Habitat Management and Monitoring Plan

UCL Bicentennial Projects - Main Quad and Wilkins Building

13th February 2025

Tyler Grange

TG Report No. 17151_R02a_RD

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17151	R02a	13th February 2025	a

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Contents:

Plans:

Summary

S.1. This Habitat Management and Monitoring Plan (HMMP) has been prepared by Tyler Grange Group Ltd. (TG) on behalf of University College London. It has been prepared to set out management and monitoring prescriptions for retained and created habitats associated with the proposed development at Gower St, WC1E 6BT (OS Grid Reference TQ 29556 82292), hereafter referred to as 'the site'. It also evidences how the monitoring and management will ensure the retained and created habitats reach their target condition, as detailed within the accompanying Statutory Biodiversity Metric [reference: 17151/BNGa hereafter referred to as 'the metric'.

S.2. A 10% net gain in BNG has not been achieved on site, therefore off-site units are to be purchased from a third party. This HMMP covers the delivery of BNG on site only, a separate Habitat Management and Monitoring Plan is expected to be provided by the third party for off-site units purchased.

S.3. With the successful implementation of the measures detailed in this report and remedial measures dictated by future monitoring, is it considered that the habitat retention and creation measures at the site, in conjunction with off-site units purchased from a third party, would deliver and maintain the necessary number of biodiversity units to achieve a minimum 10% net gain in biodiversity value associated with the proposed development.

Section 1: Introduction

Purpose

1.1. This Habitat Management and Monitoring Plan (HMMP) has been prepared by Tyler Grange Group Ltd. (TG) on behalf of University College London. It has been prepared to set out the management and monitoring prescriptions for retained, created and enhanced habitats associated with the proposed development at Gower St, WC1E 6BT (OS Grid Reference TQ 29556 82292), hereafter referred to as 'the site'.

1.2. It also evidences how the monitoring and management will ensure the retained, created and enhanced habitats reach their target condition, as detailed within the accompanying Statutory Biodiversity Metric [reference: 17151/BNGa], hereafter referred to as 'the metric'. This report must be read alongside the metric.

1.3. Detail is also given regarding the organisations responsible for the funding, delivery, monitoring and remedial measures set out in this document.

1.4. It has been produced to detail the habitat retention and creation measures required to ensure the development would deliver the necessary number of Biodiversity Units (BU) targeted to achieve a minimum 10% net gain in biodiversity value (in conjunction with off-site units purchased from a third party).

Coverage

1.5. This HMMP relates the site, the extent of which is shown in **Figure 1** in **Section 2** of this report. The baseline habitats are shown on **17151/P01** and the proposed habitats are shown on **17151/P02a**.

1.6. This report set out details of the initial habitat interventions and subsequent long-term management of habitats and is set out as follows:

- **Section 2** describes the site including baseline ecological/ground conditions;
- **Section 3** sets out management objectives for the HMMP and describes ecological/ground constraints to be factored into the proposed management prescriptions;
- **Section 4** describes the management prescriptions to achieve the objectives set out in **Section 3**;
- **Section 5** describes the monitoring programme over the 30 year period, along with indications of mechanisms for remedial measures; and
- **Section 6** describes who will be responsible for implementing the plan and how arrangements for funding will be organised

1.7. For the purposes of this report, Year 0 is defined as the year of the initial habitat interventions and Year 1 refers to the following year/planting season. Implementation of the plan will be iterative in

the management prescriptions and will be refined as necessary based on the condition of the site and outcomes following the first cycle of the implemented management and ongoing monitoring.

1.8. This report must be read alongside the submitted Biodiversity Metric [**17151/BNGa**].

Section 2: Site Context

Site Location

2.1 The extent of the site is denoted by the red line boundary as shown in **Figure 1** below and is centred on (OS) Grid Reference TQ 29556 82292. It is located within the London Borough of Camden on Gower Street. It lies within an urban setting.

Figure 1 – Site Boundary © Google Earth

Existing Land Tenure and Management

2.2 All land within the site is owned by and within the control of University College London.

Baseline

2.3 Full ecological baseline details of the development site are given in the accompanying ecological impact assessment report [reference: 17151/R01b], which should be read alongside this report for full context. **Table 1** below summarises the baseline ecological conditions of the site.

