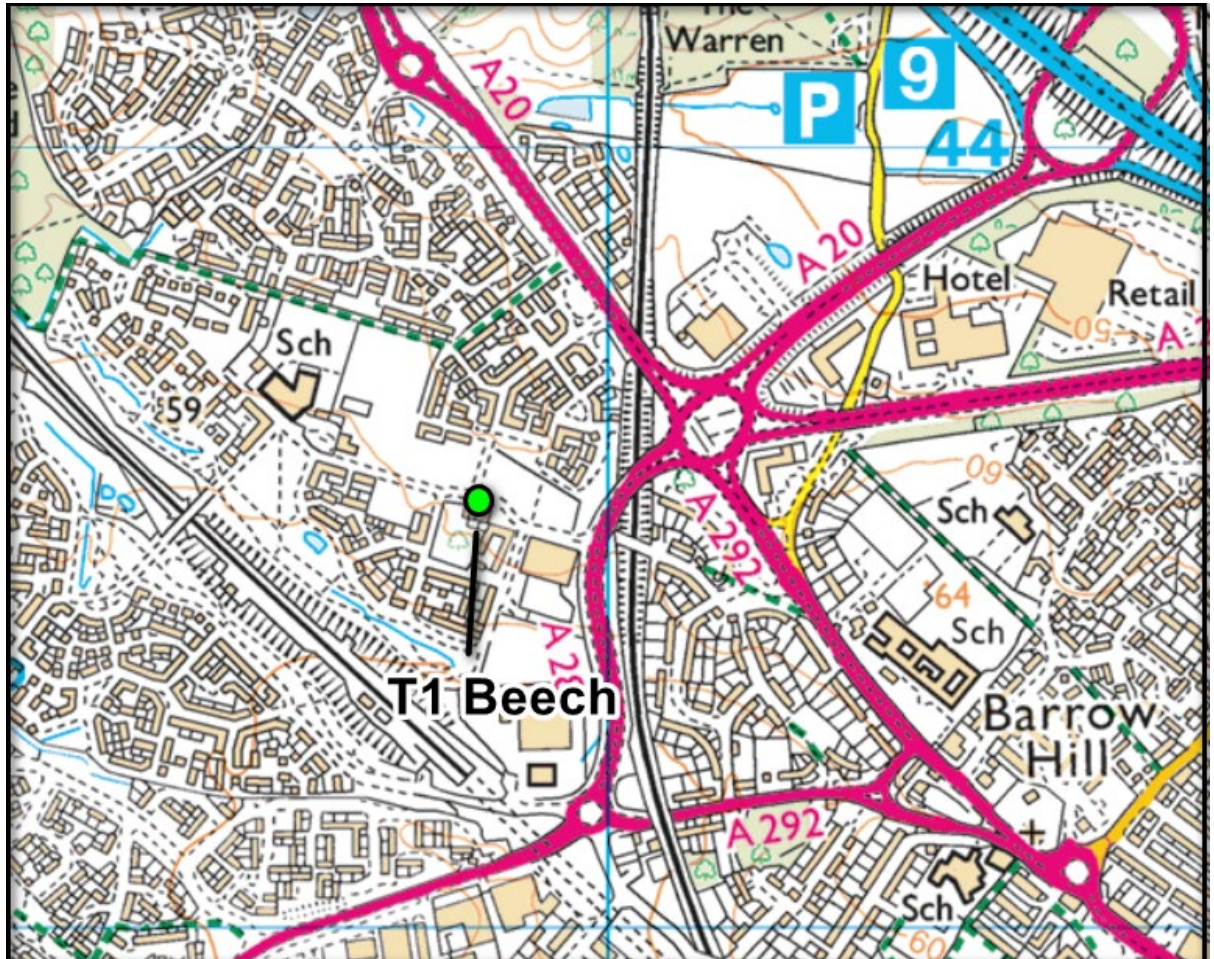


<b>Application Reference</b>	21/00253/TP
<b>Report Title</b>	TPO tree works application
<b>Location</b>	Repton Manor, Repton Avenue, Ashford
<b>Grid Reference</b>	998435
<b>Parish Council</b>	No Parish
<b>Ward</b>	Repton
<b>Application Description</b>	T1 Copper Beech - Dismantle/Fell due to proof of subsidence to nearby building. Treat remaining stump with Eco Plug Max stump treatment. Replant with up to 3no. replacement trees a suitable distance away from building.
<b>Applicant</b>	Ashford Borough Council – Environment and Land Management
<b>Agent</b>	Aspire Landscape Management

