

UCL Main Quad Bicentennial: *Ecological Impact Assessment Addendum*

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Author		Checked	
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This addendum has been prepared by Tyler Grange Group Limited on behalf of University College London (UCL) to update the ecological impacts for a Section 73 Non-Material Amendment (NMA) of the planning application at Gower St, WC1E 6BT (OS Grid Reference TQ 29556 82292), hereafter referred to as 'the site'. The new proposals are shown on the Proposed General Arrangement plan (drawing number: 979_G_0040_P16). This addendum should be read alongside the Ecological Impact Assessment (EclA) report (reference: 17151/R01b), the Statutory Biodiversity Net Gain (BNG) metric (reference: 17151/BNGa), and the Habitat Management and Monitoring Plan (HMMP) (reference: 17151/R02a).

From an ecological perspective, the key changes to proposals comprise the retention of all existing trees within the site boundary. Previous plans comprised the loss of three trees and the translocation of one tree. New tree planting has been reduced from nine to four trees.

Changes to ecological features are summarised below.

Designated sites – There is no change to the impacts for designated sites, and the EclA report (reference: 17151/R01) remains valid.

Habitats – Previously three trees of local ecological importance were to be lost. These will now be retained, thereby avoiding loss of a habitat of local ecological



importance. The development will now only result in the loss of negligible habitat (hardstanding and modified grassland). It is recommended that the trees are retained as per the methodology as stated in the Arboricultural Impact Assessment and Method Statement¹.

Species – Habitats on site are still likely to support common and widespread foraging and nesting birds. However, as long as the trees are retained on site, there is no mitigation required to facilitate the development. It is still recommended that should any management works be required on the retained trees, that this is undertaken outside core nesting bird season (March – August inclusive).

Biodiversity Net Gain - The new proposals to retain all trees on site would result in the gain of 0.13 habitat units (4.87%) and would maintain a gain of 0.04 hedgerow units with all trading rules satisfied, see **Figure 1** below. It is understood that the deficit of 0.14 units have been secured through the purchase of units from a habitat bank to achieve a net gain of over 10%.

Figure 1: Summary of BNG metric

FINAL RESULTS		
Total net unit change <small>(Including all on-site & off-site habitat retention, creation & enhancement)</small>	<i>Habitat units</i>	0.13
	<i>Hedgerow units</i>	0.04
	<i>Watercourse units</i>	0.00
Total net % change <small>(Including all on-site & off-site habitat retention, creation & enhancement)</small>	<i>Habitat units</i>	4.87%
	<i>Hedgerow units</i>	N/A
	<i>Watercourse units</i>	0.00%
Trading rules satisfied?	Yes ✓	

In conclusion, the new proposals would be compliant with relevant planning policies G6 of the London Plan and policy A3 of the Camden Local Plan, as well as legislation with regard to ecology and BNG.

¹ BDP (2025) UCL Main Quad Bicentennial: Arboricultural Impact Assessment and Method Statement Rev 06