Table 1 – Ecological Baseline Summary

Statutory/Non-Statutory Sites	The development is not expected to result in any impacts to protected sites, as long as best practice pollutions prevention measures are implemented.
Protected and Notable Species	Consideration for nesting birds during site clearance. The site does not have the potential to support any further protected and notable species.
Invasive Species	No invasive non-native species were found on site during any surveys, and as such they are considered likely absent.
Baseline Habitats	Habitats present comprised modified grassland, urban trees and developed land; sealed surface in the form of buildings and hardstanding.
Public Access	The site currently has full public access and will maintain full public access during the operational phase.
Topography	The site has a minor gradient towards the Wilkins building.
Current Use	The site is currently used for amenity and visual use.
Soils and Substrates	A high-level search of publicly available data[1] suggests the soils are freely draining slightly acid loamy soils. No site specific soil sampling has been undertaken, but this high-level view is considered sufficient for the habitat creation proposed.
Hydrology/Flood Risk	The site lies within flood zone 1, which 'has a low probability of flooding from rivers and the sea[2].
Landscape Character	The site lies within the National Character Area (NCA) : 112 - Inner London[3].
Climatic Data	Mean annual temperatures in southern England typically range from 7 to 11, with rainfall between 950mm and 650mm per year[4].
Strategic Location	This site does not lie within a local strategy area and is not strategically significant.
Irreplaceable Habitats	No irreplaceable habitats were identified on site.

[1] https://www.landis.org.uk/soilscapes/ [Accessed: 29/08/2024]
[2] https://flood-map-for-planning.service.gov.uk/ [Accessed: 29/08/2024]
[3] https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making/national-character-area-profiles [Accessed: 29/08/2024]
[4] https://www.metoffice.gov.uk/research/climate/maps-and-data/regional-climates/index [Accessed: 29/08/2024]

Section 3: Management Objectives and Biodiversity Net Gain

Management Considerations

3.1. The following considerations should be taken in to consideration for site management:

- The site is expected to be open to the public, i.e. students. As such, impacts from public access to habitats should be considered.

Management Objectives

3.2. Considering the habitats and key fauna known to be present within/adjacent to the site, the following objectives for nature conservation management have been set:

- Objective 1: To ensure the retained and created habitats achieve the target conditions set out in the accompanying Biodiversity Metric; and
- Objective 2: To monitor the efficiency of nature conservation management through regular assessment of habitat establishment.

Biodiversity Net Gain

3.3. The overarching objective of this HMMP is to deliver the targeted number of biodiversity units within the site, taking account of the site-specific constraints to management. **Table 2** overleaf provides a summary of the post-development habitats (both retained and created). Drawing **17151/P02a** appended to this report provides a summary of the post-development habitats and gives parcel references to each habitat type where relevant.

Overall Approach

Habitat Retention

3.4. The only habitats to be retained on site will be individual trees. As discussed within the Arboricultural Impact Assessment and Method Statement[5] These trees are to be protected during development, methods of which are discussed in the aforementioned report.

Habitat Creation

3.5. Habitats to be created include mixed scrub, modified grassland, urban trees, and native species-rich hedgerows. Areas, lengths, and target conditions are shown below in **Table 2**.

[5] BDP (2025) UCL Main Quad Bicentennial Arboricultural Impact Assessment and Method Statement

Table 2 – Proposed habitats and condition assessment

Habitat	Target Condition	Years to Target Condition	Condition Assessment Criteria	Management Constraints
Urban tree	Poor	N/A (retained habitat)	Trees T1, T2, T3 T4, T6, T8, T9, and T10. Passes criteria: B - canopy not continuous, gaps over 5m wide F - oversails vegetation Fails criteria: A - trees are native C - trees are mature D - damage due to human activities on site E - niches such as knot holes, cracked bark, etc, present.	Consideration for nesting birds.
Urban tree	Moderate	N/A (retained habitat)	Trees T5, T7, T11, T12, T13, T14, T15 and T16 Passes criteria: A - trees are native B - canopy not continuous, gaps over 5m wide F - oversails vegetation Fails criteria: C - trees are mature D - damage due to human activities on site E - niches such as knot holes, cracked bark, etc, present.	Consideration for nesting birds.
Developed land; sealed surface	NA	N/A	Buildings and hardstanding, for which condition is not applicable.	N/A – **not considered further within this report**.
Urban tree	Moderate	27	Expected to pass: A - as species will be largely native B - as individual trees automatically pass	Consideration for nesting birds.

