

Ecology response for F/26/101399 PINWOOD REST HOME, 34 TELEGRAPH ROAD, WEST END, SOUTHAMPTON, SO30 3EX

Change of use of existing care home (C2 use class) to 3no. three bed terraced dwellings (C2 use class) with replacement single storey rear extension, external alterations, extension of drop kerb from Telegraph Road and associated works.

Clare Martin

2/7/26

This site is in an amber impact risk zone for great crested newts. There are records of bats, hedgehogs, badgers and reptiles (slow worms, sand lizards, common lizards, grass snakes and adders) near this site. As explained in the Protected Species Statement by King Architecture and Design, the limited nature of the external works to the building will not affect any potential bat roost features, however the vegetation on site could provide suitable habitat for nesting birds, hedgehogs and reptiles. There are no suitable ponds within 500 m that would provide aquatic habitat for great crested newts, so they can be scoped out.

A review of the photos submitted and aerial photos on Google maps shows that the site is separated from Telegraph Woods by Telegraph Road and the large paved front car park. There is some vegetation at the front of the building which could provide habitat for nesting birds. I have no ecological objection to extension of the dropped kerb from Telegraph Road.

The rear gardens are part of a green corridor that runs behind the row of houses and could provide habitat for hedgehogs, nesting birds, foraging and commuting bats and reptiles. A precautionary working method for garden clearance will be required. If any protected species are found, all work must stop and a suitably qualified ecologist must be contacted for advice.

Please could you add the following informatives to the decision notice:

In the unlikely event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be informed. Additional information is available on the Bat Conservation Trust website at <https://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works>.

Hedgehog holes (13 x 13 cm minimum) must be included in the baseboards of any closed board fences to allow the free passage of small mammals through the garden.

Any vegetation to be removed to facilitate the development must be removed outside of bird nesting season (which is usually between the beginning of March and the end of August). If this is not possible then vegetation can be cleared only after being checked for nesting birds by a suitably qualified ecologist up to 24 hours before the start of works. If any active nests are found, work must stop, and a 5 m buffer must be erected around the nest to protect it from disturbance until after the birds have fledged and left the nest.

A precautionary working method must be used to prevent harm to wildlife that could be using this site. It should include:

Any piles of rubble, vegetation or decking must be cleared by hand so that any small animals using them for shelter have time to escape. Clearance must only be done when reptiles are likely to be active, between March and October and when the temperature is above 12 degrees C.

A two-stage cutting procedure must be used for tall grass and garden vegetation to ensure that any small animals such as reptiles have time to escape. On the first day the vegetation should be cut to a height of 15 cm, with cutting or strimming done from the house towards the retained vegetation at the rear of the garden. On the next day the vegetation can be cut to a low level, in the same direction, and arisings should be removed, so that the garden is made unsuitable for reptiles. The vegetation must be kept cut short during the construction phase. If at any time any reptiles, amphibians or small mammals such as hedgehogs are found, work must stop and a suitably qualified ecologist must be called for advice.

All building materials to be stored on hard standing or on pallets, as far as possible from hedgerows, scrub or potential habitat.

Any excavations or open pipes must be covered at night or be fitted with a small animal escape ramp such as a rough board at a shallow angle.

No fires can be lit on site.

Waste must be stored in a skip and not be allowed to accumulate in piles which could be used by wildlife. Any chemicals and fuels must be stored carefully and away from potential wildlife habitat.

Any animals found on site should not be handled but be allowed to move away to a place of safety on their own.

Biodiversity enhancements will be required in accord with Local Plan policy DM 11 and NPPF (December 2024) paragraphs 187d and 192 b. A bat box and a swift nest box may be appropriate for this building.

The Bat Conservation Trust recommends installing a bat brick/box at least 4 m above the ground, away from artificial light sources, sheltered from strong winds and exposed to the sun for part of the day, facing south, south-east or south-west. ([https://www.bats.org.uk > our-work > putting-up-your-box](https://www.bats.org.uk/our-work/putting-up-your-box))

Swift nest boxes are best positioned under the eaves or on walls facing north, northeast or north-west out of direct sunlight, five metres above the ground, with clear adjacent airspace so swifts can access them in a high-speed direct flight. (<https://www.swiftconservation.org/Nestboxes%26Attraction.htm>)

Additional information is available at:

<https://sussexwildlifetrust.org.uk/discover/in-your-garden/article/31>, planting for bats

<https://www.wildaboutgardens.org.uk/sites/default/files/2022-03/WAG16%20Bats%20updated%202022%20WEB.pdf> - Stars of the Night guide to attract bats into your garden

<https://www.rhs.org.uk/science/conservation-biodiversity/wildlife/plants-for-pollinators>

<https://www.bats.org.uk/our-work/buildings-planning-and-development/bat-boxes>

<https://www.hampshireswifts.co.uk/nesting>

<https://www.rspb.org.uk/birds-and-wildlife/advice/how-you-can-help-birds/nestboxes/nestboxes-for-small-birds/>

<https://www.swift-conservation.org/OurLeaflets.htm>

<https://www.hedgehogstreet.org/help-hedgehogs/hedgehog-homes/>

www.bats.org.uk/resources/guidance-for-professionals/landscape-and-urban-design-for-bats-and-biodiversity

<https://ptes.org/my-garden/>

<https://www.ukbutterflies.co.uk/foodplants.php>

Lisa Malter

Ecologist