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**TO:** HBC Planning Services  
**FROM:** Consultee Hampshire County Council  
Arboricultural Consultancy  
**SUBJECT:** **21 Bound Lane Hayling Island**  
**DATE:** Tuesday, 28 May 2024  
**REF:** APP/23/00129  
**YOUR REF:**

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Dear Case Officer.

1. I have carried out a review of the relevant documents available on the HBC planning portal and provide the following comments. Please note this is as desktop review only, as I have not had instruction for a site visit. In the absence of a site visit I must assume any submitted descriptions and assessments of the trees and the site to be true, fair, and accurate.
2. My comments relate to the information submitted in relation to condition discharge, i.e foundation design for the new garage. The drawing Ref 20.331.G20 by iDraw Ltd shows the proposed foundation design in section and a layout view of the position of the new garage.
3. The location of the garage, shown on the iDraw plan, is not the same as that shown on the submitted Tree Protection Plan (TPP). On the TPP it is some 5m from the tree, the section on the iDraw plan shows it to be just under two fence panels, so around 3m. It is important that this is not allowed to become ambiguous, as the closer to the tree the more damaging it will be. This also means the garage will be within, rather than outside of the tree canopy as shown on the TPP.
4. The principle of the design shown is suitable for use within Tree Root Protection Areas, but subject to the following points.
5. There must be a clear gap between the underside of the floor slab, and the top of the existing ground level. This is to allow for gaseous exchange/ ventilation over the soil and should be about 100mm. It may be advisable to include some sort of grills to deter vermin.
6. The size and depth of the foundation pads have not been shown, (other than scale). These should be kept as small as possible to avoid direct root damage during excavation, (maximum 450mm square) and the holes must be lined to prevent chemical seepage from the concrete. An alternative, subject to engineers' approval, would be screw-piles which have a lower impact on tree roots and rooting area, even if more were used.

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