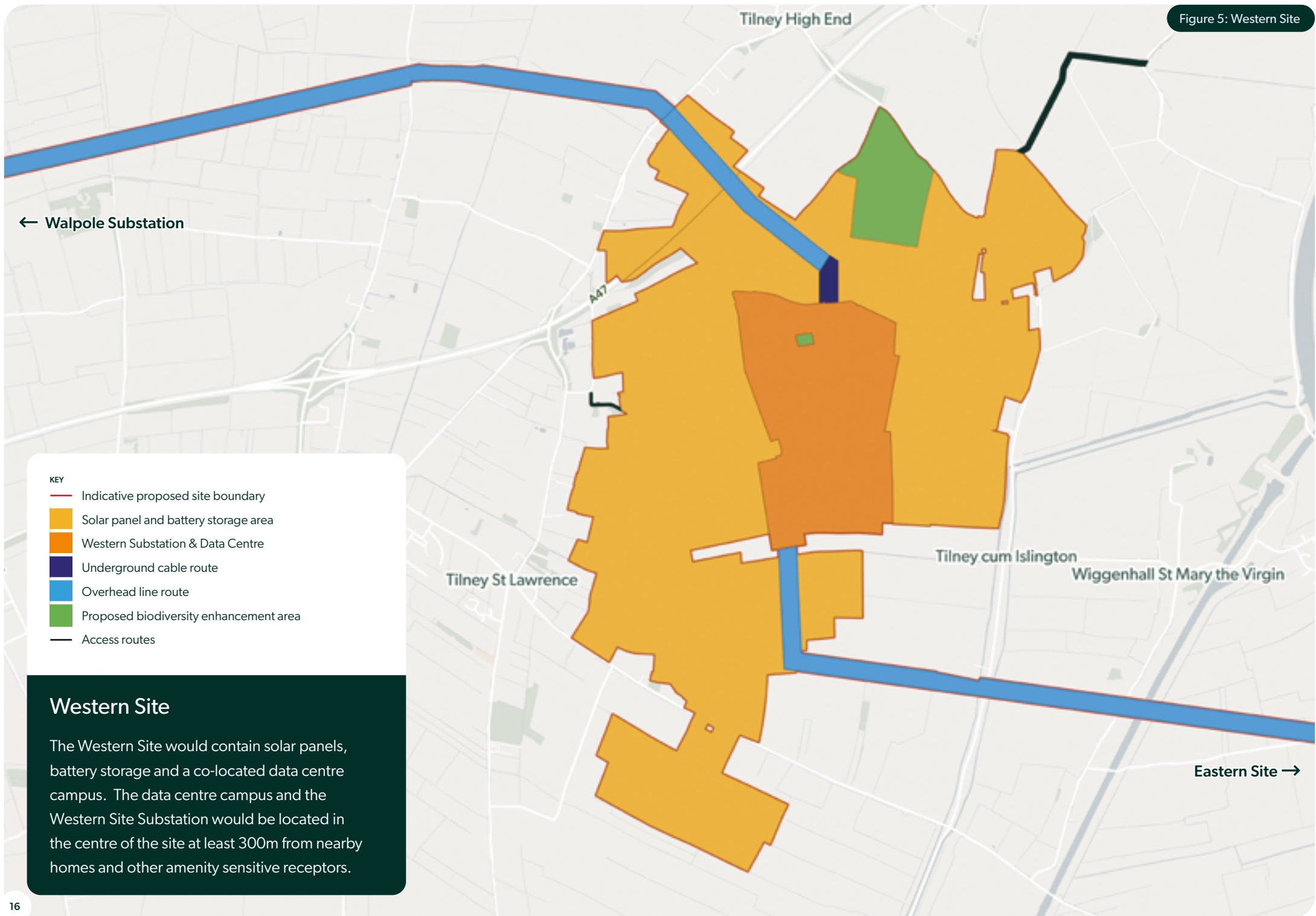
Metal palisade fencing with an expected maximum height of 3.0m would be installed around the data centre and any high voltage electrical infrastructure (including the collector compounds, substations and battery storage areas).

