

I am submitting this Written Representation as the owner and operator of Albion Nights, an award-winning rural tourism business in Woodton, South Norfolk. I object to the East Pye Solar proposal because of the significant impact I believe it would have on my business, my home, my family and the surrounding rural environment.

Albion Nights offers two hand-built, off-grid cabin stays set within the rural countryside. Guests visit to escape the noise, pressures and constant stimulation of modern life. There is no Wi-Fi, television or mains electricity in the cabins. Instead, guests enjoy peace, wildlife, countryside walks, dark skies and time away from screens and technology.

Tranquillity is not incidental to my business; it is the very essence of the experience I offer.

I have worked extremely hard over several years to create Albion Nights and establish its reputation. The business has featured on BBC One, Channel 4's George Clarke's Amazing Spaces and in The Guardian, The Times and National Geographic. Guests choose to stay because of the distinctive accommodation and the experience of being immersed in a peaceful rural environment.

This makes Albion Nights particularly vulnerable to the proposed development. The surrounding landscape is not simply a backdrop to the cabins; it is an integral part of the business. Any significant deterioration in the tranquillity, appearance or accessibility of the countryside could directly affect the experience guests receive.

The proposed construction period of approximately 24 months is a major concern. The applicant's documents describe extensive construction activities, including piling, earthworks, trenching, access-track construction, concrete works and the movement of construction vehicles and equipment.

These activities have the potential to introduce sustained noise and disturbance into an environment which guests specifically choose for its quietness. Heavy machinery, piling, delivery vehicles and construction traffic are fundamentally at odds with the experience Albion Nights promises.

The impact cannot be assessed solely by considering whether noise exceeds a particular technical threshold. A guest who has paid for a peaceful countryside escape may find the experience compromised by audible machinery, repeated vehicle movements or other construction disturbance, even if the noise does not exceed a formal limit. Unlike conventional accommodation, guests at Albion Nights are paying to be immersed in the outdoors and cannot simply move away from external noise.

There are also serious commercial implications. Reviews, repeat bookings and word-of-mouth recommendations are essential to small tourism businesses. I have invested years of work in building an excellent reputation, and disappointed guests may leave negative reviews which remain online and influence future booking decisions long after construction has ended. The potential damage therefore extends beyond the immediate period of disturbance.

Countryside walking is another important part of the Albion Nights experience. I am particularly concerned about the proximity of the proposed development around Site 10 to established walking routes used by both visitors and my family. Construction traffic, temporary road restrictions, machinery, fencing and visible works compounds could significantly detract from the experience of walking in this landscape.

The applicant's Environmental Statement recognises that construction traffic may affect pedestrians and the experience of using rural roads. These are not abstract concerns for my business: access to peaceful countryside is part of what guests are paying for.

My concerns extend well beyond construction. The proposed development would introduce large-scale solar infrastructure, battery storage, electrical infrastructure, fencing and associated access arrangements into a predominantly rural landscape. With a proposed operational life of approximately 60 years, this would be a profound and long-term change to the character of the area.

I recognise the importance of renewable energy and am not opposed to renewable energy in principle. My objection concerns the scale and location of this particular proposal and its consequences for an established rural tourism business, and the wider local environment.

South Norfolk's countryside is an important asset for local tourism. Small businesses such as mine contribute to the local economy by attracting visitors who spend money in the surrounding area. Unlike larger businesses with multiple premises, I cannot relocate my operation or offer guests an alternative setting if the environment around the cabins is adversely affected.

I am concerned that the cumulative effect of large-scale infrastructure developments across Norfolk could undermine the qualities that make this area attractive to visitors seeking countryside breaks and nature-based tourism. The long-term loss of rural character could damage confidence in this part of Norfolk as a tourism destination.

I am also deeply concerned about the impact on local wildlife. A herd of red deer lives in the wider area and these animals move through fields identified within Site 10. I am concerned about the effects of habitat loss, fencing, disturbance and fragmentation of the land on their ability to move through the landscape.

Construction activity, lighting, fencing and changes to land use will have consequences for wildlife which depend on this rural environment. The wildlife, dark skies and natural surroundings are important to me personally, but they also form part of the experience that attracts guests to Albion Nights. Damage to the environment therefore has both ecological and economic implications.

There is also my own personal objection, which I believe is equally important. Albion Nights is not simply a business. [REDACTED] and we have built our lives around the tranquillity and rural character of this place.

We chose this environment because of the countryside, the wildlife, the sense of space and the opportunity to enjoy a quieter way of life. These are an important part of our everyday wellbeing and quality of life.

The prospect of living alongside a major construction project for approximately two years is deeply concerning. My family and I could be exposed to construction noise, heavy vehicle movements and general disturbance day after day throughout the construction period.

The countryside around [REDACTED] is where I walk on a daily basis. Spending time outdoors and enjoying the natural environment is an everyday part of my life. The prospect of this landscape being substantially altered, and of its tranquillity being compromised, is deeply upsetting.

The irony of having built a business around giving people the opportunity to escape the noise and pressures of modern life, while facing the prospect of a major infrastructure development changing the environment in which we live and work,

is not lost on me.

I appreciate that projects of national significance must be considered in the public interest. However, I ask the Examining Authority to recognise the human impact on those who live and work within the affected landscape. For me, this is not simply a question of losing a view or experiencing temporary inconvenience. It is the potential loss of the peace, tranquillity and rural environment which are central to both my home and my livelihood.

I respectfully ask the Examining Authority to give serious consideration to the direct and cumulative effects of East Pye Solar on Albion Nights, my home and the surrounding countryside.

Albion Nights is a small but established tourism business which has taken years of hard work to create. Its success depends fundamentally on the qualities of this particular place: its tranquillity, wildlife, dark skies and rural character.

I therefore maintain my objection to the East Pye Solar proposal and ask that the consequences [REDACTED], my livelihood and this valued rural landscape are fully taken into account.

I attach a number of arial images showing one of the cabins at Albion Nights looking towards Site 10.





