



Meridian Solar Farm

EN010169

Volume 8

Post-Submission Application
Documents

8.26 Crowland Kinetic Views
Assessment

APFP Regulation 5(2)(q)

Infrastructure Planning (Applications:
Prescribed Forms and Procedure)
Regulations 2009

September 2026

Contents

1. Introduction	3
1.1. Overview	3
2. Aims and Objectives	4
3. Historical Summary	4
4. Kinetic Views	5
4.2. Methodology	5
4.3. The Kinetic Views from Queen’s Bank, Cloot Drove and Wash Bank	6
4.4. Impact on Kinetic Views	15
5. Conclusions	17
Appendix A – Kinetic Views Assessment	19
Appendix B – Landscape Viewpoints	20

1. Introduction

1.1. Overview

- 1.1.1. This Kinetic Views Assessment has been prepared to support the Examination for the proposed Meridian Solar Farm (hereafter referred to as 'the Scheme'). A Development Consent Order (DCO) application ('the Application') has been made by Meridian Solar Farm Limited ('the Applicant') to the Secretary of State pursuant to Section 37 of the Planning Act 2008, which was accepted for examination by the Secretary of State pursuant to Section 55 of the Planning Act 2008 on 15 April 2026.
- 1.1.2. As part of the examination process Historic England (HE) have provided representations [RR-069] in relation to the Application. Historic England has raised a concern regarding the kinetic experience of traveling between the boundary of the former monastic lands at St Guthlac's Cross (NHLE: 1005052, 1359254), Queens Bank (NHLE: 100998) and Crowland Abbey (NHLE: 1012410, 1064550). Further assessment has been requested to inform discussions around further refinement of the array design. This document provides the additional assessment of the kinetic experience.
- 1.1.3. Kinetic views, also known as dynamic views, are the changing visual experiences of heritage assets and their significance which occur moving when through a landscape¹.
- 1.1.4. Historic England Advice Note 4: Tall Buildings² states:

"Kinetic views allow a more experiential representation of the potential impacts by indicating how moving through a place can change the visibility of a tall building. Kinetic views can allow an appreciation of hidden and revealed views which often add interest to character of an area and can improve the appreciation of the historic environment. These can better reflect the experience of heritage assets and their settings."

¹ Historic England (2017) The Setting of Heritage Assets. Historic Environment Good Practice Advice in Planning Note 3 (Second Edition). Swindon. Historic England.

² Historic England (2022) Tall Buildings: Historic England Advice Note 4. Swindon. Historic England.

2. Aims and Objectives

- 2.1.1. The aim of this assessment is to determine (as far as reasonably practicable) the kinetic experience of travelling between the boundary of the former monastic landscape of Crowland Abbey, via Queen's Bank, Wash Bank and Cloot Drove in the vicinity of the Scheme. This will allow the impact of the Scheme on the kinetic experience to be identified and inform reasoned decisions regarding the need to for further interventions and / or mitigation.

3. Historical Summary

- 3.1.1. Full details of the baseline including a historic period discussion can be found in **Environmental Statement (ES) Appendix 8-2: Historic Environment Desk Based Assessment (HEDBA)** [APP-182] and locations of the heritage assets are shown in HEDBA Appendix A [APP-183]. The gazetteer in Appendix B of the HEDBA [APP-184] divides heritage assets into designated and non-designated assets and also contains records of heritage events.
- 3.1.2. Crowland Abbey is a Scheduled Monument and Grade I Listed Building, located to the east of the marketplace along East Street, within the historic core of Crowland, approximately 2.2km south of the Site. The Abbey is a key focal point of the town set back from the town core and includes a tower which is visible from across the wider landscape.
- 3.1.3. The precinct of Crowland Abbey's medieval estate is represented almost precisely in Crowland's modern parish boundaries. This boundary encompasses a large area including Parcels A, B and C of the Scheme. The northern boundary follows the line of Queen's Bank and is included in the Scheduled Monument of an earthwork boundary which is located just to the north of Queen's Bank outside of the Solar Development Area. The precinct's cultural significance lies in the historic relationship between the Abbey and its monastic lands, its influence over the surrounding landscape and how the monastic lands grew and changed over time in relation to the power and wealth of the Abbey. In addition, some long-range views of Crowland Abbey have survived across the wider landscape which contribute to this significance.
- 3.1.4. St Guthlac's Cross is both a Scheduled Monument and Grade II Listed Building situated at the crossroads of Queens Bank, Wash Bank, Spalding Road and Peak Hill, approximately 650m north-east of the nearest Parcel (A-1-12), 550m west of the Grid Connection Route, and 1km north of Crowland Airfield. St Guthlac's Cross is a boundary cross dating to c. 1200 and believed to have once marked the

northern boundary of the Abbey. However, the heritage asset is no longer positioned in its original location.

