





## **Appendix C   Detailed Habitat Descriptions**


## C.1 Habitats Located on Site

Table B-1 provides a detailed descriptor of each site habitat.


UKHab Code	Habitat Description	Photo	Location
<b>Grassland Habitats</b>			
<b>g4 10 107</b>	<p>Two areas of modified grassland which had scattered scrub, and had been mowed and collected, located near the 8km mark of the southern cable route.</p> <p>Grassland species included common bent, fescue species, Yorkshire fog, dandelion, dock species, and thistle species.</p> <p>Scrub species included blackthorn.</p>		<p>TQ 04371 71918</p> <p>TQ 04351 71909</p>
<b>g4 16</b>	<p>An area of modified grassland with tall forbs located at the end of the cable route.</p> <p>Grassland species included common bent, fescue species, Yorkshire fog, dandelion, dock species, and thistle species.</p> <p>Other species included dominant species green alkanet, abundant cleavers, and frequent bramble and sycamore saplings.</p>		TQ 06446 70688
<b>g4 32</b>	<p>An area of modified grassland with scattered trees located at the 8km mark of the cable route.</p> <p>Grassland species included common bent, fescue species, Yorkshire fog,</p>		TQ 06271 70859

	<p>dandelion, dock species, and thistle species. Daffodil were also present.</p> <p>Tree species include pine, weeping willow, and ash.</p>		
	<p>An area of modified grassland with scattered trees located at the 8km mark of the cable route.</p> <p>Grassland species included common bent, fescue species, Yorkshire fog, dandelion, dock species, and thistle species.</p> <p>Trees present within the habitat were weeping willow.</p>		TQ 06301 70867
<b>g4 32 516</b>	<p>An area of modified grassland 750m from the start of the cable route. It has scattered trees and has recently been managed.</p> <p>Grassland species include dominant common bent, abundant fescue species, frequent Yorkshire fog and dandelion, occasionally dock species, and thistle species.</p> <p>Tree species include three Scot's pine, a fir tree, and an ash tree.</p>		TQ 03067 75691
<b>g4 100</b>	<p>An area of grazed modified grassland 100m from the start of the cable route.</p> <p>Surveyors were unable to access the land parcel, and were therefore unable to acquire a species list, but likely</p>		TQ 02889 76113 to TQ 03041 76038



	species include <i>lolium sp.</i> Or other similar cultivar grasses.		
<b>g4 102</b>	<p>Two areas of modified grassland managed by sheep grazing located to the west of A3044 Stanwell Moor Road, between King George VI reservoir and Staines reservoirs.</p> <p>Grassland species included common bent, fescue species, Yorkshire fog, dandelion, dock species, and thistle species, and the biodiversity was low.</p>		<p>TQ 04728 74252 to TQ 04566 73016</p> <p>TQ 04562 72989 to TQ 04510 72354</p>
<b>g4 107</b>	<p>An area of modified grassland with a mature tree located approximately 2.2km from the start of the cable route.</p> <p>Grassland species included common bent, fescue species, Yorkshire fog, dandelion, dock species, and thistle species.</p>		<p>TQ 04231 74977</p> <p>Tree: TQ 04233 74969</p>
	Sixteen areas of mown and collected modified grassland were identified along the cable route. All had a similar assemblages of grassland species including common bent, fescue species, Yorkshire fog, dandelion, dock species, and thistle species.		<p>TQ 04377 74625 TQ 04694 74486 TQ 04746 74366 TQ 04656 73617 TQ 04656 73617 TQ 04554 72628 TQ 04579 72632 TQ 04537 72350 TQ 04539 72260 TQ 04570 71789 TQ 04860 71621 TQ 05074 71430 TQ 05533 71296 TQ 06075 71018 TQ 06255 70887 TQ 06337 70817</p>
<b>g4 107 203</b>	An area of modified grassland with two mature ash trees, and which had been mowed and collected, located to		<p>TQ 04621 73616</p> <p>Trees: TQ 04729 74234 TQ 04729 74225</p>

