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# Flood Risk Assessment

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Application by Dayhouse Holdings Ltd

Dayhouse Quarry,  
Tidenham,  
NP16 7LQ

Proposal:

Haul Road and Apron enhancements, and storage of  
excess material

Prepared by:

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## 1. Introduction

### 1.1. Introduction

1.1.1. This Flood Risk Assessment has been prepared in respect of the Proposed Development at Dayhouse Quarry, Tidenham, Chepstow, Forest of Dean, NP16 7LQ (“the Site”). The description of the Proposed Development is:

*‘Enhancement of the existing haul road and apron and storage of excess material’*

1.1.2. A Flood Risk Assessment is required as the Site is located in flood zone 1 and is more than 1 hectare.

1.1.3. The remaining sections of this Statement are structured as follows:

- **Section 2:** Provides a description of the Site and its context; and
- **Section 3:** Provides an assessment of the Site and Proposed Development and its flood risk.

## 2. The Site and the Proposed Development

### 2.1. Preface

- 2.1.1. This section provides an overview of the Site, including both the Application Site (the area within which the Proposed Development is located) and the Wider Site (land within the same ownership), describing its position and context.
- 2.1.2. Further detailed analysis is provided within the accompanying Design & Access Statement (“DAS”) and other technical supporting documents. The DAS also includes a number of photographs of the existing site, its condition and context.

### 2.2. The Application Site

- 2.2.1. The Application Site comprises of the existing haul road, the existing apron and an additional area of water and an open area in the north-western corner of the Site. The haul road comprises the length of road from the south-western corner of the quarry as the road leaves the car park and the entire length of road down to the existing apron and slipway.
- 2.2.2. The apron encompasses the existing apron and additional land around this to facilitate the Proposed Development. The area of land to the north west of the Site is an existing open area of land that provides a safe and secure area to store any excess material.

### 2.3. The Wider Site

- 2.3.1. The Site comprises of 20.5 ha and is situated on the edge of Tutshill and is part of the parish of Tidenham. The Site is located to the north of the A48 and has good access into Chepstow and Wales, as well as Lydney and Gloucester to the East.
- 2.3.2. As noted previously, there are a number of existing structures on the Site that have developed over time, including a café, diving facilities, pontoons, a residential property, a mobile home, compounds, accommodation, amongst other structures and uses.
- 2.3.3. There are a number of dwellings around the northern boundaries of the Site and a series of footpaths that run around most of the Site, including the adjacent Wye Valley Cycleway path on the Site’s western boundary. The Site is well screened on all sides by areas of high, mature planting and the natural topography of the Site.
- 2.3.4. The Site is adjacent to the A48 and the Wye Valley Greenway and Cycle Path, it is 1.7 miles from Chepstow train station and 3.4 miles from junction 2 of the M48 – with the range of facilities and services that this accessibility provides.
- 2.3.5. The Site itself does not contain any listed structures, however the Church of St Mary and St Peter is grade II listed and is located circa 50m from the Sites eastern boundary.

Both the Site and the Church benefit from mature trees and vegetation along their respective boundaries, with intervisibility between the two being constrained by this and the topography of the Site.

## **2.4. The Proposed Development**

2.4.1. The Proposed Development seeks to enhance existing infrastructure on the Site, whilst also sustainably managing the resources arising. The proposed improvement of the existing haul road and apron will enhance the facilities and services already on the Site and allow for safer movement of people and vehicles. The spoil arising from the enhancement of the haul road is to be temporarily retained on Site whilst uses for it are established (and agreed with the Forest of Dean District Council) in due course.

2.4.2. A more detailed description of the Proposed Development is provided in the Planning Statement, Design and Access Statement and drawings provided with the application.

## 3. Flood Risk

### 3.1. Environment Agency

#### Rivers or the Sea

- 3.1.1. As shown in Appendix A, the Site and Proposed Development are located in flood zone 1, where the risk of flooding is the lowest. The Proposed Development seeks to enhance the existing infrastructure on the Site and will not lead to an increased risk to users of the Site.
- 3.1.2. The Proposed Development will include areas of hard standing that will likely result in high rates of surface runoff than are currently experienced. This will require control through surface water drainage infrastructure – the design of which will be appropriate to accommodate and control flow rates generated by storm events. It is considered that this information can be secured by condition.
- 3.1.3. The drainage system will be designed not to increase the overall surface water discharge rate from the Site and/or Proposed Development, thus preventing flooding of the Site and of neighbouring land either via direct surface water discharges or through increased peak flow rates in receiving watercourse.
- 3.1.4. Without mitigation, the location and composition of the Proposed Development could increase surface run off rates into the quarry.

#### Surface water

- 3.1.5. As shown in Appendix B, a very small part of the Site, specifically part of the haul road, passes through an area of medium and low risk from surface water flooding. However, this risk already applies to the haul road and its permitted use and the Proposed Development seeks to enhance the existing infrastructure and will not lead to any additional risk to users than that which is already experienced.
- 3.1.6. The apron provides access to the water and is located slightly above the water level so to ensure that it does not flood. The location where the excess material will be stored is not located in an area of risk from surface water.