High-voltage electrical infrastructure areas would also include emergency lighting, in accordance with relevant standards, but the solar areas within the site would not be permanently lit.

Figure 4: Eastern Site



Figure 5: Western Site



Data Centre Campus (Western Site)

The development of data centre infrastructure is critical to enabling the UK economy to compete in the 21st Century. This type of development can deliver significant local benefits. However, we recognise it is important to also ensure the facts regarding the likely environmental considerations for this type of infrastructure - and how we will look to limit any impacts - are understood.

Local benefits

1. **Significant investment in the region** - the proposed data centre campus could result in over £25bn of capital investment in the region (including IT servers).
2. **Employment** - likely to provide thousands of construction jobs, over 500 permanent roles and will support a further 1,500 additional jobs.
3. **Business rates** - expected to result in over £20m in local business rates paid annually which could be used by the local authorities for local improvements.
4. **Local community benefits** - this significant investment also provides opportunities to fund local community projects and initiatives and we are keen to understand opportunities where these can be delivered.

Environmental considerations

1. **Landscape and visual impact** - the data centre campus will be located at least 300m from nearby homes and other amenity sensitive receptors. As we develop our proposals we will seek to further minimise impacts, including landscaping to help screen the campus from publicly accessible views.
2. **Noise** - the remote location of the data centre campus, 300m from nearby homes and other amenity sensitive receptors, will help to limit any noise impacts. As we develop our proposals we will include other noise mitigations (for example acoustic louvres) if needed.
3. **Lighting and security infrastructure** - the data centre will require additional security and external lighting, but this would be designed in line with standards and guidance to limit effects for local residents.
4. **Water usage** - the data centre campus is expected to use a sealed closed-loop cooling system, where a fixed volume of water or cooling fluid continuously recirculates to remove heat. This means that water needed for the data centre will be limited to domestic/amenity uses and there should be no significant impact on local water supply.
5. **Air quality** - backup fossil-fuel generators are included for emergency purposes only. These will be assessed as part of the ES but, absent emergency use, would only be operated for limited hours each year for testing. The remote site location and the distance from nearby receptors will minimise the impact of any emissions on local air quality.
6. **Electricity prices** - the data centre is co-located with solar which reduces its demand for electricity from the grid. In addition, locating the data centre campus in this region allows it to access supply from existing and significant new offshore wind generation and therefore is not expected to have any local impact in terms of electricity supply or the prices paid by local consumers.

Connecting our sites to each other and to the grid

We are proposing a combination of overhead lines and underground cable sections to link the sites to each other and to the grid.

Overhead lines will be used where overall impacts are more limited and where this allows potential impacts on existing drainage, the Great River Ouse, Network Rail infrastructure or the Strategic Road Network to be avoided. In other locations, underground cabling would be used to reduce effects on sensitive environmental receptors, including high value heritage assets.

The **Western Cable Route** would link the Western Site to National Grid's Walpole Substation so that electricity can be exported and imported. The majority of the Western Cable Route would be overhead, with a length of approximately 8km and would be located between two existing electricity overhead lines. A section of the Western Cable Route within the Western Site would be underground to pass under an existing National Grid overhead line.

Near to Walpole Substation the cabling would be transferred from overhead line to underground cabling to allow it to pass under existing overhead lines and access the point of connection.

The site boundary near to Walpole Substation will be refined prior to submission once the exact route and point of connection is confirmed.