	<p>the west of A3044 Stanwell Moor Road, between King George VI reservoir and Staines reservoirs.</p> <p>Grassland species included common bent, fescue species, Yorkshire fog, dandelion, dock species, and thistle species.</p>		
<b>g4 107 807</b>	<p>An area of modified grassland 2.4km from the start of the cable route. The grassland is a pocket park and had been mowed and collected.</p> <p>Grassland species included common bent, fescue species, Yorkshire fog, dandelion, dock species, and thistle species.</p>		TQ 04159 74812
<b>Woodland Habitats</b>			
<b>w1f</b>	<p>Two areas of lowland mixed deciduous woodland located 1.5km from the start of the cable route.</p> <p>Tree species include oak, ash and maple, and an abundance of hawthorn.</p> <p>The ground flora comprises of some goose grass, dock, nettles, and lords and ladies, however most of the ground is covered in leaf litter.</p>		<p>TQ 03568 75477 and TQ 03581 75492</p>
	<p>An area of lowland mixed deciduous woodland located to the east of A3044 Stanwell Moor Road, between King George VI reservoir and Staines reservoirs.</p>		TQ 04649 73620

	Tree species include oak, ash, beech, and sycamore. Hawthorn is abundant at lower levels.		
<b>w1f 30</b>	Two areas of lowland mixed deciduous semi-natural woodland located approximately 580m from the start of the cable route.  The dominant tree species is ash, with some London plane, and hawthorn prevalent at lower levels. The northern area also has prevalent bramble present.		TQ 03024 75917 and TQ 03035 75796
	An area of lowland mixed deciduous semi-natural woodland located 2.6km from the start of the cable route.  Tree species present include oak, ash, beech, sycamore, and laurel.		TQ 04374 74639
	Two areas of lowland mixed deciduous semi-natural woodland located approximately 3km from the start of the cable route.  Tree species include oak, ash, beech, sycamore, and laurel.  Additionally, the western woodland area contains London plane and hawthorn, and lavender in the understory.		TQ 04725 74421


<p><b>w1f 30 214 215 521</b></p>	<p>An area of lowland mixed deciduous semi-natural woodland located approximately 1.6km from the start of the cable route. The woodland has abundant falling and standing deadwood and is unmanaged.</p> <p>Tree species include beech, which is abundant, ash, sycamore, hawthorn, and elder.</p> <p>Ground flora includes ivy, nettles, dock, wild garlic, Lords and ladies, goose grass, green alkanet, lavender, and bramble.</p>		<p>TQ 03865 75313</p>
<p><b>w1f7 30</b></p>	<p>Seven areas of other lowland mixed deciduous semi-natural woodland located between 6-8km from the start of the cable route.</p> <p>Tree species include ash, hawthorn, and beech.</p> <p>Additionally, the woodlands furthest to the east have poplar trees and ivy.</p>		<p>TQ 04865 71629 TQ 04837 71605 TQ 05046 71423 TQ 05037 71480 TQ 05255 71290 TQ 05639 71290 TQ 05902 71147</p>
	<p>Three areas of other lowland mixed deciduous semi-natural woodland located around 8km from the start of the cable route.</p> <p>Tree species include ash, hawthorn, beech, and poplar, with ivy coverage on mature trees.</p> <p>Additionally weeping willow was present in the west area of woodland.</p>		<p>TQ 06138 70947 TQ 06344 70846 TQ 06463 70793</p>







w1g	<p>Two areas of other broadleaved woodland located either side of the M25, 1.5km from the start of the cable route.</p> <p>Both areas of woodland have tree species including hawthorn, maple sp., and oak. Ground species include cleavers, bramble, and lords and ladies.</p> <p>The western woodland has beech and ash trees, and dock sp. within the ground flora.</p> <p>The eastern woodland has elder, willow sp., and cherry sp. tree species, and dandelion, ivy, and nettle ground species.</p> <p>Multiple patches around the M25 junction 14.</p>	 	<p>TQ 03657 75425 TQ 03761 75368</p>
w1g 33	<p>A line of other broadleaved woodland located approximately 2km from the start of the cable route.</p>		TQ 03761 75368
	<p>A line of other broadleaved woodland located approximately 5.3km from the start of the cable route.</p> <p>Tree species include plum/cherry plum.</p>		TQ 04537 72262
	<p>A line of other broadleaved woodland located approximately 5.5km from the start of the cable route.</p>		TQ 04516 72089




