

Permit with introductory note

The Environmental Permitting (England & Wales) Regulations 2016

Val Wyatt Marine Limited

Flood Risk Activities: Excavation and regrading of the existing bank edge to facilitate the installation of new steel sheet piling bank protection and the construction of 3 no. new finger moorings on the River Thames, Wargrave.

National Grid Reference[s]: SU 78529 79238

Willow Marina,
Willow Lane,
Wargrave,
Reading,
RG10 8LH

Permit number

EPR/RB3399JC

Introductory note

This introductory note does not form a part of the permit

The main features of the permit are as follows.

Excavation and regrading of the existing bank edge to facilitate the installation of new steel sheet piling bank protection and the construction of 3 no. new finger moorings on the River Thames, Wargrave.

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/RB3399JC received	13/01/23	Application Forms Part B10, Part A and Part F3, Map titled OS Map of area owned by Val Wyatt, Map titled OS Map of area to be worked on, Google Maps photograph to show the location of the 3 no. new finger moorings, Plan showing the location of the new pontoons, Plan titled Proposed new layout, Plan titled Side elevation of pontoon, Photograph titled Pontoon side view, Photograph titled Pontoon decking and sheet pile with wooden capping, and Method Statement for Sheet piling and 3 additional fingers.
Application EPR/RB3399JC	Duly made 20/01/23	Application for the excavation and regrading of the existing bank edge to facilitate the installation of new steel sheet piling bank protection and the construction of 3 no. new finger moorings on the River Thames, Wargrave.
Additional information submitted	31/03/23	Email correspondence from Val Wyatt Marine Limited including Plan titled EPR/RB3399JC – Plan of site, Plan titled EPR/RB3399JC – Site Plan, Plan titled Sheet Pile with wooden capping, Photographs of the existing river frontage, Environment Risk Assessment, Project: Val Wyatt Marine, Willow Lane, Wargrave, RG10 8LH compiled by River and Canal Services Limited and Method Statement for Sheet piling and 3 additional fingers (updated).
Additional information submitted	09/06/23	Email correspondence from Val Wyatt Marine Limited including Photograph from Google Maps titled Proposed New Layout (a), Drawing titled Proposed New Layout, Document titled Plan of site (updated).pdf and Additional photographs of the existing river frontage.
Additional information submitted	27/06/23	Email correspondence from Val Wyatt Marine Limited including Drawing titled Proposed New Layout (updated) dated 27/06/23, Drawing titled Side Elevation of Pontoon with Pile to Water Level and Gabion Basket dated 27/06/23 and Drawing titled Side Elevation of Pontoon dated 27/06/23.
Additional information submitted	04/07/23	Email correspondence from Val Wyatt Marine Limited including Application Form Part F3 (updated) and Further photographs of the existing river frontage.
Additional information submitted	30/08/23	Email correspondence from Val Wyatt Marine Limited including Drawing titled Val Wyatt.jpg
Additional information submitted	16/11/23	Email correspondence from Val Wyatt Marine Limited including Photograph from Google Maps titled Proposed New Layout (a) (updated), Map titled OS Map of area to

Status log of the permit		
Description	Date	Comments
		be worked on (duplicate), Plan titled EPR/RB3399JC – Plan of site (updated), Existing Site Photograph and Drawing titled Sketch.jpg.
Additional information submitted	16/02/24	Email correspondence from Val Wyatt Marine Limited including Existing site photographs, Plan titled Revised Plan 1 dated 16/02/24, Plan titled Revised Plan 2 dated 16/02/24, Plan titled Revised Plan 3 (Proposed New Layout) dated 16/02/24, Photograph titled Revised Plan 4 dated 16/02/24, Plan titled Plan 5 dated 16/02/24, Method Statement for Sheet piling and 3 additional fingers revised 16/02/24 and Maps of Location.pdf.
Additional information submitted	02/04/24	Method Statement for Sheet piling and 3 additional fingers revised 28/03/24, Plan titled Revised Plan 1 (updated), Plan titled Revised Plan 3 (Revised New Layout) dated 16/02/24 (duplicate), Plan titled Plan 5 dated 16/02/24 (updated), Photograph titled Pontoon decking with gaps between planks for flooding dated 28/03/24, Plan titled EPR/RB3399JC – Plan of site (updated) (amended), Map titled OS Map of area owned by Val Wyatt (duplicate), Plan titled EPR/RB3399JC – Plan of site (duplicate), Map titled OS Map of area to be worked on (duplicate) and Plan titled EPR/RB3399JC – Site Plan (duplicate).
Additional information submitted	24/05/24	Email correspondence from Val Wyatt Marine Limited.
Additional information submitted	29/08/24	Email correspondence from Val Wyatt Marine Limited including Plan titled Sketch Revised 26-03-2024.jpg (also named Revised Plan 1 (updated)).
Additional information submitted	18/09/24	Email correspondence from Val Wyatt Marine Limited.
Additional information submitted	20/09/24	Email correspondence from Val Wyatt Marine Limited.
Permit determined EPR/RB3399JC	22/10/24	Permit issued to Val Wyatt Marine Limited.

