

Biodiversity gain plan

Submit a biodiversity gain plan to show how your development will achieve biodiversity net gain.

When to use this form

A biodiversity gain plan shows how a development will achieve 10% biodiversity net gain (BNG). Submit this form to your local planning authority after they approve your planning application.

Unless your development is exempt, you cannot start the development until the LPA approves your biodiversity gain plan and biodiversity metric calculation tool.

1. Submission details

1.1 Date

For example, 3/11/2023

3/3/2025

1.2 Planning application reference number

24/01604/FP

1.3 Local planning authority (LPA)

North Herts

1.4 Development site address

If the site does not have an address, enter the OS grid reference.

Temple Dinsley (formerly The Princess Helena College),
School Lane, Preston, Hertfordshire, SG4 7RT.

1.5 Describe the development

Tell us about the proposed development and any changes of use (250 words).

Change of use of the Former Princess Helena College and associated land from a former all-girls boarding school to 69no. private residential dwellings (Use Class C3), including the conversion of and extension to the main Grade II* Listed House to 35 no. new apartments, the conversion of the retained Teaching Block to provide 8 new apartments, the demolition of the existing sports hall building and science block and replacement with 20 no. new houses and 2 no. new apartments, the conversion of the Tank House and the Pump House buildings to provide 2 no. detached dwellings and the erection of 2 no. new dwellings located within the summerhouse plantation. The provision of a new car-park together with domestic storage units and covered parking bays to include solar PV Panels, and waste storage units and the provision of new driveways and associated works. Erection of 4 no. cart lodges/ports. Erection of new sub-station building and plant room. In addition, the associated landscaping of the site

including provision of new pathways and gates and the reinstatement of Grade II* Listed Parks and Gardens and the provision of a new Cricket Pitch and associated Cricket Pavilion.

2. Developer details

2.1 Applicant name

Mr Russell Prince

2.2 Company name

The Door

2.3 Address

2.4 Email address

2.5 Telephone number

2.6 Declaration

By signing this declaration, you confirm that the information you give is complete and correct. Any opinions are your genuine opinions.

2.7 Signature

2.8 Date

3. Responsible person details

Tell us about who is responsible for completing the biodiversity gain plan. For example, a consultancy ecologist or planning agent.

3.1 Name

Rob Hutchinson

3.2 Company name

Applied Ecology Ltd

3.3 Address

St Johns Innovation Centre, Cowley Road, Cambridge

3.4 Email address

rjhutchinson@appliedecology.co.uk

3.5 Telephone number

01223 422 116

3.6 Declaration

By signing this declaration, you confirm that the information you give is complete and correct. Any opinions are your genuine opinions.

3.7 Signature



3.8 Date

3 March 2025

4. Biodiversity net gain strategy

4.1 Is the relevant date for the pre-development biodiversity value the same date as the planning application?

☒ Yes

☐ No

4.2 If no, what earlier date did you agree with the LPA?

4.3 How have you met the guidance on 'what counts towards your BNG'?

[Find out what you can count towards a development's BNG](#)

All BNG land is on the Application Site.

4.4 How will you avoid or minimise impacts to habitats?

Tell us about the steps you've taken on site, including to avoid or minimise the impact on irreplaceable habitats.

The development focuses on the renovation of existing buildings and new development in areas of developed land. New development in areas of more ecologically sensitive habitat, such as Summerhouse Plantation, have been carefully designed and positioned to reduce impacts, where possible, and to avoid the loss of higher quality trees. Appropriate tree and habitat protection measures would be following during site clearance and construction. A few veteran trees are present on site but these are outside of proposed development areas and would be retained and protected as a priority.

4.5 Did you use your local nature recovery strategy to inform the strategic significance of habitats?

This includes other specified strategies if you do not have a local nature recovery strategy.

☒ Yes

☐ No

4.6 How will you achieve the target net gain percentage?

☒ On-site

☐ Off-site

☐ Both

4.7 Are any of your on-site enhancements considered 'significant'?

[Find out what counts as a significant on-site enhancement.](#)

☒ Yes

☐ No

4.8 If yes, tell us about the significant on-site enhancements

Include the appropriate planning condition or how you've secured the habitat.

Areas of retained Lowland mixed deciduous woodland that is currently in poor condition will be enhanced to moderate condition by improving long-term management, with practical measures likely to include tree thinning and select removal, restocking with mixed native trees and shrubs, improvements to the understorey and structural diversity and perhaps the exclusion of browsing deer.

Areas of retained Modified grassland (poor/moderate condition) and Other neutral grassland (poor condition) will be enhanced to Other neutral grassland (good condition) by wildflower over-sowing (where necessary) to increase the proportion of herbs and diversify the grassland sward, and improved management.

The creation of new habitat would include extensive blocks of new Broadleaved plantation (Other woodland, broadleaved) in moderate condition and the planting of 253 no. new small native trees. Existing tree lines would be enhanced from moderate to good condition, and new lines of trees would be planted.

4.9 How many off-site biodiversity units do you need to meet 10% net gain?

Zero (0)

4.10 Explain why you're using off-site biodiversity units

Only answer this question if you're planning to use off-site biodiversity units (250 words).

N/A

4.11 Explain why you're planning to use statutory biodiversity credits

Only answer this question if you're planning to use statutory biodiversity credits (250 words).

N/A

4.12 Do you have a habitat management and monitoring plan?

☒ Yes

☐ No

4.13 Have you used the statutory biodiversity metric tool?

☒ Yes

☐ No

4.14 Biodiversity metric calculation

Send your biodiversity metric calculation to the LPA and enter the file name.