<b>w1h5 30</b>	<p>An area of semi-natural other woodland; mixed; mainly broadleaved located approximately 2km from the start of the cable route.</p> <p>Tree species include Scottish pine, ash, and hawthorn.</p>		TQ 04063 75243
	<p>An area of semi-natural other woodland; mixed; mainly broadleaved located approximately 2km from the start of the cable route.</p> <p>Tree species include ash - which is dominant - laurel, pine, and hawthorn.</p> <p>Ground flora includes ivy and bramble.</p>		TQ 04193 75056
	<p>An area of semi-natural other woodland; mixed; mainly broadleaved located approximately 3km from the start of the cable route.</p> <p>Tree species include oak, ash, beech, sycamore, and laurel, with low numbers of pine present.</p>		TQ 04537 74516
	<p>Two areas of semi-natural other woodland; mixed; mainly broadleaved located approximately 6km from the start of the cable route.</p> <p>Tree species include Scottish pine, ash, and hawthorn.</p>		<p>TQ 04562 71797</p> <p>TQ 04537 71771</p>
<b>w2 33</b>	<p>Two lines of pine coniferous woodland located approximately 2.2km</p>		<p>TQ 04222 74989</p> <p>TQ 04171 74823</p>

	from the start of the cable route.		
<b>Heathland and Shrub Habitats</b>			
<b>h2 11</b>	<p>A hedgerow with trees located 2km from the start of the cable route.</p> <p>Shrub species include laurel – which is dominant – fir, holly, and London plane.</p> <p>The trees within the hedgerow are sycamore.</p>		TQ 04158 75142
<b>h2 11 116</b>	<p>A flailed hedgerow with trees located 2km from the start of the cable route.</p> <p>Shrub species include hawthorn – which is dominant – laurel, London plane, and ash.</p> <p>Bramble is also present within the hedgerow.</p>		TQ 04084 75220
<b>h2 116</b>			TQ 04213 75027
<b>h2 516</b>	<p>An actively managed copper beech hedgerow near the start of the cable route.</p>		TQ 02962 76131
	<p>An actively managed hedgerow located approximately 3km from the start of the cable route.</p>		TQ 04682 74487

<b>h3d 32 517</b>	<p>A recently managed area of bramble scrub near the end of the cable route.</p> <p>The scrub was very young and was dominated by bramble, with frequent cleavers and occasional bluebell hybrid.</p> <p>Trees present within the habitat were sycamore and non-native black locust.</p>		TQ 06462 70690
<b>h3f</b>	<p>An area of hawthorn-dominant scrub located approximately 5.25km from the start of the cable route.</p> <p>Other species present included an abundance of bramble.</p>		TQ 04520 72336
<b>h3f 32</b>	<p>Two areas of hawthorn-dominant scrub with scattered trees woodland located to the east of A3044 Stanwell Moor Road, between King George VI reservoir and Staines reservoirs.</p> <p>Other species present included an abundance of bramble, and trees including oak, ash, beech, and sycamore.</p>		TQ 04586 72940 TQ 04574 72634
<b>h3h</b>	<p>Two areas of mixed scrub located around the M25 approximately 1.5km from the start of the cable route.</p> <p>The habitats are dominated by bramble with abundant hawthorn. Other species present include</p>		TQ 03531 75479 TQ 03951 75315



	blackthorn, hemlock, rutabaga, dandelion, nettles, and goose grass in smaller populations.		
	<p>An area of mixed scrub approximately 1.5 km from the start of the cable route.</p> <p>Species present include bramble, blackthorn, maple, ash, hawthorn, dock sp., Lords and ladies, ragwort, cow parsley, vetch sp., and nettle.</p>		TQ 03787 75343
<b>h3h 32</b>	<p>An area of mixed scrub with scattered trees located approximately 2km from the start of the cable route.</p> <p>The habitat was dominated by bramble and had an abundance of hawthorn. Other scrub species included blackthorn, dandelion, nettles and modified grassland species.</p> <p>Tree species present included sycamore and non-native black locust.</p>		TQ 03965 75291
<b>Urban Habitats</b>			
<b>u1 806</b>	Two mature trees - one ash, one London Plane – were identified growing in an urban park located approximately 700m from the start of the cable route.		TQ 03078 75718
<b>u1 827</b>	Two mature Scottish pine trees were identified growing in a garden located approximately 2km		TQ 04050 75234

	from the start of the cable route.		
<b>u1b</b>			
<b>u1e</b>			
<b>Rivers and Lakes Habitats</b>			
<b>r2</b>			TQ 02884 76124
			TQ 03044 76012
			TQ 03033 75909
			TQ 03062 75907
	Wraysbury River		TQ 03513 75532
	Wraysbury River		TQ 03498 75506
	Hithermoor Stream (South)		TQ 04004 75262
	Hithermoor Stream (North)		TQ 04024 75292
	Southwest		TQ 04284 74661
	Northeast		TQ 04300 74673
	River Ash (South)		TQ 05239 71284
			TQ 05319 71276
	River Ash		TQ 05944 71105
	River Ash (North)		TQ 06273 70906
	River Ash (South)		TQ 06288 70860
	Staines Reservoirs Aqueduct (West)		TQ 06486 70727
	Staines Reservoirs Aqueduct (East)		TQ 06530 70723
<b>r2b</b>	A wet ditch which is expected to be seasonally dry.		TQ 03063 76089
	River Colne (South/West)		TQ 04141 75177



