

Wiltshire Council

13 May 2026

BY EMAIL ONLY:

Dear Sirs

**RE: Application to Fell Walnut TPO E/172
2 Stanbrook Close Manton Wiltshire SN8 4HY**

1: The TPO, E/172 was served in 1992 and confirmed on 16 April that year. It was placed at the time Stanbrook Close was constructed on what was a small holding.

2: The tree stands directly between 2 & 3 Stanbrook Close, a private drive serving three properties, off West Manton, an estate of brick built detached dwellings in substantial plots. The crown overhangs both driveways and the turning and parking areas of 2 & 3 Stanbrook Close. The tree stands some 14m tall with an average radial spread of 5.5m. It is 4.8m from the north east corner of 2 Stanbrook Close and the canopy virtually touches the wall and roof and extends over the roofline.



3: The tree causes harm to both owners of 2 & 3 Stanbrook Close when Walnuts fall and cause bodywork damage to vehicles parked in the drive. This is unavoidable as the parking arrangements preclude parking elsewhere. The arrangements of garages and access is directly under the tree. No mitigation is possible as a car cover will not affect Walnut impact. It is impracticable to consider a car port as a solution and maintain manoeuvring and access. The tree prevents the reasonable enjoyment and use of the owners' property as designed and there is no alternative possible.



4: The tree is an early mature specimen and has no arboricultural features that require remedial works.

5: The retention of this tree in relation to the approved layout of the dwellings in the early 1990s is a typical example of misguided tree retention. The introduction of the current iteration of BS5837:2012 refers to the objective of achieving a “harmonious relationship between trees and structures that can be sustained in the long term.” It goes on to state at para. 5.1 that “care should be taken to avoid misplaced tree retention.” It is clear that this is an example of that misplaced retention.

6: This tree would have been much smaller at the time of the imposition of the Order. The last 30 years of growth has resulted in the tree dominating the frontage of the properties and creating the conflict that exists today. It is inevitable that some degree of tree surgery to reduce the crown dimensions to prevent physical damage to the building fabric for both houses will be required. This will result in wounding and response growth requiring further cyclic pruning. The need for these periodic reductions demonstrates the impact this tree has on 2 & 3 Stanbrook Close.



7: The Walnut has limited public amenity. The tree is visible in part, only from selected viewpoints, and as a deliberate act of looking, rather than being a part of the general visual experience where loss of singular or cumulative features would be very clear. At best, views are glimpsed over or between buildings from narrow or restricted specific viewpoints. These are also where, for the most part, people will be looking forward rather than sideways, for example, looking for traffic where footways and pavements are not complete through the village.

8: A visual appraisal of views is attached at the end of this document.

9: The site is not within a Conservation Area nor is it part of a “special landscape area”. These are the two demonstrably local designations shown on the Wiltshire Council constraints mapping. The site is within the North Wessex Downs National Landscape. However, this national designation should not affect the individual consideration of this singular tree.



10: Under the Town and Country Planning (Tree Preservation)(England) Regulations 2012, section 24, compensation is payable to owners of TPO trees if harm is caused as a direct result of refusal of permission to carry out works as applied for. It is asserted that Wiltshire Council is aware of the potential for damage, as being made clear as part of this application (s24 para 4b refers). Furthermore, it is asserted that there is very limited ability to mitigate against further damage (s24 para 4c) due to the approved design and layout of the development in its original form. Car covers are unlikely to prevent further impact damage occurring.

11: An established semi mature Snake Bark Maple, *Acer pensylvanicum*, has been planted and is establishing well, to the north of the access drive. Alternatively, or in addition, a new tree can be planted in the narrow grass area to the south of the access to 2 Stanbrook Close. Either tree would provide a suitable replacement and can mature into the future with no conflict to the surrounding properties.

In conclusion, it is my professional opinion that:

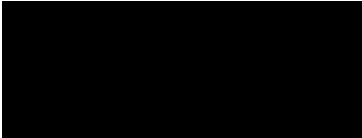
- The Walnut is an example of misplaced tree retention as part of development from the 1990s.
- The Walnut has inevitably grown and developed and is now in demonstrable conflict with property and use and enjoyment of that property.
- Physical damage is being caused to vehicles parked in the designed parking areas and turning areas of the dwellings.
- The Walnut has limited public amenity and its loss would not be detrimental to the wider public amenity.
- The Walnut is in an early stage of maturity and will continue to increase in size. It will have to be repeatedly reduced to maintain its relationship with the surrounding properties. This will reduce further any amenity it may have now.
- Replacement planting in a logical place will support long term tree development and retention.
- Further damage to vehicles at the properties cannot be mitigated. This may result in compensation being claimed for repairs.



It is therefore our assertion that Wiltshire Council must reasonably balance the impact this tree has on the reasonable enjoyment and use of property against the very limited public amenity that this tree provides.

We therefore request that consent is granted for the removal of the Walnut.

Yours Sincerely



Guy Watson MICFor, CEnv, ND Arb (RFS), F. Arbor. A.

Director

Certhia Consulting Ltd.



Regd.in England and Wales. Regd. no. 9480912. VAT no. 470170123



Manton Visual Appraisal.

Unless shown there are no further views of tree above or between buildings or hedge/roadside vegetation. All views are very specific, from isolated viewpoints, and with a deliberate search for the tree. They do not constitute a general appreciation of the tree.



Viewpoint 2



Viewpoint 3



Viewpoint 4



Viewpoint 1



Viewpoint 5



Viewpoint 6