AEL2170_Stat_Metric_wholesite_withStrategicSig_v2.0_20250303

4.15 Condition assessments

Send your condition assessments to the LPA and enter the file name.

AEL2170_CA_Sheets_v1.0_20250303

4.16 Pre-development habitat survey report and map

Send your baseline habitat survey report and map to the LPA. Enter the file name.

AEL2170_BNGNote_v2.0_20240715

4.17 Post-development habitat map or landscape plan

Send your post-development habitat survey report and map to the LPA. Enter the file name.

AEL2170_BNGNote_v2.0_20240715

4.18 Have you included an approved habitat degradation in the baseline?

If yes, include the relevant consenting body and reference number.

☐ Yes

☒ No

Consenting body

N/A

Reference number

N/A

5. Irreplaceable habitats

5.1 Does the development impact any irreplaceable habitats?

If yes, tell us if you've submitted an approved compensation plan.

☐ Yes

☒ No

5.2 Have you submitted an approved compensation plan?

☐ Yes

☒ No

6. On-site habitat enhancements

Answer this section if your development includes on-site habitat enhancements.

6.1 Survey date

For example, 3/11/2023

4 June 2024

6.2 Survey constraints

For example, access issues, weather, or seasonal constraints.

None

6.3 Total pre-development biodiversity value

Enter the number from the headline results in your statutory biodiversity metric calculation.

Number of area habitat biodiversity units

149.16

Number of hedgerow biodiversity units

19.68

Number of watercourse biodiversity units

0

6.4 Total post-development biodiversity value

Enter the number from the headline results in your statutory biodiversity metric calculation.

Number of area habitat biodiversity units

173.93

Number of hedgerow biodiversity units

22.20

Number of watercourse biodiversity units

0

6.5 Total net change in biodiversity units

Enter the number from the headline results in your statutory biodiversity metric calculation.

Area habitat biodiversity units

24.77

Area habitat biodiversity units % change

16.61

Hedgerow biodiversity units

2.52

Hedgerow biodiversity units % change

12.81

Watercourse biodiversity units

0

Watercourse biodiversity units % change

0

6.6 Will you register and allocate any biodiversity units from your site to other developments?

If yes or provisionally, give details.

☐ Yes

☒ No

6.7 Give details

Tell us about the amount of biodiversity units and the development location (250 words).

7. Off-site habitat enhancements

Answer this section if your development includes off-site habitat enhancements.

7.1 Tell us about the off-site habitat enhancements

Include whether you're delivering the off-site enhancements or buying biodiversity units.

N/A

7.2 Biodiversity gain site register reference number

N/A

7.3 How have you secured the off-site habitat enhancements?

Tell us about any responsible bodies and whether you've used an S106 or conservation covenant.

N/A

7.4 Total baseline biodiversity value

Enter the number from the headline results in your statutory biodiversity metric calculation.

Number of area habitat biodiversity units

N/A

Number of hedgerow biodiversity units

N/A

Number of watercourse biodiversity units

N/A

7.5 Total biodiversity value post-intervention

Enter the number from the headline results in your statutory biodiversity metric calculation.

Number of area habitat biodiversity units

N/A

Number of hedgerow biodiversity units

N/A

Number of watercourse biodiversity units

N/A

7.6 Total net change in biodiversity units

Enter the number from the headline results in your statutory biodiversity metric calculation.

Area habitat biodiversity units

N/A

Area habitat biodiversity units % change

N/A

Hedgerow biodiversity units

N/A

Hedgerow biodiversity units % change

N/A

Watercourse biodiversity units

N/A

Watercourse biodiversity units % change

N/A

8. Statutory biodiversity credits

Answer this section if you need to use statutory biodiversity credits.

8.1 Do you need to use statutory biodiversity credits?

☐ Yes

☒ No

8.2 How many statutory biodiversity credits do you need?

Tell us the unit shortfall by tier, including the spatial risk multiplier. Enter the number from the headline results in your statutory biodiversity metric calculation.

A1

N/A

A2

N/A

A3

N/A

A4

N/A

A5

N/A

H

N/A

W

N/A

8.3 What evidence is there that no units are available through the market?

Send a message from at least 3 habitat providers, or a search result from online registers.

N/A

8.4 Proof of purchase

Send proof of purchase and enter the reference number.

N/A

9. Trading summary

9.1 Distinctiveness group

Tell us if you met the BNG trading rules on habitat compensation for each distinctiveness group. If you did not meet the trading rules, tell us if you agreed bespoke habitat compensation.

Check the rules on habitat compensation in the [statutory biodiversity metric user guide](#).

Very high

Yes

High

Yes

Medium

Yes

Low

Yes

10. Sharing data (optional)

10.1 Can we share your ecological survey data with the Local Environmental Records Centre or other bodies?

☒ Yes

☐ No

STATUTORY BIODIVERSITY HEADLINE RESULT PAGE

Temple Dinsley
Headline Results
Scroll down for final results ▲

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results menu

On-site baseline	Habitat units	149.16	
	Hedgerow units	19.68	
	Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	173.93	
	Hedgerow units	22.20	
	Watercourse units	0.00	
On-site net change (units & percentage)	Habitat units	24.77	16.61%
	Hedgerow units	2.52	12.81%
	Watercourse units	0.00	0.00%

Off-site baseline	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site net change (units & percentage)	Habitat units	0.00	0.00%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%

Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	24.77	
	Hedgerow units	2.52	
	Watercourse units	0.00	
Spatial risk multiplier (SRM) deductions	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	

FINAL RESULTS

Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	24.77	
	Hedgerow units	2.52	
	Watercourse units	0.00	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	16.61%	
	Hedgerow units	12.81%	
	Watercourse units	0.00%	
Trading rules satisfied?	Yes ✓		

Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Habitat units	10.00%	149.16	164.07	0.00
Hedgerow units	10.00%	19.68	21.65	0.00
Watercourse units	10.00%	0.00	0.00	0.00

No additional area habitat units required to meet target ✓
No additional hedgerow units required to meet target ✓
No additional watercourse units required to meet target ✓

Input errors/rule breaks present in metric ▲

CONDITION ASSESSMENT SHEETS

CONDITION ASSESSMENT SHEETS

Modified Grassland

Site name:	Temple Dinsley (former Princess Helena College)		
Site location:	Temple Dinsley, School Lane, Preston, Hertfordshire, SG4 7RT.		
Surveyed by:	Rob Hutchinson		
Survey date:	04-Jun-24		
	Parcel number:	Amenity grassland	Improved grassland
	Parcel grid reference:		
Condition assessment criterion		Criterion passed?	Criterion passed?
A	Six to eight vascular plant species per m ² including at least two forbs?	y	n
B	Varied sward height?	n	y
C	Scrub accounts for <20 % of total grassland area?	y	y
D	Physical damage evident in <5 % of total grassland area?	n	y
E	Bare ground cover between 1 % and 10 %?	y	y
F	<20 % bracken <i>Pteridium aquilinum</i> cover?	y	y
G	Absence of invasive non-native plant species?	y	y
	Condition:	Moderate (2)	Poor (1)
Condition	Condition assessment result		
Good (3)	Passes at least six criteria including essential criterion A.		
Moderate (2)	Passes four or five criteria including essential criterion A.		
Poor (1)	Passes three or fewer criteria OR passes four to six criteria but fails essential criterion A.		

Other Neutral Grassland

Site name:	Temple Dinsley (former Princess Helena College)		
Site location:	Temple Dinsley, School Lane, Preston, Hertfordshire, SG4 7RT.		
Surveyed by:	Rob Hutchinson		
Survey date:	04-Jun-24		
	Parcel number:	Poor SI grassland	SI grassland
	Parcel grid reference:		
Condition assessment criterion		Criterion passed?	Criterion passed?
A	Good example of habitat type with high proportion of indicator species?	n	y
B	Varied sward height?	y	y
C	Bare ground cover between 1 % and 5 %?	y	y
D	<20 % bracken <i>Pteridium aquilinum</i> cover and <5 % scrub cover?	y	y
E	<5 % combined cover of species indicative of suboptimal condition and physical damage? (Presence of invasive non-native species = automatic failure).	y	y
F	At least ten vascular plant species per m ² including forbs characteristic of habitat type?	n	y
	Condition:	Poor (1)	Good (3)
Condition	Condition assessment result		
Good (3)	Passes at least five criteria including essential criterion A and criterion F.		
Moderate (2)	Passes three to five criteria including essential criterion A.		
Poor (1)	Passes two or fewer criteria OR passes three to five criteria but fails essential criterion A.		

Woodland

Site name:	Temple Dinsley (former Princess Helena College)			
Site location:	Temple Dinsley, School Lane, Preston, Hertfordshire, SG4 7RT.			
Surveyed by:	Rob Hutchinson			
Survey date:	04-Jun-24			
	Parcel number:	Semi-natural woodland	Broadleaved plantation	Mixed plantation
	Parcel grid reference:			
Condition assessment criterion		Score	Score	Score
A	Age distribution of trees.	2	2	2
B	Wild, domestic, and feral herbivore damage.	1	2	2
C	Presence of invasive plant species.	3	2	2
D	Number of native tree species.	3	2	2
E	Cover of native tree and shrub species.	2	2	2
F	Open space within woodland.	3	3	3
G	Woodland regeneration.	2	2	2
H	Tree health (mortality, pests, diseases, and crown dieback).	2	2	2
I	Vegetation and ground flora.	1	1	1
J	Vertical structure of woodland.	2	2	2
K	Presence of veteran trees.	1	1	1
L	Amount of deadwood.	1	1	1
M	Woodland disturbance (nutrient enrichment and damaged ground).	2	1	1
	Condition:	Poor (1)	Poor (1)	Poor (1)
	Total score:	25	23	23
Condition	Condition assessment result			
Good (3)	33-39			
Moderate (2)	26-32			
Poor (1)	13-25			

Scrub

Site name:	Temple Dinsley (former Princess Helena College)	
Site location:	Temple Dinsley, School Lane, Preston, Hertfordshire, SG4 7RT.	
Surveyed by:	Rob Hutchinson	
Survey date:	04-Jun-24	
	Parcel number:	Willow scrub
	Parcel grid reference:	
Condition assessment criterion		Criterion passed?
A	Good example of habitat type? 80 % native, at least three native woody species, no singles species >75 % cover.	y
B	Seedlings, saplings, young shrubs, and mature shrubs all present?	n
C	Absence of invasive non-native species/species indicative of suboptimal condition <5 % ground cover?	y
D	Well-developed edge? (scattered scrub and tall grassland and/or forbs).	n
E	Clearings, glades or rides present?	n
	Condition:	Poor (1)
Condition	Condition assessment result	
Good (3)	Passes five criteria.	
Moderate (2)	Passes three or four criteria.	
Poor (1)	Passes two or fewer criteria.	

