



Creating sustainable futures

Hertford Theatre, The Wash, Hertford SG14 1PS

Landscape and Ecological Management Plan (LEMP)

Report for GPF Lewis

Job Number	10562		
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1 Introduction

BACKGROUND

1.1 Temple was commissioned by GPF Lewis to produce a Landscape and Ecological Management Plan (LEMP) for Hertford Theatre, The Wash, Hertford, SG14 1PS (hereon referred to as 'the site'), as indicated on the plans provided by the client (Fabrik, 2023).

1.2 Full planning permission for the site was granted and is subject to the following condition which relates to ecology (Planning Reference 30/20/2285/FU):

'Planning Condition 5: Landscape and Ecological Management Plan. Prior to the occupation of the development a Landscape and Ecological Management Plan, including long-term design objectives, shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Environment Agency. This will include the details of and responsibilities for the maintenance regimes and management responsibilities attached to the habitats created by the scheme.'

SCOPE OF THE REPORT

1.3 This LEMP details the measures to enhance biodiversity and ecology at the site and provide ecology and landscape prescriptions for the next five years. This report includes specifications on the appropriate types, positions, and maintenance of the following:

- introduced shrub, herbaceous planting, tree and marginal river planting, meadow lawn, species rich amenity grassland, climbing plants, bird boxes, bat boxes and habitat provision for invertebrates.

1.4 A Maintenance Schedule is provided in Appendix 1 and covers a five year period. To support these prescriptions, the landscaping plans are provided in Appendix 2.

- 1.5 This management follows recommendations for LEMPs detailed in *British Standard 42020:2013 Biodiversity - Code of Practice for Biodiversity and Development* (BSI, 2013).

SITE CONTEXT AND STATUS

- 1.6 The proposed development site is 0.88 hectares (ha) in size and is centred on Ordnance Survey National Grid reference TL 32515 12601. The site lies in the centre of Hertford within East Hertfordshire and is not subject to any nature conservation designations. It is bordered by the Castle Gardens, an area of publicly accessible amenity grassland, horticultural planting and hedgerows to the south, The Wash (B158) to the north, a public house to the east and a car park, residential and commercial properties to the west. The River Lea runs through the west of the site. On the opposite side of The Wash north of the site are commercial and residential properties (part of Hertford town) which also forms part of the wider landscape.
- 1.7 No statutory or non-statutory designations apply to the site.

DESCRIPTION OF DEVELOPMENT

- 1.8 The development proposals for the site, based on current plans provided by the client (East Herts Council, 2019), are for the redevelopment and expansion of Hertford Theatre. The scope of the development comprises a rooftop extension, enhanced main auditorium, black box studio space, reconfigured entrance foyer, offices and backspaces as well as improved accessibility and sightlines of the Castle Grounds.
- 1.9 It is anticipated that some vegetation on the site will also be lost including areas of tall ruderal vegetation, introduced shrub and scattered trees. The 12th Century Motte is situated to the south of the site, along with an area of mixed woodland which is to be retained.

BIODIVERSITY ACTION PLANS

- 1.10 Biodiversity Action Plans (BAPs) have been produced at a national, county and local level. They describe those biological resources present at a defined scale and include a framework to conserve and enhance these resources through action plans.
- 1.11 All previous UK BAP habitats and species are now referred to as Habitats and Species of Principal Importance for the Conservation of Biodiversity in England as defined by Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006 (HMSO, 2006), hereby referred to as Species and Habitats of Principal Importance.
- 1.12 Biodiversity Action Plans are still relevant in that they highlight local issues and identify mechanisms by which to address them with measurable targets. The Hertfordshire Biodiversity Action Plan is relevant to the site.
- 1.13 The site is not located within the Hertfordshire Biodiversity Action Plan: Key Biodiversity Areas (Hertfordshire Environmental Forum, 2006), however the location is considered to be ecologically desirable due to its location on the River Lea and adjacent to areas of semi-natural vegetation.
- 1.14 Priority species listed under the Hertfordshire Biodiversity Action Plan¹ that will benefit from this management plan are:
- Birds, including house sparrow and swift which will benefit through the provision of bird boxes within the site as well as the tree, meadow, shrub and herbaceous planting which will offer foraging and nesting opportunities in the long term.

¹ <https://www.north-herts.gov.uk/sites/default/files/ORD4%20Hertfordshire%20Biodiversity%20Action%20Plan.pdf>

- Bats, including Natterer's bat which will also benefit through the provision of bat boxes within the site as well as the tree, meadow, shrub and herbaceous planting which will offer foraging and roosting opportunities in the long term;
- Invertebrates, including pollinators (i.e. bees, moths and butterflies) which will benefit from the provision of bee boxes and creation of meadow, shrub habitats, climbers and tree planting which will offer foraging and nesting opportunities in the long term.

2 Baseline Conditions

- 2.1 An extended Phase 1 habitat survey was completed in August 2019 by The Ecology Consultancy (The Ecology Consultancy, 2019). Below is a brief summary of the survey findings.

HABITATS

- 2.2 The site was dominated by a large building to the north-east and surrounding hardstanding. The main habitats on site were the River Lea, which ran through part of the site to the west, areas of amenity grassland, introduced shrub and scattered trees. The River Lea is of local value to wildlife providing a corridor connecting offsite habitats of ecological importance (The Ecology Consultancy, 2019).

BREEDING BIRDS

- 2.3 All nesting birds are protected under the Wildlife and Countryside Act 1981 (as amended). The site had low potential to support a number of common species of nesting birds.
- 2.4 Where the proposed works require the removal of scattered trees and scrub with potential to support breeding birds, this will be carried out between September and February inclusive, to avoid any potential offences relating to breeding birds during their main bird breeding season (Newton et al., 2011).
- 2.5 If site clearance during the breeding season is unavoidable, then potential nesting habitat must be inspected within 48 hours of work commencing to identify active birds' nests. Should they be present, the nest and a suitable buffer of habitat around it must be retained until the young have left the nest, as confirmed by an ecologist.

