Permit with introductory note

The Environmental Permitting (England & Wales) Regulations 2016

Doswell Limited Projects

Constructing a new headwall connection into West Brook on the east side of the site at Coldharbour Farm Road, Emsworth

National Grid Reference[s]: SU 74617 06509

Permit number

EPR/VB3441MP

Introductory note

This introductory note does not form a part of the permit

The main features of the permit are as follows.

Constructing a new headwall connection into West Brook on the east side of the site at Coldharbour Farm Road, Emsworth

The status log of the permit does not form part of the permit. It sets out the permitting history, including changes to the permit or permit reference number.

Status log of the permit		
Description	**Date**	**Comments**
Application EPR/VB3441MP	Duly made 08/12/2025	Application for new headwall construction into ditch
Permit determined EPR/VB3441MP	18/12/2025	Permit issued to Doswell Limited Projects

End of introductory note

Permit

The Environmental Permitting (England and Wales) Regulations 2016

Permit number

EPR/VB3441MP

The Environment Agency hereby authorises, under regulation 13 of the Environmental Permitting (England and Wales) Regulations 2016

Doswell Limited Projects (“the operator”)

whose registered office is

Unit 14-15
Monks Brook Industrial Park School Close
handler's Ford
Eastleigh
Hampshire
SO53 4RA

company registration number **05588534**

to operate the following flood risk activities:

Constructing a new headwall connection into West Brook on the east side of the site at Coldharbour Farm Road, Emsworth

at

land to the west of Coldharbour Farm Road, Emsworth, PO10 7RB

National Grid Reference(s) SU 74617 06509

to the extent authorised by and subject to the conditions of this permit.

Name	Date
Simon Grantham **Permitting Manager**	**18/12/2025**

Authorised on behalf of the Environment Agency

Conditions

1 Management

1.1 General management

1.1.1 The operator shall manage and operate the activities:

(a) in accordance with a written management system that identifies and minimises risks of flooding, impact on drainage and environmental harm so far as is reasonably practicable, including those risks arising from operations, maintenance, accidents, incidents, non-conformances and those drawn to the attention of the operator as a result of complaints; and

(b) using sufficient competent persons and resources.

1.1.2 Records demonstrating compliance with condition 1.1.1 shall be maintained.

1.1.3 Any person having duties that are or may be affected by the matters set out in this permit shall have convenient access to a copy of the permit.

2 Operations

2.1 Permitted activities

2.1.1 The operator is only authorised to carry out the activities specified in schedule 1 table S1.1 (the "activities").

2.1.2 The activities shall not be carried out within the distances from specified structures, locations and receptors set out in schedule 1, table S1.1.

2.1.3 If there is any sign of dead or distressed fish, works shall cease immediately and the Environment Agency incident team shall be notified of the circumstances as soon as possible.

2.1.4 The activities shall be undertaken outside any relevant fish breeding season.

2.1.5 No vegetation or site clearance shall take place which would adversely affect any European protected species or European site protected under the Conservation of Habitats and Species Regulations 2017 or breeding birds. Vegetation and site clearance may take place in other circumstances provided that any adverse effects on any other plants, wild animals, living organisms and their habitats shall not last for more than 12 months.

2.1.6 There shall be no direct lighting of a watercourse or light spill from artificial lighting into the watercourse.

2.2 The site

2.2.1 The activities shall not extend beyond the site, being the land shown edged in green on the site plan at schedule 2 to this permit and showing National Grid Reference[s] SU 74617 06509.

2.3 Operating techniques

2.3.1 The operator shall use appropriate measures, including but not limited to those in the Method of Work:

(a) to minimise sediment mobilisation

(b) to minimise impact on biodiversity

(c) to ensure there is no increase to flood risk or detrimental impact on drainage;

(d) for the storage and disposal of waste produced; and

(e) to prevent and minimise environmental harm.

2.3.2 All liquids in containers, whose emission to water or land could cause pollution, shall be provided with secondary containment, unless the operator has used other appropriate measures to prevent or where that is not practicable, to minimise, leakage and spillage from the primary container.

2.3.3 Measures shall be taken to ensure that the activities do not cause the spread of invasive non-native species or plant or animal diseases.

2.3.4 Measures shall be taken to ensure that fish will be protected.

2.3.5 Measures shall be taken to ensure that nesting birds and overwintering birds are protected.

3 Information

3.1 Records

3.1.1 All records required to be made by this permit shall:

(a) be legible;

(b) be made as soon as reasonably practicable;

(c) if amended, be amended in such a way that the original and any subsequent amendments remain legible, or are capable of retrieval; and

(d) be retained, unless otherwise agreed in writing by the Environment Agency, for at least 6 years from the date when the records were made, or in the case of the following records until permit surrender:

(i) records relating to conditions for the ongoing operation or maintenance of a structure;

(ii) records relating to the continuing access of the Environment Agency to the watercourse or to works or structures it operates;

(iii) matters which affect the condition of the land.

3.1.2 The operator shall keep on site all records, plans and the management system required to be maintained by this permit, unless otherwise agreed in writing by the Environment Agency.

3.2 Reporting

3.2.1 The operator shall send all reports and notifications required by the permit to the Environment Agency using the contact details supplied in writing by the Environment Agency.