End of introductory note

Permit

The Environmental Permitting (England and Wales) Regulations 2016

Permit number

EPR/RB3399JC

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

Val Wyatt Marine Limited ("the operator")

whose registered office is

**Willow Marina,
Willow Lane,
Wargrave,
Reading,
RG10 8LH**

company registration number [850451]

to operate the following flood risk activities:

P1: Installation of 18 metres of new 4 metre long L8 Tata steel sheet piling bank protection comprising of a 3 metre length of steel sheet piling set 0.4 metres above summer water level along the upstream section of bank to the first upstream finger mooring and a 15 metre length of steel sheet piling set to summer water level from the upstream edge of the first upstream finger mooring to the downstream bank edge. The 18 metre length of new steel sheet piling bank protection will incorporate 15cm x 5cm hardwood facing and 15cm x 5cm hardwood capping.

P2: Regrading of approximately 15 metres of the existing bank and the installation of 3 no. new 6 metre x 600mm timber finger moorings incorporating 5mm gaps between the hardwood planks. The new upstream finger mooring will be positioned 3 metres from the bank edge with the next new downstream finger mooring located 5.2 metres from the upstream finger mooring and the last new downstream finger mooring located 5.1 metres from the central finger mooring and 5.6 metres from the existing finger mooring in situ. The rear of the 3 no. new timber finger moorings will include a steel sheet piled 'box' arrangement set 0.4 metres above summer water level. Planting of approximately 15 metres of 300mm coir rolls along the regraded bank set 200mm below mean summer water level (MSWL) and 100mm above MSWL. The regraded bank will then be seeded.

at

**Willow Marina,
Willow Lane,
Wargrave,
Reading,
RG10 8LH**

National Grid Reference(s): SU 78529 79238

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

Name	Date
Richard Hancock Team Leader Partnerships and Strategic Overview Berkshire and Buckinghamshire	18/10/2024

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").

2.2 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.

2.3 Operating techniques

- 2.3.1 The operator shall use appropriate measures, including but not limited to those in the approved 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.

The operator shall review and record at least every 12 months whether changes to the measures in the approved Method of Work should be made and take any further appropriate measures identified by a review.

- 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 The operator shall register with the Environment Agency to receive flood warnings for the location of the activities and:
- (a) take action to ensure that there is no increased flood risk to third parties as a result of carrying out the activities.
- 2.3.6 The activities shall, subject to the conditions of this permit, be operated using the techniques and in the manner described in the documentation specified in schedule 1, table S1.2, unless otherwise agreed in writing by the Environment Agency.

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.
- 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 less 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 18 metres of new 4 metre long L8 Tata steel sheet piling bank protection comprising of a 3 metre length of steel sheet piling set 0.4 metres above summer water level along the upstream section of bank to the first upstream finger mooring and a 15 metre length of steel sheet piling set to summer water level from the upstream edge of the first upstream finger mooring to the downstream bank edge. The 18 metre length of new steel sheet piling bank protection will incorporate 15cm x 5cm hardwood facing and 15cm x 5cm hardwood capping.	The activity shall be commenced within 3 years of the date of the grant of the permit and completed within 5 months of commencement. The activities shall be carried out in accordance with Application Form Part B10 received on 13/01/23, Application Form Part A received on 13/01/23, Application Form Part F3 received on 13/01/23, Plan titled Sketch Revised 26-03-2024.jpg received on 29/08/24, Method Statement for Sheet piling and 3 additional fingers revised 28/03/24 and Environment Risk Assessment, Project: Val Wyatt Marine, Willow Lane, Wargrave, RG10 8LH compiled by River and Canal Services Limited received on 31/03/23. When the activity is complete, the height of the bank shall not exceed the height of the bank immediately adjacent to the works on either side. The works shall not encroach into the channel of the watercourse beyond the line of the bank prior to any erosion of the channel side. The activities shall be undertaken outside of the period from 15th March to 15th June inclusive.
P2	Regrading of approximately 15 metres of the existing bank and the installation of 3 no. new 6 metre x 600mm timber finger moorings incorporating 5mm gaps between the hardwood planks. The new upstream finger mooring will be positioned 3 metres from the bank edge with the next new downstream finger mooring located 5.2 metres from the upstream finger mooring and the last new downstream finger mooring located 5.1 metres from the central finger mooring and 5.6 metres from the existing finger mooring in situ. The rear of the 3 no. new timber finger moorings will include a steel sheet piled 'box' arrangement set 0.4 metres above summer water level. Planting of approximately 15 metres of 300mm coir rolls along the regraded bank set 200mm below mean	The activity shall be commenced within 3 years of the date of the grant of the permit and completed within 5 months of commencement. The activities shall be carried out in accordance with Application Form Part B10 received on 13/01/23, Application Form Part A received on 13/01/23, Application Form Part F3 received on 13/01/23, Plan titled Sketch Revised 26-03-2024.jpg received on 29/08/24, Method Statement for Sheet piling and 3 additional fingers revised 28/03/24 and Environment Risk Assessment, Project: Val Wyatt Marine, Willow Lane, Wargrave, RG10 8LH compiled by River and Canal Services Limited received on 31/03/23.