BATS

2.6 Bats and their roost sites are protected by UK and European legislation. The Wildlife and Countryside Act 1981 (as amended) makes it an offence to:

- Intentionally or recklessly damage, destroy or obstruct access to any structure or place used for shelter or protection by a bat; and
- Intentionally or recklessly disturb a bat while it is occupying a structure or place which it uses for that purpose.

2.7 Additionally, The Conservation of Habitats and Species Regulations 2017 make it an offence to:

- Deliberately capture or kill a bat;
- Deliberately disturb a bat;
- Damage or destroy a breeding site or a resting place of a bat; and
- Keep, transport, sell or exchange or offer for sale or exchange alive or dead bat or any part of a bat.

2.8 During the Preliminary Ecological Appraisal a single mature tree and wall was identified with potential to support roosting bats. However, it was understood these features are to be retained and recommendations were provided if this was to change.

2.9 The culvert running underneath the existing theatre building was assessed to have low potential to support hibernating bats, however, it is understood this will not be impacted.

2.10 The River Lea provided commuting corridors likely to be of potential value to bats and provide connectivity to suitable off-site roosting and foraging habitat. The proposed development has the potential to impact habitats suitable for commuting

bats with the removal of vegetation and any installation of additional external lighting during and after construction phase.

- 2.11 Measures to avoid night-time lighting of features with potential for roosting, foraging and commuting bats were provided in accordance with best practice guidance (ILP, BCT, 2023). An artificial lighting review has been undertaken and mitigation measures adopted which are presented in the Hertford Theatre lighting review letter (Temple, 2024a).

OTTER

- 2.12 Otters and their breeding sites are protected under The Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended).
- 2.13 The eastern riverbank was assessed as being of low suitability for an otter breeding site. It was therefore recommended that an otter presence/likely absence survey be carried out for the section of river that is not hard engineered if works are expected to be within 30m of the bank.

REPTILES

- 2.14 All species of reptile are protected from killing or injuring under the Wildlife and Countryside Act 1981 (as amended).
- 2.15 Habitats on site with potential to support reptiles comprised scrub and tall ruderal vegetation on the eastern riverbank. To avoid possible contravention of the Wildlife and Countryside Act, 1981 (as amended), due care must be taken when clearing any low lying vegetation in this area and ground works should be carried out under a precautionary method of works to avoid any potential harm to reptiles. This must only be carried out between April and September inclusive (weather dependant), when reptiles are active. Full details of the precautionary method of working were provided in the Preliminary Ecological Appraisal report (The Ecology Consultancy, 2019a).

3 Prescriptions for Habitat Management

3.1 The development proposals include habitat creation to comply with Policy *DES3 Landscaping* (East Herts District Plan, 2018) and secure ecological improvements to the site with the aim to have a beneficial effect on local biodiversity.

3.2 The following section provides a description of features to be managed, aims and objectives of management and prescriptions for the installation and long-term management of these features. These should be read alongside the Maintenance Schedule (Appendix 1) and landscaping plans (Appendix 2).

3.3 Recommendations for the site are included within the *Hertford Theatre Preliminary Ecological Appraisal Report* (The Ecology Consultancy, 2019) and Hertford Theatre Biodiversity Net Gain (BNG) Assessment (The Ecology Consultancy, 2020) of which prescriptions for introduced shrub, herbaceous planting, tree and marginal river planting, meadow lawn, species rich amenity grassland, climbing plants, bird boxes, bat boxes and habitat provision for invertebrates have been used for this plan. Details of the ecological enhancements and artificial lighting mitigation measures adopted at the site have also been provided in two letters dated 02 February 2023 in accordance with Planning Condition 4 and 6 (Temple, 2024a, b). Features covered, include:

- meadow lawn;
- species rich amenity grassland;
- native climbers;
- marginal river planting;
- tree planting;
- shrub and herbaceous planting;
- bird boxes;

- bat boxes;
- invertebrate habitat; and,
- ecological monitoring.

AIMS

3.4 The overarching aims of this management plan are as follows:

- to create and maintain new meadow lawn habitat;
- to create and maintain native climbers;
- to create and maintain marginal river planting for the section of the River Lea on site;
- to create and maintain tree planting;
- to create and maintain shrub and herbaceous planting;
- to provide conditions suitable for regional and local Biodiversity Action Plan (BAP) species and species of principal importance (this includes Artificial Light at Night measures);
- to identify the monitoring procedures needed to measure the effectiveness of management; and,
- to promote the use of native plants and/or non-native plants of recognised wildlife value in any habitat creation/landscaping scheme.

MEADOW LAWN (ML)

Description and Evaluation

3.5 Meadow lawn areas located west of the site will feature a wildlife seed mix, such as the special general-purpose meadow mixture EM3 from Emorsgate Seeds².

² [EM3 Special General Purpose Meadow Mixture - Emorsgate Seeds \(wildseed.co.uk\)](http://wildseed.co.uk)

(Appendix 2, Figure 1). This is a species-rich meadow mixture that contains a wide range of species. In accordance with the Landscape Maintenance and Management Plan (2021) it is important to sow before winter on weed free soil and in year one to establish a dense sward (Fabrik, 2021).

Objectives

3.6 Delivery of this habitat creation and management has the following objectives:

- to create species-rich meadow lawns, providing foraging habitat for pollinating insects and common birds; and
- to maintain the biodiversity value of species-rich turf long-term, through the correct application of the management prescriptions below.

Installation/Management Prescriptions

3.7 The installation and management of this habitat will be carried out in accordance with the prescriptions provided in the Hertford Theatre Landscape Maintenance and Management Plan (Fabrik, 2021).

ML1. Existing vegetation in proposed meadow lawn areas will be removed (see above mitigation measures with respect to Reptiles and breeding birds). Topsoil will be rotovated to a depth of 100mm and raked over. Areas within root protection zones of any existing trees will not be rotovated and instead should be raked over with hand tools only. Ideally sow wildflower seed mix before winter on a weed free soil/green matter mulch.