- 3.1.5. There are no views from St Guthlac's Cross to Crowland Abbey or the Scheduled section of Queen's Bank. The wider landscape makes a contribution to the setting and significance of the cross as a boundary feature within the rural landscape and through its association with the former Abbey land.
- 3.1.6. The Scheduled Monument 'Medieval boundary earthworks at Queen's Bank, 100m south-east of Providence House' is located adjacent to the Solar Development Area Parcel C-1-01. The monument includes low lying earthworks and banks which are the remains of the northern boundary of the monastic lands of Crowland Abbey, with land within the Order Limits to the south being inside the estate.

4. Kinetic Views

- 4.1.1. A site visit was undertaken by the Applicant's heritage consultants on 26th August 2026 to identify and document kinetic views of Crowland Abbey and to assess the potential impact of the Scheme on the kinetic experience. The weather was dry and overcast with overall good visibility.

4.2. Methodology

- 4.2.1. The following methodology was discussed and agreed with HE. Consultation confirmed that the kinetic view along Clout Drove was the key kinetic experience that HE required to be considered.
- 4.2.2. This assessment has been undertaken using the following sources:
 - Site visit and photographs undertaken during the development of the baseline understanding of the Site.
 - Study of photographs undertaken in support of **ES Chapter 12: Landscape and Visual** [APP-063].
 - An additional site visit to experience the kinetic views and take specific photographs in support of this assessment.
- 4.2.3. Clout Drove was walked from the junction with Queen's Bank to approximately TF 2490 1309 to experience the kinetic views. Key views were identified, photographed and National Grid Reference (NGR) recorded, where Crowland Abbey was visible whilst moving south along Clout Drove.

- 4.2.4. Distances of 10m were measured approximately from the outer edge of the roadside ditch to either side of Cloot Drove, to define the approximate closest point of proposed planting, and any infrastructure located within Solar Development Area, to Cloot Drove.
- 4.2.5. The approximate limit of the proposed planting as measured from the road edge, is illustrated as a blue line on the images in Appendix A – Kinetic Views Assessment .

4.3. The Kinetic Views from Queen's Bank, Cloot Drove and Wash Bank

- 4.3.1. The northern boundary of the former monastic land of Crowland Abbey is evidenced in the landscape by the Scheduled medieval boundary earthworks at Queen's Bank and St Guthlac's Cross. The line of Queen's Bank road follows the line of the boundary linking the two monuments.
- 4.3.2. The Scheduled Monument at Queen's Bank is located on the north side of the road which is separated from the Order Limits and the views south-west towards Crowland by a bank of trees. There are no direct views between the Scheduled Monument at Queen's Bank, St Guthlac's Cross and Crowland Abbey (Plate 1). However, when travelling west along Queen's Bank road, it is possible to appreciate that the road follows the boundary linking the cross and the earthworks. The views to the south are characterised by flat agricultural land with deep ditches and dispersed vegetation and tree groups (see Plates 2 to 5).



Plate 1: Looking west along Queens Bank, towards St Guthlac's Cross. The Scheduled Monument lies immediately behind the photographer. Solar Development Area Parcel C is to the left. Neither the cross nor the Abbey is visible from this point due to distance and intervening vegetation.



Plate 2: View west towards Parcel A and the A16 across Parcel B from Queen's Bank. The road along the bank heads towards St Guthlac's Cross, which lies beyond the distant trees.



Plate 3: View towards Crowland from Queen's Bank, adjacent to Parcel B. Traffic on the embanked A16 can be seen on the horizon. The Abbey is behind the distant trees at centre.



Plate 4: View east along Queen's Bank from the high point of the road where it crosses the A16, illustrating the northern limit of the Abbey lands.



Plate 5: View east along Queen's Bank from the junction with Barrier Bank. St Guthlac's Cross lies a short distance behind the photographer.