Orchard

Site name:	Temple Dinsley (former Princess Helena College)	
Site location:	Temple Dinsley, School Lane, Preston, Hertfordshire, SG4 7RT.	
Surveyed by:	Rob Hutchinson	
Survey date:	04-Jun-24	
	Parcel number:	Young but neglected orchard
	Parcel grid reference:	
Condition assessment criterion		Criterion passed?
A	Presence of ancient and/or veteran trees?	n
B	Presence of deadwood in or on trees, or on the ground?	n
C	<5 % of fruit trees smothered by scrub; <10% ground cover dense and/or scattered scrub?	y
D	Evidence of formative and/or restorative pruning?	n
E	At least 95 % of trees free from damage caused by humans and animals?	y
F	Grassland not overgrazed and poaching not evident around trees?	y
G	Species richness of grassland equivalent to medium, high, or very high distinctiveness grassland?	n
H	Absence of invasive non-native plant species?	y
	Condition:	Moderate (2)
Condition	Condition assessment result	
Good (3)	Passes six to eight criteria including essential criteria A and B.	
Moderate (2)	Passes four or five criteria OR passes six or seven criteria but fails an essential criterion.	
Poor (1)	Passes three or fewer criteria.	

URBAN

Site name:	Temple Dinsley (former Princess Helena College)		
Site location:	Temple Dinsley, School Lane, Preston, Hertfordshire, SG4 7RT.		
Surveyed by:	Rob Hutchinson		
Survey date:	04-Jun-24		
	Parcel number:	Bare ground	Ruderal / ephemeral
	Parcel grid reference:		
Condition assessment criterion		Criterion passed?	Criterion passed?
A	Varied vegetation structure?	n	n
B	Contains plant species that are beneficial to wildlife?	n	n
C	Invasive non-native plant species and others which are to the detriment of native wildlife cover <5 %?	y	y
Complete absence (C)?	To achieve good condition, criterion C must be satisfied by a complete absence of invasive non-native species.	y	y
	Condition:	Poor (1)	Poor (1)
Condition	Condition assessment result		
Good (3)	Passes three criteria and meets the requirements for Good condition within criterion C.		
Moderate (2)	Passes two criteria OR passes three criteria but does not meet the requirements for Good condition within criterion C.		
Poor (1)	Passes zero or one criteria.		

Non-Woodland Ponds

Site name:	Temple Dinsley (former Princess Helena College)	
Site location:	Temple Dinsley, School Lane, Preston, Hertfordshire, SG4 7RT.	
Surveyed by:	Rob Hutchinson	
Survey date:	04-Jun-24	
	Parcel number:	Swimming pool
	Parcel grid reference:	
Condition assessment criterion		Criterion passed?
A	Good water quality?	n
B	10 m semi-natural habitat around pond perimeter?	n
C	<10 % of water surface covered with filamentous algae or duckweed <i>Lemna</i> spp.?	y
D	Pond not artificially connected to other waterbodies?	n
E	Water levels fluctuate naturally through the year?	n
F	Absence of listed non-native plant and animal species?	y
G	Pond not artificially stocked with fish?	y
H	Emergent, submerged, or floating plants cover at least 50 % of the pond area that is <3 m deep?	n
I	Pond surface no more than 50 % shaded?	y
	Condition:	Poor (1)
Condition	Condition assessment result	
Good (3)	Passes nine criteria.	
Moderate (2)	Passes six to eight criteria.	
Poor (1)	Passes five or fewer criteria.	

Woodland Ponds

Site name:	Temple Dinsley (former Princess Helena College)	
Site location:	Temple Dinsley, School Lane, Preston, Hertfordshire, SG4 7RT.	
Surveyed by:	Rob Hutchinson	
Survey date:	04-Jun-24	
	Parcel number:	Pond south of house
	Parcel grid reference:	
Condition assessment criterion		Criterion passed?
A	Good water quality?	n
B	10 m semi-natural habitat around pond perimeter?	n
C	<10 % of water surface covered with filamentous algae or duckweed <i>Lemna</i> spp.?	y
D	Pond not artificially connected to other waterbodies?	y
E	Water levels fluctuate naturally through the year?	y
F	Absence of listed non-native plant and animal species?	y
G	Pond not artificially stocked with fish?	y
	Condition:	Moderate (2)
Condition	Condition assessment result	
Good (3)	Passes seven criteria.	
Moderate (2)	Passes five to six criteria.	
Poor (1)	Passes four or fewer criteria.	

Reedbed

Site name:	Temple Dinsley (former Princess Helena College)	
Site location:	Temple Dinsley, School Lane, Preston, Hertfordshire, SG4 7RT.	
Surveyed by:	Rob Hutchinson	
Survey date:	04-Jun-24	
	Parcel number:	Former pond at Tank House
	Parcel grid reference:	
Condition assessment criterion		Criterion passed?
A	Water table at or near surface throughout the year and no artificial drainage?	y
B	Good example of habitat type with vascular and non-vascular characteristic indicator species?	n
C	Water supplies are of good quality?	n
D	Cover of scrub/scattered trees <10 %?	y
E	Cover of bare ground <5 %.	y
F	Absence of invasive non-native plant species and species indicative of suboptimal condition make up <5 %?	y
I	Diverse reedbed structure, between 60 % and 80 % of reeds are <i>Phragmites australis</i> ?	n
	Condition:	Moderate (2)
Condition	Condition assessment result	
Good (3)	Passes five or six core criteria including essential criterion A AND passes additional criterion.	
Moderate (2)	Passes four or five criteria OR passes six or seven criteria but fails essential criterion A or additional criterion.	
Poor (1)	Passes three or fewer criteria.	

