



National Trust

Pre-Construction Information

Title of Works:	Purbeck Peatland Restoration
Address of Works:	Agglestone mire, Godlingston Heath, Studland
Client:	National Trust

Purpose and Preparation of Pre-Construction Information

The CDM regulations require that the Client provides Pre Construction Information as soon as reasonably practicable to every Designer and Contractor appointed, or being considered for appointment to the works, Regulation 2(4).

The PCI provides core information on the nature of the proposed works, the location for delivery, initial constraints and risks, and key roles and contacts. The information is compiled to allow those preparing in detail for the proposed works to decide what resources (including time) will be needed to enable design, planning and construction to be properly organised and carried out.

The Client (National Trust) is responsible for owning and issuing the PCI, but this should include Designer (and if applicable Principle Designer) input regarding any significant design hazards.

The following PCI has been prepared by or on behalf of the Client (National Trust), in accordance with the HSE Legal Guidance (L153) Construction (Design & Management) Regulations 2015 (CDM 2015).

Name	Position	Organisation	Signature
Drafted by (usually Client but can be allocated to others):			
David Brown	Client	National Trust	
Reviewed by (other CDM duty holders as needed e.g. Designers/Principal Designers):			
Gen Crisford	Principal designer	National Trust	
Authorisation to issue (must be Client):			
David Brown	Land & Nature Programme Manager	National Trust	

Revision	Date	Description of change	Changes made by	Client Authorised and Issued

*This PCI template has been prepared for use by the National Trust to cover any CDM applicable works. It is designed to be applied proportionally depending on the scale and nature of works. **Boxes that do not apply to the works in question do not need to be completed – please mark N/A.***

Property Name:	Purbeck	Address/Location:	National Trust Office, Currondon Farm, Currondon Hill, Swanage, Dorset, Bh19 3AA
Client onsite point of contact:	Gen Crisford	Phone no. inc emergency no:	Gen Crisford: 07785 631230
Contact hours:	8:30am-6pm	E-mail:	Gen.Crisford@nationaltrust.org.uk

1. Scheme Information	
1.1. Work Title	Peatland restoration – Agglestone Mire
1.2. Location (incl. postcode)	Site compound: Greenlands Farm, Studland, Dorset BH19 3AZ
1.3. Description of Works	Restoration of mire system including vegetation removal and ditch blocking. Mulch Molinia; Redirect ditched flow onto valley floor with timber dams, channel infill and pilot channels; and install culverted footpath crossings. See <i>Specification_Agglestone_2025</i> for details.
1.4. Key Dates	Work to be undertaken September 2025 – November 2025
1.5. Working Hours	As decided by contractor.
2. Duty Holders	
	Name / Company / Contact Details
2.1. Client	David Brown / National Trust / 07768 864954
2.2. Principal Designer (if multiple)	Gen Crisford / National Trust / 07785 631230
2.3. Designer(s)	
2.4. Principal Contractor (if multiple)	
2.5. Contractor(s)	
2.6. Other contractors working on site or nearby	
2.7. Key Stakeholders	
3. Is the finished product/installation going to be a workplace?	
<i>If so then the Workplace (Health, Safety and Welfare) Regulations 1992 will apply and must be designed for.</i>	No
4. Provide any relevant existing records and plans and list them here	
<i>e.g. site location plan, As Builts, Property H&S plan.</i>	1. Specification Agglestone Mire 2025 2. Bill of Quantities (BoQ) Agglestone 2025 3. NT RTP1 Tender opportunity 4. Location, access and emergency map 5. Environmental site rules for contractors 6. Agglestone Mire Historic Environment Assessment 7. Peat HEA yr3 overlay Agglestone 8. Unexploded ordnance, methodologies, and procedures
5. Does the work require HSE notification under CDM?	
<i>i.e. construction work will last longer than 30 working days and have more than 20 workers working at the same time at any point on the project, or exceed 500 person days</i>	No