ML2. It will be watered during dry weather every 4 days without rain and until the young parts are strongly established.

ML3. In year 1 it is important to establish a dense sward by cutting the whole meadow twice in mid late June and again in mid August. It should be cut to 100mm. At the end of the growing season one final cut and collect should take place.

ML4. For further years, cut around late June after first flowers have finished flowering and move arisings ideally to an undisturbed location to provide hibernacula such as underneath shrubs or adjacent the log piles provided on site. At the end of season cut again to around 100mm.

AMENITY GRASSLAND (AG)

Description and Evaluation

3.8 A species rich mix will be selected and maintained at differing cut heights to provide both shorter cut amenity areas and longer drifts of grassland providing visual diversity and allow flowering species to grow up and provide wildlife value and a source of nectar for invertebrates.

Objectives

3.9 Delivery of this habitat creation and management has the following objectives:

- to establish and maintain a robust, species rich sward of forbs and grasses that support invertebrates and pollinators for as much of the year as possible;
- to use a mosaic cutting regime that will create more diversity of species, structure and habitat; and
- to manage species rich amenity turf and maintain them a good condition.

Installation/Management Prescriptions

AG1. High use amenity grassland areas are to be maintained at heights of 50 mm and arisings removed. This is usually a cut around once every four weeks and will allow some flowering plants to grow in short grass and flower between cuts.

AG2. Drifts of grassland should be managed with a relaxed mowing regime, cut once annually in early autumn with arising removed.

AG3. Edges to hard surfaces, fence lines, shrub beds and other furniture/obstructions to be maintained trim and tidy in accordance with the overall

grass cutting standards. Care should be taken when strimming around longer sward areas to preserve this habitat and not trim more than is necessary for footpath or other maintenance.

AG4. Remedial and repair works to grassed areas shall be carried out in autumn or early spring.

AG5. Winter turf maintenance will be carried out where there is a need for such works. This may involve scarification, thatch removal and fertiliser application.

AG6. Any injurious weed growth identified on site should be treated by non-residual organic herbicide spot treatment or hand pulling.

MARGINAL PLANTING – RIVER LEA (MP)

Description and Evaluation

3.10 The river will be enhanced with the use of pre-planted coir rolls. These will include native aquatic species such as yellow iris, lesser pond-sedge, soft rush, common reed and purple loosestrife. Increasing the structure and diversity using native species of local provenance will have maximum benefits for wildlife.

Objectives

3.11 Delivery of this habitat creation and management has the following objectives:

- to install a marginal planting coir along the River Lea bank effectively;
- to promote structural diversity that provides and feeding opportunities for invertebrates birds and bats;
- to increase species diversity and create ecological corridors and shelter for wildlife; and
- to help improve water quality, bank erosion.

Installation/Management Prescriptions

- MP1.** Pre-planted coir rolls will be installed along the River Lea river bank in the west of the site as shown in Figure 3, soft and hard landscaping Plan (Fabrik, 2023c). They shall comprise marginal and aquatic native species such as yellow flag iris, water droplet and purple loosestrife.
- MP2.** The maintenance contractor should monitor the health of the marginal and aquatic plants in the coir. They shall be kept free of litter.
- MP3.** The contractor shall monitor the growth of the plants and carry out control by pulling if plants become too dominant and remove any non native plant species as they occur.
- MP4.** Monitor water quality and the growth of any algal blooms and treat as required seeking specialist advice before doing so.

NEW TREE PLANTING (T)

Description and Evaluation

3.12 New trees will be planted including three cut leaved common alder, three snowy Mespilus and one Judas tree as indicated in the planting plan (Appendix 2, Figures 1-3). In conjunction with the proposed climbers, shrub and herbaceous planting and grassland these will create ecological corridors through the site and provide a foraging resource for bats and birds. As stated above, mitigation is also to be adopted for artificial light to ensure these habitats can support the target species and provide an enhancement on site.

Objectives

3.13 Delivery of this habitat management has the following objectives:

- to plant 7 trees to provide a resource for bats, birds and invertebrates; and
- to maintain the health and condition of planted trees.

Installation/Management Prescriptions

- T1. Trees will be planted between October and March. Landscape contractors should be familiar with the National Plant Specification and follow relevant British Standards and Codes of Practice, as listed above in the 'Installation/Management Prescriptions' for hedgerow.
- T2. Each tree will be watered to saturation on the day of planting and again the following day and then twice weekly throughout the first growing season. The trees should then be watered as required, with regular watering throughout dry periods of the year.
- T3. Newly planted areas should be mulched with shredded bark or woodchip to conserve moisture, suppress weed growth, provide cover for soil dwelling invertebrates and foraging for birds and a growing medium for fungi. Organic matter (decomposed municipal waste, well-rotted manure etc.) should also be incorporated into the soil to increase nutrient levels. This will also improve the soil structure and its ability to retain plant nutrients over a longer period. Where fertilizers are used, they should be organic.
- T4. Manual weeding should be carried out annually to ensure that invasive and unwanted species such as butterfly bush *Buddleja davidii*, thistles *Cirsium* spp., docks *Rumex* spp. And field bindweed *Convolvulus arvensis* are removed. This is particularly important whilst the landscape planting is establishing, but once established, less invasive annual species could be left periodically to increase the biodiversity of the site.
- T5. Carry out annual monitoring of pest and disease levels to identify problematic species such as brown tailed moth and canker. Any chemicals used should be non-residual.

SHRUB AND HERBAEOUS PLANTING (O)

Description and Evaluation

3.14 Herbaceous species and shrubs will be created across the site, as indicated in the Biodiversity Net Gain Assessment (The Ecology Consultancy, 2020). Species will

include native species and/or those of known wildlife value as listed on the RHS website as 'Plants for Pollinators' (2022). This will provide additional nesting opportunities for bird species, as well as nectar and berry sources for invertebrates and birds.

