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WD4 8JP

Temple Group Ltd  
The Clove Building,  
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02 February 2024

To whom it may concern,

## **Re: Hertford Theatre, Hertford – Planning Condition 4**

Temple was contacted by GPF Lewis during November 2023 with regards to reviewing information to support the discharge of Condition 4 for the planning application submitted for Hertford Theatre, Hertford (reference: 3/20/2285/FUL).

### ***Planning Proposal & Location***

**Proposals:** Retention and refurbishment of the auditorium and back of house facilities, demolition of ancillary and supporting areas, and redevelopment to provide new performance, cinema and ancillary facilities. Provision of cycle parking and ancillary landscaping, public realm improvements and associated works.

**Location:** Hertford Theatre, The Wash, Hertford, Hertfordshire, SG14 1PS

Following submission of the planning application, the LPA granted planning permission subject to a number of conditions. Condition 4 states that:

#### **Condition: Biodiversity Enhancements**

*Details of bird, bat and bee nesting boxes and/ or bricks shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Environment Agency prior to the relevant works commencing. The details shall include the exact number, location, specification and design of the habitats. The nesting boxes/ bricks shall be provided strictly in accordance with the details approved, installed prior to the first occupation of the building to which they form part of or as part of the landscaping works (as*

*appropriate) and shall be maintained as such thereafter.*

*Reason*

*To ensure the protection of wildlife and enhancement of habitat in accordance with policies NE2 and NE3 of the District Plan*

This is a letter from Temple for GPF Lewis which documents the specification for a selection of boxes targeting bats, birds and bees for the development at Hertford theatre.

Box types:

## Bat

Three Harlech woodstone bat boxes are installed on site (Figure 1, Appendix 1). Two are in the west of the site on two different mature trees. These are within suitable foraging and commuting habitat which includes scattered trees in areas of amenity grassland and proposed herbaceous and shrub planting, and adjacent to the River Lea which provides connectivity to mature trees and greenspace south and south-west from the site. One bat box is on a wall in the south of the site (Photograph 3, Appendix 2). This is adjacent to mature trees within Hertford castle gardens immediately offsite which provide known foraging and commuting habitat (The Ecology Consultancy, 2019). They are constructed from woodcrete and as such, are long lasting compared to wooden boxes, insulates occupants from extremes of temperature and condensation and require no maintenance. The boxes are at a height above 3m from the ground in order to attract a range of species including common pipistrelle. They are located in a position that is sheltered from strong winds and exposed to the sun for part of the day. The two on trees are facing south-east and south-west and the one on the wall is facing north. The bat boxes will not be directly lit by artificial lighting; Temple have completed a lighting review of the artificial lighting strategy which this letter is to be read in conjunction with (Temple, 2024a; Pritchard Themis, 2023). Bat box entrances will 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, so it is important that this area remains clear.

Originally, one bat box was proposed to be installed on a tree in the west and two on the wall in the south of the site. Upon review of the bat box locations and the lighting study (Pritchard Themis, 2023), Temple advised that one of the bat boxes be moved from the wall in the south, to a tree in the west subject to lower lux levels and in a location with connectivity to the river and proposed meadow lawn which are suitable for foraging and commuting, to increase the likelihood of it being used. This has been amended, as shown in Figure 1, Appendix 1.

## Bird

Four Habitat Premium swift boxes and four Schwegler 2GR nest boxes are installed on site (Figure 1, Appendix 1). As recommended within the PEA report (The Ecology

Consultancy, 2019), woodcrete bird boxes were used. The Schwegler 2GR nest boxes are in locations near small areas of greenspace and potential foraging habitat comprising scattered mature trees, amenity grassland, and proposed meadow lawn and shrub planting next to the River Lea. There is also 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 located on mature trees in the west of the site (Photograph 2, Appendix 2). They are 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 (Photograph 1, Appendix 2). The bird boxes will not be directly lit by artificial lighting and their entrances will not be obscured by vegetation.

## Bee

As recommended within the PEA report (The Ecology Consultancy, 2019), invertebrate habitat is installed on site. Two Shetland Rectangular bee houses are installed within the west of the site, one within an area of proposed meadow lawn and the other in an area of amenity grassland (Figure 1, Appendix 1; Photograph 4, Appendix 2). They are on trees south and south-east facing. These are near areas where there is proposed herbaceous and shrub planting and meadow lawn to provide additional foraging habitat for invertebrates. The bee boxes will not be directly lit by artificial lighting and their entrances will not be obscured by vegetation.

## Conclusion:

Temple have reviewed the proposed location, number and specification of the bat, bird and bee boxes (Fabrik, 2023d), along with landscape plans (Fabrik, 2023a-c) and lighting plans (Pritchard Themis, 2023, Temple 2024a). We did not provide advice or comment on the swift boxes as these were already built into the new building. However, we can confirm all other boxes meet recommended specifications and numbers and are in suitable locations. This letter should be read in conjunction with the lighting review letter and the Landscape and Ecological Management Plan (Temple, 2024a, b).

I hope that this letter provides the necessary information you require. Please do not hesitate to contact me if you require any further assistance.

Yours sincerely,



Charlotte Toon MSc BSc (Hons)  
Senior Ecologist

## References

Fabrik (2023a). Hertford Theatre, Hertford. Hard and Soft Landscape General Arrangement Plan Draft- Sheet 1 of 3. Drawing No. D2823-FAB-XX-XX-DR-L. Revision 2000 PL16

Fabrik (2023b). Hertford Theatre, Hertford. Hard and Soft Landscape General Arrangement Plan Draft- Sheet 2 of 3. Drawing No. D2823-FAB-XX-XX-DR-L. Revision 2001 PL16

Fabrik (2023c). Hertford Theatre, Hertford. Hard and Soft Landscape General Arrangement Plan Draft- Sheet 3 of 3. Drawing No. D2823-FAB-XX-XX-DR-L. Revision 2002 PL16

Fabrik (2023d) Hertford Theatre, Hertford. Biodiversity Enhancement – Condition 4 Discharge.

Pritchard Themis (2023) PTL705 Hertford Theatre - Environmental External Artificial Light Study

Temple (2024a) Lighting Review: Hertford Theatre Ref: 9438

Temple (2024b) Landscape and Ecological Monitoring Plan: Hertford Theatre. Ref: 10562

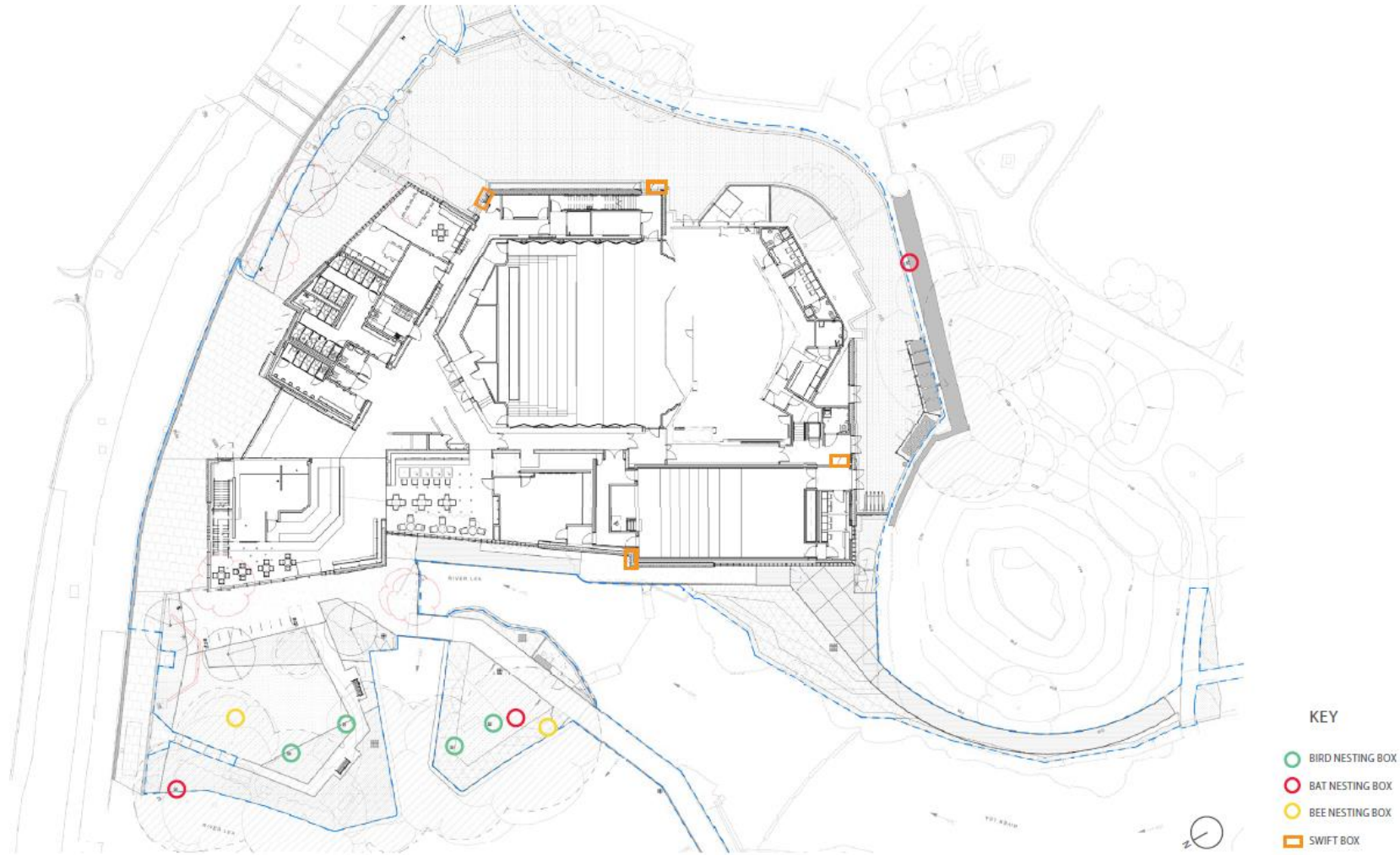
The Ecology Consultancy (2019) Preliminary Ecological Appraisal: Hertford Theatre. The Ecology Consultancy, London. Ref: 8756

The Ecology Consultancy (2020) Biodiversity Net Gain Assessment. The Ecology Consultancy, London. Ref: 8756.1

The Ecology Consultancy (2021) Bat Method Statement. The Ecology Consultancy, London. Ref: 10466

## Appendix 1: Bat, Bird and Bee Box Plan

Figure 1: Bat, Bird and Bee Box Plan (Fabrik, 2023d)



## Appendix 2: Photographs

## Photograph 1

Swift brick within the new theatre building.



## Photograph 2

Bird box on a mature tree in the west of the site.





### Photograph 3

Bat box on a wall in south of the site.



### Photograph 4

Bee box on mature tree in the west of the site.

