

Our Ref: FS/ CACH.40
Date: 09/10/2023

To Whom it May Concern

Dear Sir/Madam,

LAND SOUTH OF BERRINGTON, SHREWSBURY, SHROPSHIRE, SY5 6HA



We, Balfours LLP, act as Land Agent for the Landowner of the appeal site. This letter is intended to provide supplementary information to support the Appellant's Statement of Case and Sequential Report prepared by ADAS Planning.

Berrington Farm extends to 152.6ha, with the land predominately used for arable cropping and diary grazing. The appeal site measures 44.09 ha and comprises two large field parcels of undulating land rising to the north.

The Agricultural Land Classification has found the site to be a mixture of Grade 2, Subgrade 3a and Subgrade 3b quality. This land has been farmed by the Landowner for over 20 years, both personally and using contractors. Based on this extensive experience, the quality of the land for cereal food production is considered poor compared to other land in the area. Historically, the top soil in areas across the field has been removed to fill in natural undulations. This has resulted in a significant variation in soil quality across the parcels; from very light sand to solid clay. The sandy nature of parts of the site make average yields difficult to achieve, especially in drought conditions which are more prevalent due to changing climate. The clay parts are challenging to manage in wet periods. The inconsistency of the soil and the undulating ground all contribute to making it difficult to farm. Average yields received across these parcels for both cereal and pulse crops have been consistently below yields across other areas of Berrington Farm.

Whilst the appeal site is currently used for arable production, the practical challenges of farming the land for cereal food crops contributed to the Landowner's decision to put these two field parcels forward for the solar development. The site is considered suitable for sheep grazing, so will remain in agricultural use should the appeal scheme be allowed.

Yours faithfully,


Frances Steer MRICS FAAV
Partner - Land Agent
For and on behalf of Balfours LLP
Direct Dial: 
Email: 