6. Arrangements for Planning and Management of the Construction Work	
6.1. Health and safety goals. <i>Set general expectations and any specific notes e.g. zero injuries, presence of public</i>	Zero injuries
6.2. Site Rules <i>Identify any specific site rules to be applied e.g. limits on access, smoking, hot works.</i>	<p>Certifications Contractor to provide insurance certificates, risk assessments and RAMS, competency certificates, prior to starting work.</p> <p>Follow NT Environmental site rules. (See document).</p> <p>Keys - Close and lock all gates as required. Site key will be provided for duration of contract but must be signed for and returned immediately upon completion of work.</p> <p>Hazardous substances</p> <ul style="list-style-type: none"> • Biofuels to be used in machinery and equipment. • Fuel to be kept in appropriate non spill containers and double bunded bowsters. • Refuelling of plant to be carried out at agreed location on spill mats where a spill kit is located. All plant and vehicles to be maintained to a high standard to reduce chance of oil or hydraulic fluid leakages. • All operators to have spillage kits readily accessible, and to use these if necessary. • Any leakages must be reported to the NT Site supervisor immediately. <p>Access</p> <ul style="list-style-type: none"> • The site borders wet heathland with mires containing areas of deep water/peat/sediment. There may be concealed rocks, pits, ditches within Molinia, Bog Myrtle and other vegetation. • All routes to be agreed at start up meeting and before start of works. Walk and establish access/exit/turning routes to/from work site from tracks prior to starting work. • Walkover and toolbox talk with site managers/supervisors and key operatives identifying hazards. <p>Emergency access Do not obstruct gateways or access tracks as access may be required by emergency services at anytime. For gate locations and track accessibility see the Location, access and emergency map.</p> <p>Historic environment/archaeology See details and mitigation measures in 7.5. "Existing Structures Requiring Protection".</p> <p>Biosecurity All personnel on site will ensure that they follow Clean, Check, Dry campaign advice to ensure that spread of non-native plants or aquatic animals is not imposed within our wet habitats, through a daily cleaning protocol on shoes, and equipment.</p>
6.3. Communication & Co-ordination with CDM Duty Holders <i>How are Client, Designers, Contractors going to communicate?</i>	Site visits, phone calls, email and whatsapp group messages.
6.4. Welfare & Site accommodation <i>Are there existing facilities for use, or space for others to provide? e.g. water</i>	Contractors to provide welfare units. Storage of equipment and materials at Greenlands Farm Nearest NT facilities at Studland Knoll Beach.

	<p>Storage for vehicle, equipment and materials is available at Greenlands Farm (<i>chair.mixer.regarding</i>), off Ferry Road at owners risk.</p> <p>Machinery and equipment can be left on site (at owners risk) but must be parked on ground agreed by NT project staff and on condition that the NT environmental site rules for contractors are adhered to at all times. All plant, vehicles and equipment must be immobilised when not in use, and present no risk to members of the public especially children.</p>
<p>6.5. Site Security, Site Hoarding & Public Protection</p> <p><i>Are there any restrictions or expectation of arrangements to support the works?</i></p>	<p>Site security</p> <p>The contractor is responsible for site security. All gates must be shut (as livestock on site) and locked with a standard NT masterkey.</p>
<p>6.6. Management Arrangements Relating to the Health and Safety of Clients employees and the public</p> <p><i>Will other personnel, volunteers, public be in the vicinity of the works?</i></p>	<p>The Upper Agglestone site has open access to the public. Users include cyclists, horse riders and walkers, with dogs. There is a public bridleway running close to the Agglestone mire.</p> <p>Signage – hazard warning signs, barriers and exclusion signs must be used at all times.</p> <p>Safe working distances and exclusion zones from machinery must be maintained.</p> <p>Any exclusion zones will be determined at project start up meeting.</p> <p>NT employees and volunteers using the site will be notified in advance.</p> <p>The NT will install signage explaining the works and why they are happening. The NT will post signs advising the public to keep their dogs on leads.</p>
<p>6.7. Traffic, Pedestrian Safety Management and Parking</p> <p><i>Are there any restrictions or expectation of arrangements to support the works?</i></p>	<p>The Upper site and the approaching access track areas have open access. The Upper site path is also a right of way to Agglestone rock. The contractor is expected to manage the safety of the public accessing and using the site.</p> <p>The Lower site is not a right of way but has a permissive route used by Knoll House Hotel visitors. Signs to close this route will be in place and communications will be made with the hotel to advise their guests of this path closure.</p> <p>Wadmore Lane is a privately owned track and public right of way, used by residents to access their properties. Use for access must be minimised as much as possible. Although track verges have space for vehicles it should not be used for parking by contractors unless under exceptional circumstances or as agreed with client for individual site visits. Vehicles can be parked at Knoll Beach with client permission, providing nearby on-foot access to the Lower Agglestone site.</p> <p>Clear access to the Wessex Water pumphouse must be maintained 24hours/day.</p> <p>Any track damage must be repaired with inert hoggin to original condition.</p> <p>Greenlands Lane is a privately owned track and public right of way, used for access to a National Trust holiday cottage. It can be used as a regular access track for all contractor vehicles and plant.</p>

