From: Claire Braybrook <Claire.Braybrook@huntingdonshire.gov.uk>
Sent: 22 April 2025 11:33:48 UTC+01:00
To: "Lucy Pateman" <Lucy.Pateman@huntingdonshire.gov.uk>
Cc: "DMAdmin" <Development.ManagementAdmin@huntingdonshire.gov.uk>
Subject: 25/80095/COND - Tudor 30 High Street Fenstanton

Hi Lucy,

Proposal: Discharge of conditions 3 (Archaeology), 4 (Contaminated Land - Phase 2 Site Investigation), 9 (Architectural Details), 10(Hard landscaping), 16 (Air Source Heat Pumps), 19 (Gates PD removed) and 26 (Metalled surface) of 24/00975/FUL
Location: Tudor 30 High Street Fenstanton Huntingdon
Planning Ref: 25/80095/COND
EH Ref: 407901

Thank you for consulting us on the above.

Condition 16:
Using the CIEH Heat Pumps Professional Advice Note with an accompanying calculation sheet the ASHP's look to slightly exceed the advised level of 35dB at neighbouring properties. However this is at the properties which form part of this development, all of which have their own ASHP and therefore are less likely to be adversely impacted. The levels at the nearest unrelated receptors are much lower. I can therefore confirm in this case the locations are considered acceptable and I have no issues with the discharge of Condition 16.

Condition 4:
We have reviewed the "Phase 2 Contamination Assessment" written by Dice Environmental (report reference 101610, version 1.0, dated October 2024) and agree with the assessment and the resulting requirement to have a radon barrier within the foundations of the new dwellings. We therefore recommend approval of the report in support of Condition 4 part (a) and now expect details of the proposed radon barrier in support of Condition 4 part (b) – the Remediation Strategy.

If you have any queries or wish to discuss this matter further please don't hesitate to contact me.

Kind regards,

Claire.

Claire Braybrook
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Any comments represent the informal opinion of an officer of Huntingdonshire District Council. These comments are made on a without prejudice basis.