Hedgerows

Site name:	Temple Dinsley (former Princess Helena College)		
Site location:	Temple Dinsley, School Lane, Preston, Hertfordshire, SG4 7RT.		
Surveyed by:	Rob Hutchinson		
Survey date:	04-Jun-24		
	Hedgerow number:	Native hedgerows (good)	Native hedgerows (moderate)
	Hedgerow grid reference:		
Condition assessment criterion		Criterion passed?	Criterion passed?
A1	Average height >1.5 m?	y	y
A2	Average width > 1.5 m?	n	y
B1	Gap between ground and base of canopy <0.5 m for >90 % of length?	n	n
B2	Gaps make up <10 % of total length; and no canopy gaps >5 m?	y	y
C1	>1 m width of undisturbed ground with perennial herbaceous vegetation for >90 % of length?	y	y
C2	Plant species indicative of nutrient enrichment of soils dominate <20 % cover of undisturbed ground?	y	n
D1	>90 % of hedgerow and undisturbed ground free of invasive non-native plant species?	y	n
D2	>90% of hedgerow or undisturbed ground free of damage caused by human activities?	y	n
	Condition:	Good (3)	Moderate (2)
Condition	Condition assessment result		
Good (3)	No more than two failures in total AND no more than one failure in any functional group.		
Moderate (2)	No more than four failures in total AND does not fail both criteria in more than one functional group.		
Poor (1)	Fails >4 criteria in total OR fails both criteria in more than one functional group.		

Hedgerow with trees

Site name:	Temple Dinsley (former Princess Helena College)	
Site location:	Temple Dinsley, School Lane, Preston, Hertfordshire, SG4 7RT.	
Surveyed by:	Rob Hutchinson	
Survey date:	04-Jun-24	
	Hedgerow number:	Species-rich hedgerow with trees
	Hedgerow grid reference:	
Condition assessment criterion		Criterion passed?
A1	Average height >1.5 m?	y
A2	Average width > 1.5 m?	y
B1	Gap between ground and base of canopy <0.5 m for >90 % of length?	y
B2	Gaps make up <10 % of total length; and no canopy gaps >5 m?	y
C1	>1 m width of undisturbed ground with perennial herbaceous vegetation for >90 % of length?	y
C2	Plant species indicative of nutrient enrichment of soils dominate <20 % cover of undisturbed ground?	y
D1	>90 % of hedgerow and undisturbed ground free of invasive non-native plant species?	y
D2	>90% of hedgerow or undisturbed ground free of damage caused by human activities?	y
E1	>1 age class of tree and at least one mature, ancient, or veteran tree per 20 m - 50 m on average?	y
E2	At least 95 % of hedgerow trees in healthy condition?	y
	Condition:	Good (3)
Condition	Condition assessment result	
Good (3)	No more than two failures in total AND no more than one failure in any functional group.	
Moderate (2)	No more than five failures in total AND does not fail both criteria in more than one functional group.	
Poor (1)	Fails >5 criteria in total OR fails both criteria in more than one functional group.	

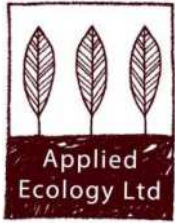
Line of Trees

Site name:	Temple Dinsley (former Princess Helena College)		
Site location:	Temple Dinsley, School Lane, Preston, Hertfordshire, SG4 7RT.		
Surveyed by:	Rob Hutchinson		
Survey date:	04-Jun-24		
	Parcel number:	Line of trees (moderate)	Line of trees (poor)
	Parcel grid reference:		
Condition assessment criterion		Criterion passed?	Criterion passed?
A	At least 70 % of trees native?	y	n
B	Continuous canopy cover?	y	n
C	At least one tree has veteran features and/or natural ecological niches?	n	n
D	Undisturbed vegetated strip at least 6 m on both sides?	y	n
E	At least 95 % of hedgerow trees in healthy condition?	y	y
	Condition:	Moderate (2)	Poor (1)
Condition	Condition assessment result		
Good (3)	Passes five criteria.		
Moderate (2)	Passes three or four criteria.		
Poor (1)	Passes two or fewer criteria.		

Individual Trees

Site name:	Temple Dinsley (former Princess Helena College)		
Site location:	Temple Dinsley, School Lane, Preston, Hertfordshire, SG4 7RT.		
Surveyed by:	Rob Hutchinson		
Survey date:	04-Jun-24		
	Tree number:	All trees (except veterans)	Veterans
	Tree description:		
	Tree grid reference:		
Condition assessment criterion		Criterion passed?	Criterion passed?
A	Native tree?	y	y
B	Continuous tree canopy? (individual trees automatically pass this criterion).	y	y
C	Tree is mature?	n	y
D	Little or no evidence of an adverse impact on tree health by human activities?	y	y
E	Natural ecological niches present?	n	y
F	More than 20 % canopy is oversailing vegetation?	y	y
	Condition:	Moderate (2)	Good (3)
Condition	Condition assessment result		
Good (3)	Passes five or six criteria.		
Moderate (2)	Passes three or four criteria.		
Poor (1)	Passes two or fewer criteria.		

BNG NOTE



The Former Princess Helena College, Temple Dinsley – Statutory Biodiversity Metric Calculations

Background

This note provides a summary of the Statutory Biodiversity Metric (“the Metric”) calculations in relation to proposed development at the former Princess Helena College, Temple Dinsley, Hertfordshire (“the Site”). The full Metric calculator is provided alongside this note.

The Metric calculations presented incorporate proposals for the conversion of existing buildings, new housing and car-parking, and landscaping proposals (“the Development”). A package of new habitat creation and habitat enhancement measures are also proposed to meet BNG requirements and reflect the ecologically sensitive approach which underlies the proposals. The Development and enhancement proposals are shown by the Proposed Site Plan in **Appendix A**.