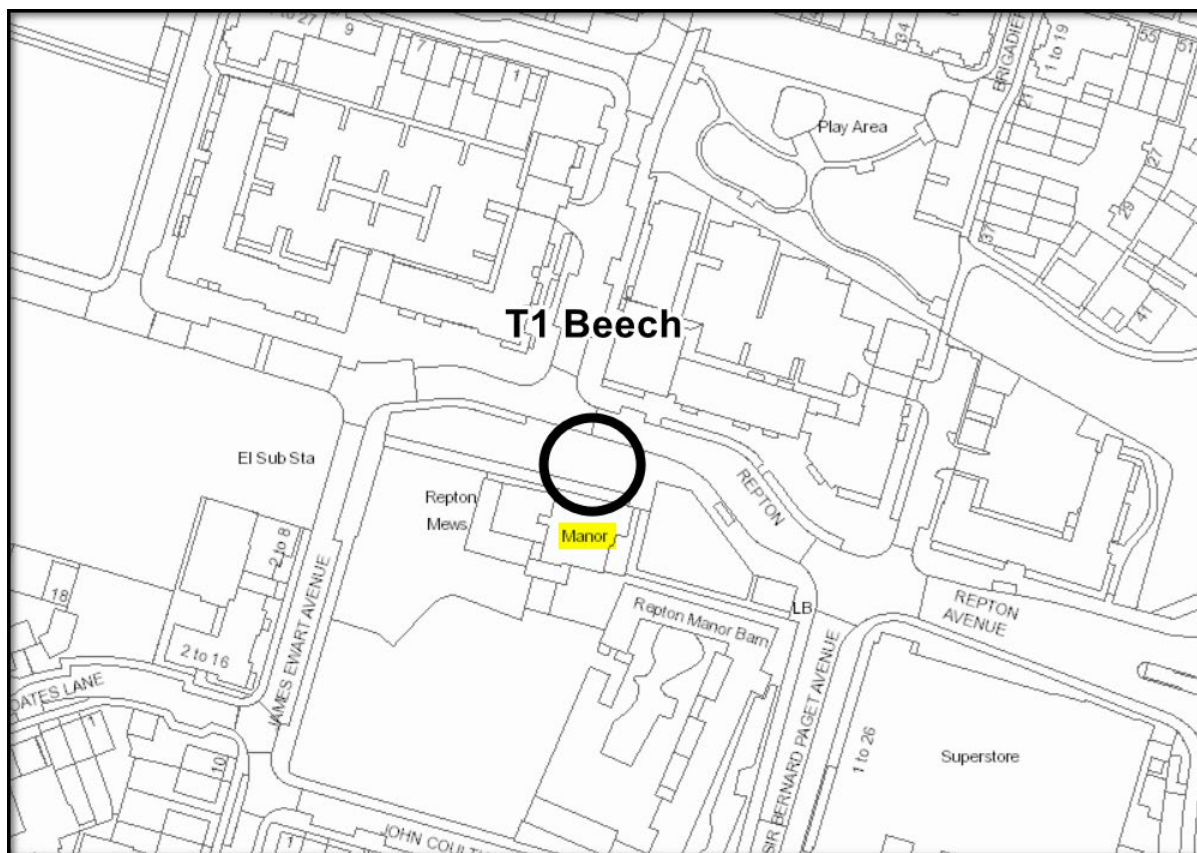
## **A. Introduction**

1. The determination of the tree works application 21/00253/TP is set before Planning Committee in line with the scheme of delegation having been requested to be heard by the Portfolio Holder Cllr Neil Bell.
2. The applicants are the Council's Environment and Land Management service who are responsible for the parks and areas of open spaces owned by the Council. Aspire Land Management are a service within Environment and Land Management that undertake the maintenance of the green spaces on behalf of Ashford Borough Council which includes grass mowing, shrub maintenance and the management of trees.

## B. Site Surroundings & Tree Description



Map 1 – Location Map 1:25000



**Map 2 – Location Map 1:1250 scale**

3. The Beech tree is located adjacent to Repton Manor on Repton Avenue on a small area of landscaped public open space owned by Ashford Borough Council that was transferred from the original developer of Repton Park and is now maintained by Aspire Land Management. The Manor itself is a building used for offices that is currently vacant and in need of some remedial building work. The Beech has an attractive copper leaf colour and is a deciduous native tree species. The tree is just over one metre in diameter as measured at 1.5m height on the stem, has a full height of 17 metres and a crown spread of 24 metres. It is likely to be approximately 120 - 150 years of age and it could be expected to live for a further 50-100 years. It is neither an ancient or veteran tree according to the criteria set out in Lonsdale, D. (ed.) (2013). Ancient and other veteran trees: further guidance on management, but 'notable'.
4. It is of significant public amenity value and a local landmark as it is located within the commercial centre of the Repton Park development immediately adjacent to the recently opened retail units. It provides a setting for the adjacent Grade II listed Repton Manor along with the trees in the grounds to the south of the manor.