Table S1.1 activities		
Activity reference	Description of activities	Limits of activities
	summer water level (MSWL) and 100mm above MSWL. The regraded bank will then be seeded.	The activities shall be undertaken outside of the period from 15th March to 15th June inclusive.

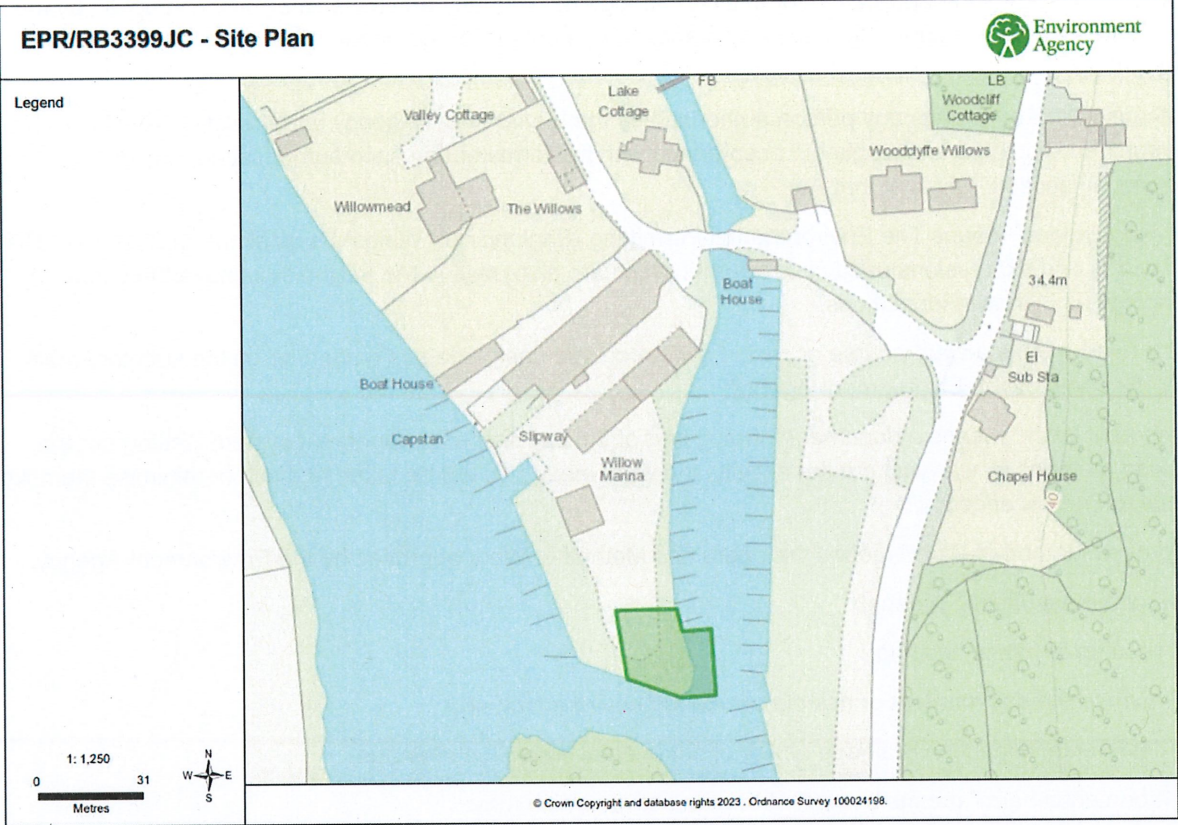
Table S1.2 Operating techniques			
Requirement	Measures (if measures are specified)	Document reference	Date received
Condition 2.3.1	Approved Method of Work.	Method Statement for Sheet piling and 3 additional fingers revised 28/03/24.	02/04/23
Condition 2.3.1(c) (mitigate increased flood risk of neighbouring properties)	Confirmation that the works will not result in any changes to bank height or encroachment into the watercourse channel.	Email correspondence from Val Wyatt Marine Limited.	31/03/23 and 16/02/24
	Confirmation that all excavated soil/spoil will be temporarily stored at least 5 metres from the edge of the watercourse and all excavated soil/spoil will be removed from the site on works completion.	Email correspondence from Val Wyatt Marine Limited.	31/03/23
	Confirmation that no materials, tools, machinery, equipment and waste will be stored on the bank during the works.	Email correspondence from Val Wyatt Marine Limited.	31/03/23
	Confirmation that during the works the ground and the banks in the works area will be monitored for stability.	Email correspondence from Val Wyatt Marine Limited.	31/03/23
	Confirmation that during the works all equipment will either be stored on a temporary crane barge or a minimum of 10 metres from the edge of the watercourse (including during non-working hours and weekends).	Email correspondence from Val Wyatt Marine Limited.	31/03/23
	Confirmation that the excavator will sit on ground mats when in use and will only be used near the bank edge when needed. The excavator will be supervised when in use and stored at least 10 metres from the edge of the watercourse when not in use.	Email correspondence from Val Wyatt Marine Limited.	31/03/23
	Confirmation that all tools, equipment, materials, waste and machinery etc. will be stored on the temporary crane barge or outside of the flood plain and removed from the site on works completion.	Email correspondence from Val Wyatt Marine Limited.	31/03/23
	Confirmation that the temporary crane barge will be securely moored at all times (including when in use, when not in use and during non-working hours).	Email correspondence from Val Wyatt Marine Limited.	31/03/23