Objectives

3.15 Delivery of this habitat management has the following objectives:

- to create shrub and herbaceous planting, which provides a source of berries and nectar for birds and invertebrates; and
- to maintain the health and condition of planted areas.

Installation/Management Prescriptions

01. Planted areas will be watered twice weekly throughout dry periods and as required throughout other times of the year.
02. Once established, shrubs shall be selectively thinned or reduced in height as appropriate by removal or pruning to allow growth and avoid overcrowding/overshadowing and create a natural form rather than cube or cloud shapes. For most herbaceous species, a single cut will be carried out in early spring after the risk of frost has passed. Shrubs should first be carefully checked for the presence of bird nests prior to pruning. If breeding birds are present, works should stop and an ecologist contacted immediately. All cuttings will be taken off site.
03. Removal of dead vegetation should be carried out over the winter, outside of the nesting bird season (March-August). All removed material should be taken off site. Dried flower heads will be left in situ over winter to provide a food source for seed eating birds and insects, as well as shelter for overwintering invertebrates.
04. The use of block planting of single species should be avoided.

CLIMBERS (C)

Description and Evaluation

3.16 Climbing plants will be installed and grown on a support structure to provide vertical habitat and foraging resources for birds, bats and invertebrates.

Objectives

3.17 Delivery of this habitat management has the following objectives:

- to create vertical planting, which provides a source of nectar for birds, bats and invertebrates.

Installation/Management Prescriptions

C1. Install on support structure at least 50-100mm off the façade.

C2. Plants should comprise native species or non native species of recognised wildlife value.

C3. If climber planting is failing to establish due to lack of watering/due to unexpected drought, the management contractor should temporarily amend their watering regime as appropriate.

C4. If climbers die, these should be replaced like-for-like unless it is clear that there are overriding environmental factors preventing such planting from establishing in their specific location.

BIRD BOXES (BB) & BAT BOXES (BT)

Description and Evaluation

3.18 Four Habibat Premium swift boxes and four Schwegler 2GR nest boxes are installed on site. As recommended within the PEA report (The Ecology Consultancy, 2019), woodcrete bird boxes were used. Bird boxes are in locations near small areas of greenspace and potential foraging habitat comprising scattered mature trees, amenity grassland, and proposed meadow and shrub planting next to the River Lea. It has connectivity to greenspace further south of the river that extends offsite.

During the site visit for the PEA, several common bird species were observed, including foraging house sparrow (The Ecology Consultancy, 2019). The Schwegler 2GR nest boxes are suitable to support house sparrow and a range of commonly occurring bird species. They are located on mature trees in the west of the site at least 3m off the ground and north and east facing. The four swift bricks are at least 5m off the ground and north and east facing on the theatre building.

3.19 Three Harlech woodstone bat boxes have been installed on site. Two are located in the west of the site on mature trees and the third is located on a wall in the south of the site. All three boxes are suited within and adjacent suitable foraging and commuting habitat such as areas of scattered trees and nearby the River Lea. This will enhance the site for bats through increased roosting opportunities for these species. For further information and the positioning of the boxes please refer to the biodiversity enhancements letter dated 02 February 2024 (Temple, 2024b).

Objectives

3.20 Delivery of this enhancement has the following objectives:

- provide additional nesting opportunities for house sparrow, swift and other common bird species through the inclusion of eight nesting boxes on site; and
- provide additional roosting opportunities for bats through the inclusion of three bat boxes on site.

Management prescriptions

BB1. The bird boxes will be subject to an annual safety inspection in the winter months (November to January). The fixtures will be checked to confirm they are securely mounted. If not, then the screws will be replaced or the box moved. Where the box is damaged, it will be replaced on a like-for-like basis. The presence of old nests should be recorded during maintenance checks.

BT2. The bat boxes must not be directly lit by artificial lighting and lighting on site comply with the mitigation detailed within the light study report (Temple, 2024a).

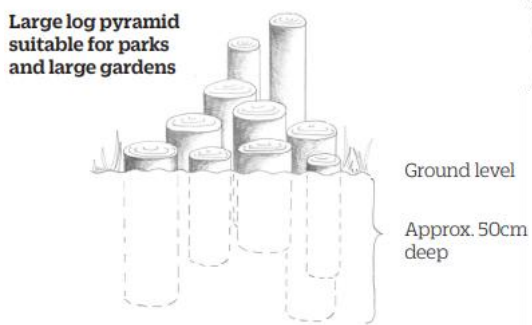
BT3. The bat box entrances must not be obscured by vegetation or any other obstruction as bats will cling to the surface immediately beneath the egress/ingress before accessing the box, it is important that this area remains clear. Any overhanging branches obscuring the entrance should be removed.

HABITAT PROVISION FOR INVERTEBRATES (I)

Description and Evaluation

- 3.21 Numerous invertebrates such as Stag beetle and bee species are listed as priority species in the Hertfordshire BAP. The provision of log piles on site will provide shelter for a range of invertebrates including stag beetle, as well as function as hibernation sites. These features will be located within relatively undisturbed areas in the meadow in the west of the site (Appendix 2, Figure 2). An increase in invertebrate numbers and diversity, will also benefit foraging bats and birds.
- 3.22 Two Shetland Rectangular bee houses have also been installed in the west of the site. They are located on trees and positioned south and south-east facing within an area proposed as amenity grassland and shrub and herbaceous planting.
- 3.23 Log piles should be created using timbers of 10-50cm diameter (with bark attached) and buried vertically. Guidance on creating log piles for stag beetle is provided by the People's Trust for Endangered Species (PTES, 2022).

Figure 1. Log pile installation (PTES, 2022).



Objectives

3.24 Delivery of this habitat creation has the following objectives:

- to provide suitable habitat for invertebrates such as bees and those associated with deadwood habitat; and
- provide increased foraging opportunities for bat and birds.

