
Independent Installations UK Ltd

PRECAUTIONARY WORKING METHOD STATEMENT (PWMS)

Project: Demolition of Existing Bungalow and Construction of Replacement 5-Bedroom Dwelling

Site Address: 56 Nichol Road, Chandlers Ford, SO53 5AW

Planning Reference: F/24/97874

Date: 01/12/2025

1. Purpose

This Precautionary Working Method Statement (PWMS) has been prepared to discharge the planning conditions requiring a precautionary method of working for the protection of slow worms, common toads, stag beetles, hedgehogs and water shrews alongside the ecological surveys/reports already submitted.

The existing bungalow will be demolished and replaced broadly within the same footprint, with a modest rear extension projecting onto an area of maintained grass within the existing garden. No shrub clearance or removal of deadwood is required as part of the works.

This document sets out proportionate precautionary measures to ensure compliance with relevant wildlife legislation and good practice.

2. Legislative Context

This method statement has been prepared with regard to:

- Wildlife and Countryside Act 1981 (as amended)
- Conservation of Habitats and Species Regulations 2017
- Natural Environment and Rural Communities Act 2006

Slow worms and water shrews are protected under the Wildlife and Countryside Act 1981. Hedgehogs, stag beetles and common toads are Species of Principal Importance under the NERC Act 2006. All works will proceed in a manner that avoids harm to these species.

3. Site Context

The site comprises an existing dwelling and maintained residential garden. The rear extension will encroach onto an area of regularly mown grass. There are no ponds, ditches, dense scrub, or deadwood piles within the working area.

Given the low ecological value of the footprint area, a precautionary approach is considered appropriate.

4. Pre-Commencement Measures

Prior to works commencing:

- The Site Manager will brief all contractors on protected species awareness and legal responsibilities.
- Photographs and identification guidance will be provided.
- The procedure for stopping works if a protected species is encountered will be explained.

5. Precautionary Working Methods

5.1 Vegetation and Ground Clearance

As the extension affects an area of grass only:

- Grass within the extension footprint will be strimmed to approximately 150mm height.
- After 24 hours, the grass will be cut to ground level.
- Clearance will be undertaken in a directional manner towards retained garden areas to allow any fauna to disperse naturally.

No heavy machinery will be used for initial vegetation reduction.

5.2 Excavations

To protect amphibians and hedgehogs:

- All excavations left open overnight will include a means of escape (e.g., timber plank ramp).
- Trenches will be inspected each morning prior to works recommencing.
- Open pipework will be capped or if stored elevated when unattended.

5.3 Demolition

Demolition of the existing bungalow will be undertaken in a controlled manner. Prior to slab breaking or removal of debris:

- Areas beneath stored materials will be visually checked.
- Any unexpected refugia (e.g., debris piles) will be carefully lifted and inspected.

As no deadwood is present, specific stag beetle habitat removal is not anticipated.

5.4 If Protected Species Are Found

If slow worms, common toads, hedgehogs, water shrews, or stag beetles are encountered:

1. Works will cease immediately in the affected area.
2. The animal will be left undisturbed.
3. A suitably qualified ecologist will be contacted for advice.
4. Works will not recommence in that area until appropriate measures are agreed.

6. Compliance

The development will be carried out strictly in accordance with this approved Precautionary Working Method Statement unless otherwise agreed in writing by the Local Planning Authority.

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