



Hallam Land

Church Road, Laverstock

FALLOW LAND MANAGEMENT PLAN

2nd July 2026

FPCR Environment and Design Ltd

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CONTENTS

1.0 INTRODUCTION 2

2.0 AIMS, RESPONSIBILITIES, SCOPE 4

3.0 MONITORING..... 8

4.0 CONCLUSION 9

FIGURES

Figure 1: Fallow Land Plan

TABLES

- Table 1: Cotswold Seeds Solar Park Permanent Grassland seed mixture.
- Table 2: Hurrells Specialist Seeds Solar Park Panel Grass Seed Mix 2.

1.0 INTRODUCTION

- 1.1 The following Fallow Land Management Plan (FLMP) has been prepared by FPCR Environment & Design on behalf of Hallam Land. This document sets out in detail the specifications for establishment, maintenance and monitoring of land that will be taken out of agricultural tenure (fallowed) to mitigate for the increase in Phosphate loading on the River Avon SAC resulting from Proposed Development at Church Road, Laverstock (hereafter referred to as ‘the Site’).
- 1.2 The Site spans an area of 8.26 ha and is located northeast of Salisbury, to the east of Laverstock (central grid reference: SU164317) (see *Figure 1a*). The site is bordered to the west by Church Road and existing residential dwellings. To the north of the site there are agricultural fields, to the south a small woodland and a strip of grassland associated to an employment building. To the east of the site an area of intensive arable tenure separates Cockey Down SSSI from the site. Access to the site is currently via Church Road, to the west of Site. The Proposed Development at Church Road in its operational phase, will contribute 10.95 kg/TP/year pre AMP8 and 1.98 kgTP/year post AMP8.
- 1.3 The site to be fallowed comprises a portion of the 22.59 ha cereal crop land (post code SP3 6PG) currently under arable tenure adjacent to the River Sem c.23.5 km west of the Proposed Development Site. A 7.41 ha portion of this mitigation site shall be temporarily removed from agricultural tenure until 2030 (*Figure 1*), with 1.34 ha being permanently removed from agriculture.
- 1.4 This document should be read in conjunction with: *Church Street, Salisbury - Technical Note 01 Rv4: Nutrient Assessment and Mitigation Strategy* (Brookbanks Consulting, 30th March 2026).

Background

- 1.5 Recent guidance for *Water Quality and nutrient Neutrality Advice* provided by Natural England on the 16th of March 2022 states that before any development is able to proceed, the site must demonstrate that it can achieve nutrient neutrality to protect the River Avon Special Area of conservation (SAC). Planning permission should not be granted until an Habitats Regulations Assessment (HRA) has been undertaken. The HRA will need to demonstrate how the proposed development will achieve nutrient neutrality, to prove beyond scientific doubt that no likely significant effects on the integrity of the River Avon Special Area of conservation (SAC).
- 1.6 The Nutrient Assessment includes detailed calculations of the existing phosphate levels entering the catchment from the Site in association with the current agricultural land use, and the net increase in phosphates that would be generated by the proposed scheme. Based on these calculations, it has been shown that Pre AMP8 betterment can be achieved by temporarily fallowing 7.41 ha of land within the land holding. Post AMP8 betterment can be achieved by permanently fallowing 1.34 ha of agricultural land. These areas are in addition to the land which would be taken out of agricultural production to facilitate the proposed scheme comprising a residential housing and associated infrastructure, ancillaries and public open space.
- 1.7 The submitted nutrient mitigation strategy for the proposals comprised a combination of the use of ‘Sustainable Urban Drainage’, within the scheme, and the removal of additional land from intensive arable farming (hereafter referred to as ‘additional land’). Land-use options for the fallowed agricultural land are provided below:
 - Managed Woodland;

