

Catchment Sensitive Farming Assessment Form

Applicant name	Christopher Pearce
Farm Business name	J A Pearce & Son
CPH number	45/151/0005
SBI Number	106806474
Farm address, postcode and telephone number(s)	East Soley Farm, Chilton Foliat, Hungerford, Berkshire, RG17 0TX. Tel: 01488 682271
WFD Water Management Catchment	Kennet
River Basin District	South East and Thames
Form completed by:	
Name	Michael Borchart
Company if applicable	N/A
E mail address	Michael.Borchart@naturalengland.org.uk
Telephone number(s)	07920 384585
Pollutant priorities and pressures:	
Pollutant priorities in the catchment as targeted by CSF: All land in this holding is within an area of the Kennet targeted for sediment and phosphates (high priority area). This area is also an Environment Agency flood risk management priority area, and a Nitrate Vulnerable Zone. The yard is in the Catchment Area of the Middle Kennet (Marlborough to Hungerford) with a good ecological status (Catchment Data Explorer). The entirety of the holding is within the Berkshire Downs Chalk ground waterbody area, this having a poor overall status. Farm description: Of the 400 hectares in this holding, approximately a quarter of this land is permanent grass used for horse paddocks, and from a further area of similar extent a hay cut is taken. On the arable land, there is a rotation with cereals (barley, wheat), oil seed rape and grass are also included in this. There are no other livestock on the holding. Alongside an extended HLS scheme, the holding has been entered into an SFI agreement. Around the Kennet which is just to the south of the holding, there are several protected sites with Chilton Foliat Meadows SSSI, the Kennet and Lambourn Floodplain SSSI and the River Kennet SSSI. In the yard area there are sandy soils to a depth of approximately 30 feet over chalk, but elsewhere on the holding there are shallower soils over the chalk. Pollutant pressures on farm i.e. water, air, natural flood management: With the freely draining soils over chalk, shallow in many places, it is particularly important on this holding to prevent possible losses of pollutants to groundwater. For the yard area and the land to the south of this, there are some significantly sloping areas directing any surface flows towards the Kennet to the south. Therefore, although there are no sections of watercourse within the holding, there is significant surface water connectivity towards the Kennet further south due to the slopes creating strong potential overland flow pathways. In terms of pollutants, this is a predominantly	



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arable holding and so it is important to minimise areas of bare ground (which could result in sediment and phosphate contaminated runoff) and also to ensure products (any manures and pesticides included) are stored, handled, and applied with minimal risk of being lost to the environment. Manure from the livery side of the phosphate is stored in the yard area and this will have a relatively high phosphate content.

The following items are supported and approved by CSF for inclusion in a possible Capital Grants offer:

Capital Grant Item code	Field Number	Max agreed total to be applied for	Value of grant (£)	Additional text to be included in a possible Capital Grant offer
RP18	SU3272 1517, SU3272 2316	10,000l		Above ground rainwater harvesting tank
RP27	SU3272 1517, SU3272 2316	223 square metres		Bunded sprayer fill area (applicant to self-fund a biofilter)
RP28	SU3272 1517, SU3272 2316	223 square metres		Roofing (for sprayer fill area). Please consult the LPA for any advice or consent required.
TOTAL				

Any other supporting information or documents

Plan of works:



Above is a plan of the proposed works at East Soley Farm. The applicant intends to:



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- Construct a bunded, impermeable sprayer fill area with a central sump, all liquids from this area will be captured and managed via a biofilter housed within the sprayer fill area.
- To roof the sprayer fill area, and for this area to also contain a chemical store. Therefore all sprayer fill activities and movements from the chemical store will be within the bunded area.
- To install rainwater harvesting adjacent to the new sprayer fill area, to capture clean roof water from the new structure and use this as a source of soft water for the sprayer.

ALERT Mapping:



This mapping shows the yard area in the context of nearby watercourses and possible overland flow pathways. From the yard area to the Kennet further south is a distance of approximately 1.6 km, however, this mapping shows significant slopes starting just south of the yard, exceeding three degrees (and seven degrees in places). As a result of this topography there are a series of strong overland flow pathways, directly from the yard area in a southerly direction all the way to the Kennet watercourse.

The sprayer is currently filled in an open area of the yard with a slight slope, which is also unbunded. This means that if any pesticide spills occur, there is a lack of containment and potential for these to be lost via the pathways shown above (as well as potentially to groundwater). This applicant is keen to minimise this risk and hence the proposal for a sprayer fill area at East Soley Farm.

Site visit photos:



Above left: the open yard area where the sprayer is currently filled, with a small separate chemical store on the left. This area is at the top of the yard, as begins to slope down further south in the yard (in the area shown above right).



Where the yard begins to slope down further (the above photo was taken near the bottom of the yard, looking back up to the north) there was evidence of some erosion of the yard surface clearly caused by overland flows through the yard. There are some downpipes from the existing barns directly onto the yard, if these were redirected to a suitable outlet by the applicant (such as a soakaway), the amount of runoff through the yard would be minimised. With the proposed works,



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the applicant is planning rainwater harvesting and so roof water from the new sprayer fill area will not contribute to runoff through the yard area. They will have to ensure any overflows are effectively managed from the rainwater harvesting – see additional requirements below.

Additional requirements:

- With the roofing option, the applicant will need to check for any relevant advice, consents or permits from the Environment Agency before starting any work. They will also need to contact the local planning authority to check if planning permission is needed.
- The applicant must ensure there is an overflow pipe from the rainwater harvesting tank to a suitable outlet (such as a soakaway or watercourse if feasible) in case of this reaching capacity.

Additional advice for the for applicant

- Follow all relevant Capital Grant advice and regulations when completing the proposed works.
- Keep all invoices and photo evidence from before and after completion of the works, so these can be sent to the RPA when a claim is ready to be made.
- [Applicant's guide: Capital Grants 2025 - GOV.UK](#)

Justification to support the above approval or reasons for declining:

Although pesticides are not a target pollutant in this area, the specific context of this yard means the current pollution risk in terms of having a source, pathway, and receptor is very clear. From the area currently used for sprayer filling activities, there is a clear possibility of pesticides being lost to surface water and groundwater receptors (and the sensitivity of protected sites around the Kennet to the south add a further justification). The proposed works will minimise the risks as much as possible, because any spills will be contained and treated appropriately. The applicant has proposed rainwater harvesting and this will integrate well in this proposed project – because it will decrease pressure on yard drainage, and the softer water should result in improved efficacy for use with the sprayer.

Form completed by:

CSF Adviser:

Michael Borchart

Date: 07-07-2025

Countersigned by CSF (where this form has been completed by an external supplier working on behalf of CSF)

Not applicable

Date Not applicable

This approval will be valid for up to 24 months from the date of CSF signature, provided that the details relating to the items which were approved have not changed.