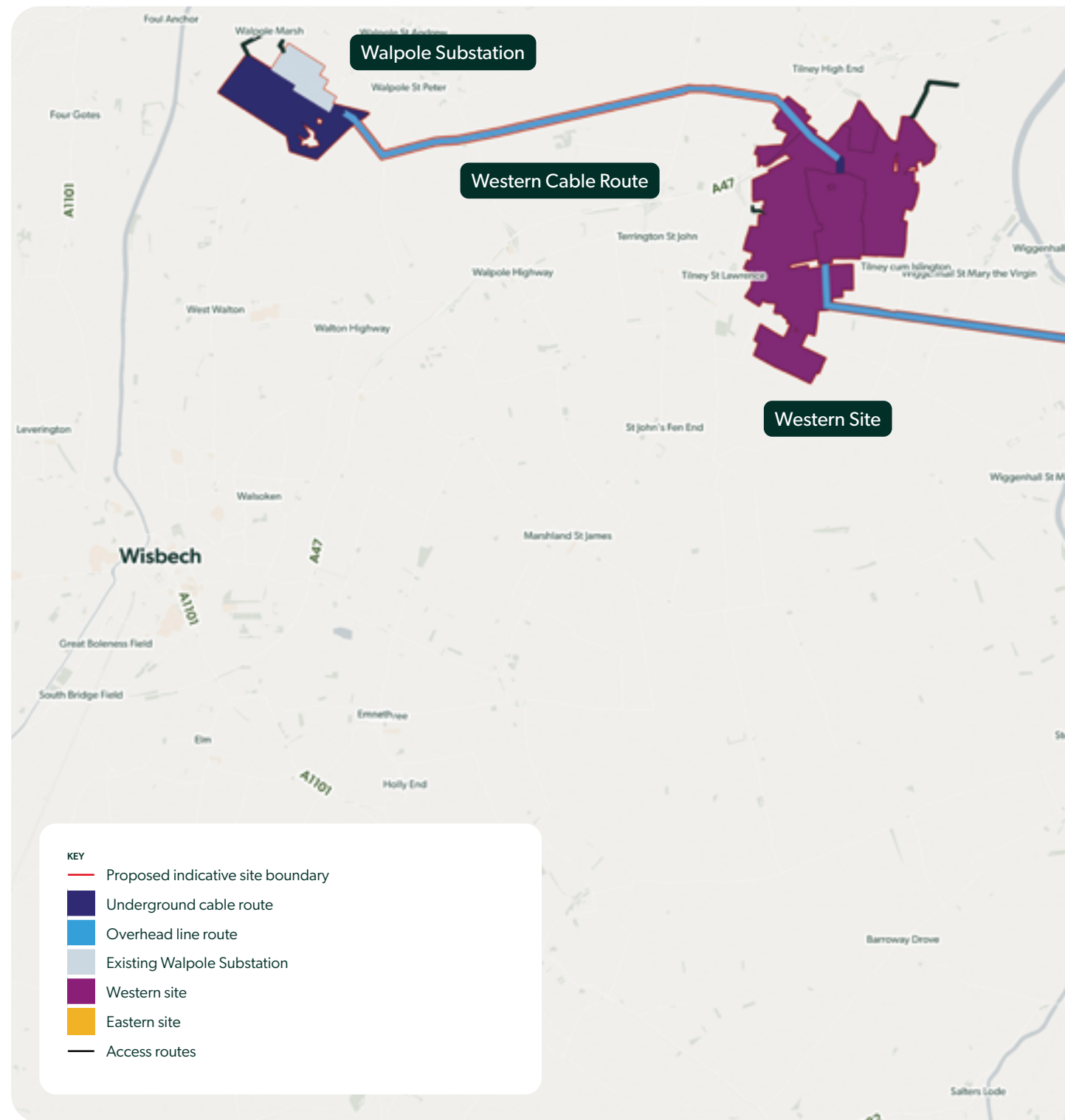