- Existing species-poor semi-improved grassland that shall remain undeveloped and be removed from agricultural tenure, reverting to low maintenance grassland not subject to agricultural improvement through application of natural or artificial fertiliser.
- 1.8 Following review of the nutrient mitigation strategy it is intended that the additional land will be managed as ‘fallowed agricultural land’ to achieve the nutrient mitigation required by the proposals.
- 1.9 Of the total of additional land proposed to be taken out of agricultural production, the following land use is proposed:
- 1.34 ha of the land will be planted with native woodland, comprised of indigenous species, preferably of local provenance planted (*Figure 1*). Trees will be planted during the first growing season of the FLMP at a density of not less than 100 per ha. The newly planted native woodland shall be kept as a permanent mitigation solution in perpetuity.
 - 7.41 ha of the land will be removed from agricultural tenure, reverting to low maintenance grassland, not subject to agricultural improvement through application of natural or artificial fertiliser and not grazed with livestock.
- 1.10 The proportions of the Site to be either developed or fallowed are illustrated at *Figure 1*.
- 1.11 The Levelling Up and Regeneration Act (LURA) received Royal Assent and became law on 26th October 2023. This legislation has significant implications for regions affected by nutrient neutrality, insofar as Wastewater Treatment Works (WwTW) serving a population equivalent of 2000, or greater, must be upgraded to meet ‘Technically Achievable Limits’ (TAL). For the Salisbury Sewage Treatment Works (STW) this will limit the Total Phosphorus (TP) discharge limit to 0.25mg/l, rather than the current permitted levels of 1.00mg/l. When assessing nutrient mitigation proposals, the legislation does require Local Planning Authorities (LPA’s) should assume the upgrade is achieved by 2030.
- 1.12 When the updated discharge limit is applied, and the improved nutrient treatment techniques recommended in the latest CIRIA Guidance (C808) are applied the need for fallowing the ‘additional land’ is reduced and potentially removed. The final level of offsite mitigation required, in the long term, will only be determined at the detailed design stage once the final details of the scheme and the drainage strategy are determined, but needless to say the submitted nutrient mitigation strategy confirms that in the worst-case scenarios the proposals can achieve ‘nutrient neutrality’ through the application of a standard SUDs system and fallowing the ‘additional land’. Further information on these matters is provided in *Church Street, Salisbury - Technical Note 01 Rv4: Nutrient Assessment and Mitigation Strategy* (Brookbanks Consulting, 30th March 2026).

2.0 AIMS, RESPONSIBILITIES, SCOPE

- 2.1 This document provides a commitment to, and sets out the specifications for, the establishment, maintenance and monitoring of the land removed from agriculture, be this the fallowed land or the newly planted native woodland, in order to provide the required certainty over delivery and achievement of nutrient neutrality for the proposed scheme.
- 2.2 This document deals specifically with off-site land to be removed from agricultural tenure and does not deal with the protection and enhancement of existing habitats, or creation of new ones, within the Green Infrastructure of the Proposed Development. It is assumed that details of the establishment and monitoring of these other habitats will be included in a Landscape and Ecological Management Plan (LEMP), or similar, conditioned (as standard) with any planning consent granted for the proposed scheme.
- 2.3 In the short-term, the temporary fallowing of a 7.41 ha portion of 22.59 ha of agricultural land will provide mitigation for, and ensure the Proposed Development achieves nutrient neutrality. The remaining 1.34 ha of permanently fallowed land will remove land from agricultural tenure in the medium to long-term as a permanent mitigation solution; through which the Proposed Development attains nutrient neutrality beyond AMP8 and the *Levelling Up and Regeneration Act* (Figure 1).
- 2.4 The land is to be removed from agricultural tenure prior to the first occupation of any dwelling constructed following granting of Reserved Matters consent with 1.34 ha planted as native woodland with trees at a density of no less than 100 per ha and a further 7.41 ha fallowed and managed as low maintenance grassland not subject to agricultural improvement. The 1.34 ha of native woodland provides a long-term solution and shall remain; and be kept as woodland in perpetuity.
- 2.5 As part of the mitigation plan, the 1.34 ha of permanently fallowed land and 7.41 ha of temporarily fallowed land will both be subject to a no-grazing requirement and will not be grazed by livestock, horses, ponies or other similar animals during the period it is fallowed.