- 4.3.3. Landscape Viewpoint 7 (ES Figure 12-21 [APP-133], replicated in Appendix B³) illustrates the views from Queen's Bank east of Queen's Bank Farm south towards Crowland. The tower of Crowland Abbey is not visible in this view and is likely lost to the dispersed tree cover across the intervening landscape.
- 4.3.4. Heading west to the end of Queen's Bank, St Guthlac's Cross is located at the side of the road adjacent to the junction of Wash Bank and Barrier Bank. The stone is visible from the road but has no intervisibility with Queen's Bank Scheduled Monument or Crowland Abbey (see Plates 6 to 8). The stone stands as a visible marker of the Abbey estate boundary and retains a link with the historic landscape.

³ See ES Figure 12-19 [APP-129] for LVIA viewpoint locations.



Plate 6 – St Guthlac's Cross looking east towards Queen's Bank



Plate 7 – St Guthlac's Cross looking south towards Crowland



Plate 8 – St Guthlac's Cross looking west along Wash Bank

- 4.3.5. When continuing west and south-west from St Guthlac's Cross along Wash Bank and Cloot Drove, an individual may experience glimpsed, long-range views of the spire and tower of Crowland Abbey, where vegetation allows.
- 4.3.6. Landscape Viewpoint 07 from the Landscape and Visual chapter (**ES Figure 12-21** [APP-132], replicated in Appendix B⁴) is taken from the north-west edge of Parcel A. The first image from Viewpoint07 illustrates the current view when travelling westwards along Wash Bank from St Guthlac's Cross towards Crowland. The tower of Crowland Abbey can be viewed on the skyline on a clear day intermittently where the roadside vegetation allows.
- 4.3.7. Cloot Drove runs parallel with New River drain; therefore the route likely dates to the post-medieval period following drainage activities which started in the 1630s and continued through the mid-17th century. As a result, the kinetic experience of moving towards Crowland Abbey via Cloot Drove was likely established no earlier than the 17th century. However, where visible when travelling south towards Crowland, the long-range views through the former monastic landscape retain elements of the historic relationship between Crowland Abbey and the historic estate area. Vegetation across the wider landscape is very sparse with minimal interruptions which contributes to the long, open views of The Fens in the wider landscape.
- 4.3.8. Travelling south along Cloot Drove, the landscape is characterised by the expansive, low-lying fenland plains typical of the South Lincolnshire Fens. The route passes through a predominantly agricultural landscape, comprising large-scale arable fields bounded by drainage ditches. Vegetation cover is generally fragmented and varies in height, reflecting the intensively managed agricultural character of the area. Roadside vegetation is largely restricted to grass verges, ditch-side reeds and scrub hedges, with intermittent shelterbelts and small groups of trees associated with farmsteads and drainage infrastructure.
- 4.3.9. As the observer travels south, Crowland Abbey emerges as a prominent landmark on the horizon on a clear day. Initially perceived as a distant vertical feature rising above the flat agricultural landscape, the Abbey's distinctive tower and historic masonry form a notable focal point within the wider view. The openness of the landscape enables prolonged visual appreciation of the Abbey over an extended section of the route, with few intervening landscape elements obscuring sightlines.

⁴ See ES Figure 12-19 [APP-129] for LVIA viewpoint locations.

- 4.3.10. The kinetic sequence is characterised by the gradual increase in the apparent scale and visual prominence of Crowland Abbey as the observer progresses southward. Intermittent roadside vegetation and slight changes in alignment filter or frame views, which are only appreciable at walking speed (see Plates 9 and 10). The monument remains a consistent reference point within the southern field of view. The contrast between the historic architectural form of the Abbey and the simple, geometric pattern of the surrounding fenland fields reinforces its landmark status.
- 4.3.11. The wider landscape also contributes to the experience of the view. Expansive skies, long horizons and the regular pattern of drainage channels emphasise the sense of openness and spatial scale. Vegetation is generally insufficient to contain views, allowing the Abbey to be experienced within a broad agricultural panorama. Consequently, views towards it act as a visually distinctive landmark within an otherwise horizontal landscape composition.



Plate 9: Typical view of discontinuous vegetation along Clout Drove, facing south



Plate 10: Taken from mid-way down Cloot Drove. The view towards the Abbey (south-west/right) is lost due to the vegetation but the appreciation of the open, flat landscape of the estate is retained on the west (left) of the road.