**Photo 1 – T1 Beech, Google Maps July 2018  
Viewed from the east along Repton Avenue**



**Photo 2 – T1 Beech, Google Maps June 2019  
Viewed from the west along Repton Avenue**

Ashford Borough Council - Report of Tree Officer, Placemaking Team  
Report to Planning Committee 16<sup>th</sup> February 2022

---



**Photo 3 – View from East Aspect 30/01/2022**



**Photo 4 – View from West Aspect 30/01/2022**

## **C. The Proposed Works and Application Information**

5. The Tree Works Application was submitted by Aspire Landscape Management on 15<sup>th</sup> November 2021. The reason for the application to fell is that a claim has been made against the applicant by the owner of the adjacent Repton Manor, which identifies the tree as the alleged cause of damage to the building through its roots drawing water from the soil. Evidence in support of this claim has been submitted by the agents acting on behalf of the building owner, Repton Manor Associates Ltd.
6. The proposed works are to fell the T1 Copper Beech tree. Also the proposals include treating the remaining stump with Eco Plug Max stump treatment to kill the tree. The intention is to replant with up to 3no. replacement trees a suitable distance away from building.

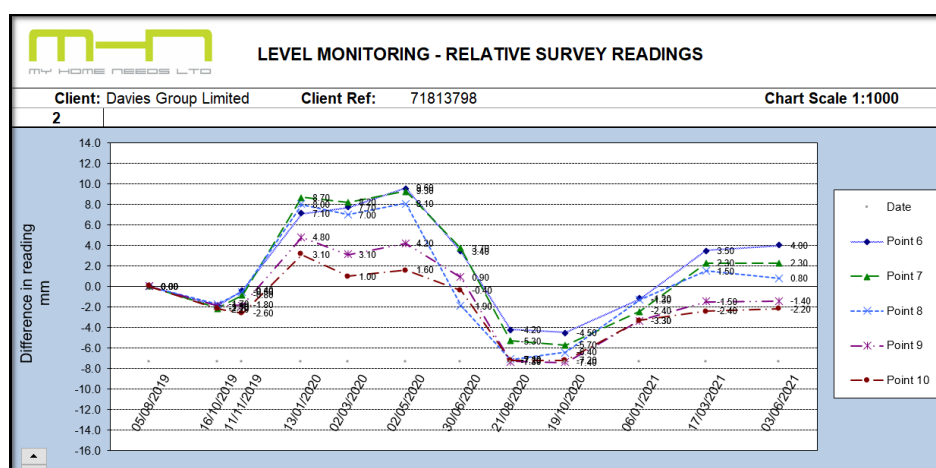
### ***Summary of Submitted evidence to Support the Application***

7. The documents submitted by the applicant to support the proposal to remove the tree include the documents listed below, they are all available as public documents on the ABC website using the reference 21/00253/TP:  
[Ashford Borough Council | Tree Applications](#)
  - An Arboricultural Report prepared by MWA Arboriculture (Nov 2018)
  - A Technical Report prepared by Geocore Site Investigations Ltd (Aug 2018)
  - My Home Needs crack and level monitoring data August 2018 – June 2021
8. The MWA Arboricultural Appraisal Report assessed the available evidence and concluded that the tree was having an effect on the soil moisture content and that the management recommendation would be felling and poisoning of the tree, as pruning would not be viable owing to the proximity of the structure.
9. The Geocore Site Investigation Factual Report contained four elements of investigation:
  - Boreholes to establish the substrate adjacent to and below the structure – in summary it was found that clay overlays sandstone found at 1.6m depth;
  - Soil testing which established that the soil was desiccated (likely owing to the abstraction of water by the tree roots);
  - Soil testing which showed that the clay had a high plasticity and ability to hold water (up to 67% of volume) which result in its attributes of shrinking and swelling;

- Richardson Botanical Identifications examined roots found in boreholes and established that they were ...”similar in many ways to Fagus (Beech)”, there is reasonable certainty that T1 has rooted under the structure.

10. My Home Needs undertook monitoring of both cracks within the structure and levels of the property in relation to a control level between August 2018 and June 2021, this is longer than the normal length of time for monitoring to occur and gives a comprehensive picture of the seasonal change in the soil levels as it shrinks as it dries out in summer and swells when recharging in winter. Graph 1 below shows a visual representation using an enhanced vertical scale – this clearly shows the cyclical movement according to the seasons of the levels for monitoring points 6 to 10.

**Graph 1 – Level monitoring for points 6 to 10, August 2018 to June 2021**



11. The submitted data was incorporated by Aspire Landscape Management to inform and support the current application.

***Review of the Technical Evidence by the Loss Adjuster appointed on behalf of the Council by Zurich Insurance***

12. The applicant submitted the neighbouring owner’s claim for damage to the building to its insurer, in line with usual practice. Taking account of the submitted technical evidence the Loss Adjuster from Woodgate & Clark, Mr Cheshier (MRTPI ACILA) appointed by the applicant’s insurer, expressed the following assessment in an email dated 16<sup>th</sup> November to the Council’s Tree Officer:

- “the level monitoring records clear seasonal movement that can only be explained by shrinkage and rehydration of the clay component in the soil induced by the moisture demands of the tree.”*

13. This statement appears unequivocal in its assessment, in that the causal link between the tree and the structure movement, in Mr Chesher's view, has been demonstrated by the level monitoring records.
14. Furthermore, Mr Chesher clarifies the distinction between any exacerbation of the cracking and movement to the structure which might have been caused by nearby construction piling works, and the pattern of seasonal movement, with his view that:
  - *“Movement from piling operations would not produce the classic cyclical pattern that has been observed.”*
15. With the submitted evidence and the analysis provided by Mr Chesher it is believed that the tree's influence in the seasonal movement of the structure is adequately demonstrated by the applicant for tree works application purposes. I have no reason to disagree with Mr Chesher's view of the evidence.
16. The applicant's insurer has requested that the applicant abate the nuisance of the damage to the building by removing the tree.