Installation/Management Prescriptions

11. Log piles will be created using locally sourced untreated logs where possible. Each log pile should comprise at least six individual logs, approximately 1 m in length with a minimum diameter of 100mm.
12. Shetland bee houses require little maintenance. However, they should remain south, south-east facing and not be obstructed by vegetation.

MONITORING (M)

Description and Evaluation

3.25 It is important to monitor the success of long-term management so that prescriptions can be reactive to changes in the natural environment and new ecological baseline information that is collected.

3.26 Annual monitoring will be conducted by a suitability qualified ecologist. If appropriate, the ecologist will make suggestions to a change in management if any habitats such as the meadow lawn are decreasing in condition, or species numbers

falling significantly. These suggestions will be passed onto the appointed maintenance contractor and incorporated into the management of the site with immediate effect.

Objectives

3.27 Delivery of this task has the following objectives:

- to monitor health of plants on sites;
- to monitor the success of the habitat enhancement carried out on site; and,
- to update the ongoing site management plan, if required, to reduce and reverse any negative trends in the condition of habitats on site.

Management Prescriptions

M1. Annual habitat appraisals of the site will be undertaken in the summer (June-August). The habitat appraisals will assess how different habitats on site are establishing and determine the success of current management.

M2. If the cause of a decline in condition of any habitat on site can be identified, then the management plan will be updated accordingly.

REVIEW OF MANAGEMENT PLAN

3.28 This management plan will be reviewed every five years and updated accordingly to ensure the permanent maintenance of the site, as per the planning condition. However, in the event that habitats fail or it is deemed necessary by the ecologist undertaking the annual monitoring described above, review of the management plan will be undertaken immediately.

FUNDING AND RESPONSIBILITY

3.29 It is the responsibility of the application site owner to fund the long-term management prescriptions of the site.

- 3.30 It is the responsibility of the relevant appointed contractors to ensure they have read this management plan and that they follow the management prescription within. A breakdown of the management prescriptions each contractor is responsible for is detailed in the Maintenance Schedule in Appendix 1. Any diversions from these prescriptions should first be agreed with Temple.
- 3.31 Appointed landscaping consultants will have experience in habitat creation for wildlife and grounds maintenance personnel will have experience in managing wildlife habitats. The Maintenance Schedule will form part of the scope of works/tendering process.
- 3.32 Once contractors have been appointed, the prescriptions detailed in Appendix 1 below will be updated to include the finalised annual management costs. As many of these have not been agreed at time of writing, the annual costs and names of responsible contractors have been marked as 'to be confirmed' (TBC).

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Appendix 1: 5 Year Maintenance Schedule

Table 1: HERTORD THEATRE, HERTFORD - Five Year Maintenance Schedule

■ OPTIMAL PERIOD FOR TASK □ ALTERNATIVE PERIOD FOR TASK

Management Prescription	Jan-Feb	Mar- Aug	Sep-Oct	Nov-Dec	YEAR					Approximate annual cost (Excludes installation costs)	Responsible party
					1	2	3	4	5		
Meadow Lawn (ML)											
ML1. Remove existing vegetation, rotovate topsoil. Sow wildflower seed mix before winter on a weed free soil/green matter mulch.	□		■	■	✓					TBC	Ground maintenance personnel (contractor)
ML2. Water during dry weather every 4 days without rain. Water as required during subsequent years.	■	■	■	■	✓	As required				TBC	Ground maintenance personnel (contractor)
ML3. Cut the whole meadow twice in mid-late June and again in mid-August. Aim to cut to around 100mm in height. At the end of the growing season (once five consecutive days fall below 5C, around November) one final cut and collect should take place.		■		■	✓					TBC	Ground maintenance personnel (contractor)
ML4. Cut around late June, remove arisings. At the end of season cut again to around 100mm.		■		■		✓	✓	✓	✓	TBC	Ground maintenance personnel (contractor)
Amenity grassland (AG)											
AG1. High use amenity grassland areas are to be maintained at heights of 50 mm and arisings removed.	■	■	■	■	✓	✓	✓	✓	✓	TBC	Ground maintenance personnel (contractor)
AG2. Drifts of grassland should be managed with a relaxed mowing regime, cut once annually in early autumn with arising removed.			■		✓	✓	✓	✓	✓	TBC	Ground maintenance personnel (contractor)
AG3. Edges to hard surfaces, fence lines, shrub beds and other furniture/ obstructions to be maintained trim and tidy in accordance with the overall grass cutting standards. Care should be taken when strimming around longer sward areas to preserve this habitat and not strim more than is necessary for footpath or other maintenance.	■	■	■	■	As required				TBC	Ground maintenance personnel (contractor)	
AG4. Remedial and repair works to grassed areas shall be carried out in autumn or early spring.			■		As required				TBC	Ground maintenance personnel (contractor)	
AG5. Winter turf maintenance will be carried out where there is a need for such works. This may involve scarification, thatch removal and fertiliser application.				■	As required				TBC	Ground maintenance personnel (contractor)	
AG6. Any injurious weed growth identified on site should be treated by non-residual organic herbicide spot treatment or hand pulling.	■	■	■	■	As required				TBC	Ground maintenance personnel (contractor)	
Marginal Planting (MP)											
MP1. Pre-planted coir rolls will be installed along the River Lea river bank in the south of the site as shown in Figure 3, soft and hard landscaping Plan (Fabrik, 2023c). They shall comprise marginal and aquatic native species such as yellow flag iris, water droplet and purple loosestrife.		■	■		✓					TBC	Ground maintenance personnel (contractor)
MP2. The maintenance contractor should monitor the health of the marginal and aquatic plants in the coir. They shall be kept free of litter.	■	■	■	■	As required				TBC	Ground maintenance personnel (contractor)	
MP3. The contractor shall monitor the growth of the plants and carry out control by pulling if plants become too dominant and remove any non native plant species as they occur.	■	■	■	■	As required				TBC	Ground maintenance personnel (contractor)	
MP4. Monitor water quality and the growth of any algal blooms and treat as required seeking specialist advice before doing so.	■	■	■	■	As required				TBC	Ground maintenance personnel (contractor)	
New Tree Planting (T)											
T1. Trees will be planted between October and March.	□			□	✓					TBC	Ground maintenance personnel
T2. Water saplings twice weekly in first season after planting, and then as required.		□	■		✓	✓	□			TBC	Ground maintenance personnel