Permanent phosphate mitigation

- 2.6 The length of time the management regime (detailed in the FLMP) will remain in place for (following the first occupation of a dwelling at the site), until the Salisbury STW has been upgraded in accordance with the legal requirements of the Level Up & Regeneration Act, expected to be 01 April 2030) as outlined at Paragraph 2.5 above. In the unlikely event the expected upgrades at the Salisbury STW are not completed, an alternative permanent mitigation solution will be progressed, and an updated NNAMS will be submitted to the LPA to ensure that the project is nutrient neutral in perpetuity.

Key aims or principles

Temporary fallowed agricultural land (7.41 ha)

- 2.7 For the fallowing agricultural land to be effective at removing nutrients from the environment the following key principles will be followed:
 - Habitat of permanent vegetative cover will need to be created to provide soil stability and reduce surface water runoff that would include suspended nutrients from the land that would eventually enter the local river catchment: and

- Habitats comprising vegetation cover of limited botanical diversity will be created and maintained to prevent the formation of tussocks, thatch layers, or any other form of structure that would enhance the biodiversity value of the land and increase opportunities for local wildlife, and offer potential constraints to future agriculture, following cessation of the FLMP on this portion of the land in 2030.

Habitat creation for temporary fallowed agricultural land

- 2.8 Given the land to be fallowed is currently withstanding crop and following harvest, the total area of bare ground, or at least ground susceptible to high surface runoff in periods of inundation, it will be necessary to establish low maintenance grassland within former arable fields through seeding.
- 2.9 With the aims or principles outlined above in mind, a suitable low-maintenance grassland seed mix will be chosen. Examples of suitable grass seed mixes well suited to this purpose are those specified for Solar Parks where low maintenance grasslands are desirable. In general, these mixes contain slow growing species of grass that require less frequent cutting than in standard agricultural, or equine, ley mixtures.
- 2.10 Examples of the composition suitable mixes from two alternative suppliers are provided in tables below (although other suppliers are available).

Table 1. Composition of recommended grassland mixture for fallow land (Cotswold Seeds – Solar Park Permanent Grassland (Low Maintenance) Ref: MIXSPPG.

Species	%
PARDUS meadow fescue	15
TODDINGTON perennial ryegrass	16
Evora smooth stalked meadow grass	20
WINNETOU timothy	19
MAXIMA creeping red fescue	15
BORNITO sheep's fescue	10
MERWI white clover	3
RIVENDEL white clover	2

Table 2. Composition of recommended grassland mixture for fallow land (Hurrells Specialist Seeds – Solar Park Panel Grass Seed Mix 2 (Low Maintenance) Ref: SKU7041.

Species	%
Red fescue	20
Meadow fescue	10
Hard fescue	20
Timothy	20
Amenity tall fescue	15