3.3 Notifications

3.3.1 The Environment Agency shall be notified no less than 7 days before the commencement of the activities.

3.3.2 The Environment Agency shall be notified no more than 7 days after the activities are completed.

3.3.3 The Environment Agency shall be notified without delay following the detection of any breach of a limit specified in the permit or any significant environmental effects resulting from the activities or of any breach of the permit.

3.3.4 Written confirmation of actual or potential incidents or effects and breaches referred to in 3.3.3 shall be submitted within 24 hours.

3.3.5 The Environment Agency shall be notified within 14 days of the occurrence of the following matters, except where such disclosure is prohibited by Stock Exchange rules:

Where the operator is a registered company:

(a) any change in the operator's trading name, registered name or registered office address; and

(b) any steps taken with a view to the operator going into administration, entering into a company voluntary arrangement or being wound up.

Where the operator is a corporate body other than a registered company:

(a) any change in the operator's name or address; and

(b) any steps taken with a view to the dissolution of the operator.

In any other case:

(a) the death of any of the named operators (where the operator consists of more than one named individual);

(b) any change in the operator's name(s) or address(es); and

(c) any steps taken with a view to the operator, or any one of them, going into bankruptcy, entering into a composition or arrangement with creditors, or, in the case of them being in a partnership, dissolving the partnership.

3.3.6 Where the operator proposes to make a change in the nature or functioning, or an extension of the activities, which may have consequences for flood risk, drainage or the environment and the change is not otherwise the subject of an application for approval under the Regulations or this permit:

(a) the Environment Agency shall be notified at least 14 days before making the change; and

(b) the notification shall contain a description of the proposed change in operation.

3.4 Interpretation

3.4.1 In this permit the expressions listed in schedule 3 shall have the meaning given in that schedule.

3.4.2 In this permit references to reports and notifications mean written reports and notifications, except where reference is made to notification being made "without delay", in which case it may be provided by telephone.

3.4.3 Any reference to a distance of a number of metres from a flood defence structure, drainage work, remote defence or sea defence is a reference to that distance as measured from the foot of the foregoing as the case may be.

3.4.4 Any reference to a distance of a number of metres from a river control work is a reference to that distance as measured from the nearest part of the river control work.

3.4.5 Any reference to a distance of a number of metres from a watercourse is a reference to that distance as measured horizontally from the foot of the bank on the landward side of the watercourse.

Schedule 1 – Operations

Table S1.1 activities		
Activity reference	**Description of activities**	**Limits of activities**
	Permanent Works	
P1	Installation of headwall connection into West Brook on the east side of the site at Coldharbour Farm Road, Emsworth	The activity shall be commenced within 12 months of the date of the grant of the permit and completed within 12 months of commencement. The activities shall be carried out in accordance with the: • application form dated 12/08/2025, • section drawings reference '23339_JUBB_XX_XX_DR_C_500 C8 - Drainage Layout', '23339_JUBB_XX_XX_DR_C_9500 - Headwall Connection', • report reference 'FLOOD_RISK_ASSESSMENT_AND_DRAINAGE_STRATEGY_JULY_2019-1312450', • plans reference 'DETAIL SURVEY 19-042-01', '28165-PD02 D-Proposed Site Plan', 'LOCATION_PLAN-1312470'. • Method statements reference 'Cold Harbour Farm Road CEMP DP240 incl. Appendix', 'RAMS55.2 Headwall', • Letter ref 'Jubb EA Letter 020824 DP240'. The activities shall be carried out in accordance with the following conditions: • The headwall, wing walls and apron do not project beyond the line of the bank prior to the works being carried out. • The outfall pipe shall be aligned to an angle of between 30° and 60° to the direction of flow in the watercourse. • The activity shall not be carried out within a culvert or bridge.

Schedule 2 – Site Plan

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Schedule 3 – Interpretation

“application” means the application for this permit, together with any additional information supplied by the operator as part of the application and any response to a notice served under Schedule 5 to the EP Regulations.

“authorised officer” means any person authorised by the Environment Agency under section 108(1) of The Environment Act 1995 to exercise, in accordance with the terms of any such authorisation, any power specified in section 108(4) of that Act.

“EP Regulations” means The Environmental Permitting (England and Wales) Regulations SI 2016 No.1154 and words and expressions used in this permit which are also used in the Regulations have the same meanings as in those Regulations.

“main river” means a watercourse or part of a watercourse designated as main river on the statutory main river map held by the Environment Agency.

“Method of Work” means a document forming part of the operator’s management system, setting out the working methods for carrying out the activity and what measures will be taken to avoid or minimise the risks of environmental effects.

“environmental effects” means:

(a) flooding or risk of flooding;

(b) harm to the environment or risk of harm to the environment; and

(c) detrimental impact on drainage or risk of detrimental impact on drainage.

“environmental harm” means a result of human activity which may:

(a) cause harm to the conservation, protection and enhancement of any species and habitats designated under any enactment as having special protection or priority;

(b) prevent the achievement of environmental objectives within the meaning of the Water Framework Directive 2000/60/EC;

(c) cause pollution; or

(d) otherwise adversely affect the protection and enhancement of the environment.

END OF PERMIT