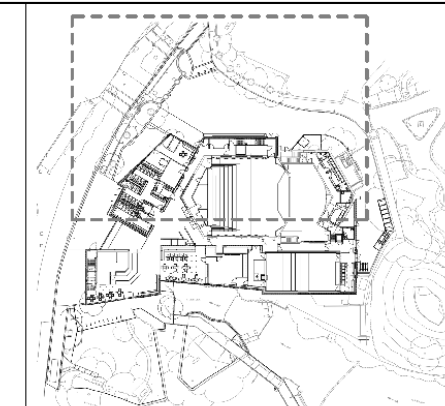
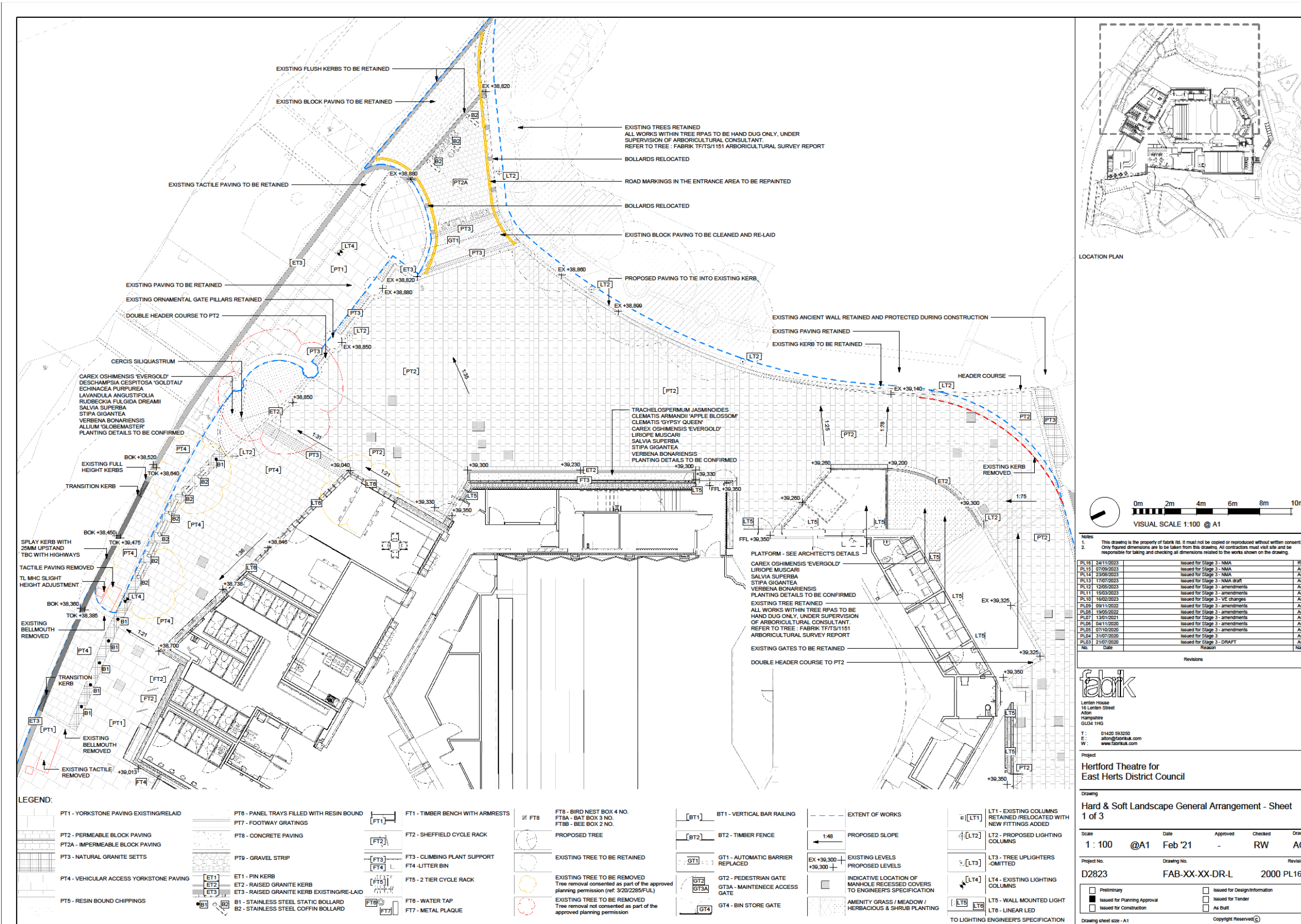
Table 1: HERTORD THEATRE, HERTFORD - Five Year Maintenance Schedule