Species	%
Chewings fescue	15

- 2.11 Areas to be seeded are the arable field body post-harvest.
- 2.12 Seed will be shallow sown at a density as per the general manufacturer's recommendation (usually c. 10kg/acre or 25kg/ha and <15mm depth) to allow space for each species to establish, and to produce good ground cover. Areas to be sown will be first raked or harrowed to produce a medium fine, firm tilth. Fertiliser will not be applied at any point as this will lead to dominance of nutrient loving species and would defeat the object of fallowing the land to achieve nutrient neutrality.
- 2.13 Seed will be sown at a time when the soil is moist and can be worked, in the autumn (September/October) or spring (March/April), and not during the summer months. Seeding will be sown by spinner or grass seed drill on the surface and will not be raked or harrowed in. A Cambridge (ribbed) roller is recommended to be used for one or two passes to firm and level the surface and create good seed soil contact.
- 2.14 Establishing grassland shall be cut several times in the year following sowing to encourage good root development and promote good ground cover through tillering. Specifically, establishing grassland will be cut at 40-60mm six to eight weeks after sowing and again every two months throughout the first growing season.
- 2.15 From year two onwards, the grassland shall be cut twice annually, once in early spring and once in late summer to avoid the ground nesting bird season (March to September inclusive). Maturing grassland may provide more suitable conditions for ground nesting birds and to avoid any adverse impacts upon these species the above measures shall still be observed in maturing grassland.
- 2.16 All arisings shall be baled and removed from site to ensure a reduction in soil nutrient content so it is of benefit for the grass to be mown and baled as silage or haylage as appropriate with the sole restriction on these operations being that no artificial or natural fertiliser shall be applied to promote the growth of the grass crop.
- 2.17 Undesirable weeds will be spot treated with an appropriate herbicide.
- 2.18 There will be no application of fertilizer, insecticide, or fungicide at any time.

Hedgerows

- 2.19 The management of hedgerows that form field boundaries on land to be fallowed will remain unchanged as a result of the proposals with the current cutting regime to continue.

New native woodland planting (1.34 ha)

Establishment (ground preparation)

- 2.20 Herbicide should be applied to the area to control weed growth prior to planting (if required)

Establishment (planting)

- 2.21 Planting should be completed between November and March when the ground is neither frozen nor waterlogged. Cell-grown whips should be pit or slot-planted at a density of not less than 100/ha.

- 2.22 Planting rows should be irregular and not in straight lines and varied to form an uneven pattern. The following canopy species are suggested for this location:

Alder	<i>Alnus glutinosa</i>
Black poplar (if it can be sourced)	<i>Populus nigra</i>
Blackthorn	<i>Prunus spinosa</i>
Crack willow	<i>Salix fragilis</i>
Downy birch	<i>Betula pubescens</i>
Elder	<i>Sambucus nigra</i>
Goat willow	<i>Salix capraea</i>
Grey willow	<i>Salix cinerea</i>
Guelder rose	<i>Viburnum opulus</i>
Hawthorn	<i>Crataegus monogyna</i>
Hazel	<i>Corylus avellana</i>
Holly	<i>Ilex aquifolium</i>
White willow	<i>Salix alba</i>

- 2.23 To ensure good species composition, cell-grown whips should be mixed at random throughout the area with few patches of 1-3 species.

Establishment (infrastructure and protection)

- 2.24 Spiral guards and canes should be used to protect whips, and all planted holly should have a larger mesh guard. Mulch mats or tree bark should be placed around the base of the tree to suppress weeds.

Establishment (weed suppression)

- 2.25 Following planting, for the first two years, or until no longer required; a small circle around each tree will be sprayed using an appropriate broad-spectrum contact herbicide to suppress the growth of unwanted weed species.

Aftercare (failure replacement)

- 2.26 In years 1-5 between November and March as required when the ground is neither frozen nor heavily flooded. Replacement of any dead whips and trees during the next available planting season, with native species, in accordance with the list of recommended native species and prescriptions detailed above.

Aftercare (grassland management)

- 2.27 In years 1-5 between April and October, strim grass around whips to prevent growth competition with vigorous grasses/weeds.

3.0 MONITORING

Temporary fallowed agricultural land (7.41 ha)

- 3.1 The low maintenance grassland shall be monitored with every cut to assess both the cover and determine the growth rates that will feed back into the schedule for future cutting frequency.
- 3.2 Any areas of poor or unsuccessful grass establishment will be over-sown as necessary.
- 3.3 A total of 7.41 Ha of agricultural land under arable tenure shall be fallowed, removed from agricultural tenure, prior to the occupation of any dwelling constructed following granting of Reserved Matters consent until such time as equivalent Phosphate offsetting measures are provided through a combination of the improvement to the WwTW (in accordance with the legal requirements of the Level Up & Regeneration Act, expected to be 01 April 2030), or alternative mitigation solution is agreed with the LPA and NE, and the proposed SuDS in accordance with the latest CIRIA Guidance (C808) has been provided as outlined at *Paragraph 2.5*
- 3.4 A short, Fallow Land Monitoring Report can be provided at the request of the LPA up to once per calendar year. As a minimum requirement this report shall detail all management activities that have taken place in the preceding year and be appropriately evidenced by photographs. Any intended changes to cutting regime resulting from monitoring shall be notified within this monitoring report.

