



West Suffolk Council  
West Suffolk House  
Western Way  
Bury St Edmunds  
Suffolk  
IP33 3YU

Date: 4 December 2025  
Our ref: 05969

For the attention of: Planning Department,

**Application ref:** DC/25/0962/FUL  
**Location:** The Vixen Millfields Way Haverhill Suffolk CB9 0JB

Thank you for requesting advice on this application from Place Services' arboricultural advice services. This provides advice to planning officers to inform West Suffolk Council planning decisions with regard to potential arboricultural impacts from development. Any additional information, queries or comments on this advice that the applicant or other interested parties may have, must be directed to the Planning Officer who will seek further advice from us where appropriate and necessary.

## Background

An application was submitted to West Suffolk Council for the above property for consent to carry out the following works:

Planning application - change of use and construction of second floor extension to existing public house to create nine flats (class C3 and three commercial units (class E)

## Comments

Previous Arboricultural comments were made dated 20<sup>th</sup> October 2025, stating that support was given subject to conditions of submission of a Tree Protection Plan (TPP) to protect trees G1;G2 and G3.

The supporting AIA from agb Environmental dated 11<sup>th</sup> June 2025 proposed to remove T1 Sycamore due to the conflict with the development.

## Further Comments

The amended supporting documents from November 2025 identifies that no significant change has been altered to the potential impacts to the trees on site, and the previous Arboricultural Impact Assessment (AIA) is still suitable to proceed with the application under the condition that a Tree Protection Plan (TPP) is submitted and approved by the LPA.

Therefore, Support is given subject to conditions:

Following the submission of a Tree Protection Plan (TPP) in accordance with BS5837:2012 to be approved by the LPA.

### Decision

OBJECT	SUPPORT (Subject to conditions)	NO OBJECTION	SUPPORT	NO COMMENTS
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Where permission is granted subject to conditions, the following should apply in relation to trees on and adjacent to the application site.

Please do not hesitate to contact us if you have any queries in relation to this advice.

### Place Services – Arboricultural Team

Email: [arboriculture@essex.gov.uk](mailto:arboriculture@essex.gov.uk)



This advice has been provided by Place Services on behalf of West Suffolk Council.

*Please note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.*