## **Appendix D    Ground Level Tree Assessment Results**



Tree Reference and Location (NGR)	Photograph	Categorisation	Justification
<b>Tree 1</b> – Willow Sp. TQ 06297 70875		PRF	<p>Tree offers several tear-outs and a large callus roll giving entrance to what looks to be a cavity within one of its boughs. From ground level we were unable to ascertain whether this cavity is sheltered enough to provide refuge to multiple bats.</p>
<b>Tree 2</b> – Willow Sp. TQ 06276 70862		PRF-individual	<p>This willow features two large tear-outs in its outer limbs, but neither present visible openings or peeling bark. A knothole is pictured on one of the boughs, observation by high-powered torch showed it was likely too shallow for roosting potential, but this could not be absolutely confirmed from ground assessment.</p>



**Tree 3 – Ash**  
TQ 06019 710640



PRF

A large split below historical pollarding posed possible roosting potential, but from ground assessment we deemed this likely overexposed and therefore only suitable for use by day roosting bats. A knothole in the upper limbs looked to present greater potential, appearing to hollow under torch observation.

**Tree 4 – Pedunculate Oak**  
TQ 06016 7107



PRF

Tree boasted multiple potential roosting features, knotholes across the boughs and outer limbs appeared from ground to present openings into deeper cavities. Lifting bark plates and tear outs looked to offer limited roosting potential.

**Tree 5 – Ash (Dead)**  
TQ 05992 71084



PRF

Visible features included knot holes, woodpecker holes, and callus roles that appeared to face deeper hollowing. These features hold potential for multiple roosting bats.

**Tree 6 – Pedunculate Oak**  
TQ 05900 71148



PRF

Knot holes in the trunk, boughs, and outer-limbs offer potential for deeper cavities within, suitable for use by multiple bats.



**Tree 7** – Pedunculate  
Oak  
TQ 05888 71181



PRF

Large knotholes, and woodpecker holes present on trunk and outer limbs. Under observation with a high-powered torch these appeared to present openings into deeper cavities suitable for use by multiple bats.




**Tree 8** – Pedunculate  
Oak  
TQ 05863 71190



PRF

Knotholes and callus rolls  
in the trunk and outer  
limbs appeared to provide  
cavities deep enough for  
use by multiple bats.



<p><b>Tree 9</b> – Ash TQ 04201 74763</p>		<p>PRF</p>	<p>Ash tree on private garden boundary with multiple knotholes in trunk and boughs, offering potential for entry into deeper cavities. Unable to ascertain the value of roosting potential from ground review.</p>
<p><b>Tree 10</b> – Ash TQ 03931 75306</p>		<p>PRF-individual</p>	<p>Multistemed ash with groundlevel hollowing of one trunk. Primary cavity seemed too exposed to offer roosting potential, but small openings in cavity ceiling offers potential for individual roosting bats.</p>
<p><b>Tree 11</b> – Ash TQ 03868 75295</p>		<p>PRF</p>	<p>Tree features two woodpecker holes that opened into deeper cavities. Largest cavity was seen to be occupied by a (fledgling?) woodpecker when lit with a high-powered torch. As we cannot confirm the nest is occupied year-round the cavities still hold roosting potential.</p>

**Tree 12** – Ash  
TQ 03859 75298



PRF

Hazard-trunk of multi-stemmed ash appeared entirely hollow, but was too exposed to offer significant roosting potential. Standing trunk had a large wound at ground level, and a woodpecker hole higher up the trunk. The woodpecker hole looked as though its cavity could extend up into the tree, offering potential for multiple roosting bats.

**Tree 13** – Ash  
TQ 03868 75319



PRF

Ash with a large tearout at crown-break, several woodpecker holes and a deep crack at ground level. Ground observation suggested cavities behind several features would be suitable for multiple bats.