Habitat	Target Condition	Years to Target Condition	Condition Assessment Criteria	Management Constraints
			C - as trees are expected to become mature within 27 years F - as canopies will over sail vegetation Expected to fail: D - as pruning may be necessary E - as young trees are not expected to develop ecological niches quickly	
Modified grassland	Moderate	4	Grassland planting expecting to pass conditions: A – as grassland will comprise 6-8 vascular plant species per m^2 present, including at least 2 forbs; C - as scrub will be managed appropriated within the grassland; D - as bracken is not expected to be present / can be managed for; and E - as cover of bare ground will be managed to be between 1% and 10%; and G - as non-native species are not expected to be present / can be managed for. Expected to fail: B - as sward height is expected to be mown. C – grassed areas will be occasionally accessed by the public and therefore grassland will be subject to poaching.	N/A
Mixed scrub	Moderate	5	Native shrub planting, expected to pass: A - As a range of native species to be planted, C - as non-native species are not expected to be present / can be managed for	Consideration for nesting birds.

Habitat	Target Condition	Years to Target Condition	Condition Assessment Criteria	Management Constraints
			D - in areas where scrub borders grassland, these areas are to be managed to create good ecotone Expected to fail: B - as most plants are expected to be roughly the same age E - as scrub parcels will be too small to create proper glades/clearings	
Native hedgerow	Poor	1	Native hedgerow, expected to pass: B1 – hedgerow will be managed so gap between ground and base will be less than 0.5 m; B2 – there will be no gaps in the hedgerow; D1 – as non-native species are not expected to be present / can be managed for; D2 – site to be managed to not allow damage by human activities; and C1 – undisturbed ground perennial vegetation will be present for one side of the hedgerow. Expected to fail: A1 – will be less than 1.5 m in height; A2 – will be less than 1.5 m in width; C2 – given the nature of the proposed development; and hedgerow may be susceptible to nutrient enrichment.	Consideration for nesting birds.

Section 4: Management Prescriptions

4.1. The management prescriptions for the site are set out in **Table 3** within the subsequent pages of this section of the report. This will be implemented in stages as indicated in the timings column in accordance with the management task, as will the appropriate timing of required habitat maintenance once established.

4.2. The prescriptions seek to cover a period equating to a 30-year period and include both the start-up works and continued management post intervention. This is inclusive of primary establishment of habitats and subsequent management regimes. These actions are set out under the individual objective headings set out in **Section 3**.

4.3. It is expected that the initial habitat groundworks will commence in Spring 2025, meaning that Year 1 will be the growing season (Apr – Sep) of 2026.

4.4. The habitat compartments referenced are indicated on drawing [**17175/P02a**] appended to this report.

Table 3 – Management prescriptions for retained/created/enhanced habitats

Objective 1: To ensure the retained/created/enhanced habitats achieve the target conditions set out in the accompanying Biodiversity Metric			
Habitat	**Rationale for Feature Creation/Management**	**Management Tasks**	**Timings**
All new planting	N/A	All new planting will be provided with suitable irrigation. Water trees, whips, hedgerows and grassland at least once a week if there has been no rain or at times of drought, particularly during the first growing season after installation.	At least once a week/when required.
		Litter picking around retained and new planting.	Eight weekly intervals or as contracted with Tivali
		Control weeds around the base of the new planting and remove as necessary. Maintain a weed free area around each plant.	Eight weekly intervals annually between April - December.
		During the first five years, dead and broken branches/shoots will be pruned and disposed of appropriately.	Eight weekly intervals annually between April – December, first five years.
Urban trees	New trees to be planted in line with detailed landscape plans.	Trees should be planted as per manufacturing specifications. New tree planting to be protected using tree guards and staked appropriately – if required guards and stakes to be replaced.	First planting season.
		Remove tree guards and stakes once trees become established, loosening restraints if still required but too tight to avoid restricting growth.	As required.