Habitat Baseline

A habitat survey of the Site was undertaken by AEL in June 2023, with supplementary habitat condition assessment surveys completed on 4 June 2024. The locations of individual trees (outside of woodland area) and tree sizes align with the detailed tree surveys and schedules prepared by Sharon Hosegood Associates. The habitat map has been transferred to a Geographical Information System (ArcPro) and is shown by **Figure 1**.

The Site (27.8ha) has a baseline value of 129 habitat units. This includes 31 units of semi-natural woodland, 33 units of other neutral grassland, 21 units of modified grassland and 27 units of trees. Habitats present within the Site that are classified as High Distinctiveness according to the Metric are lowland mixed deciduous woodland (including Summerhouse Plantation), traditional orchard (north of the Main House) and a small ephemeral pond supporting reedbed (reed sweet-grass swamp) located northwest of the Tank House. A total of 16 veteran trees, which are classified as irreplaceable habitat, are also present on Site according to the tree survey and schedules and will be retained and protected as a priority.

Development Impacts and Habitat Enhancement and Creation Proposals

Development impacts

Development areas and areas of new habitat creation and enhancement are shown by **Figure 2**, and are based on interpretation of Proposed Site Plan¹, the East Park Outline Planting plan², and Houses Outline Planting plan³.

¹ Scabal – Proposed Site Plan (drawing number 641-KS-03-XX-DR-A-10002), 28.03.24, Revision P11.

² Livingstone Eyre Associates – East Park Outline Planting (drawing number 641-LEA-00-00-DR-L-2001), 09.07.2024, Revision P04.

³ Livingstone Eyre Associates – Houses Outline Planting (drawing number 641-LEA-00-00-DR-L-1001), 09.07.2024, Revision P04.



Around 5.5ha of the Site will be impacted by the proposals, including areas of new Development and locations of new habitat creation, resulting in the loss of around 16 habitat units. Most of this is associated with the loss of semi-natural woodland through the placement of two new houses in Summerhouse Plantation (3.65 habitat units) and the loss of grassland due to woodland planting (6 habitat units). However, areas of new woodland planting have been located in areas of lower quality grassland and there is an overall net benefit to the new woodland creation being proposed.

Enhancing Summerhouse Plantation and southern woodland block

To address habitat trading issues associated with the loss of semi-natural woodland in Summerhouse Plantation (currently in poor condition) the larger unaffected part of this wood (4.5ha) and the southern woodland block will be enhanced by improving long-term management. Practical measures are likely to include tree thinning and select removal, restocking with mixed native trees and shrubs, improvements to the understorey and structural diversity and perhaps the exclusion of browsing deer. It is important to note that most existing trees within the proposed residential curtilages of Summerhouse plantation will be retained and incorporated into the gardens and therefore the actual extent of woodland loss is likely to be much smaller than the 'worst case' loss used by the BNG calculations and presented here. In addition, the Development boundary has been pulled back from the western boundary of Summerhouse Plantation to retain and allow the expansion of bluebell and dog's mercury patches present along this boundary.

Delivering a uplift in the condition of retained parts of Summerhouse Plantation and the southern woodland block from poor to moderate would generate **3.9 habitat units** and address habitat trading requirements for this High Distinctiveness habitat.

Enhancing existing grassland

Substantial areas of existing pasture grassland (modified grassland in poor condition) around 2.1ha in extent will be enhanced to other neutral grassland in good condition through wildflower over-sowing, and management by annual hay cutting and potentially light aftermath grazing. Enhancing this grassland would generate around **12 habitat units**.

New habitat creation

The planting of extensive new blocks of broadleaved woodland on open grassland and targeting moderate condition would generate **5-6 habitat units**, and the planting of 253 new small native trees would generate over **3 habitat units**. New soft landscaping within proposed Development plots has been included in the BNG calculations and would also deliver some BNG benefits.

Linear features

The Site supports a mix of linear features with a baseline value of 17.11 hedgerow units, including species-rich native hedgerow with trees (12 hedgerow units) and lines of trees (4.5 hedgerow units).

Only a short section of non-native Leyland cypress tree screening will be removed to facilitate the Development. New tree avenues 320m in length will be planted (0.6 hedgerow units), and most existing tree avenues will be enhanced by relaxing management and allowed features of value to biodiversity, such as deadwood, to develop overtime.