Table S1.2 Operating techniques			
Requirement	Measures (if measures are specified)	Document reference	Date received
	Confirmation that the temporary crane barge will be removed from the working area once the work is complete.		
	Confirmation that the new timber finger moorings will be designed to be 'open' and floodable and that the new moorings will be kept free from debris where possible.	Email correspondence from Val Wyatt Marine Limited.	31/03/23
	Confirmation that if materials or equipment are washed downstream, the operator shall use best endeavours to recover lost materials and equipment once any flood water has receded.	Email correspondence from Val Wyatt Marine Limited.	31/03/23
	Confirmation that the works will not result in any permanent raising of ground levels.	Email correspondence from Val Wyatt Marine Limited.	31/03/23 and 16/02/24
	Confirmation that the excavated spoil/soil will be removed from the site throughout the works resulting in no more than 36 cubic metres (approx.) being stored on the works area at any time.	Email correspondence from Val Wyatt Marine Limited.	04/07/23
Condition 2.3.5	Confirmation that in the event of a flood alert or flood warning being issued all equipment will be stored on the temporary crane barge or away from the floodplain.	Email correspondence from Val Wyatt Marine Limited.	31/03/23
	Confirmation that in the event of a flood alert or flood warning being issued the temporary crane barge will be moved further up the backwater and secured.	Email correspondence from Val Wyatt Marine Limited.	31/03/23
Condition 2.3.1(a) (to minimise sediment mobilisation)	Confirmation that a silt curtain will be installed around the works area.	Email correspondence from Val Wyatt Marine Limited.	09/06/23 and 27/06/23
Condition 2.3.1(b) (to minimise the impact on Biodiversity)	Confirmation that the regrading of the bank will be carried out before the 3 no. pile box arrangements for support/attachment of the landward end of the finger moorings are put in place for all 3 new finger moorings.	Email correspondence from Val Wyatt Marine Limited.	12/09/24
	Confirmation that the 300mm diameter coir rolls used will be well grown and pre-planted with locally native plant species.	Email correspondence from Val Wyatt Marine Limited.	12/09/24
	Confirmation that the coir rolls will be planted so they are 200mm below mean summer water level (MSWL) and 100mm above MSWL.	Email correspondence from Val Wyatt Marine Limited.	12/09/24
	The regraded bank will be seeded using locally native plant species of UK genetic provenance.	Email correspondence from Val Wyatt Marine Limited.	24/05/24

Table S1.2 Operating techniques

Requirement	Measures (if measures are specified)	Document reference	Date received
	Confirmation that new steel sheet piling set 0.4 metres above summer water level will be installed upstream of the edge of the first new finger mooring (3 metres).	Email correspondence from Val Wyatt Marine Limited.	20/09/24
	Confirmation that new steel sheet piling set to summer water level will be installed from the upstream edge of the first upstream finger mooring to the downstream bank edge (15 metres).	Email correspondence from Val Wyatt Marine Limited.	20/09/24

Schedule 2 – Site Plan



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.

“approved Method of Work” means the operator’s Method of Work approved by the Environment Agency.

“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