

26 April 2022

Forest of Dean District Council
Development Management – Planning
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Dear Sir / Madam,

APPLICATIONS FOR FULL PLANNING PERMISSION FOR:

- 1. ENHANCEMENT OF THE EXISTING HAUL ROAD AND APRON, AND STORAGE OF EXCESS MATERIAL**
- 2. CREATION OF A COMPOUND, THROUGH THE CONSOLIDATION OF EXISTING FLOORSPACE AND INTRODUCTION OF NEW STRUCTURES, INSTALLATION AND USE OF PONTOONS ON THE WATER AND THE INSTALLATION AND USE OF A VERTICAL ACCESS TO THE WATER ON THE SOUTH SIDE OF THE QUARRY**

Dayhouse Quarry, Tidenham, NP16 7LH

Savills is instructed by Dayhouse Holdings Limited ('the Applicant') to submit two applications to the Forest of Dean District Council (FoDDC) for full planning permission for (i) the enhancement of the existing haul road and apron on the western side of the quarry, and storage of excess material and (ii) creation of a compound, through the consolidation of existing floorspace and introduction of new structures installation and use of pontoons on the water, and the installation and use of a vertical access to the water on the south side of the quarry at Dayhouse Quarry, Tidenham, NP16 7LH ("the Site").

The Site(s)

The Sites comprise parts of the former Dayhouse Quarry at Tidenham. Application (i) is focused around the haul road (which was originally used by the quarry, and latterly by the National Diving and Activity Centre (NDAC) as a route to the water), an expansion of the apron which provides access to the water, and the storage of material on a plateau in the north-western corner of the Site. Application (ii) is centred around the café, office and other buildings currently located to the south of the quarry, plus the addition of pontoons on the water.

Dayhouse Quarry is bounded by the A48 to the south, the cycleway (a former rail line) to the west and north and Dayhouse Farm and houses within Tidenham to the east.

Background to the Applications

Dayhouse Holdings Ltd acquired the quarry and NDAC business in December 2021.

The current applications seek to upgrade some existing on-site infrastructure (haul road and apron) and replace and add to some temporary structures (portacabins, storage areas and others) plus the addition of a vertical access on the southern side of the quarry to facilitate the testing of marine engineering equipment.

Technologies and equipment developed at the Site will improve the understanding and preservation of the planet's deep water environments.

The quarry provides a range of water depths which are ideal for testing various equipment. It is envisaged that these activities will commence later in 2022 upon the implementation of the permissions.

There are emerging proposals for a more comprehensive development across the quarry site which are still in the early masterplanning phases and will be subject to planning discussions later in 2022.

Application Proposals

i. Haul Road, Apron & Storage of Material

This application Site comprises 1.6 ha. The haul road works include some re-profiling to achieve a more consistent gradient, some widening in parts and the introduction of a safe pedestrian route and services channel. The material extracted by these works will be deposited on a plateau in the north-west of the Dayhouse Quarry to allow its re-use in future construction phases (i.e., no material will be removed from site).

The apron area is functionally very important for the deployment of equipment. The expansion of the existing apron will comprise a fixed area from which equipment can be craned into the water. There is a moving platform which provides the ability to lower certain equipment at depth.

ii. Compound Area & Buildings, Pontoons and Vertical Access

This application Site comprises 0.78 ha. The Site has housed many temporary structures, which are largely being removed. Replacement structures (such as portacabins) are to be located within the existing car park to provide office and related floorspace, along with areas of equipment storage.

It is envisaged that these structures will be required for 2 or 3 years, whilst proposals for permanent buildings within a site-wide masterplan are considered and, if approved, constructed.

The application seeks to consolidate existing floorspace around the Site into one central location, providing a functional and safe working environment for employees. The compound will house facilities already located around the Site, including a security kiosk, medical room and stores, toilets, café, offices and meeting rooms, storage and yard areas, hyperbaric chamber, gas and air storage and associated parking.

The application includes a vertical access (stair and lift) to the water from the compound location – providing bespoke and direct access for users of the water to access the associated compound. One of the main objectives of this vertical access is to ensure the safety of those using the water.

The Application also seeks consent for a number of pontoons to be placed on the water that will provide safe and easy access to the water for users.

Summary of Planning Issues

The scale of the proposals relating to these applications are within the parameters of the activity which has been undertaken at Dayhouse Quarry in recent years.

The land uses benefiting from the works contained in these applications are employment related (principally Class E and Class B8). The numbers of staff employed as a result of these applications is not easy to predict as some won't be permanently at or spend the majority of their time at Dayhouse Quarry given other activities elsewhere on research and manufacturing.

The numbers of staff relate to relatively modest traffic movements, in comparison to the NDAC operations (which has seasonal peaks) and this is reflected in the quantum of floorspace proposed within the proposed compound area & buildings.

The buildings and structures are temporary in so far as an expectation of deployment for up to 3 years whilst more comprehensive proposals for development emerge.

Supporting Information

The applications are supported by the following:


- i. Cover letter
Application form, including ownership forms
Document and Plans Issue Schedule
Planning Statement
Design & Access Statement
Transport Statement
Preliminary Ecological Assessment
Construction Management Plan
Flood Risk Assessment
Phase 1 Ground Investigation
Plans and drawings

- ii. Cover letter
Application form, including ownership forms
Document and Plans Issue Schedule (this document)
Planning Statement
Design & Access Statement
Transport Statement
Preliminary Ecological Assessment
Plans and drawings

The application is supported by a document schedule that outlines the information submitted with this application. A fee of £234.00 has been made direct through the Planning Portal to allow for the validation of application (i) and a fee of £2,310.00 has been made in respect of application (ii).

I trust this application and the supporting documents are in order and that the application may be registered and validated without delay. If there is anything I can do to assist or accelerate your consideration of this application, please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in blue ink that reads "Savills".

Chris Potts
Director

Enc. Document Schedule