	<p>Vehicular access to site only on agreed existing trackways.No off track driving on the heathland other than than agreed routes to access the Molinia and mire.</p> <p>Heathland track access should be used to access the site. Vehicle access for Agglestone Mire is off Ferry Road (<i>oasis.turned.reactions</i>) on to gravel tracks.</p>
<p>6.8. Storage, Deliveries and Waste Storage of Materials, Equipment and Machinery</p> <p><i>Are there any restrictions or expectation of arrangements to support the works?</i></p>	<p>Storage for vehicle, equipment and materials is available at Greenlands Farm (<i>chair.mixer.regarding</i>), off Ferry Road at owners risk.</p> <p>Machinery and equipment can be left on site (at owners risk) but must be parked on ground agreed by NT project staff and on condition that the NT environmental site rules for contractors are adhered to at all times. All plant, vehicles and equipment must be immobilised when not in use, and present no risk to members of the public especially children.</p>
<p>6.9. Fire / Fire Precautions</p> <p><i>Are there any restrictions or expectation of arrangements to support the works? e.g. fire plan to be in place, no hot works</i></p>	<p>No naked flames, bbq's, bonfires.</p>
<p>6.10. Emergency Procedures / Means of Escape</p> <p><i>Is there a need to interface with existing site procedures? Client notification of an incident? Details of nearest hospital?</i></p>	<p>Nearest A&E is: Poole Hospital, Longfleet Road, Poole, Dorset, BH15 2JB, 01202 665511 Minor injuries:Queens Road, Swanage, Dorset, BH19 2ES, 01929 422282</p>
<p>6.11. Permits, Authorisations and No-Go Areas</p> <p><i>Are there locations that require consent/ authorisation to access/work in? e.g. SSSI.</i></p>	<p>SSSI consent for work has been obtained.</p> <p>Historic Environment permits are in progress (see details in 7.5 Existing Structures Requiring Protection).</p> <p>Felling licence for Lower site access is in progress.</p> <p>Toolbox talk with site ecologist will identify local sensitive areas / ecologically safe working practices.</p> <p>Protected wildlife including native reptile species may be on site. To eliminate the risk to protected species a suitably qualified ecologist will:</p> <ul style="list-style-type: none"> • Give a toolbox talk to all contactors working on site covering ecological issues, including protected species with a focus on reptiles and protection of reptile habitat. • Act as ecological clerk of works during the works programme. If common reptiles are found on site once work has commenced, a suitably qualified ecologist will relocate the reptile to the nearest suitable habitat. If a smooth snake is found on site during the works, works in that area will stop immediately and Natural England will be contacted. Only an individual with the appropriate smooth snake licence will handle this species.
<p>6.12. Smoking, Drug and Alcohol Restrictions</p> <p><i>Are there any existing restrictions? e.g. no smoking or e-cigarettes on site.</i></p>	<p>No drugs or alcohol</p>
<p>6.13. Control of noise, dust, vibration and hot works</p> <p><i>Are there any existing restrictions or expectation for arrangements to support the works? e.g. no noise before 8am.</i></p>	<p>N/A</p>

6.14. The Selection and Control of Contractors <i>Are there any requirements regarding selection or use of sub-contractors? e.g. Client approval needed.</i>	No sub contractors
6.15. The Selection and Control of Plant and Equipment <i>Are there any special requirements needed? e.g. maximum weight limits, machinery we don't allow to be used</i>	Low ground pressure vehicles on mires Gateways 12ft wide. 4x4 access only and limited to agreed access routes.
6.16. Induction and Training <i>Are there requirements to support the works? e.g. contractor to provide inductions for NT team/visitors</i>	NT will undertake site orientation and toolbox talk. Igne (safelane Global) Explosive Ordnance Disposal engineer will undertake toolbox talk re UXO's. Contractor to provide instructions/inductions for NT staff.
6.17. Health and safety Risks Arising from Client's Activities <i>Are there existing activities at the property that may impact the works?</i>	This heathland sites has open access to the public and rights of way. Users include horse riders and walkers, with dogs. Visitors have access to working areas.
7. On Site Safety Risks & Health Hazards	
7.1. Boundaries and Access <i>Are there any constraints relating to accessing the construction site? e.g. culverts, low bridges. Show on map if needed.</i>	See access map provided for vehicular access routes. Upper site to be accessed across NT healthland tracks. Lower site to be accessed via wadmore lane – pending agreement with Knoll House Hotel. Pedestrian access possible from Knoll Beach car park. NT and contractor to review access at project start up meeting.
7.2. Adjacent Land use and existing environment on and adjacent to site <i>Are there any aspects that may impact the construction site? e.g. neighbouring SSSI. Show on map if needed.</i>	Agglestone is designated as SSSI, & part of Purbeck Heaths National Nature Reserve with protected species (see section 6.11)
7.3. Existing services (buried/suspended/overhead) <i>Provide information on services, or where unavailable notify expectations to manage this risk.</i>	No known services within the works areas. Wessex Water pumphouse is positioned close to the Wadmore Lane access route. Pipes are thought to be laid underneath the access track. This is being checked with Wessex Water personnel to ensure sufficient damage mitigations are considered.
7.4. Ground conditions / contaminated land of site and adjacent areas if relevant <i>Are there any aspects that may impact the construction site and works? e.g. soft ground, buried debris, archeology.</i>	Ecologically sensitive, wet / boggy habitat – low ground pressure equipment and bog mats may be required, where sitting on adjacent firm ground isn't possible. Avoid disturbing the peat as much as possible. Wet heathland and mires contain areas of deep water/peat/sediment. There may be concealed rocks, pits, ditches within Molinia, Bog Myrtle and other vegetation.
7.5. Existing Structures Requiring Protection (includes Historic Environment, Archeology, Building Fabric, Collections). Existing Structures Containing Hazardous Materials <i>Are there any requirements relating to this? e.g. listed buildings, risk of presence of archeology.</i>	Existing ecological features of the site. Historic environment/archaeology – HEA report and layover map provided. Archaeological features in the vicinity have been identified as follows: There are no designated sites present, with the majority of the identified undesignated remains of low or moderate significance. SHINE sites present: None present on digital dataset, agreement holders are advised to check paper maps. Non-designated sites: Post mediaeval trackway (6) MD031000 in Upper Mire, none in Lower Mire. Upper Mire area - molinia mulching unlikely to cause damage as trackway already levelled, the proposed culverting does not appear

