



National Trust

Pre-Construction Information

Title of Works:	NFM
Address of Works:	Purbeck – Langton Matravers and Spyway
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):			
Gen Crisford	Client	National Trust	
Reviewed by (other CDM duty holders as needed e.g. Designers/Principal Designers):			
Ben Cooke	Principal Designer	National Trust	
Authorisation to issue (must be Client):			

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, Currendon Farm, Currendon Hill, Swanage, Dorset, BH19 3AA
Client onsite point of contact:	Ben Cooke	Phone no. inc emergency no:	Ben Cooke 07825 203021
Contact hours:	8:30am-5pm	E-mail:	Ben.cooke@nationaltrust.org.uk

1. Scheme Information	
1.1. Work Title	
1.2. Location (incl. postcode)	Site compound: Spyway Barn, Priest's Way, Langton Matravers, Dorset, England, BH19 3HG https://w3w.co/proved.ambitions.revamping
1.3. Description of Works	Construction of leaky dams, low earth bunds, shallow scrapes and two culverted crossings on rights of way. Works also include channel infilling, excavation of pilot channel and surface roughening using natural timber.
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	Gen Crisford / National Trust / 07785 631230
2.2. Principal Designer (if multiple)	Ben Cooke/ National Trust/ 07825 203021
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	Tenant farmers (details of two tenants to be shared after award of contract)
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>	<ol style="list-style-type: none"> 1. Site design summaries 2. National Trust Swan Brook NFM Opportunities – PL 3. National Trust Swan Brook NFM Opportunities - E 4. Swan Brook NFM Specification 5. LM, Spyway Farm & Spyway 2 - Location, access and emergency map
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>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"> Fuel to be kept in appropriate non spill containers and double bunded bowsers. 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"> Avoid access through wettest areas. 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. Tracking and turning to be minimised. Walkover and toolbox talk with site managers/supervisors and key operatives identifying hazards and sensitive areas. Matting will be used if required. <p>Emergency access Do not obstruct gateways as access may be required by tenant farmers at anytime. For gate locations and track accessibility see the Location, access and emergency map.</p> <p>Historic environment/archaeology</p> <ul style="list-style-type: none"> Machines and vehicles need to stick to agreed access routes to minimise disturbance. 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. <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
6.4. Welfare & Site accommodation <i>Are there existing facilities for use, or space for others to provide? e.g. water</i>	<p>Contractors to provide welfare units.</p> <p>Storage for vehicle, equipment and materials is available at Spyway Barn, Priest's Way, Langton Matravers, Dorset, England, BH19 3HG https://w3w.co/proved.ambitions.revamping at owners risk.</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.
6.5. Site Security, Site Hoarding & Public Protection <i>Are there any restrictions or expectation of arrangements to support the works?</i>	Site security The contractor is responsible for site security. All gates must be shut (as farm animals on site) and locked with a standard NT masterkey.
6.6. Management Arrangements Relating to the Health and Safety of Clients employees and the public <i>Will other personnel, volunteers, public be in the vicinity of the works?</i>	There are extensive rights of way at Spyway farm and Langton Matravers. Users include cyclists, horse riders and walkers, with dogs. The public must be able to pass through at any point so there will be no closure of PROW. Signage – hazard warning signs, barriers and exclusion signs must be used at all times on all approaches. Safe working distances and exclusion zones from machinery must be maintained. Any exclusion zones will be determined at project start up meeting. NT employees and volunteers using the site will be notified in advance. 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.
6.7. Traffic, Pedestrian Safety Management and Parking <i>Are there any restrictions or expectation of arrangements to support the works?</i>	See access map Extreme caution should be taken when using the Priest's Way and Durnford Drove for tracking between sites &/or the site compound. These can be very busy visitor routes on narrow tracks with poor visibility. Warning signage should be in place on these tracks. Keep tracking between sites to a minimum.
6.8. Storage, Deliveries and Waste Storage of Materials, Equipment and Machinery <i>Are there any restrictions or expectation of arrangements to support the works?</i>	Storage for vehicle, equipment and materials is available at Spyway Barn, Priest's Way, Langton Matravers, Dorset, England, BH19 3HG https://w3w.co/proved.ambitions.revamping at owners risk. 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.
6.9. Fire / Fire Precautions <i>Are there any restrictions or expectation of arrangements to support the works?</i> e.g. fire plan to be in place, no hot works	No naked flames, bbq's, bonfires.
6.10. Emergency Procedures / Means of Escape	Nearest A&E is: Poole Hospital, Longfleet Road, Poole, Dorset, BH15 2JB, 01202 665511 Minor injuries:Queens Road, Swanage, Dorset, BH19 2ES, 01929 422282

