



Tophams Construction Community engagement - Post-Meeting

- BPC 6 May 2026 at 20:44

To: [redacted]
Cc: [redacted]
[redacted] Clerk Bygrave Parish Council [redacted]
[redacted]

Dear [redacted]

Thank you for your email.

Bygrave Parish Council discussed this at our meeting yesterday evening. Please find attached our agreed response.

I look forward to discussing this with you tomorrow afternoon. I am free from 2 pm until 4 pm and then again from 4.30 pm, so please let me know when works best for you.

Kind regards



Sent from my iPad

Sent from my iPad

On 30 Apr 2026, at 17:04, [redacted] wrote:

Dear [redacted],

Thank you for your continued engagement on Tophams Solar. Following our recent discussions, I am pleased to set out the community benefits that PACE is prepared to offer.

Community Benefits

We now propose the following package:

- A one-off payment of [redacted] directed towards the restoration of the Village Church.
- An annual Community Benefit Payment of [redacted], index-linked for the full 40-year duration of the development.
- Recolouring of the BESS containers, inverter cabins and other ancillary equipment (including CCTV poles) from white to green to reduce their visual prominence. Please note that additional material costs are associated with this change.
- Contributions towards the planting of tree copses and wildflower areas around the village.
- STEM Learning Packages in Ashwell Primary School and St John's Primary School
- Restoration of the village bus stop, which I noted could benefit from some attention.

These will be prepared alongside the existing arrangements for a picnic area and permissive path to the south of the solar site itself.

Construction Deliveries

In addition to the above, we are seeking a temporary increase to the articulated vehicle limit from 2 to 8 vehicles for a period of 4 weeks to facilitate deliveries during early construction. To minimise disruption and protect the free flow of traffic through Bygrave, we are proposing the following mitigation measures:

- A dedicated Traffic Marshal stationed in the village throughout the increased delivery window(s).
- Flexibility on scheduling, allowing the community to split the 4-week delivery period into two separate 2-week windows. By way of example, PACE would indicate a broader delivery window (such as August to September 2026), and the community would determine how that period is structured. For instance, as an indicative example, 2 weeks in mid-August followed by 2 weeks in early September.
- Regular advance notice of planned deliveries, supported by a WhatsApp group connecting key PACE contacts with community leaders for real-time updates.
- Road condition surveys conducted before construction commences and upon energisation, along with a commitment to remediate any damage in line with the Schedule of Condition.

Fire Safety

██████ has been preparing a draft Fire Risk Statement (attached) for your review prior to a formal submission to the LPA. It covers the four-layer fire safety strategy for the CATL LFP battery containers (specification, monitoring, prevention, and reaction), including in-container aerosol suppression, FRS access arrangements, water supply, and safe working practices, and cross-references the December 2025 NFCC guidance and FPA guidance. Please note, we don't intend on submitting this for a while, so we have some time to discuss its contents.

I would be grateful if you could share the above with the Parish Council at next week's meeting and let me know the Council's position in due course.

Kind Regards,

██████████
Planning Manager - UK
PACE - Pathfinder Clean Energy



On Wed, Apr 22, 2026 at 6:15 PM [REDACTED] - BPC [REDACTED] wrote:

Hi [REDACTED]

Thank you for the update.

Kind regards

[REDACTED]

Sent from my iPad

On 22 Apr 2026, at 14:21, [REDACTED] wrote:

Hi [REDACTED],

Just to update you on an overlapping item. We are currently making amendments to the CEMP (and corresponding relevant updates to the CTMP) following feedback sent to [REDACTED] through North Herts. There was a request for details of BESS handling on site - I think this is best covered within the fire risk statement as it is outside the scope of the CEMP but well suited for the fire risk statement. I'll aim to share those particular details with you prior to the 5th of May.

Kind regards,

[REDACTED]

On Mon, Apr 20, 2026 at 5:53 PM [REDACTED] - BPC [REDACTED] wrote:

Dear [REDACTED]

Many thanks for this. I look forward to receiving your proposals.