## **D. Relevant Site History**

**02/01565/AS Former Rowcroft and Templar Barracks Site, Templar Way, Ashford.** - A mixed use development comprising circa 1,250 dwellings, employment uses (circa 2.5HA), retail uses including a supermarket of 2,323 SQ M, community facilities including a community hall and primary school, restoration of Repton Manor, open space, roads (including means of access), cycleways, footpaths and ancillary uses, demolition and remediation.

**TPO/04/00008 Former Templar and Rowcroft Barracks Site (T13)** The order was served for reasons of public amenity and nature conservation to protect the trees within the Repton Park development area. This includes the Beech that is the subject of the application identified on the annex plan as T13 See map extract in annex A.

**04/01316/AS Former Rowcroft and Templar Barracks Site, Templar Way, Ashford.** Construction of a new road to form the High Street for accessing development on the site generally, from Templar Way to Godinton Park, via the CTRL bridge. Including detail of the road construction adjacent to Beech tree.



## E. Consultation

### Ward Members:

17. The Ward Members, Cllrs Forest and Heyes have been consulted regarding the application and Cllr Heyes has provided the statement below.

*“This tree is in a prime location at the entrance to the Repton Park estate. This magnificent specimen is a significant amenity to the whole area and I feel strongly that every possible measure should be made to save this tree from being felled. With the Chairman’s permission I will speak further at the Planning Committee on this matter.”*

18. Furthermore, both Councillors have requested that the matter is heard by Planning Committee.

### Neighbours/Public

19. Following the standard public consultation requirements, including a displayed site notice, fifty-seven representations have been received.

20. The representations are set out below in four categories and may be viewed in full via the Ashford Borough Council website using reference 21/00253/TP <https://planning.ashford.gov.uk/treeApplications/details.aspx?systemkey=62677&pageindex=0>

21. Some of the representations received cover a range of issues and in these cases they have been categorised according to the primary focus of the objection and are

- Amenity, Community, Environment and Wildlife – 32 objections;
- Subsidence and structural – 16 objections;
- Object (with no material reason stated) – 8 objections;
- Support – 1 comment relating to planting amenity.

These are presented in more detail below:

22. *Amenity, Community, Environment and Wildlife:* - The thirty two objections as received may be summarised by the core points and representations below:

- The tree should not be removed as it provides wildlife and biodiversity value;
- The tree is beautiful and alternatives to removal should be explored;
- The tree has been there for hundreds of years and the building should be demolished instead, many trees were removed to make way for the estate and this tree should be retained for its historic value;
- In the time of thinking about COP26 we should not be removing a mature tree, it is at the heart of Repton and the community;

- An alternative should be found to killing the tree like moving it. There is nothing wrong with the tree itself and replacements won't have the same visual, nature or environmental effects far beyond my lifetime. We need to repair our planet not get rid of trees like this that are doing an amazing job. The building might be listed but there many other ways of dealing with this issue and still protect it, think before you cause an upset in the community;
- This is an ancient tree and should be allowed to remain;
- Please don't chop down this tree, it's a thing of beauty in what is now an overbuilt, overcrowded and densely populated area that has lost too much nature already;
- This large tree provides vital homes for wildlife because of its size. This tree also provides food and shelter to many wildlife. There must be an alternative to just cutting it down and replacing with smaller trees;
- The tree is a symbol of our community, it provides habitat to a variety of wildlife and its removal will be a big loss to not only the fabric of the area but also to the local wildlife habitat. Replacing such an important specimen with 3 *Betula Utilis* is inadequate. The proposal should replace like for like in a new location - IF felling is approved. I hope the council reject this motion and save our Beech tree!
- This tree is an iconic figure for Repton Manor. I'd rather have the building demolished and rebuilt rather than the cheaper option which is the tree;
- When the government are asking people to plant more trees the last thing we want to do is remove healthy ones;
- This is far more important than a building - a building can be built in a month/2months etc but this tree has taken many years to grow and deserves to remain where it is as a symbol of life continuing;

23. *Subsidence and Structure*: - The 16 objections as received may be summarised by the core points as below:

- The cracking experienced by the structure could have been caused by the percussion piling and not the tree;
- A non-arboricultural solution should be explored before felling the tree;
- The construction work in the vicinity of Repton Manor may have caused the damage – not the tree;
- Object to the felling of the tree when the building is falling apart;
- The foundations should be improved rather than the tree being felled;

24. *Objection to principle of removal of tree*: Eight objectors did not state any reason for the objection to the removal of the tree.