Objective 1: To ensure the retained/created/enhanced habitats achieve the target conditions set out in the accompanying Biodiversity Metric			
Habitat	**Rationale for Feature Creation/Management**	**Management Tasks**	**Timings**
		Trees will be provided with suitable irrigation. Water trees at least once a week if there has been no rain or at times of drought, particularly during the first growing season after installation. Control weeds around the base of the tree and remove as necessary. Mulch all new trees annually in autumn to insulate the soil and protect plant roots. Once established, trees will be pruned every three years, as required. Undertake corrective tree surgery operations as necessary – this may consist of the removal of dead limbs, crown thinning or reduction or pollarding where necessary, although only where there is a risk to the public due to the benefits to wildlife that these features could support. Felling should only be undertaken as a last resort.	At least once a week, when required. Every year for prescribed 30 years, in spring/early summer. Once every three years in autumn (September-November). Visual inspections to be completed by a qualified Arboriculturist annually when trees are in leaf or as required when visual inspections identify a health and safety risk.
Modified grassland	Grassland created for biodiversity, with appropriate seed mixes and forbs.	Grassland areas, will be sown as per the manufacturing instructions. Ensure grasslands are adequately watered during the first growing season.	As required or as per manufacturer or seed mix's instructions. Weekly during drought/dry conditions.

Objective 1: To ensure the retained/created/enhanced habitats achieve the target conditions set out in the accompanying Biodiversity Metric			
Habitat	**Rationale for Feature Creation/Management**	**Management Tasks**	**Timings**
		Mowing frequency and height shall be adjusted according to the function and use of each area. This will ensure that flowers are available throughout spring and summer. Check for invasive non-native species, and remove if present.	Spring cut - May. Autumn cut – September. Annually, in the period May to August.
Native hedgerows and mixed scrub	Border planting, creating linear features, as well as native shrub planting.	Installation of tree guards and stakes, where required, around newly planted whips. Annual monitoring of the tree guards and stakes. Replace any damaged guards or stakes and loosen or tighten as required. Remove tree guards and stakes once trees have become established. Once established, management will include single cuts to provide a more natural appearance, with one side cut every three years on a rotational basis. Cutting should be undertaken in November to allow plants to	During planting. Annually. Annual check, then removal between year 3 – 5, or as required. Every three years, in November.

Objective 1: To ensure the retained/created/enhanced habitats achieve the target conditions set out in the accompanying Biodiversity Metric			
Habitat	**Rationale for Feature Creation/Management**	**Management Tasks**	**Timings**
		produce flowers and berries and thereby provide further food sources for birds, invertebrates and a range of other wildlife.	

Section 5: Monitoring and Remedial Measures

5.1. Along with the requirement for ongoing management of the site by specialist contractors (see **Section 6**), it will also be necessary for the site to be periodically monitored by a Suitably Qualified Ecologist (SQE) to ensure the retained/created/enhanced habitats are in the appropriate condition and are either showing signs of success in the management objectives put forward and later with evidence that the habitats have achieved and continue to maintain their target condition.

5.2. Prior to the commencement of monitoring once all habitats have been installed, it will be necessary for the SQE to visit the site to confirm that the correct habitats have been installed in the correct locations and to the right specifications. Where this is not the case, the SQE will report this to the organisation responsible for delivering this HMMP.

5.3. Monitoring will commence in Year 1 i.e. the year following the initial habitat intervention measures and in the appropriate survey season (April – September).

5.4. Monitoring will then be required in Years 2, 3, 5, 10, 20 and 30 post-intervention. The appointed SQE will perform a condition assessment of the habitats to assess their progress against target conditions. Should the habitats appear to be failing or not in their target condition, it will be the responsibility of the SQE to report this to the organisation responsible for delivering the contents of this HMMP. It will then be the responsibility of the organisation to implement the necessary remedial measures. The results of the monitoring in Years 2, 3, 5, 10, 20 and 30 will be compiled in reports for submission to the Local Planning Authority. **Table 4** below outlines the monitoring programme, methodologies, deliverables and remedial action measures.