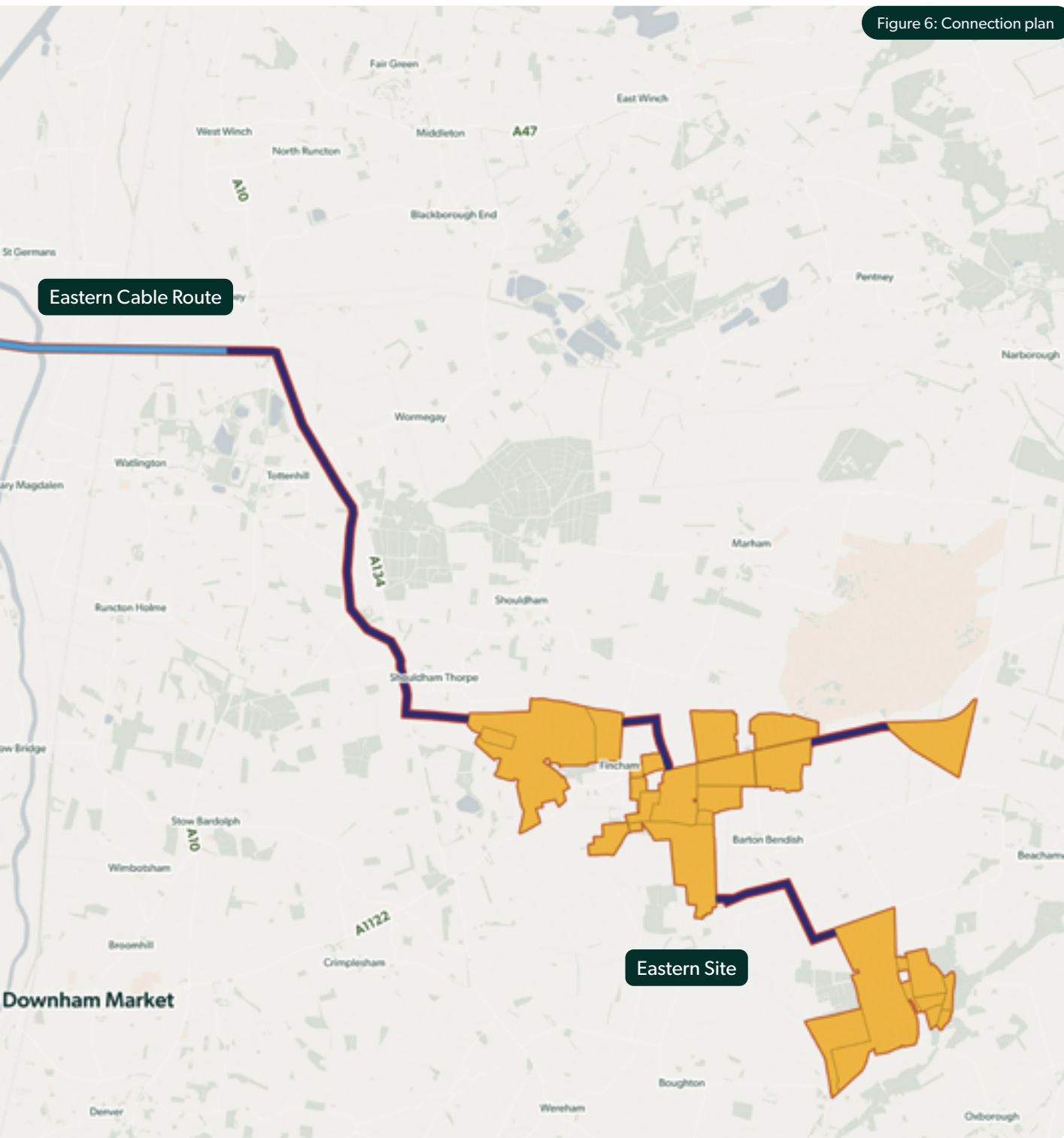