### 3.2. Forest of Dean Strategic Flood Risk Assessment

- 3.2.1. As shown in Watercourse Map (map A6) included within the Strategic Flood Risk Assessment published by the Forest of Dean, the Site is not in proximity to any watercourses, including main rivers, minor watercourse, canals or other.
- 3.2.2. Furthermore, the Strategic Flood Risk Map (map B31) showing flooding from all sources within the Strategic Flood Risk Assessment published by the Forest of Dean,

does not indicate any designations or associated risk in or around the Site. Similarly, the Strategic Flood Risk Map showing flooding from sewers (map B35) does not show any designations or constraints on or around the Site.

3.2.3. The Strategic Flood Risk Map (map C6) showing flooding due to climate change within the Strategic Flood Risk Assessment published by the Forest of Dean, does not include areas of change.

3.2.4. The Historic Flooding Map (map E6) within the Strategic Flood Risk Assessment published by the Forest of Dean does not show any areas of historic flooding in or on the Site. Lastly, the Flood Warning Map (map F1) does not indicate that the Site is within an area of warning or watch.

### **3.3. Sequential Test**

3.3.1. Using the sequential test in Appendix C of the Forest of Dean's Strategic Flood Risk Assessment, the Proposed Development is likely to be acceptable in terms of flood risk, as per the following decisions through the flowchart:

Site identified – Low risk of flooding – Site not affected by climate change effects – Proposed development acceptable – No other allocations in the same flood risk zone – The Site is safe and appropriate – the Proposed Development is likely to be acceptable.

### **3.4. Summary**

3.4.1. The above demonstrates that, in line with the EA flood risk maps that the Site is not subject to flood risk from the rivers or sea, being in zone 1. Small parts of the Proposed Development are within medium and low risk areas of surface water flooding but that position stands at present (the fallback position) and the Proposed Development seeks to enhance the existing infrastructure and the safety of users.