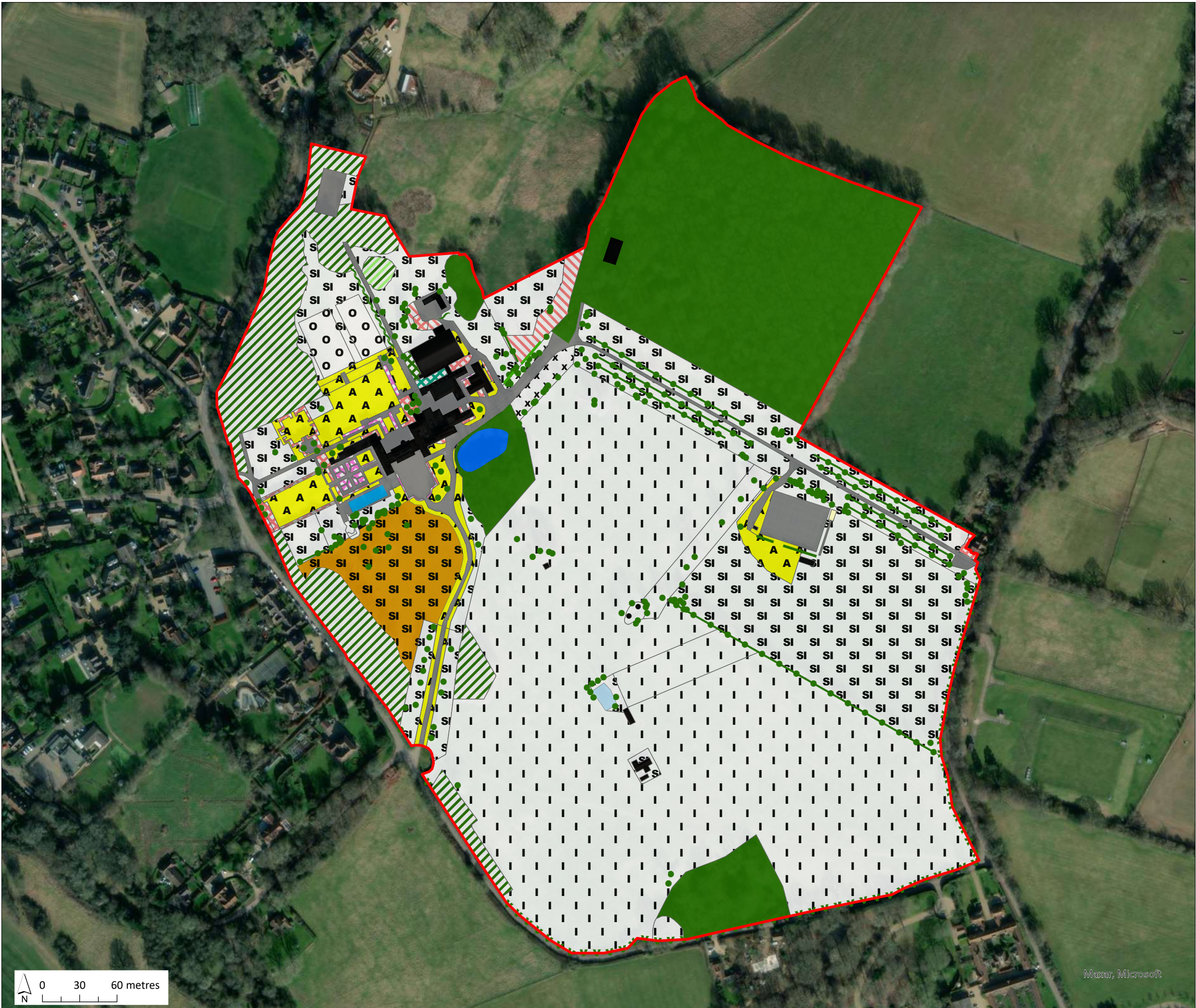


BNG Outcome

Based on the Development layouts and the proposed habitat enhancement and creation measures set out above, the overall scheme would achieve an uplift in habitat units from 129.7 before Development to 151.2 after Development (**+21.5 habitat units**), equivalent to a **+16.6% Biodiversity Net Gain (BNG)**, and would comply with habitat trading requirements.

Linear features would also be improved from 17.1 hedgerow units before Development to 21.5 hedgerow units after Development (**+2.2 hedgerow units**), equivalent to a **+12.8% BNG for hedgerows**.





Temple Dinsley

Habitat baseline

- Site boundary
- buildings (developed land; sealed surface, n/a)
- hard-standing (developed land; sealed surface, n/a)
- broadleaved semi-natural woodland, lowland mixed deciduous woodland, poor
- broadleaved plantation woodland (other woodland; broadleaved, poor condition)
- mixed plantation woodland, (other woodland; mixed, poor condition)
- dense scrub, (bramble scrub, n/a)
- amenity grassland (modified grassland, moderate condition)
- dense scrub (willow scrub, poor condition)
- orchard, (traditional orchards, moderate condition)
- semi-improved neutral grassland (other neutral grassland, good condition)
- poor semi-improved grassland, (other neutral grassland, poor condition)
- improved grassland (modified grassland, poor condition)
- bare ground (bare ground, poor condition)
- bare ground, (artificial unvegetated; unsealed surface, n/a)
- tall ruderal (ruderal / ephemeral, poor condition)
- ephemeral / short perennial (ruderal / ephemeral, poor condition)
- introduced shrubs (introduced shrubs, n/a)
- flowerbed (introduced shrub, n/a)
- standing water (ornamental lake or pond, poor condition)
- standing water, (pond, non-priority, moderate condition)
- swamp, (reedbed, moderate condition)
- line of trees (line of trees, moderate condition)
- species-rich hedge with trees, (species-rich native hedgerow with trees, good condition)
- species-poor intact hedge, (native hedgerow, good condition)
- species-poor intact hedge, (native hedgerow, moderate condition)
- species-poor intact hedge, (non-native and ornamental hedgerow, poor condition)
- individual tree (from Tree Survey)

Figure 1

Map Scale @ A3: 1:3,000

Surveyed by: RJH
Survey date: June 2023 and June 2024
Drawn by: RJH
Checked by: DP
Status: Final





Temple Dinsley

Proposed habitat creation and enhancements

- Site boundary
- new - artificial unvegetated: unsealed surface
- new - developed land; sealed surface, building (n/a)
- new - developed land; sealed surface, hard-standing (n/a)
- new - introduced shrub (n/a)
- new - mixed scrub (moderate condition)
- new - modified grassland (grasscrete in poor condition, otherwise moderate condition)
- new - other neutral grassland (cricket pitch in poor condition, otherwise moderate/good condition)
- new - other woodland; broadleaved (moderate condition)
- new - vegetated garden (n/a)
- retained and enhanced - lowland mixed deciduous woodland (poor to moderate condition)
- retained and enhanced - other neutral grassland (poor to good condition)
- new - line of trees, avenues (moderate condition)
- retained and enhanced - line of trees, avenues (moderate to good condition)

Notes

- Areas that are not coloured will be retained and unaffected by development.
- New trees are not shown, but based on interpretation of masterplan and landscape proposals, a total of 253 new small-sized trees (moderate condition) are to be planted outside of private gardens and have been included in the Metric calculations.
- Most of the trees located in the curtilages of the two new dwellings in Summerhouse Plantation will be retained. In line with Metric guidance, these retained trees have not been factored into the Metric calculations as they are in private gardens. However, these retained trees demonstrate the sensitive design adopted and will have significant ecological benefits that are unmeasured by the Metric calculations.