Figure 6: Connection plan



The **Eastern Cable Route** would connect the Eastern and Western Sites using a combination of overhead lines and underground cabling. We are proposing that the underground cabling would run for around 8km between the Eastern Site and A10/A134 junction. There are no existing overhead lines in this area and taking this approach would also avoid impacts on Stradsett Hall Registered Park and Gardens and heritage assets including the Grade 1 listed Church of St Botolph. The overhead section of line would run for around 8km, to the south of National Grid's existing overhead line. All of the connections between the different parts of the Eastern Site would be underground.

We are aware that a number of projects are in development or construction near to Walpole Substation, including a number of National Grid projects. The impact of this project near to Walpole is limited to an underground cable in the immediate vicinity of the existing substation and then an overhead line to the east, located within the corridor of the existing overhead lines.

8. Construction, operation and decommissioning

Construction

Construction is expected to take place in phases. Should the project be granted a DCO, we anticipate construction activities starting in 2029, with the Western Site, Eastern Site and cable routes built in parallel and operational by 2032.

We will carefully assess and develop management plans to limit effects on local communities and the surrounding environment.

Our DCO application will include an outline Construction Traffic Management Plan explaining how we will manage transport movements to minimise and control impacts on local residents and roads, including commitments to delivery routes and construction hours. An outline Construction Environmental Management Plan will set out site specific procedures and mitigation measures to monitor and control environmental impacts related to the workforce and compound requirements.

New accesses would be provided from the existing road network for construction works. These would be located appropriately, considering aspects such as highways safety. On-site access improvements (for example improved crossings for existing drains) would be provided during construction.

Operation

Once operational, solar farms generate electricity relatively quietly and are not disruptive to neighbours. Maintenance activities for the solar farm include:

- > regular inspection of all infrastructure, with testing and servicing as required;
- > cleaning of solar panels, if required;
- > repair or replacement of damaged components; and
- > landscaping and vegetation management.

The data centre campus would provide permanent employment opportunities. Typically, data centres operate continuously on different shifts to ensure appropriate staff cover at all times. Operational traffic routes and staff travel will be controlled by management plans as required.

Decommissioning

Decommissioning of the solar farm will take place after 60 years of operation.

At the Eastern Site, all above-ground infrastructure will be removed.

The Western Site data centre will remain, along with the Western Site substation and battery storage to support data centre operations. The Western Cable Route will also be retained. All Western Site solar generation infrastructure will be removed.

We will recycle or dispose of materials in line with industry best practice at the time.

Decommissioning is expected to take around 18 months, with activities and effects similar to the construction phase. Once decommissioning is complete, the land - apart from certain biodiversity and enhancement mitigation areas - would be restored to a condition where it could be returned to its current agricultural use.



9. Next steps

Your feedback will play an important role in helping us develop our proposals. It will be carefully considered alongside the outputs from the environmental assessments and feedback from technical specialists including statutory authorities, Kings Lynn and West Norfolk Borough Council and Norfolk County Council to help refine our proposals as we prepare to submit a DCO application. We will also continue to engage with neighbouring residents on our mitigation proposals and work with stakeholders on technical issues.

How to find out more

All of our consultation information is available on our website:

longmarshgreenenergy.co.uk, which also includes frequently asked questions, project updates and the latest project news. We have shared printed copies of this leaflet and the feedback form with a number of local libraries and community venues. Please visit the website for more information.

If you have any questions about our proposals, the consultation or the DCO process, or if you require materials in an alternative format, you can also contact us at:



info@longmarshgreenenergy.co.uk



0800 246 1782

How to respond

You can respond to the consultation in several ways:



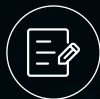
complete the feedback form on our website



email your comments to
info@longmarshgreenenergy.co.uk



post your written responses to
Freepost LONGMARSH GREEN ENERGY
(no stamp or further address required)



complete a printed feedback form and return
it using the freepost address above.

All comments must be received by 11.59pm on 26 November 2026.

Privacy Policy: Pursuant to the UK General Data Protection Regulation (UK GDPR) and Data Protection Act 2018, we have an obligation to comply with data protection principles, including to make sure that personal data is used fairly, lawfully and transparently. Please visit our website (longmarshgreenenergy.co.uk) for our full privacy policy.