■ OPTIMAL PERIOD FOR TASK □ ALTERNATIVE PERIOD FOR TASK

Management Prescription	Jan-Feb	Mar- Aug	Sep-Oct	Nov-Dec	YEAR					Approximate annual cost (Excludes installation costs)	Responsible party
					1	2	3	4	5		
T3. Incorporate organic matter (decomposed municipal waste, well-rotted manure etc.) into the planting areas to increase nutrient levels.	□	□	□		✓	□	□	□	□	TBC	Ground maintenance personnel (contractor)
T4. Monitor health of new planting and remove failed saplings and replace if necessary. The new planting areas are to be checked on a quarterly basis, and maintained substantially free of undesirable weeds, especially non-native invasive species. Ensure ties and stakes are properly adjusted.	□	□	■	□	✓	✓	□			TBC	Ground maintenance personnel (contractor)
T5. Pest and disease monitoring.	□	□	□	□	✓	✓	□	✓	□	TBC	Ground maintenance personnel
Shrub and Herbaceous Planting (O)											
O1. Water twice weekly for first through dry periods.		□	□		As required					TBC	Ground maintenance personnel (contractor)
O2. Prune shrubs and herbaceous plants as necessary to prevent overgrowth.	□	□	□	□	✓	✓	□	✓	□	TBC	Ground maintenance personnel (contractor)
O3. Removal of dead vegetation should be carried out over the winter, outside of the nesting bird season (March-August).	□			□	As required					TBC	Ground maintenance personnel (contractor)
O4. The use of block planting of single species should be avoided.	□	□	□	□	As required					TBC	Ground maintenance personnel (contractor)
Climbers (C)											
C1. Plants should comprise native species or non native species of recognised wildlife value.	■	■	■	■	✓					TBC	Ground maintenance personnel (contractor)
C2. If climber planting is failing to establish due to lack of watering/due to unexpected drought, the management contractor should temporarily amend their watering regime as appropriate.	■	■	■	■	As required					TBC	Ground maintenance personnel (contractor)
C3. If climbers die, these should be replaced like-for-like unless it is clear that there are overriding environmental factors preventing such planting from establishing in their specific location.	■	■	■	■	As required					TBC	Ground maintenance personnel (contractor)
Bird Boxes and Bat boxes (BB/BT)											
BB1/BT1. Check fixings on bird boxes and condition of bird boxes and bat boxes annually.	■		■	■	✓	✓	✓	✓	✓	TBC	Ground maintenance personnel (contractor)
Log Pile and Bee Houses (I)											
I1. Log piles will be installed.	□	□	□	□	✓					TBC	Ground maintenance personnel (contractor)
I2. Maintain installed bee houses, make sure they are south/south east facing and not obstructed.	□	□	□	□	✓					TBC	Ground maintenance personnel (contractor)
Ecological Monitoring											
M1. Conduct annual habitat appraisals of the habitats on site.		■			✓	✓	✓	✓	✓	TBC	Ground maintenance personnel (contractor)
M2. Update management plan if a change in management is required.		■			As required					TBC	Ground maintenance personnel (contractor)

Appendix 2: Landscaping Plans

Figure 1: Soft and hard landscaping plan page 1 (Fabrik, 2023a)



No.	Date	Reason	Name
PL16	24/11/2023	Issued for Stage 3 - NMA	RW
PL15	07/09/2023	Issued for Stage 3 - NMA	AC
PL14	23/06/2023	Issued for Stage 3 - NMA	AC
PL13	17/07/2023	Issued for Stage 3 - NMA draft	AC
PL12	12/05/2023	Issued for Stage 3 - amendments	AC
PL11	18/03/2023	Issued for Stage 3 - amendments	AC
PL10	16/02/2023	Issued for Stage 3 - VE changes	AC
PL09	09/11/2022	Issued for Stage 3 - amendments	AC
PL08	19/05/2022	Issued for Stage 3 - amendments	AC
PL07	13/01/2021	Issued for Stage 3 - amendments	AC
PL06	04/11/2020	Issued for Stage 3 - amendments	AC
PL05	07/10/2020	Issued for Stage 3 - amendments	AC
PL04	31/07/2020	Issued for Stage 3	AC
PL03	21/07/2020	Issued for Stage 3 - DRAFT	AC

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Project
Hertford Theatre for East Herts District Council

Drawing
Hard & Soft Landscape General Arrangement - Sheet 1 of 3

Scale	Date	Approved	Checked	Drawn
1:100 @A1	Feb '21	-	RW	AC

Project No.	Drawing No.	Revision
D2823	FAB-XX-XX-DR-L	2000 PL16

<input type="checkbox"/> Preliminary	<input type="checkbox"/> Issued for Design/Information
<input type="checkbox"/> Issued for Planning Approval	<input type="checkbox"/> Issued for Tender
<input type="checkbox"/> Issued for Construction	<input type="checkbox"/> As Built

Drawing sheet size - A1 Copyright Reserved ©

Figure 2: Soft and hard landscaping plan page 2 (Fabrik, 2023b)

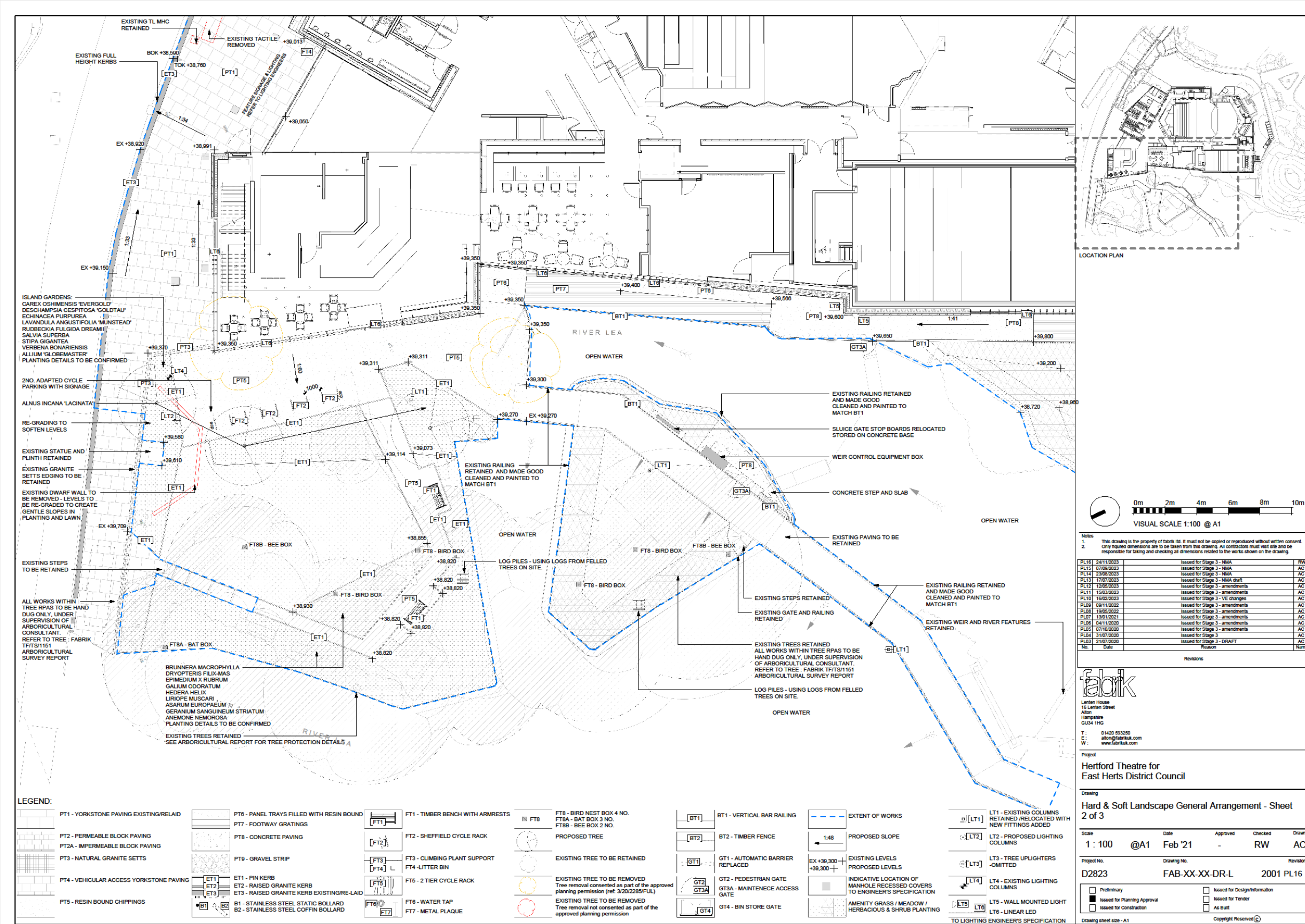
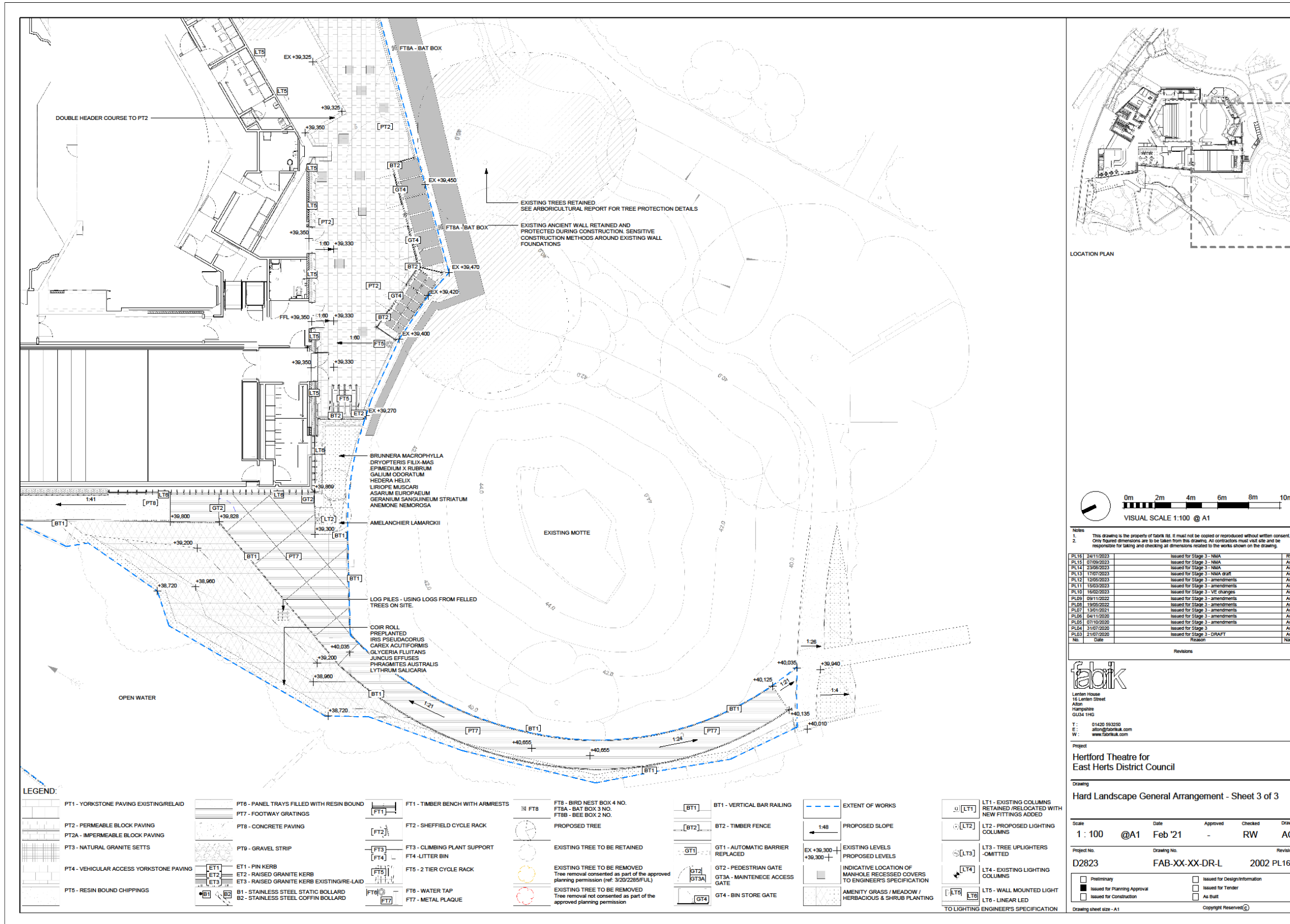


Figure 3: Soft and hard landscaping plan page 3 (Fabrik, 2023c)



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