- 4.3.12. Three typical views were identified where the Abbey tower and the intervening open agricultural landscape of the former estate, on both sides of the road, would be experienced (at NGR TF 24887 13817 (View 1), TF 24895 13379 (View 2) and TF 24909 12975 (View 3)). The locations of these views, and the images captured from them, are shown in Appendix A.

4.4. Impact on Kinetic Views

- 4.4.1. Parts of the Scheme lie within the historic estate lands of Crowland Abbey. The Scheme has been designed to be sensitive to the cultural significance of the historic landscape and will accommodate solar panels and associated infrastructure within the current field layout. As illustrated by **ES Figure 2-2: Indicative Solar Development Area and Inter-Array Connections Layout Plan** (Doc Ref. 6.2 Rev 1), the following design principles have been applied when developing the design of the Scheme:

- Fencing and scattered native species planting will be situated, where reasonably practicable, at least 10m from the bank-top of watercourses and ditches, as set out within the **Outline Construction Environmental**

Management Plan (OCEMP) (Doc Ref. 7.10 Rev 2). Furthermore, the **Works Plans** [APP-009] secure the extents of solar panels and associated infrastructure, and the extents of habitat management areas.

- The Solar Development Area will be enclosed by a deer wire mesh and wooden post security perimeter fence. The perimeter fence will be a maximum height of 2m. This is secured through the **Design Parameters** (Doc Ref. 7.4 Rev 2).

The proposed scattered native species shrub planting with trees will be located on the outside of the fence line and will provide important wildlife corridors over time and a partial visual screening function to obscure views of the Scheme. Shrub planting is important to provide variety to boundary planting and to partially screen views of the Scheme at the eye level of the observer. Shrubs will be maintained at a minimum height of 2.5m. The principles for the establishment of landscape buffers and screening are established within the Outline Landscape and Ecology Management Plan (Doc Ref. 7.16 Rev 1).

- 4.4.2. As a result of these design principles, where solar panels are proposed, they will be set back from both sides of Cloot Drove due to the presence of drainage ditches on both sides of the road. A minimum 10m buffer will be retained between the Scheme infrastructure / landscaping and the ditch along Cloot Drove. The approximate line of this buffer is shown as a blue line on the views illustrated in Appendix A. Beyond that approximate line will be the landscape planting and then the fence line. The solar panels will be located within the fence line, with a varying maintenance gap between the fence and the solar panels along the length of the Scheme. **ES Figure 2-2: Indicative Solar Development Area and Inter-Array Connections Layout Plan** (Doc Ref. 6.2 Rev 1) illustrate that the solar panels will be located over 10m from both sides of Cloot Drove.
- 4.4.3. The **Outline Landscape and Ecology Management Plan** (Doc Ref. 7.16 Rev 1) also details an area of habitat management on the east of Cloot Drove adjacent to Crowlands Airfield. This area will continue in arable use to provide a buffer between the solar panels and Crowland Airfield. The inclusion of the habitat management area in this location will result in an approximately 250m length of Cloot Drove remaining free of solar panels.
-
- 4.4.4. The views of the tower and spire of Crowland Abbey, illustrated by Views 1 and 2 (see Appendix A) are most likely to be obscured along a 1km section of Cloot Drove between a point to the south of Cloot Farm (TF 2484 1406) where there is currently no roadside vegetation and approximately TF 2490 1309, just to the

south of the existing access track to Crowland Falls farmstead with the exception of the area of habitat management. At this southern point, the Order Limits end on the east of the road. On the west, the Order Limits deviate from the road and are set back by one field (see Appendix A). When continuing the journey south from this point, all views of the tower and spire of Crowland Abbey, illustrated by View 2 (see Appendix A) will be unobscured by the Scheme.

- 4.4.5. The positioning of the solar panels will impact on the appreciation of the open, flat landscape of the historic estate when viewed from Clout Drove. However, this will be mitigated by the setback embedded into the design. . The understanding of the nature of the landscape and the long-range glimpses of the Abbey will remain unchanged from other locations within the Scheme and in the wider area.
- 4.4.6. Along Queen's Bank the proposed solar panels will be located approximately 450m away along the majority of the road as illustrated by Landscape Viewpoint 07 Sheets 2 and 4 (ES Figure 12-21 [APP-132], replicated in Appendix B). As a result, the experience of travelling along the northern boundary of the estate between the Scheduled Monument 'Medieval boundary earthworks at Queen's Bank, 100m south-east of Providence House' and St Guthlac's Cross and any glimpsed views of the tower and spire of Crowland Abbey will be retained above the solar panels.
- 4.4.7. As illustrated by Landscape Viewpoint 05 (ES Figure 12-21 [APP-132] Sheets 2 and 3, replicated in Appendix B)⁵, the embedded design set-back of the solar panels from Wash Bank and allows the view of the tower and spire of Crowland Abbey to be retained above the solar Panels and preserves an appreciation of the flat landscape when viewing across the Abbey estate from this section of the northern boundary.