# Flood Risk Assessment

Dayhouse Quarry, Tidenham, NP16 7LQ



## Appendix A – Flood risk from rivers or the sea



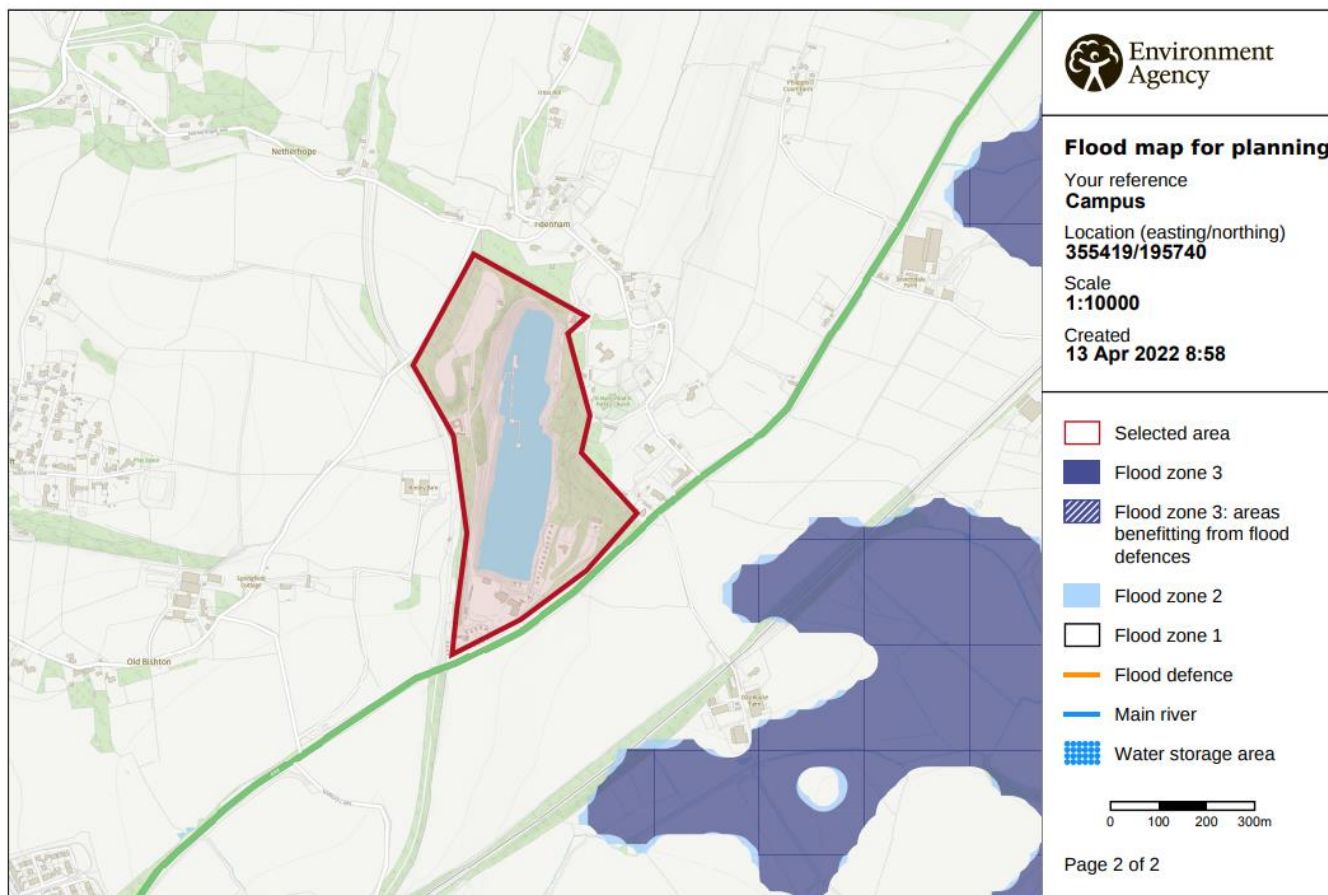
### Flood map for planning

Your reference  
**Campus**

Location (easting/northing)  
**355419/195740**

Created  
**13 Apr 2022 8:37**

**Your selected location is in flood zone 1, an area with a low probability of flooding.**



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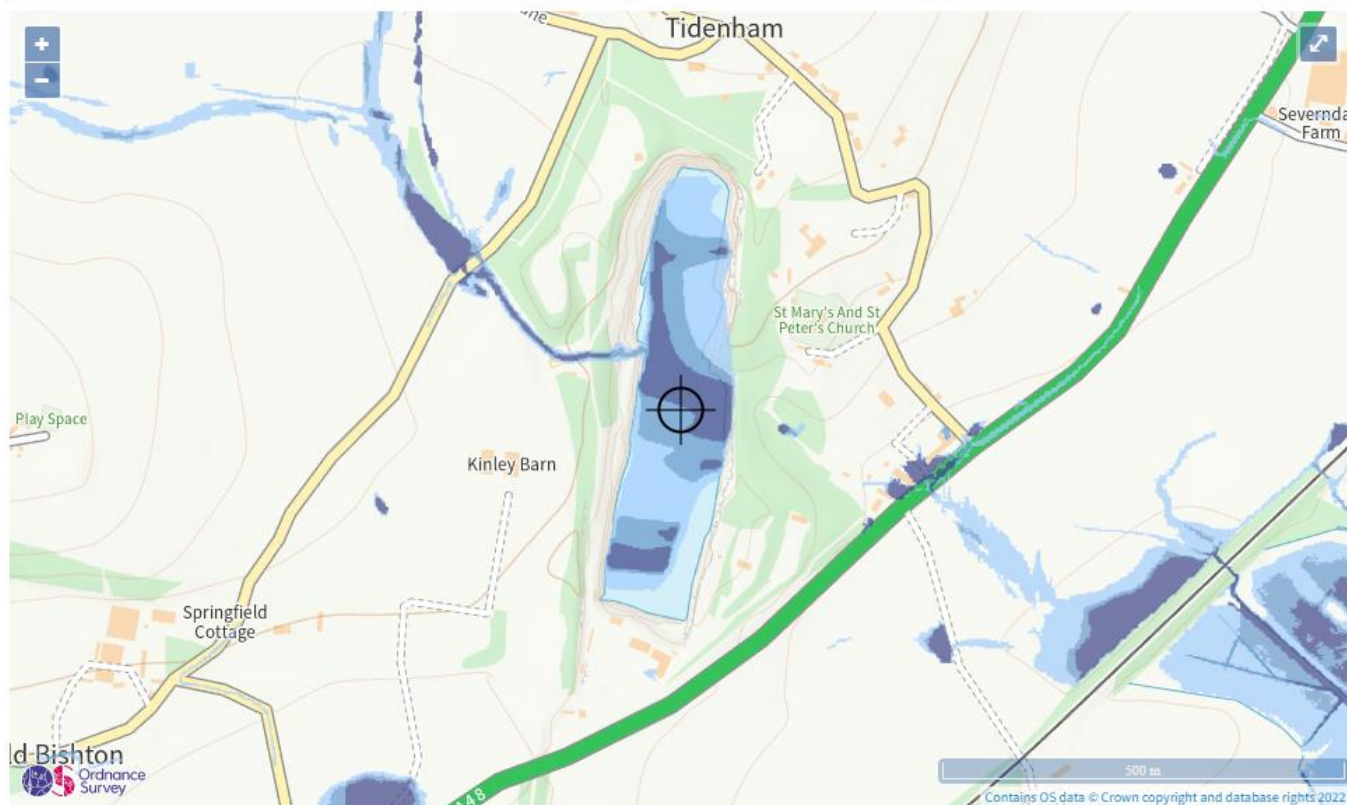
## Appendix B – Flood risk from surface water

Flood risk

Location

Extent of flooding

Enter a place or postcode



Extent of flooding from surface water

- High
- Medium
- Low
- Very Low
- Location you selected