	<p>to directly impact the trackway (6) although machine access should take precautions in the area where (6) meets the causeway being gravelled and not turn in this area.</p> <p>Lower Mire area - no known features, intrusive works do have potential to disturb previously unknown archaeological deposits within the peat, however this is offset by the beneficial impact of rewetting peat contributing to preservation of the palaeoecological record.</p> <p>The following rules should be adhered to:</p> <ul style="list-style-type: none"> • Machines and vehicles should not track directly across highlighted sensitive areas. They should stick to established routes and avoid turning or any movements that may disturb the ground. • Care should be taken not to disturb layers below peat unless it is a necessary part of the works. • Contractors should be aware of potential artefacts within the peat – see Recognising archaeology during peatland restoration - YouTube. • Should unexpected archaeological remains be encountered during the works, work in the affected area should stop and the NT site supervisor should be contacted immediately so that mitigation plans can be agreed. • Note the presence of a Listed site of high significance on the trackway to the north, if used for machine access contractors should be cautioned about the need to avoid accidental damage. <p>Board walks Existing boardwalk infrastructure is in place at the Upper Agglestone site, in the two footpath crossing points. This is to be carefully removed and disposed of.</p>
<p>7.6. Asbestos <i>Any requirements relating to this? e.g. Client to provide any existing asbestos report and Contractors to sign register.</i></p>	No
<p>7.7. Hazardous Materials & Materials Requiring Particular Precautions <i>Is there anything of this nature that might impact the construction site? e.g. chemicals spread on the location.</i></p>	No
<p>7.8. Work at Height <i>Is there a likely requirement for this due to nature of the site or likely extent of works?</i></p>	No
<p>7.9. Excavations <i>Is there a likely requirement for this due to nature of the site or likely extent of works?</i></p>	Excavations required to reprofile watercourses in agreed locations.
<p>7.10. Confined Spaces <i>Is there a likely requirement for this due to nature of the site or likely extent of works?</i></p>	No
<p>7.11. Unexploded Ordnance <i>Any known risk of this on site?</i></p>	<p>The Studland peninsula was used as a training ground for troops in WWII. There is a risk of finding Unexploded Ordnance (UXO's) anywhere on the peninsula, buried or lying on the surface. As a precaution an EOD (Explosive Ordnance Disposal) engineer from Igne ((Safelane Global), will be contracted by the National Trust to work alongside the contractor undertaking surveys and a watching brief before and during works. They will survey the area prior to works including vegetation cutting and ground penetration, and as the work proceeds. If any anomalies are found the EOD will mark</p>

the area to be avoided. A toolbox talk will be given by the EOD prior to works starting on site.

The methodology for reducing/flailing Molinia vegetation to ground level will be carried out as follows:

1. All vegetation to be cut down to 200mm. The vegetation should be cut no lower than 200mm and the blades should not touch the ground. The cutting height may need to be adjusted on uneven ground to between 200mm and 300mm to reduce the chances of this occurring.
2. The EOD will scan the area and mark any anomalies to be avoided.
3. Once the vegetation has been scanned and the EOD has given approval the contractor can cut the vegetation down to ground level.