5. Conclusions

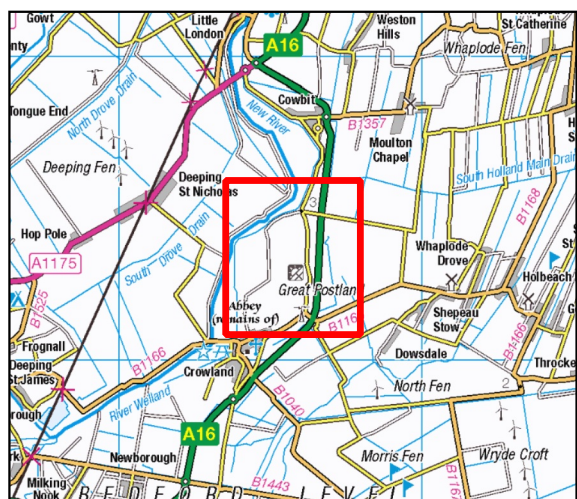
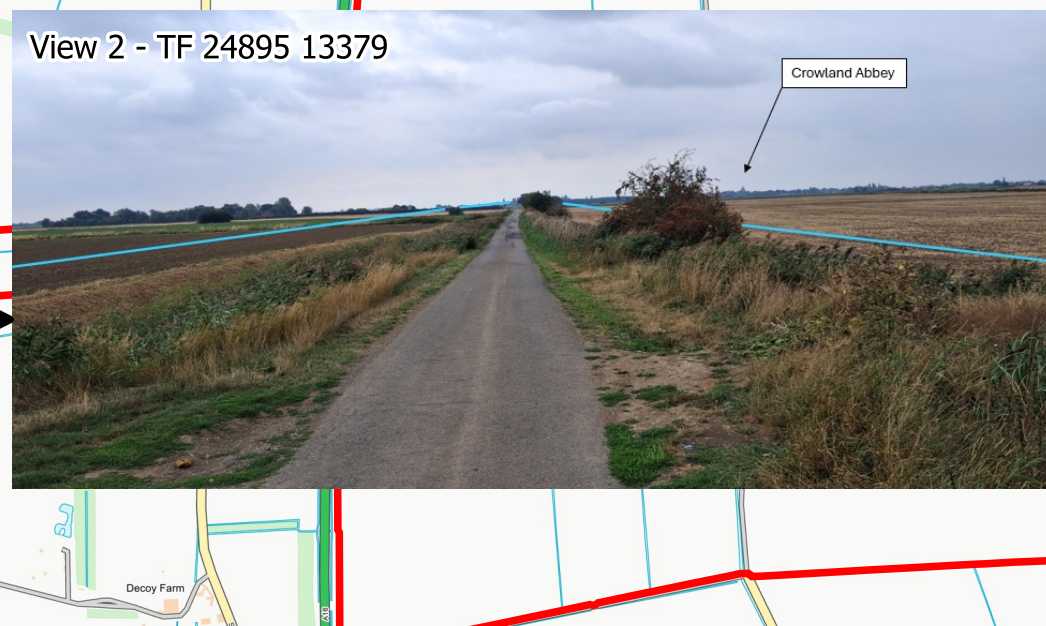
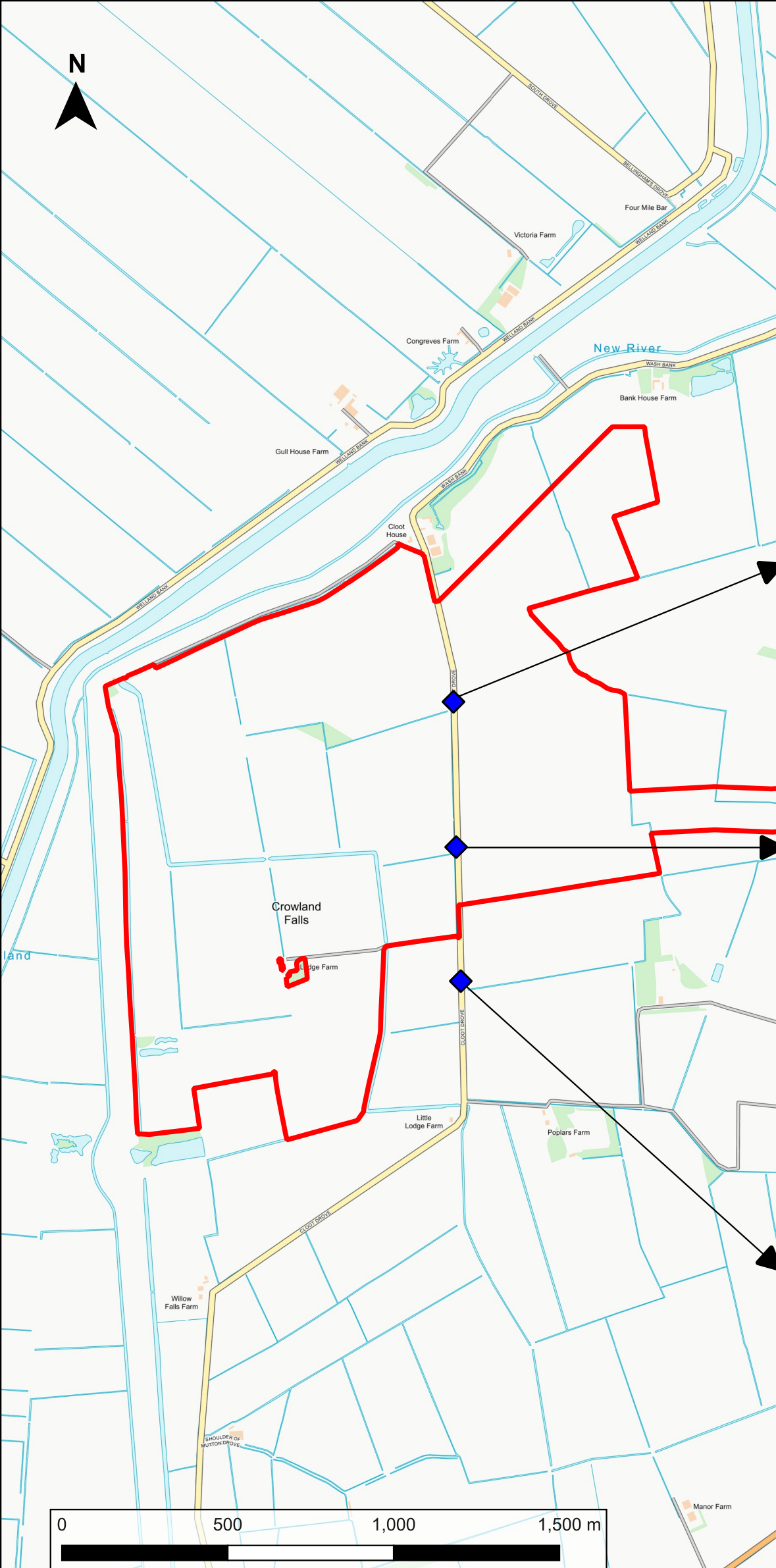
- 5.1.1. The gradual increase in the Abbey's scale and prominence creates a sequential visual experience that reflects its historic role as a landmark for travellers moving across the fenlands. Historically, before the drainage and enclosure of the Fens, the Abbey occupied an island-like position on slightly elevated ground within a wetland environment. Although the surrounding landscape has changed