25. *Support*: One representation of support for the removal of the tree has been received:

- This tree is not only old but draining the life from a large area of land. It provides too much shade from direct sun light so the surrounding

ground is dirty mud and not grass. If it was brought down and replaced by grass and bushes they would have a chance to thrive.

**Heritage :**

26. The Council's Conservation Officer has provided a statement on the relationship of the Beech tree and the adjacent Listed Building, Repton Manor:
27. *The tree is a very handsome, mature specimen, which makes a positive contribution to the setting of the Listed manor house and barn grouping. This contribution is valuable not only for its modern aesthetic qualities, but also the survival of a less rural, more managed setting for the house during its later history*
28. *Originally, the house and barn were part of an isolated farm settlement – mentioned in the Domesday Book. The house is said to originate from the C15, with clear evidence of C16/C17 building periods, but the frontage is C19. The barn is C19 and is unusually large for that period – possibly it replaced an earlier mediaeval barn.*
29. *The original manor was of considerable importance in its time and sat within a large park, which diminished over the centuries. Historic images and maps show that by the C19 the farmstead was surrounded by orchards on one side and a small parkland to the other, which was enclosed within a line of trees, which are now protected by a TPO. It is possible that this copper beech tree and the line of trees forming TPO No 8 2004, are what remains of the small C19 parkland. It seems likely that the tree was planted at a time of modernisation to the farmhouse and farmstead in the C19, although its “purpose” in relation to the house is not clear.*
30. *The outline of this small parkland was still evident into the mid C20, but the recent development of the wider site has encroached to all sides of the manor and barn on all sides, isolating it within a small island of land, diminishing the sense of a previous parkland. Whatever its previous role, this tree is now an isolated specimen tree and the sense of parkland setting, which reflected the historic status of the manor, has been irretrievably lost. However, whilst it may have become divorced from its wider setting, the relationship between the tree and the house remains. They both contribute to the setting of the other, with the tree's interest being elevated by this historic connection and providing an additional benefit of offering a degree of separation between the modern development and the historic farmstead grouping.*
31. *There has recently been a catastrophic collapse at the rear of the house, resulting in the loss of the massive chimney, which suggest that there are serious structural issues throughout the property – perhaps due to so many periods of adaptation and not necessarily all due to the proximity of the tree.*

*Whilst the removal of the tree would diminish part of the setting of the house – if the evidence for it damaging the house is undeniable and if all alternative protective measures have been fully considered, then regrettably its loss would need to be considered.*

32. Prior to making the application to remove T1 Beech, a feasibility study was undertaken by the applicant as to the viability of a root barrier as an alternative to felling.
33. This alternative would entail the excavation of a trench up to 4m depth and the installation of a root barrier to prevent the roots reaching the structure. The barrier is a copper sheet encapsulated between geotextiles. The depth of the sandstone bedrock is unknown and owing to the range of depth and unknown volume of the material to be removed the estimated cost as submitted by MWA Arboriculture is between £12,000 and £27,000.
34. The barrier would theoretically allow for the retention of the tree and the cessation of any further damage (save for heave when the ground moisture recovers) owing to the roots not abstracting moisture from the soil.
35. Correspondence from the claimant's loss adjusters (Davies Group) as to this alternative has been received via MWA Arboriculture and is as follows:

*“Without the evidence or an engineering decision to demonstrate that stability will return following the installation of such a barrier, we are unable to confirm whether this option would be considered an acceptable alternative.”*

36. MWA Arboriculture have advised that they

*“Are not responsible for what mitigation measures that the Council adopts or agrees with Davies/insurers”...*

This statement broadly means that they are unable to guarantee the success of the root barrier option.

37. Mr Chesher of Woodgate and Clark advised the applicant that a tree root barrier may be a viable proposition but stated that if the applicant wishes to continue to explore the root barrier as an option ...

*“Zurich would need to see a compelling case that it would provide a satisfactory method of preventing the tree adversely influencing the stability of the third party property before they would consider granting an indemnity for any liability that may attach to the Council because of a failure to adopt a more fail safe method of abatement”.*

38. Whilst the outcome of retaining the tree by installing the root barrier is desirable, there are clearly ongoing risks and uncertainties for this option. Fundamentally, the position seems to be that a root barrier may not succeed in arresting further damage to the building.
39. In conclusion, owing to the risk of the barrier not succeeding in preventing further damage and the potential ongoing liability, this is not a viable option for the applicant.

## **F. Assessment**

40. The main issues for assessment in planning terms are:

- (a) The impact of retaining the tree – potential further damage to the Grade II listed heritage asset (Repton Manor) and a possible future claim against the LPA for such damage.
- (b) The impact of removing the tree - including amenity value of place; heritage asset setting; natural capital; ecosystem goods; climate change resilience; water interception/SUDs and costs of replacement trees..

I will deal with these points in turn;

**(a) The Impact of retaining the tree – potential further damage to the Grade II listed heritage asset (Repton Manor) and a possible future claim against the LPA for such damage.**

41. Retaining the tree would maintain the many qualities it brings to Repton Park including the amenity value it provides as a striking feature within the streetscene and square. It also part of the historic character of the setting of Repton Manor. The tree provides wildlife and biodiversity benefits as well as sustainability and climate change benefits by providing shade, its role in sustainably capturing and holding rainfall and the role it plays in improving local air quality. These are assessed in more detail below where the impact of the loss of the tree is considered but the considerable benefits of the tree are clearly understood and appreciated by the Repton Park community.
42. The retention of the tree will mean that further impact is likely in terms of damage to the adjacent Grade II Listed Heritage asset of Repton Manor. NPPF para 195 (see appendix B) states that the impact of a proposal on a Heritage asset should ensure that any conflict between the asset's conservation is minimised or avoided.
43. Significant weight is given to Heritage assets within the NPPF Section 16 and the balance between conserving the historic environment and preserving the

tree (which is neither an ancient nor veteran specimen) is of importance. Clearly, should the tree be retained and continue to cause damage to the structure, the implications would be contrary to NPPF para 195. As part of the documents submitted to support the application the MWA Arboriculture report describes the damage to the front and right hand elevations as having 'extensive internal and external cracking'. In para 31, the Conservation Officer has described the 'catastrophic collapse' of the chimney and highlighted that there are significant structural issues. In their view, if the causal link is demonstrated of the tree's agency, its removal would need to be considered.

44. Should Planning Committee be minded to refuse the application to fell T1 Beech there are likely financial implications to the LPA.
45. The Town and Country Planning (Tree Preservation) (England) Regulations 2012, Reg. 24 outlines the entitlement to claim compensation if an application is refused and a person establishes that there is loss or damage – this claim would be against the Local Planning Authority.
46. Furthermore, the Loss Adjuster has flagged that any claim for compensation made against the LPA under Reg. 24 of the 2012 Tree Preservation Regulations would not be covered by insurance:

*"Your insurance policy would not respond to deal with a claim from you for the cost of such compensation. A public liability policy covers accidental loss or damage to third party property only, whereas the need to pay such compensation would not be regarded as such accidental in the circumstances described."*

47. In summary, refusal of consent to fell will almost certainly trigger a compensation claim against the LPA from the claimant, this may cover certain remedial works to the structure and will not be covered by the LPA's insurance policy. It is difficult to place a figure on the possible level of compensation owing to the likelihood of detailed discussions needing to be made regarding the scope of the damage.

**b) Impact of removing the tree - including amenity value of place; heritage asset setting; natural capital; ecosystem goods; climate change resilience; water interception/SUDs and costs of replacement trees.**

48. It is widely accepted that T1 Beech has a very high amenity value owing to its stature, quality and position within the Repton Park development. These attributes qualify the extant TPO designation as served with TPO/04/00008 and the retention of the tree as a landscape feature as part of the 2002 Repton Park masterplan.

49. The Conservation Officer has outlined the importance of the relationship between the structure and the tree and that the relationship between the tree and the house remains. They both contribute to the setting of the other, with the tree's interest being elevated by this historic connection and providing an additional benefit of offering a degree of separation between the modern development and the traditional grouping.
50. With a height of 17 metres and a spread of 24 metres, the Beech has a scale that approaches that of Repton Manor and coupled with a likely lifespan of a further 50-100 years the visual qualities of the tree must be considered as having a very significant weighting in any decision. The impact of the tree on the visual amenity of the urban streetscene and the enclosure it provides to the square next to the Manor will be harmed by the loss of the tree.
51. The tree also provides further benefits in the form of ecosystem services, air filtration and carbon capture. Coupled with the amenity presence this cumulatively gives further weight to the overall value of the tree in a planning context.
52. In order that the tree does not start to cause further damage as the soil desiccates owing to the tree abstracting water, the removal of the tree would need to occur as soon as reasonably practicable and preferably before the active growth season commences.
53. Integral to the consideration of the felling of T1 Beech is that a viable replanting proposal is offered to mitigate the loss of the tree.
54. The location for providing any Replacement trees has been thoroughly considered by the applicant including an assessment of the potential service run constraints in the area.
55. KCC Highways have been consulted as to the proximity of replanting to the highway and the species that would be acceptable. It was agreed that a distance of 2.5m to the kerb line is approved as was a range of small deciduous and larger evergreen species.
56. The palette of trees is limited owing to the potential for further subsidence and using available data of distances from structures, the water demand of the tree, the mature size and longevity it is felt that Scots Pine offers the most value in terms of amenity, and furthermore, is a native tree. It is also noted that there is a TPO Pine retained with the Repton Manor sunken garden which would lend a measure of visual continuity. Yew could provide a fall-back position with similar attributes but not quite the scale. An example of a younger mature Scots Pine is provided in Photo 5 below:



