

North Hertfordshire District Council
Council Offices
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Letchworth Garden City
SG63JF

Pathfinder Clean Energy (PACE) UKDEV Ltd
Central House
20 Central Avenue
St Andrews Business Park
Norwich
NR7 0HR
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31/07/2025

Dear Sir or Madam,

LAND WEST OF ASHWELL ROAD, BYGRAVE, HERTFORDSHIRE, SG7 5EB - APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITIONS 6 (CEMP), 17 (MATERIAL FINISHES), 21 (FENCE SCREENING), 26 (CTMP), 27 (CONSTRUCTION ACCESS) AND 30 (HORSE RIDER MANAGEMENT PLAN), IN RESPECT OF PLANNING PERMISSION 22/00741/FP

Pace Jolt Energy Ltd (PACE) have submitted an application to discharge condition 18 in respect of the planning permission for the Ground mounted solar photovoltaic (PV) farm including battery energy storage; continued agricultural use, ancillary infrastructure, security fencing, landscaping provision, ecological enhancements and associated works (as amended by information received 29 January 2024) at Land West Of Ashwell Road, Bygrave, Hertfordshire, SG7 5EB (LPA ref: 22/00741/FP). This has been submitted via the Planning Portal (PP-13928867) including payment of the application fee.

Together with this cover letter and the application form, we submit the following:

- Construction Environment Management Plan (C6), Document Version: 1
- Material Finish Details (C17 & C21), Document Version: 1
- Construction Traffic Management Plan (C26), Document Version: 1
- UKF092 Construction Access Plan (C27), Document Version: 1
- Horse and Rider Management Plan, Document Version: 1

Condition 6: CEMP

Full details of a Construction Environmental Management Plan for the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works or development (including any pre-construction or enabling works). The construction of the development shall thereafter be carried out in complete accordance with the approved details unless otherwise agreed in writing by the Local

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Planning Authority. The Plan shall include the mitigations measures as set out in section 5.17 of the Noise Assessment provided by 24 Acoustics and the following additional elements:

- A. Details and timing of the removal of any site waste;
- B. Measures to minimise dust during construction.
- C. Site set up and general arrangements for the delivery and storage of plant including cranes, materials, machinery and equipment, temporary offices and other facilities, construction vehicle parking and loading/unloading and vehicle turning areas;
- D. construction traffic route signage, monitoring and enforcement measures;
- E. any temporary screening and hoarding details to protect neighbouring residents;
- F. End of day tidying procedures to ensure protection of the site outside the hours of construction. The construction activities shall be designed and undertaken in accordance with the code of best practice set out in British Standard 5228 1997 and with the agreed details unless otherwise agreed in writing by the Local Planning Authority;
- G. Wheel washing facilities for construction vehicles leaving the site; h) storage and removal of building waste for disposal or recycling;

Reason: To ensure the environmental impacts of the development are controlled in the interests of minimising disruption nearby residents during construction, minimising any environmental impacts, in the interests of highway safety and amenity and in accordance with Policies D3, T1 and NE12 contained in the Local Plan. A pre-commencement condition is required because the investigation works must be undertaken before construction commences.

The attached CEMP to North Hertfordshire District Council sets out what actions will be taken to mitigate the effects of the above items.

Condition 17: Northern Fencing Screening Compliance

The northern boundary fence shall include a screening fabric along its entire length to a height of 2 metres. Details of the screening fabric shall be submitted to and approved in writing by the local planning authority prior to the erection of the fence. The approved fabric shall be attached to the fence prior to any development on the site commencing and thereafter shall be retained for a minimum period of 10 years from its first installation. Damaged sections of the screen shall be replaced at the written request of the local planning authority.

Reason: To safeguard users of the bridleway from glint and glare and to minimise the visual impacts of the development in accordance with policies NE12 and T1 in the Local Plan.

The attached document, Material Finish Details (C17 & C21), contains details of the screening fabric used along the northern fence.

Condition 21: Colour Finish Details

Prior to their erection on site details of the proposed colour finishes of all solar panels, frames, ancillary buildings, CCTV poles and cameras, equipment, and enclosures shall be submitted to, and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details and be maintained as such for the lifetime of the development hereby permitted.