⁵ See ES Figure 12-19 [APP-129] for LVIA viewpoint locations.

substantially, the experience of the Abbey rising above the surrounding land remains legible in modern views.

- 5.1.2. The Scheme will result in a loss of the locations from which glimpsed views of the Abbey will be experienced while moving through the historic monastic landscape on a 1km section of Clout Drove. However, the appreciation of the Abbey and its relationship to the wider landscape through this kinetic experience is retained when traveling south along the other stretches of the road.
- 5.1.3. The overall appreciation of the significance of the Abbey and its relationship with the historic estate and its boundary monuments will remain legible.
- 5.1.4. As detailed in **ES Chapter 8: Cultural Heritage** (Doc Ref 6.1 Rev 1) section 8.9, the historic precinct of Crowland Abbey as a whole is considered to be of medium importance. The Scheme would have a minor adverse direct impact on the historic landscape of the Abbey for the lifespan of the Scheme which would be reversed when the solar infrastructure is removed on decommissioning. This results in a long term (but temporary) moderate adverse effect, which is judged to be significant. The assessment undertaken within this kinetic views assessment demonstrates that the magnitude of impact and resulting significance of effect set out within **ES Chapter 8: Cultural Heritage** (Doc Ref 6.1 Rev 1) does not change when the obscuring of views of the tower and spire of Crowland Abbey from some locations when traveling south along Clout Drove is taken into account.
- 5.1.5. Due to the position of the Abbey when viewed from Clout Drove, a large number of solar panels would need to be removed from the Scheme design, and the proposed line of the landscape planting set back several hundred meters from its current alignment, in order to preserve the current glimpsed views of the Abbey. Given the limited contribution these views make to the significance of the Abbey and the historic landscape of the estate as a whole, the changes to the Scheme design (and the resulting loss of generating output) required to retain these views is not considered to be proportionate mitigation.

Appendix A – Kinetic Views Assessment



Contains OS data © Crown copyright and database right (2026)

Meridian Solar Farm

- Order Limits
- Kinetic Views Assessment Plates
- Limit of Solar Array



Drawn By: BH Date: 14/09/2026
Checked By: FL Date: 14/09/2026
Approved By: FL Date: 14/09/2026

Figure Title: Figure 1 - Crowland Kinetic Views Assessment

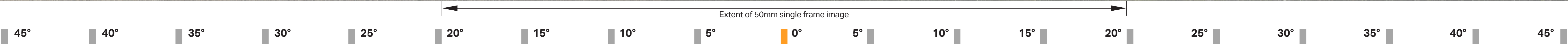
1 Broughton Park
Old Lane North
Broughton
Skipton
North Yorkshire
BD23 3FD
+44 (0)1756 799 919
info@jbaconsulting.com

JBA
consulting

Appendix B – Landscape Viewpoints



EXISTING SUMMER

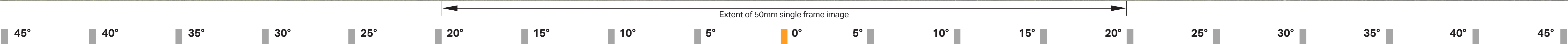




KEY:

Maximum dimensions of proposed On-Site Substation and BESS Compounds

PROPOSED SUMMER (YEAR 1)

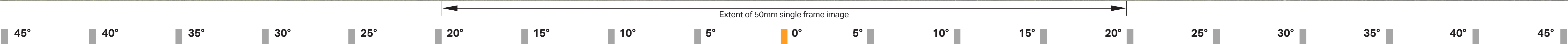




KEY:

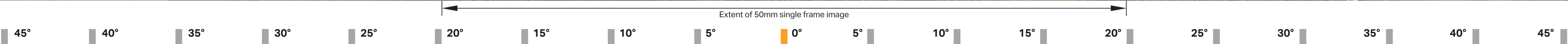
— Maximum dimensions of proposed On-Site Substation and BESS Compounds

PROPOSED SUMMER (YEAR 15)





EXISTING WINTER

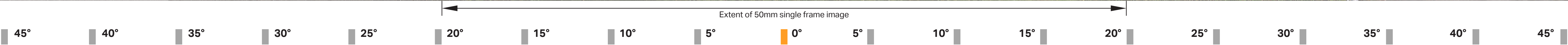


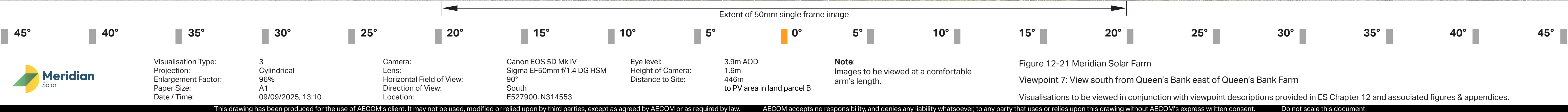


KEY:

Maximum dimensions of proposed On-Site Substation and BESS Compounds

PROPOSED WINTER (YEAR 1)







KEY:

Maximum dimensions of proposed On-Site Substation and BESS Compounds

PROPOSED SUMMER (YEAR 15)