Kind regards

[REDACTED]

Sent from my iPad

On 20 Apr 2026, at 13:34, [REDACTED] wrote:

Dear [REDACTED],

That works for us. We are happy to push back our s73 submission to 8th May so the proposals can be discussed in your next Parish Meeting. We'll be happy to provide more detail before this meeting.

I've noted your needs RE the Church Restoration and will raise this with the Board when I catch up with them this week.

Many thanks,

██████████
Planning Manager - UK

PACE - Pathfinder Clean Energy
████████████████████



On Sun, Apr 19, 2026 at 2:21 PM ██████████ - BPC ██████████

██████████ wrote:

Dear ██████████

Thank you for your email. We agree that the meeting was very helpful and we appreciated the collaborative approach taken by you and your colleagues.

We are keen to work with you to try to reach agreement on the CTMP, in particular, the restrictions on the use of articulated vehicles. I note that you are hoping to submit a revised CTMP to NHC on 1 May. I would like to request that this be put back to 8 May, as we have a Bygrave Parish Council meeting on 5 May at which this matter would be discussed. At this meeting we would also wish to discuss the community benefit payments and other initiatives which PACE would be agreeable to funding. So, please can I request that updated proposals on these matters be provided by 1 May.

We have some information on the restoration work required for our Parish church. The exterior works, which would be carried out by specialists, are expected to cost ██████████. We have ██████████ available for this work, so are looking at a shortfall of ██████████. There will be other works required in due course. On a positive note, we have been informed that there is no woodworm in the roof; the sawdust was caused by squirrels nibbling on the wood (something else for us to sort out).

Kind regards

██████████

Sent from my iPad

On 17 Apr 2026, at 16:01, ██████████

██████████ wrote:



V6 CTMP Tophams (22_00741_FP) amended (2).pdf

Dear ██████████,

Thank you for facilitating and taking the time to meet yesterday. I feel it was an effective use of time and it was nice to meet in person to discuss Tophams as we progress toward the start of construction.

I hope you also gained value from the discussions.

To summarise a few key points and updates after the meeting:

1. The new Construction Phase website will be made live next Monday
2. The Network Operators are managing the Cable Route, we will update you once they confirm its exact route.
3. The most recent version of the CTMP (V6) has been attached for your review.
4. Further detail was requested on the BESS Fire Safety and its transit within CTMP. [REDACTED] and I are continuing discussions with [REDACTED] leading up to the discharge of the associated conditions and will look into its wording.
5. There are several community benefits that we have acknowledged and will be taking to the board for discussion, these include:
 - a. Changes to the colouring of BESS Containers and/or ancillary equipment
 - b. Restoration works to the Church
 - c. Trees and Planting around the Village
 - d. EV Charging Stations
6. Other community benefits we suggested, or that have already been agreed include:
 - a. Funding and activity programmes for local schools
 - b. Provision of a permissive path linking PRoWs
 - c. Provision of a Picnic Area
7. We would like the Parish's input on the scheme amendment to allow temporary periods where the articulated vehicle limit is increased, and what mitigation measures could be implemented to ensure the harm to traffic flow is minimised.
 - a. This would reduce the length of the constriction period by c. 14 weeks reducing projected harm over time.
 - b. We are seeking an increase to 8 artic movements for 4 weeks, agreed by the local community, which could be split around key dates.
 - c. Our on-site personnel could act as traffic marshals when deliveries are expected throughout this period.
 - d. Our intention is to submit this Section 73 application on 1st May, so we would like to continue engagement with the BAG on how these traffic measures can be implemented.

If there is anything above you believe is missing, or if you have any further suggestions on direct community benefits we can offer, please let me know.

Many thanks,

[Redacted]
Planning Manager - UK
[PACE - Pathfinder Clean Energy](#)
[Redacted]



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[Redacted]
Land & Planning Associate - UK
[PACE - Pathfinder Clean Energy](#)
[Redacted]



 **Response to PACE proposal 6 May 2026.pdf**
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