

- The potential impact of this proposed development on **Lincolnshire's tourism economy should not be underestimated**. Tourism is the county's **second-largest economic contributor after agriculture**, sustaining many small rural businesses and communities. The proposed Fosse Green development lies **at a key gateway into Lincolnshire**, forming the first impression for visitors arriving from major population centres such as Nottingham and Sheffield.
- This concern is not hypothetical. In **February 2020**, Lincolnshire County Council refused permission for an animal processing plant on a nearby site. The decision recognised that such industrialisation of a prominent rural approach would **damage both the landscape character and the visitor economy that depends upon it**.
- The Inspector will already be aware that this proposal conflicts with several Local Plan policies, including **S1, S5, S43 and S53**. However, I would particularly highlight the misleading argument that the development affects only a **small percentage of UK land**. Measuring impact purely in acreage fails to recognise the broader consequences of industrial development on **landscape character, ecological systems and the viability of surrounding businesses**. The real impact extends far beyond the physical footprint on a map.
- Many hospitality businesses in Lincolnshire rely on the **county's open agricultural landscape as a key part of their appeal**. While we cannot offer the dramatic scenery of places such as Cornwall, we provide something equally valued: **a spacious, accessible countryside experience**, relatively free from congestion and overdevelopment. This is precisely what attracts visitors from the heavily urbanised Midlands.
- Consider a simple analogy. Imagine placing **scaffolding along the seafront properties in Skegness**, while reassuring local businesses that it will be removed in sixty years. Developers might argue that the scaffolding occupies only a small proportion of the promenade. Yet its visual dominance would clearly undermine the setting on which the local tourism economy relies.
- The same principle applies here. Even developments occupying relatively small areas can **fundamentally alter how a landscape is perceived and experienced**, with direct consequences for businesses that depend on that character.
- In weighing this proposal, the long-term interests of **established Lincolnshire businesses, communities and landscapes** should carry far greater weight than the interests of large-scale infrastructure projects whose developers may ultimately have only a **short-term financial stake** in the area.
- For these reasons, and given the clear conflicts with local planning policy, the application should be **refused**.