Figure 2

Map Scale @ A3: 1:3,000

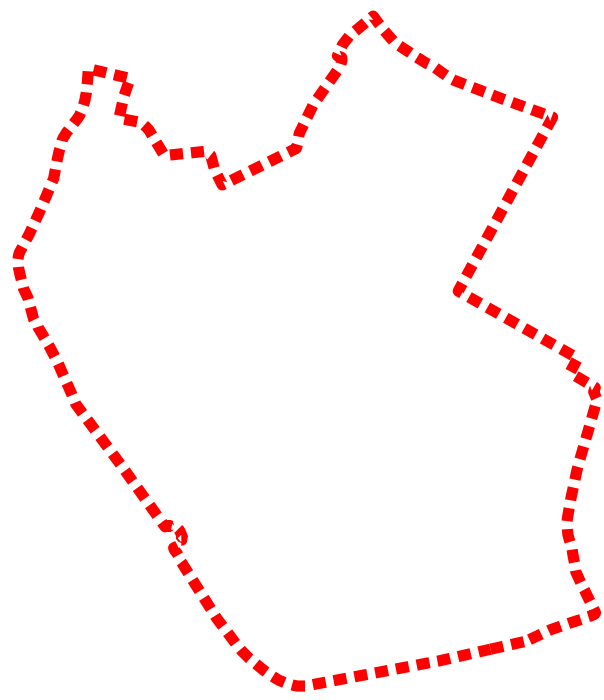
Surveyed by: N/A
Survey date: N/A
Drawn by: RJH
Checked by: DP
Status: Final



Appendix A

Proposed Site Plan





Site Area : 277945 sq.m (27.8 ha)

- 1. Main Building
- 2. Teaching Block
- 3. Edwin
- 4. Violet
- 5. Sadleir
- 6. Ithel
- 7. Templar
- 8. Summer House
- 9. Harwood House
- 10. Tank House
- 11. Pump House
- 12. Lodge Gate
- 13. Belvedere
- 14. Ice House
- 15. Piggery
- 16. Park Wall
- 17. Paved Rose Garden
- 18. Herbaceous Garden
- 19. Small Herbaceous Garden
- 20. Rose Garden

- 21. Magnolia Steps
- 22*. Cricket Pitch
- 23. North Tennis Court
- 24. Village Gate
- 25. Walled Parking Garden
- 26. Existing Parking
- 27. Visitor Parking
- 28. Summer House Plantation
- 29. East Tennis Court
- 30. Pergola Garden

- 31. Permissive Path (extended) & estate fencing
- 32. Permissive Path (new) to Dower House with estate fencing
- 33. Path to School Yard
- 34. St. Albans Road
- 35. East Avenue to exit
- 36. Construction traffic in and out

- 37. Substation
- 38. New Cricket Pavilion and Existing Sports Pavilion moved
- 39. Proposed woodland planting
- 40. Wildflower meadows

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	Total Homes
Main Building	10	20	4	1		35
Teaching Block	2	5	1			8
Edwin		2	2			4
Violet				4		4
Sadleir			4	2		6
Ithel			6			6
Templar			2			2
Summer House					1	1
Harwood House				1		1
Tank House			1			1
Pump House			1			1
Number of Homes						69

Based on a TRICS assessment carried out by EAS, it is estimated that the proposals to develop 69 houses and apartments on site would generate circa 36 vehicle trips in both the AM and PM peak periods. This equates to a significant reduction of circa 280 vehicle trips in each of the network peak hours when related to the school operations at Princess Helena College.

*New **EIGHT-PITCH** natural grassed cricket square (or table), all eight pitches having an ECB senior cricket minimum boundary of 45.7m (50 yards).



- Estate fencing
- a Vehicle gate
- b Pedestrian gate with keypad
- c Pedestrian kissing gate
- d Cattle grid and pedestrain gate

1.

DO NOT SCALE OFF THIS DRAWING
DO NOT SUBSTITUTE ANY OF THE PRODUCTS
OR MATERIALS.

- 1. This is a planning drawing and is intended for this use only; it must not be used for construction.
- 2. All dimensions are in MM and should be checked on site prior to commencement of work; do not scale off this drawing.
- 3. This drawing is to be read in conjunction with all other relevant information.
- 3.Discrepancies between drawings and information to be referred to Architect without delay.

P12	Fences and gates	04.07.24
P11	Wildflower meadows added	01.07.24
P10	Permissive path alterations	01.07.24
P09	Issued for Planning	25.06.24
P08	Updated SH,HH and TH boundary fences	17.06.24
P07	Issued for BNG calculations	07.06.24
P06	Updated to latest design	29.05.24
P05	Coordination issue	20.05.24
Revision	Description	Date

0 m
50 m
100 m

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Client
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Project
Temple Dinsley
Preston, Hitchin, Hertfordshire,
SG4 7RT

Drawing title

Proposed Site Plan

Purpose of issue
Planning

Job no. Status Scale @ A0
641 S0 1:1000

Checked by
ST

Date Revision
28.03.24 P11

Drawing number
641-KS-03-XX-DR-A-10002