***Photo 5 - A Scots pine of approximately 50-60 years of age***

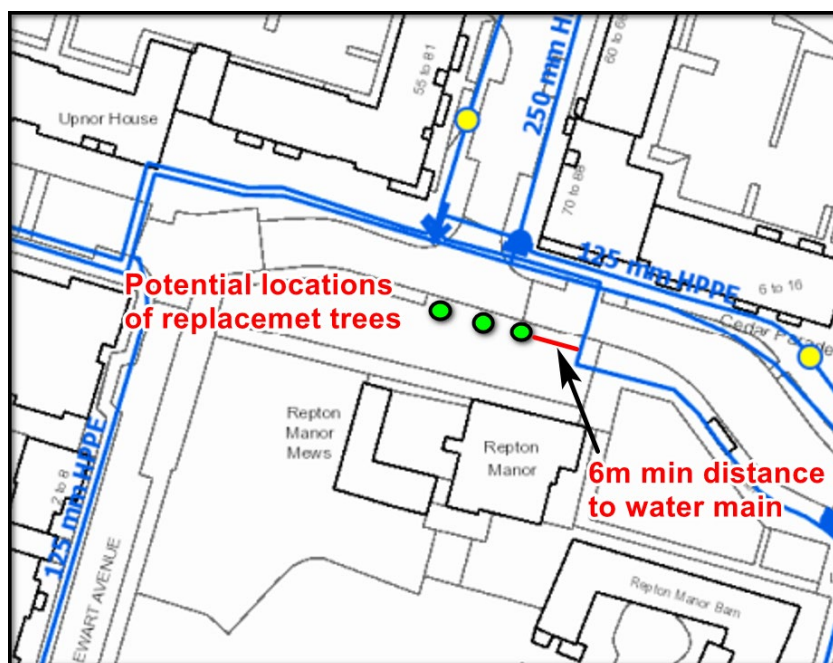
57. Replacement trees will ultimately provide amenity to the area but it will take ten years to achieve the scale that starts to fully complement the manor house. However, the proposed replant trees would be 4m height and have some amenity presence from the outset – an example of a 4m nursery Scots Pine specimen is provided in Photo 6 below:



***Photo 6. A 4m high young Scots Pine tree***



58. A tree of approximately 20-25cm girth should establish relatively quickly and with up to three replacement trees positioned as in Plan 1 below, the long term amenity could be provided for and have a resilience. The constraint of the water main has been recognised following a detailed examination of any potential service runs by the applicant.



59. Should consent be granted for the removal of the tree, the applicant states that the costs involved are as below and can be regarded as having a reasonable measure of financial certainty:

- £1854.00 to fell, remove and poison;
- £495.00 for the required traffic management and highway permit;
- £4721.00 for replacement planting and subsequent maintenance of three trees (costs based on Scots Pine).
- £7070.00 total

As advised in para 54, an assessment has been made as to the planting constraints which indicates that three trees is likely to be viable quantum of planting. However, sometimes there are unknown factors that arise that may require specialist planting solutions or soil remediation in response to subterranean factors. These factors may be at an additional cost, but I have no reason to think that there would be any prohibitive costs.

## H. Summary

60. The understandable public concern surrounding the proposed removal of the Beech tree and the benefits the tree brings is a matter for serious consideration, this has to be balanced with the damage to the Grade II listed heritage asset, the risk of ongoing and potentially unknown further damage.

61. Refusal of the application to fell T1 Beech has significant risk of causing further damage to the irreplaceable heritage asset of Repton Manor which already displays structural issues which include internal and external cracking in addition to the recent 'catastrophic collapse' of the chimney. Taken as whole, it may be concluded that the fabric of the building has suffered significant damage, and that the tree's impact has played a contributory role in this. NPPF para 195 (see Appendix B) states that impact to a heritage asset's conservation should be minimised or avoided, and on balance, I conclude that retention of the tree would be contrary to the policy to protect the heritage asset.
62. Refusal of the application would most likely trigger a compensation claim against the LPA under Reg. 24 of the 2012 Tree Preservation Regulations.
63. If T1 Beech was to be retained the tree will hopefully continue to provide the benefits that a mature tree gives to the amenity and urban environment for many years to come owing to the fact that it is a healthy tree.
64. The granting of consent to fell the Beech will have a significant local impact on the streetscene and setting of Repton Manor. This would be addressed through a condition requiring replanting of up to 3 semi-mature specimen trees in its place.
65. The replanting will ultimately redress the loss of amenity and with the planting of long-lived and larger scale trees such as Scots Pine or Yew the amenity balance and setting of the manor house would be restored. The replacement planting with more than one semi mature specimen tree will give a robust successional platform as even if one tree dies in the future, there will be at least one other remaining mature tree in place.

## **I. Conclusion**

66. The Tree Officer's recommendation is that consent is granted to the conditioned felling of T1 Beech for the following reasons:
67. The tree is having a deleterious impact on the structure of the irreplaceable Grade II listed Heritage asset of Repton Manor and this is contrary to NPPF para 195.
68. That despite the significant loss of amenity with the removal of the tree, the replanting proposal of up to three trees will ultimately provide a significant amenity presence to mitigate the loss of the tree.