Reason: To ensure an appropriate visual appearance in the interests of minimising impact on the landscape in accordance with the NPPF and policies D1 and NE12 in the Local Plan. A

pre-commencement condition is required because the investigation works must be undertaken before construction commences.

The attached document, Material Finish Details (C17 & C21), contains the planned colour finishes for the listed items of condition 21.

Condition 26: Construction Management Plan

Prior to the commencement of the development, a revised Construction Traffic Management Plan to CLOCS standard shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. Thereafter the construction of the development shall only be carried out in accordance with the approved Plan. The Construction Traffic Management Plan shall confirm and identify details of:

- The full phasing of construction and proposed construction programme.
- The methods for accessing the site, including wider construction vehicle routing and a commitment to not using the right to way network at any time.
- The numbers of daily construction vehicles including details of their sizes, at each phase of the development, with a commitment to a maximum of 2 articulated lorry visits per day (i.e. 4 two-way trips)
- The hours of operation and hours of all construction vehicle movements, with a commitment to all HGVs visiting the site (i.e. travelling along Ashwell Road / Bygrave Road) between 9:30am and 2:30pm only (as required by condition 5)
- Details of construction vehicle parking, turning and loading/unloading arrangements clear of the public highway.
- Details of any hoardings.
- Control of dirt and dust on the public highway, including details of the location and methods to wash construction vehicle wheels, and how it will be ensured dirty surface water does not runoff and discharge onto the highway.
- The provision for addressing any abnormal wear and tear to the highway, to include a Highways Before & After survey
- The details of consultation with local businesses or neighbours.
- The details of any other Construction Sites in the local area.
- Waste management proposals.
- Signage
- Further assessment of the two tighter bends along Ashwell Road close to Wedon Way, with mitigation measures outlined if identified as necessary.
- Holding areas for HGV traffic associated with the development
- Ongoing monitoring of the construction route throughout the development construction
- Details of banksmen provision

Reason: To ensure the impact of construction vehicles on the local road network is minimised.

The attached CMP contains details for the above condition.

Condition 27: Engineering Drawings of Access

Prior to the commencement of the development construction, full engineering drawings of the construction access, as shown on drawing number C22028-ATPDR- TP-010, shall be submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority. The access as approved shall be in place to the satisfaction of the Local Planning Authority before construction of the development commences, and shall be the sole point of construction access at all times.

Reason: To ensure a construction access that is safe and suitable for the highway environment and to accommodate the level and type of vehicles to use it.

The attached Engineering Drawings of Access, outline construction access to the site.

Condition C30: Horse and Rider Management Plan

Prior to the commencement of the development, a Horse and Rider Management Plan shall be submitted to and approved in writing by the Local Planning Authority.

The Plan shall include the following -

- A. Contents and locations of temporary warning signs alerting horse riders of construction of the solar farm and contact details of banksmen to help them navigate a safe route to either a nearby bridleway or safe route beyond the construction site;
- B. Details of a measures/steps for the banksmen and site manager to follow in such circumstances (to include the temporary switching off of any noisy plant and machinery);
- C. Contents of and location of temporary warning signs alerting motor traffic users to the presence of horses and the need to reduce speed. The measures within the plan shall be implemented and retained in place for the duration of the construction period. Following the cessation of construction works, any temporary signage shall be removed.

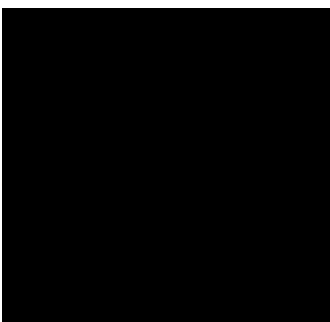
Reason: To ensure the safety of horse riders for the duration of the construction period.

The attached Horse and Rider Management Plan contains information on the following, including a map outlining the locations of relevant signage.

Conclusion

We trust the documents submitted with this application provide all necessary information and that you are now in a position to discharge the conditions in full. Please don't hesitate to contact me if you need anything further.

Yours sincerely



Callum Wright

Planning Manager UK - PACE