<i>Is there a need to interface with existing site procedures? Client notification of an incident? Details of nearest hospital?</i>	
6.11. Permits, Authorisations and No-Go Areas <i>Are there locations that require consent/authorisation to access/work in? e.g. SSSI.</i>	Land Drainage Consent granted by Dorset Council
6.12. Smoking, Drug and Alcohol Restrictions <i>Are there any existing restrictions? e.g. no smoking or e-cigarettes on site.</i>	No drugs or alcohol
6.13. Control of noise, dust, vibration and hot works <i>Are there any existing restrictions or expectation for arrangements to support the works? e.g. no noise before 8am.</i>	All sites are located near to residential dwellings and LM is located adjacent to a commercial campsite, so no noise before 8am
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 Gateways 12ft wide.
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. 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>	The land is tenanted farmland used for grazing cattle. Where possible arrangements will be put in place to avoid grazing animals being on site during works
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 attached access map. There are some very narrow dog legs in the Priest's Way which would prevent HGV/ long load access. Gates are all 12ft. There is very limited off-road access to Godlingston Wood
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>	N/A
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
7.4. Ground conditions / contaminated land of site and adjacent areas if relevant	After prolonged wet weather the clay soils can be very soft and impassable even by 4x4. No buried debris known but possible. Archaeological remains not known but possible.

Are there any aspects that may impact the construction site and works? e.g. soft ground, buried debris, archeology.	
7.5. Existing Structures Requiring Protection (includes Historic Environment, Archeology, Building Fabric, Collections). Existing Structures Containing Hazardous Materials Are there any requirements relating to this? e.g. listed buildings, risk of presence of archeology.	None known
7.6. Asbestos Any requirements relating to this? e.g. Client to provide any existing asbestos report and Contractors to sign register.	None known
7.7. Hazardous Materials & Materials Requiring Particular Precautions Is there anything of this nature that might impact the construction site? e.g. chemicals spread on the location.	None known
7.8. Work at Height Is there a likely requirement for this due to nature of the site or likely extent of works?	No
7.9. Excavations Is there a likely requirement for this due to nature of the site or likely extent of works?	Excavations required for construction of bunds, scrapes, channel infilling, pilot channel digging and possibly surface roughening
1. Confined Spaces Is there a likely requirement for this due to nature of the site or likely extent of works?	No
7.10. Unexploded Ordnance Any known risk of this on site?	None known
7.11. Demolition / Dismantling Is there a likely requirement for this due to nature of the site or likely extent of works?	No
7.12. Work with ionizing radiation requiring the designation of controlled or supervised areas under regulation 16 of the Ionising Radiations Regulations 1999 Is there a likely requirement for this due to nature of the site or likely extent of works?	No
7.13. Work near high voltage power lines Is there a likely requirement for this due to nature of the site or likely extent of works?	No power cables known.
7.14. Work exposing workers to the risk of drowning	No

<p><i>Is there a likely requirement for this due to nature of the site or likely extent of works?</i></p>		
<p>7.15. Work on wells, underground earthworks and tunnels</p> <p><i>Is there a likely requirement for this due to nature of the site or likely extent of works?</i></p>		No
<p>7.16. Work carried out by divers having a system of air supply</p> <p><i>Is there a likely requirement for this due to nature of the site or likely extent of works?</i></p>		No
<p>7.17. Work carried out by workers in caissons with a compressed air atmosphere</p> <p><i>Is there a likely requirement for this due to nature of the site or likely extent of works?</i></p>		No
<p>7.18. Work involving the use of explosives</p> <p><i>Is there a likely requirement for this due to nature of the site or likely extent of works?</i></p>		No
<p>7.19. Work involving the assembly or dismantling of heavy prefabricated components</p> <p><i>Is there a likely requirement for this due to nature of the site or likely extent of works?</i></p>		Plant required to deliver, unload and position surface roughening features and materials for culverted crossings
<p>7.20. Maintenance</p> <p><i>Any known maintenance activities needed on the construction site or following works?</i></p>		NT responsible for ongoing maintenance
8. Design Information	<p><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></p>	
<p>8.1. Significant Design Assumptions and Suggested Control Measures</p> <p><i>Does the Designer see any significant assumptions to be aware of?</i></p>		Details of substrate are based on working knowledge of site, but local variations (clay content, bedrock depth) may influence design. Contractor to liaise with client/designer as and when ground conditions are different to those expected.
<p>8.2. Arrangements for Temporary Works</p> <p><i>Does the designer foresee any temporary works and if so who will design them?</i></p>		No
<p>8.3. Arrangements for co-ordination of on-going design</p> <p><i>Are there any ongoing design works expected while in construction and how will this information be communicated?</i></p>		There are no additional designs expected.
<p>8.4. Design Changes due to Unforeseen Circumstances or Conditions</p> <p><i>How will changes to design be managed?</i></p>		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 and NT staff.

9. Requirements for Health & Safety File	
Are there any additional requirements? e.g.updated plans, specific info	No
Attachments	

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