

Summary of the points from 31st October meeting: -

1) Visual Aspect

It was agreed that this was a very important point and could not be stressed too strongly.

- It is part of the ancient route from York to Beverley through the Westwood, which until now has largely maintained its ancient feel.
- The presence of the proposed petrol station will totally ruin the feel of the area and be an eyesore.
- As noted in the Lindum response it will only be seen from the roundabout and surrounds. As agreed last night this is exactly the point it will ruin the aspect of the approach into Beverley as the area up to and beyond the roundabout is an integral part of the view.
- It was felt that the new plans are more intrusive than before as they propose to remove 125m mature hedgerow (from the site to Killingwoldgraves roundabout) to ensure that there is sufficient visibility to exit the site safely. It was felt the removal of the hedgerow would open up the area and change the look of the approach to the Westwood.

Note: The proposed site is a greenfield site, outside Bishop Burton Development limited and has NOT been designated for retail development in the East Riding local plan.

2) Need

- People felt there was no “need” for the petrol station. Local stations have closed.
- People felt that the site had been chosen because of the demograph and BP/M&S formula to find sites at roundabouts in affluent areas.
- People felt that the need was where the new houses were rather than here and that there are more appropriate sites.

3) Traffic

- Commented only traffic survey was Tuesday 18th December 2018 – and that this was not representative.
- Commented that the developers had used a generic model to predict traffic increases and that the results were not representative of what everyone expected.
- It was felt that the plans would result in a significant increase in traffic as most of those using the petrol station would go around the roundabout twice, one to get into the petrol station and once when leaving. This would increase the volume on an already busy roundabout and increase the risk of accidents.
- Killingwoldgraves roundabout has recently been configured to improve traffic flow. Part of this was the creation of two lanes on the final approach to Killingwoldgraves roundabout from Beverley. The revised petrol station plans will see the length of these two lanes reduced. This will reduce the effectiveness of the recent improvements and lead to queues when leaving Beverley.
- Traffic in the right-hand turn lane into the petrol station will block those trying to turn right out of the petrol station
- Not clear what would happen on race days

4) Local Shops

- Concern was raised that the local shops will close. Evidence had been seen first-hand by one of the audience in a Hampshire village where there had been a petrol station a mile away. Last year an M&S Simply food was added, now the village shop is closing – the village was a similar size to Walkington.
- It was noted that Lindum's original response was that "the site will provide limited convenience goods". However, BP's own website states "every M&S Simply Food offers a handy range of high-quality food, including ready meals, fresh produce and staple groceries, plus wine, beer and flowers".
- It was also commented that the real reason for the application was the shop not the fuel as 8 times as much margin on shop items when compared to fuel. This comment is supported by BP's chief executive statement in Dec 16 that "more of the income comes from the shop" and "significant number of customers are shop only - 40-50%"

5) Thin end of the wedge

- The meeting felt very strongly that this would be the thin edge of the wedge.
- It was commented that in other areas of the country the "BP and M&S combination" is typically joined by McDonalds. It was felt that should the petrol station be allowed that a fast food outlet and potentially others would follow shortly.

6) Drainage

- Concern was raised as to whether the plans were adequate.

This is a quick summary from Thursday nights meeting, apologies if I have missed anything. Feel free to use as many or as few of the points as you wish in your letter to ERYC, and, if there are other matters that are important to you please include them.

The most important thing is to write to ERYC by the 8th November in your own words. If you have any questions or queries or need help in submitting please get in contact, my contact details are on the email.