Table 4 – Management prescriptions for retained/created habitats

Objective 2: To monitor the efficiency of nature conservation management through regular assessment of habitat establishment			
Year	**Methodology and Timing**	**Deliverable**	**Remedial Action**
1	UK Habitat Classification Survey and Condition Assessment, to be completed by a Suitably Qualified Ecologist (SQE) competent in such methodology. Undertaken between April – September.	Monitoring report sent to the Local Planning Authority to confirm the results of the survey and if the habitats are achieving target condition. It should be noted at this stage, most habitats will not have achieved their target condition.	Remedial measures will be specific to the habitats in question and may comprise complete re-installation of habitats if done to the wrong specification. For the site in question, however, this may comprise: • replanting of any seed mixes or plants which have not survived, or reinstallation of tree guards.
2	UK Habitat Classification Survey and Condition Assessment, to be completed by a Suitably Qualified Ecologist (SQE) competent in such methodology. Undertaken between April – September.	Monitoring report sent to the Local Planning Authority to confirm the results of the survey and if the habitats are achieving target condition. It should be noted at this stage, most habitats will not have achieved their target condition.	Remedial measures will be specific to the habitats in question and may comprise: • replanting of any seed mixes or plants which have not survived, or reinstatement of tree guards and changes to mowing/pruning if existing measures are considered ineffective.
3	UK Habitat Classification Survey and Condition Assessment, to be completed by a Suitably Qualified Ecologist (SQE) competent in such methodology. Undertaken between April – September.	Monitoring report sent to the Local Planning Authority to confirm the results of the survey and if the habitats are achieving target condition. It should be noted at this stage, most habitats will not have achieved their target condition.	Remedial measures will be specific to the habitats in question and may comprise: • replanting of any seed mixes or plants which have not survived, or reinstatement of tree guards and changes to mowing/pruning if existing measures are considered ineffective.

Objective 2: To monitor the efficiency of nature conservation management through regular assessment of habitat establishment			
Year	**Methodology and Timing**	**Deliverable**	**Remedial Action**
5	UK Habitat Classification Survey and Condition Assessment, to be completed by a Suitably Qualified Ecologist (SQE) competent in such methodology. Undertaken between April – September.	Monitoring report sent to the Local Planning Authority to confirm the results of the survey and if the habitats are achieving target condition. It should be noted that most habitats should have achieved their target condition at this stage.	Remedial measures will be specific to the habitats in question and may comprise: • replanting or reseeding where vegetation has not established, and changes to mowing/pruning if existing measures are considered ineffective.
10	UK Habitat Classification Survey and Condition Assessment, to be completed by a Suitably Qualified Ecologist (SQE) competent in such methodology. Undertaken between April – September.	Monitoring report sent to the Local Planning Authority to confirm the results of the survey and if the habitats are achieving target condition. It should be noted that most habitats should have achieved their target condition at this stage.	Remedial measures will be specific to the habitats in question and may comprise: • replanting or reseeding where vegetation has not established, and changes to mowing/pruning if existing measures are considered ineffective.
20	UK Habitat Classification Survey and Condition Assessment, to be completed by a Suitably Qualified Ecologist (SQE) competent in such methodology. Undertaken between April – September.	Monitoring report sent to the Local Planning Authority to confirm the results of the survey and if the habitats are achieving target condition. It should be noted that most habitats should have achieved their target condition at this stage.	Remedial measures will be specific to the habitats in question and may comprise: • replanting or reseeding where vegetation has not established, and changes to mowing/pruning if existing measures are considered ineffective.

Objective 2: To monitor the efficiency of nature conservation management through regular assessment of habitat establishment			
Year	**Methodology and Timing**	**Deliverable**	**Remedial Action**
30	UK Habitat Classification Survey and Condition Assessment, to be completed by a Suitably Qualified Ecologist (SQE) competent in such methodology. Undertaken between April – September.	Monitoring report sent to the Local Planning Authority to confirm the results of the survey and if the habitats are achieving target condition. It should be noted that most habitats should have achieved their target condition at this stage.	Remedial measures will be specific to the habitats in question and may comprise: • a recommendation to revise the timings of the HMMP to allow time to reach target condition, if not yet reached.

Section 6: Delivery of the HMMP

6.1. This section summarises the organisations responsible for the overall delivery of the HMMP, along with details of specific personnel where appropriate, shown below in **Table 5**.

Table 5 – Details of organisations responsible for the implementation of this HMMP.

Organisation	**Responsibility**
Land owner:	University College London
Applicant:	University College London
Management Company:	University College London
Suitably Qualified Ecologist:	Tyler Grange Group Ltd

Funding and Legal Agreements

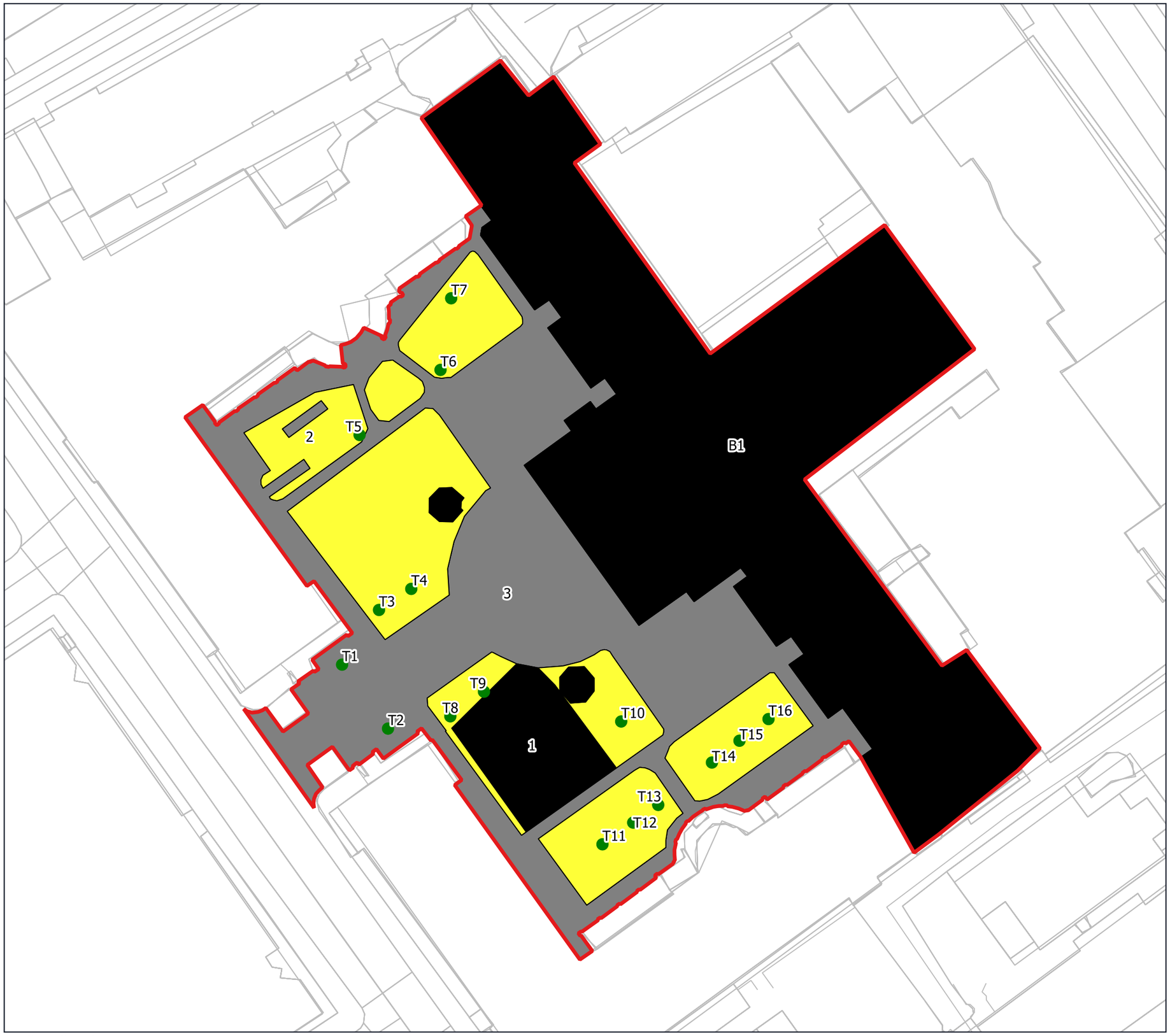
6.2. It is expected that the funding will be provided by the University College London and they will also be the appointed management company.

6.3. Financials of off-site compensation will be set out separately to this report.

Plans:

Plan 1: Habitat Features Plan 17151/P01

Plan 2: Post-development Habitats Plan 17151/P02a



Legend

Site Boundary

Area Habitats

u1b5 Buildings - 1

g4 Modified Grassland - 2

u1b Developed Land; Sealed Surface (Hardstanding) - 3

32 Urban Trees

N

0 10 20 m

Project	UCL 200
Drawing Title	Habitat Features Plan
Scale	1:600
Drawing No.	17151/P01
Date	August 2024
Checked	WW/RD

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Site Boundary

Area Habitats

u1b5 - Buildings -B1

u1b Developed Land; Sealed Surface (Hardstanding) - 1

g4 Modified grassland - 2

h3h Mixed Scrub - 3

32 Scattered Trees

Newly Planted Trees

Retained Trees

N

0 10 20 m

Project	UCL 200
Drawing Title	Post-Development Habitat Plan
Scale	1:600
Drawing No.	17151/P02a
Date	February 2025
Checked	MJ/RD

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