Making Sustainability Happen



11 September 2025

Attention: Fiona Hubbard

On behalf of  
Juniper Energy Limited

SLR Project No.: 402.065673.00001

## **RE: Manor Farm Cables: Laleham Substation Corridor, Biodiversity Net Gain Assessment**

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SLR were commissioned by our Client (Juniper Energy Limited) to undertake a Biodiversity Net Gain (BNG) assessment using the Statutory Metric relating to the installation of underground and overground electrical communication cables between Manor Farm, Poyle Road, Slough and the Laleham Substation, hereby referred to as 'the Site'. BNG assessments were undertaken following site visits undertaken in April and May 2025.

Where potentially significant effects have been identified, the mitigation hierarchy has been applied, as recommended in the CIEEM Guidelines. The mitigation hierarchy sets out a sequential approach beginning with the avoidance of impacts where possible, the application of mitigation measures to minimise unavoidable impacts and then compensation for any remaining impacts.

This assessment has sought to follow the mitigation hierarchy through avoidance of vegetative habitat where possible and evaluation of the scheme to reduce watercourse impacts. Where habitats cannot be avoided micro-siting and reduction of impacts through methods of works has been applied and shall be refined within detailed design.

This letter provides the information required in Paragraph: 011 Reference ID: 74-011-20240214 of the Biodiversity Net Gain guidance:

- The date to be used for the pre-development biodiversity value should be taken to be the date the baseline assessment was made;
- The pre-development biodiversity values for the development are shown in the Statutory Biodiversity Metric but are summarised below. The baseline conditions for the Site contains area, linear and watercourse habitats.
  - Area Habitat Units 108.07 Biodiversity Units (BU)
  - Linear Habitat Units 0.71 Biodiversity Units (BU)
  - Watercourse Habitat Units 0.31 Biodiversity Units (BU)
- A copy of the Statutory Biodiversity Metric is included with this letter, the version used is dated 03.07.2025;
- No activities have been carried out on the Site prior to the date of application, which would have resulted in a loss of onsite biodiversity value;
- There are no irreplaceable habitats on the land which the application relates to; and
- Included with this letter is a plan showing the onsite habitats which existed on the date of the application suitable for the baseline score depending on detailed design. Detailed descriptions of onsite habitats are found within the associated Preliminary Ecological Appraisal for the proposed development<sup>1</sup>.

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<sup>1</sup>170325\_402.065673.00001\_Project\_Concorde\_PEA\_South\_SLR Issue\_010925

The BNG assessment provided within this letter is still subject to detailed design and as such is likely an overestimation of the baseline conditions. An accurate Biodiversity Unit value for the Site shall be produced following detailed design, however, an estimation Biodiversity Unit value following detailed design is provided below in Table 1.

**Table 1: Estimation of onsite baseline biodiversity value following detailed design.**

Habitat	Habitat type	Baseline Area (km <sup>2</sup> /km)	Condition	Biodiversity Units
Grassland	Area	2.455	Poor	4.91
Lowland Mixed Deciduous Woodland	Area	0.025	Moderate	0.30
Urban	Area	0.025	Poor	0.05
Mixed Scrub	Area	0.097	Poor	0.39
River (non-priority)	Watercourse	0.010	Fairly Poor	0.03

A summary of the estimated onsite baseline biodiversity units after detailed design is found below;

- Area habitat units – 5.65
- Watercourse habitat units – 0.03

At the time of this BNG assessment it does not meet the statutory required 10% gain in biodiversity unit value. Following detailed design an appropriate BNG scheme will be provided that outlines how the proposed development will meet the statutory requirements. The detailed design will include habitats (modified grasslands of poor condition) that are suitable for reinstatement within a 2-year period as outlined within the metric user guide '*Accounting for temporary loss*' (page 35). As such, the baseline biodiversity value for the proposed development will be further reduced. It is noted that poor condition habitats form the-majority of units that could be impacted by the Project.

Furthermore, we would like to highlight that the type of Project is similar to many undertaken as permitted development, which are not required to deliver BNG. This BNG assessment is therefore above that which would be normally required for cable installation predominantly in highways.

This technical letter meets the minimum requirements for a planning application at the time of writing.



## Closure

This letter summarises the information required in Paragraph: 011 Reference ID: 74-011-20240214 of the Biodiversity Net Gain guidance including the baseline units in terms of habitats, hedgerows and watercourses.

Regards,

**SLR Consulting Limited**

A handwritten signature in black ink, appearing to read 'Jball'.

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