Permanent phosphate mitigation

- 3.5 The length of time that this management regime (detailed in the FLMP) will remain in place for (following the first occupation of a dwelling at the site), until the Salisbury STW has been upgraded in accordance with the legal requirements of the Level Up & Regeneration Act, expected to be 01 April 2030) as outlined at Paragraph 2.5 above. In the unlikely event the expected upgrades at the Salisbury STW are not completed, an alternative permanent mitigation solution will be progressed, and an updated NNAMS will be submitted to the LPA to ensure that the project is nutrient neutral in perpetuity.

New native woodland planting (1.34 ha)

- 3.6 The 1.34 ha of woodland planting is a permanent mitigation solution.
- 3.7 The woodland planting shall be monitored annually for the first five years to assess the establishment and development of the woodland together with any remedial action (some of which are mentioned above) that may be necessary to ensure successful woodland establishment. Obvious remedial actions would be replacement of failed specimens, treatment and removal of pernicious weeds or vigorous grasses where it impedes successful establishment of the trees, repair of deer fencing etc.

Update and reporting

- 3.8 A short, Fallow Land Monitoring Report can be provided at the request of the LPA up to once per calendar year up to 2030 or five years after the woodland is planted, whichever is later. As a minimum requirement this report shall detail all management activities that have taken place in both the temporary fallowed low maintenance grassland and permanently fallowed woodland planting areas in the preceding year and be appropriately evidenced by photographs. Any intended

changes to the management regime resulting from monitoring shall be notified within this monitoring report.

4.0 CONCLUSION

- 4.1 This FLMP provides broad specifications for the creation and maintenance of habitats on land taken out of agricultural tenure (fallowed) temporarily and permanently as mitigation for nutrient effects upon the River Avon SAC resulting from increased populations associated with the Proposed Development on Land off Church Road, Laverstock, Salisbury. The FLMP has been prepared along with several documents that together make up a Nutrient Mitigation Strategy that has been designed to achieve 'nutrient neutrality' and in so doing, avoid potential significant effects upon the River Avon SAC through increased phosphates entering the catchment, as a result of the Proposed Development on Land off Church Road, Laverstock, Salisbury.
- 4.2 This document provides a commitment to and sets out the specification for the establishment and maintenance of fallowed land, both temporary and permanent, the areas of which are determined by detailed calculations included within *Church Street, Salisbury - Technical Note 1 Rv4: Nutrient Assessment* (Brookbanks Consulting, 30th March 2026) in order to provide certainty over delivery and achievement of phosphate neutrality for Proposed Development on Land off Church Road, Laverstock, Salisbury for which consent is being sought.
- 4.3 Subject to the implementation of measures set out in this FLMP across the areas illustrated at *Figure 1* together from land removed from agriculture through the development, green infrastructure, ecological mitigation etc., the annual Total Phosphate (TP) in the local catchment can be reduced to the extent that the increases in TP generated by the proposed development would be neutralised.

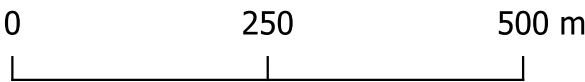


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Legend

- Permanent fallow 1.34ha
- Temporary fallow 7.41ha



client
Hallam Land
project
Church Road,
Laverstock
drawing title
Fallow Land Plan

scale @ A3
1:7400

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Figure 1

drawn
KH / MEL

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