## **J. Officer Recommendation**

69. Grant consent to the felling of T1 Beech subject to the following condition:

Condition 1. Details of replacement trees shall be submitted to the LPA and approved in writing prior to the felling of T1 Beech. Up to three replacement trees of 4m height shall be planted in accordance with the approved details by the end of the planting season (November to March) following felling of T1 Beech.

**Contact Name:** Phillip Cook

**Telephone:** (01233) 330206

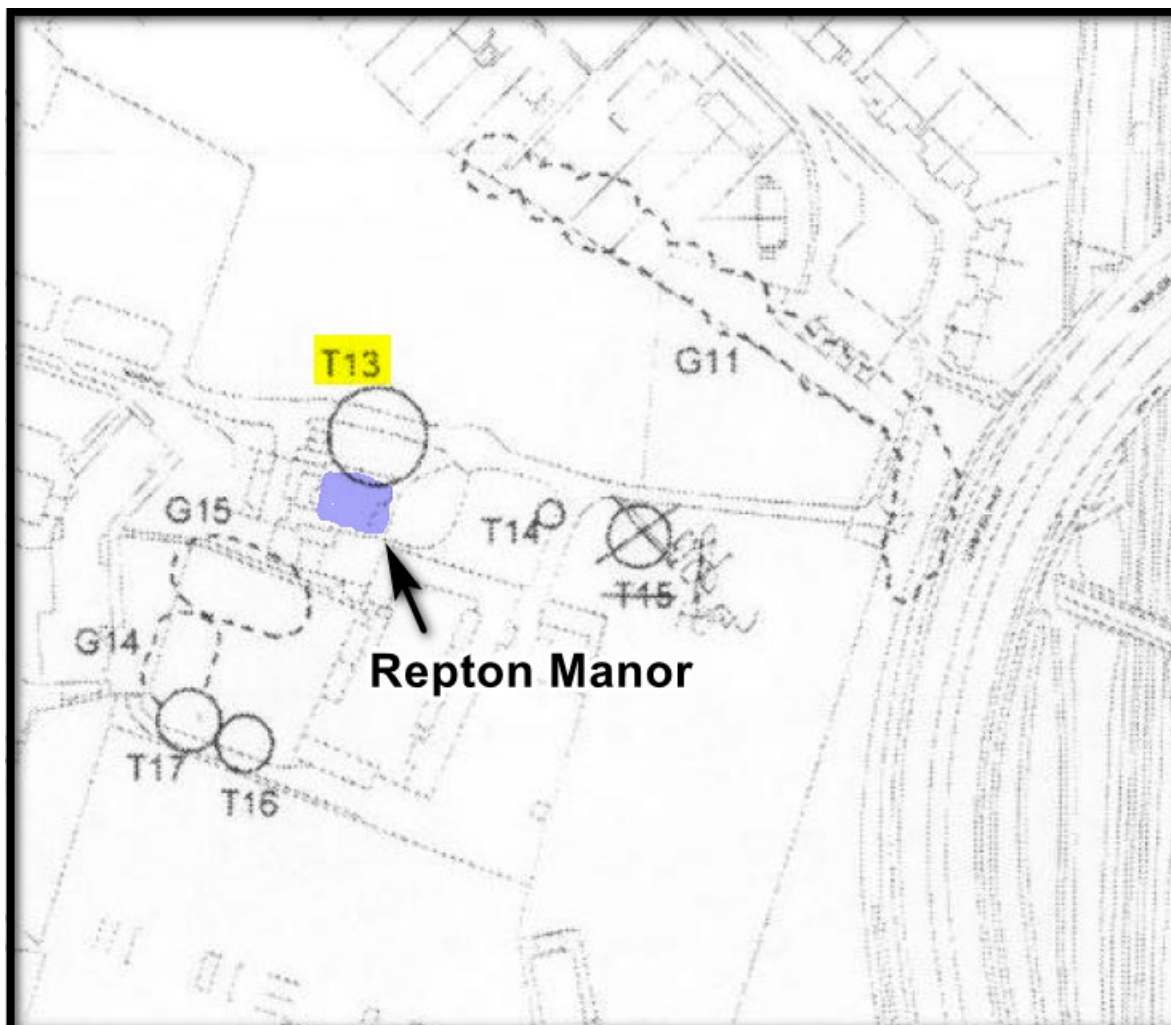
**Email:** [phil.cook@ashford.gov.uk](mailto:phil.cook@ashford.gov.uk)

## Annex A

### TPO/04/00008 Former Templar and Rowcroft Barracks Site (T13 Beech)

Annotated extract of TPO map.

The drawing shows T13 Beech in relation to the Manor and the retained TPO trees in the locale, including the sunken garden to the south.



## **Annex B – NPPF Para 195 Proposals Affecting Heritage Assets**

195. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.