

Subject: 25-10-02 DC/25/0962/FUL - 202522513M2513C THE VIXEN MILLFIELDS WAY
HAVERHILL CB9 0JB Property comments

From: Archibald, Virginia <Virginia.Archibald@westsuffolk.gov.uk>

Sent: 02 October 2025 17:30

To: Yuill, Amey <Amey.Yuill@westsuffolk.gov.uk>

Cc: Wright, Colin <colin.wright@westsuffolk.gov.uk>; Pfuetzenreuter-Cross, Sabrina <sabrina.pfuetzenreuter-cross@westsuffolk.gov.uk>; Squirrell, Charlotte <charlotte.squirrell@westsuffolk.gov.uk>

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Hi Amey

Further to the 21 day notice you sent through I have been asked to let you have our comments.

- I don't think the plans clearly show the boundary between their title and ours. There is in particular a difference on the northern boundary.
- The planning application plan seems to suggest a driveway across our car park is part of their site area. In reality the Vixen only has a prescriptive right of way for vehicles and pedestrians and I think for a different use we may need to grant them a more formal right of way. Certainly the prescriptive right can't be used for construction traffic.
- The plans show a line of 5 car parking spaces which are shown on part of our car park – I don't know if this is to imply they are to be used as parking for the development or just to illustrate adjacent land use. We are unlikely to allow additional residential parking on any of the existing car park because this is not a public car park but is meant primarily for the use of customers of Strasbourg Sq.
- The plans show the steps leading from the car park to the shops at Strasbourg Sq. This route is within the title of the Vixen (SE corner) and I know in the past Councillors were keen on keeping these steps open. I can't tell for sure what their treatment is in this application, it looks like they are included and going to remain but the steps are not a designated PROW. We would like them to be kept open for public use could this therefore be included as a condition on the planning?
- The application includes a drainage report which I have looked at but not read in detail. I think for previous developments there was concern that if the Vixen surface water drainage was to be channelled through existing drains it may result in flooding in Strasbourg Sq. since this is lower than the Vixen.
- I think one of the GF commercial units is quite large and looks as if it is designed for a mini supermarket one of our long term tenants runs a similar shop at unit 3 on Strasbourg Sq.
- If they are digging a basement level I would like to know how they ensure no disturbance to and safeguarding of our adjacent land holding, particularly the car park.

I don't believe we have had any contact from the developer lately, it may be that they are waiting to get planning before they get in touch. However because the Vixen is not much more than the building footprint it is likely they will need various permissions from us even if their redevelopment plans do not impinge on any of our surrounding land. I think they will need the following:

1. licence for access for construction traffic across the car park
2. May be a long term licence for access to reflect the change of use of the building
3. A scaffolding licence to allow scaffolding on our land where the building outside wall is on the boundary
4. Probably a licence for a site compound
5. Probably a general permission to access our land for the construction project.

If you have any queries on the above please let me know.

Best regards, Virginia

Virginia Archibald MRICS
Senior Estates Surveyor
Property Services
Direct Dial: [+44 1284 757390](tel:+441284757390)
Mobile: +44 7432 556520
Email: Virginia.Archibald@westsuffolk.gov.uk
www.westsuffolk.gov.uk
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