

SUPPORTING STATEMENT
IN RELATION TO A
PRIOR NOTIFICATION APPLICATION
FOR EXCAVATION/DEPOSIT WASTE FOR AGRICULTURE

FORMING PART OF:

**GARDNERS FARM
HULLAVINGTON
CHIPPENHAM
SN14 6UQ**

APPLICANT: HAWKER FARMS

PREPARED BY:

**WEBBPATON
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OCTOBER 2026

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Regulated by the RICS



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1. Hawker Farms farm approximately 500 hectares (1,235 acres) of land at Gardners Farm, Hullavington. The applicant runs a mixed dairy and arable enterprise.
2. In July 2026, Hawker Farms applied for the 2026 round of Countryside Stewardship Capital Grants (application number 2463164), administered by the Rural Payments Agency. The proposal is to replace an area of hardstanding in the existing farmyard at Gardeners Farm with concrete, and alongside this install a cross drain. The scheme aims to reduce foul drainage, run-off and any wider risk of water pollution and requires planning permission to be obtained.
3. The agreement and planned works are supported by Harry May, Catchment Sensitive Farming (CSF) Officer for the Avon, Bristol and North Somerset Streams Water Management Catchment Area within the Severn River Basin District. The CSF Officer confirmed that the land is within a medium water priority area, targeting water quality, sediment, surface nitrates and phosphates, considered to be high priority pollutants in the catchment.
4. Currently this unconcreted section of the yard is heavily trafficked by farm machinery causing damage to the existing surface, as shown by the attached photographs. Rainfall onto this area mixes with the resulting soil erosion and any feed/manure spills, then runs off into the main yard and slurry store. By concreting the yard, soil erosion will be minimised and sediment runoff reduced. It will also be easier to clear up spills from a solid surface. The installation of a cross drain will enable better separation of clean and dirty water and ultimately increase storage capacity of the slurry store.
5. From an overall environmental perspective, sediment, nitrate and phosphate pollution will be reduced and water quality improved.
6. The site will be located within field parcel ST8881 7258 which is greater than one hectare in area. The proposed works will be used directly in conjunction with the farming business, being a high-traffic area of the farmyard, used for agricultural machinery and bedding/feed storage. It is therefore reasonably necessary for, and

designed for, the purposes of agriculture, as per Part 6, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015.

7. The proposed area to be concreted extends to 750m² with a cross drain installed on the northern boundary (approximately 5m²). The materials used will be in accordance with the RP15: Concrete yard renewal and RP5: Cross drain specifications listed by the Rural Payments Agency.
8. Without the proposed works, there will be a continued risk of soil erosion and water pollution to the farmland and wider catchment area, particularly during wet periods and throughout the winter months. Further details are provided within the CSF Officer report accompanying this application. This is a high-traffic area of the farm in daily use by farm machinery and so the proposed works are reasonably necessary for the purpose of agriculture.

Enc Photographs

CSF Officer Report

RP15: Concrete yard renewal specification (RPA)

RP5: Cross drain specification (RPA)

Photographs of existing unconcreted yard area at Gardners Farm