The methodology for installing various dams and any ground penetration will be as follows:

1. No ground to be dug or penetrated without prior scanning and approval from the EOD.
2. The EOD will scan the works area, and if any anomalies are found will mark the area to be avoided.
3. If the area is clear, then works can be undertaken.

Procedures if UXO is found:

A. Unexploded ordnance found with Explosive Ordnance Engineer on site:

1. Contact the EOD and await instructions
2. **DO NOT** touch or disturb the item but take the following details:
 - a. Date, time, location & landmarks (get a What3words reference if possible).
 - b. Type of munition (i.e. (bullet, shell or grenade).
 - c. Estimate size and diameter.
 - d. Physical state and has it been moved?
3. Mark the find near the object and move away to 100m distance.

B. Unexploded ordnance found in absence of Explosive Ordnance Engineer being on site:

1. **DO NOT** touch but take the following details:
 - a. Date, time, location & landmarks (get a What3words reference if possible).
 - b. Type of munition (i.e. (bullet, shell or grenade).
 - c. Estimate size and diameter.
 - d. Physical state and has it been moved?
2. **DO NOT** touch or disturb the item further.
Mark the find near the object and move away to 100m distance.
3. Call 999 Police and await instructions.
4. Call National Trust, and make sure direct contact has been made with one of the following, do not leave a message:
Gen Crisford 07785 631230
David Brown 07768 864954
Mark Singleton 07811 651788

7.12. Demolition / Dismantling <i>Is there a likely requirement for this due to nature of the site or likely extent of works?</i>		Dismantling of 2 boardwalks at the Upper Agglestone site, to be carefully removed and disposed of.
7.13. Work with ionizing radiation requiring the designation of controlled or supervised areas under regulation 16 of the Ionising Radiations Regulations 1999 <i>Is there a likely requirement for this due to nature of the site or likely extent of works?</i>		No
7.14. Work near high voltage power lines <i>Is there a likely requirement for this due to nature of the site or likely extent of works?</i>		No power cables on site.
7.15. Work exposing workers to the risk of drowning <i>Is there a likely requirement for this due to nature of the site or likely extent of works?</i>		Wet boggy ground with channels across the site, depth <1.0m
7.16. Work on wells, underground earthworks and tunnels <i>Is there a likely requirement for this due to nature of the site or likely extent of works?</i>		No
7.17. Work carried out by divers having a system of air supply <i>Is there a likely requirement for this due to nature of the site or likely extent of works?</i>		No
7.18. Work carried out by workers in caissons with a compressed air atmosphere <i>Is there a likely requirement for this due to nature of the site or likely extent of works?</i>		No
7.19. Work involving the use of explosives <i>Is there a likely requirement for this due to nature of the site or likely extent of works?</i>		No
7.20. Work involving the assembly or dismantling of heavy prefabricated components <i>Is there a likely requirement for this due to nature of the site or likely extent of works?</i>		Installation of timber dams and culverted crossings. Adherence to safe manual handling and working in uneven terrain and water logged conditions.
7.21. Maintenance <i>Any known maintenance activities needed on the construction site or following works?</i>		No
8. Design Information	<i>On first issue this may be left blank or identified as 'Designer to complete', with Designers adding to it as designs develop. Remember the NT can be Designer as well as Client.</i>	
8.1. Significant Design Assumptions and Suggested Control Measures <i>Does the Designer see any significant assumptions to be aware of?</i>	Details of substrate are based on working knowledge of site, but local variations (eg more clay/peat content) may influence design. Contractor to liaise with client/designer as and when ground conditions are different to those expected.	
8.2. Arrangements for Temporary Works	No	

Does the designer foresee any temporary works and if so who will design them?	
8.3. Arrangements for co-ordination of on-going design <i>Are there any ongoing design works expected while in construction and how will this information be communicated?</i>	There are no additional designs expected.
8.4. Design Changes due to Unforeseen Circumstances or Conditions <i>How will changes to design be managed?</i>	Contact client/designer and contractor to discuss any design changes, due to circumstances, and conditions. Any changes will be documented and exchanged (by email) between all relevant parties. All parties to confirm that the information has been received and understood. Information to be cascaded to contractor teams and operatives, EOD, and NT staff.
9. Requirements for Health & Safety File	
<i>Are there any additional requirements? e.g. updated plans, specific info</i>	No
Attachments	

Signature of Contractor Representative (or Principal Contractor if applicable):		Date:
Signature of NT Client Representative:		Date: