

EL417
94899



APPLICATION FOR PREMISES LICENCE / PROVISIONAL PREMISES LICENCE*

LICENSING (SCOTLAND) ACT 2005, SECTION 20

*Delete as appropriate

3c

Question 1 - Name, address and postcode of premises to be licensed

ASDA EXPRESS PFS HADDINGTON

HADDINGTON RETAIL PARK, HADDINGTON EH41 3FW

Question 2 - Particulars of applicant

2(a) Where applicant is an individual, provide full name, date & place of birth, home address including postcode, telephone number & email address.

2(b) Where applicant is a partnership, please provide full name, and postal address of partnership.

2(c) Where applicant is a company, please provide name, registered office and company registration number.

ASDA EXPRESS LTD

ASDA HOUSE SOUTHBANK GREAT WILSON STREET LEEDS LS11 5AD

COMPANY NO; 04246195

2(d) Where the applicant is a club or other body, please provide full name, and postal address of club or other body.

2(e) Where applicant is a partnership, company, club or other body, please provide the names, dates and places of birth, and home addresses of connected persons.*

PLEASE SEE ATTACHED

* Connected person is defined in section 147(3) of the Licensing (Scotland) Act 2005.

Question 3 – Previous applications

Has the applicant been refused a premises licence under section 23 of the Licensing (Scotland) Act 2005 in respect of the same premises?

YES NO

If YES – provide full details _____

Question 4 – Previous convictions

Has the applicant or any connected person ever been convicted of a relevant or foreign offence (1)

YES NO

If YES – provide full details. For the purpose of this Act, a conviction for a relevant offence or foreign offence is to be disregarded if it is spent for the purpose of the Rehabilitation of Offenders Act 1974.

NAME	DATE	COURT	OFFENCE	SENTENCE

(1) In addition to any convictions held by the applicant at the time of application, applicants should also familiarise themselves with the contents of section 24(1) of the Licensing (Scotland) Act 2005 in respect of any convictions for relevant or foreign offences which they may receive during the period beginning with the making of the premises licence application and ending with determination of the application.

DESCRIPTION OF PREMISES

Licensing (Scotland) Act 2005, section 20(2)(a)

Question 5 – Description of premises

(where application is submitted by a members' club, please also complete question 6)

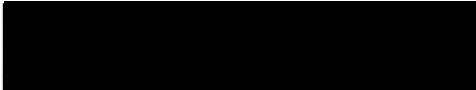
Question 6 – To be completed by members' clubs only

Do the club's constitution and rules conform to the requirements of regulation 2 of the Licensing (Clubs) (Scotland) Regulations 2007?

YES NO

DECLARATION BY APPLICANT OR AGENT ON BEHALF OF APPLICANT

The contents of this Application are true to the best of my knowledge and belief.

Signature  _____ * (see note below)

5TH MARCH 2025

Date _____

~~APPLICANT~~ AGENT (delete as appropriate)

Telephone number and email address of signatory _____ 01482 324252

janet_braithwaite@gosschalks.co.uk

I have enclosed the relevant documents with this application – please tick the relevant boxes

- Operating plan
- Layout plan (highlighting the area where alcohol is sold/consumed)
- Planning certificate
- Building standards certificate
- Food hygiene certificate

* Data Protection Act 2018

The information on this form may be held on an electronic public register which may be available to members of the public on request.

Operating plan

Licensing (Scotland) Act 2005, section 20(2)(b)(i)

Question 1

Statement regarding alcohol being sold on premises/off premises or both

1(a) Will alcohol be sold for consumption solely ON the premises? Yes No

1(b) Will alcohol be sold for consumption solely OFF the premises? Yes No

1(c) Will alcohol be sold for consumption both ON and OFF the premises? Yes No

Question 2

Statement of core times when alcohol will be sold for consumption on premises

Day	On Consumption	
	Opening time	Terminal hour
Monday	N/A	N/A
Tuesday	N/A	N/A
Wednesday	N/A	N/A
Thursday	N/A	N/A
Friday	N/A	N/A
Saturday	N/A	N/A
Sunday	N/A	N/A

Question 3

Statement of core times when alcohol will be sold for consumption off premises

Day	Off Consumption	
	Opening time	Terminal hour
Monday	10.00	22.00
Tuesday	10.00	22.00
Wednesday	10.00	22.00
Thursday	10.00	22.00
Friday	10.00	22.00
Saturday	10.00	22.00
Sunday	10.00	22.00

Question 4

Seasonal variations
Does the applicant intend to operate according to seasonal demand? Yes No

*If yes – provide details

Question 5

Please indicate the other activities or services that will be provided on the premises in addition to supply of alcohol.

Col. 1 5(a) Activity	Col. 2 Please confirm yes/no	Col. 3 To be provided during core licensed hours – please confirm yes/no	Col. 4 Where activities are also to be provided outwith core licensed hours please confirm yes/no
Accommodation	NO	N/A	N/A
Conference facilities	NO	NO	NO
Restaurant facilities	YES	YES	YES
Bar meals	NO	NO	NO
5(b) Activity Social functions including:	Please confirm yes/no	To be provided during core licensed hours – please confirm yes/no	Where activities are also to be provided outwith core licensed hours please confirm yes/no
Receptions including weddings, funerals, birthdays, retirements etc.	NO	NO	NO
Club or other group meetings etc.	NO	NO	NO
5(c) Activity Entertainment including:	Please confirm yes/no	To be provided during core licensed hours – please confirm yes/no	Where activities are also to be provided outwith core licensed hours please confirm yes/no
Recorded music – see 5(g)	YES	YES	YES
Live performances – see 5(g)	NO	NO	NO
Dance facilities	NO	NO	NO
Theatre	NO	NO	NO
Films	YES	YES	YES
Gaming	NO		NO
Indoor/outdoor sports	NO	NO	NO
Televised sport	NO	NO	NO
5(d) Activity	Please confirm yes/no	To be provided during core licensed hours – please confirm yes/no	Where activities are also to be provided outwith core licensed hours please confirm yes/no
Outdoor drinking facilities	NO	NO	NO
5(e) Activity	Please confirm yes/no	To be provided during core licensed hours – please confirm yes/no	Where activities are also to be provided outwith core licensed hours please confirm yes/no
Adult entertainment	NO	NO	NO

Where you have answered **yes** in respect of any entry in column 4 above, please provide further details below.

RECORDED BACKGROUND MUSIC MAY BE PLAYED WITHIN THE STORE. SCREENS WITHIN THE PREMISES MAY DISPLAY MOVING IMAGES. THE STORE WILL OPERATE WITH CAFÉ FACILITIES.

5(f) Any other activities

If you propose to provide any activities other than those listed in 5(a) – (e) please provide details or further information in the box below.

THE PREMISES IS A CONVENIENCE STORE FORMING PART OF A PETROL FILLING STATION WITH CUSTOMER CAFÉ FACILITIES. IT WILL SELL A RANGE OF HOUSEHOLD GOODS, GROCERIES, MOTORING ACCESSORIES AND FUEL.

ALCOHOL DELIVERIES MAY BE FULFILLED EITHER BY THE PREMISES LICENCE HOLDER'S EMPLOYEES OR A THIRD PARTY TO FULFILL ORDERS PLACED ONLINE

5(g) Late night premises opening after 1.00am

Where you have confirmed that you are providing live or recorded music, will the decibel level exceed 85dB? Yes No

When fully occupied, are there likely to be more customers standing than seated? Yes No

Question 6 (On-sales only)

Children and young persons

6(a) When alcohol is being sold for consumption on the premises will children or young persons be allowed entry Yes No

6(b) Where the answer to 6(a) is **yes** provide statement of the terms under which they will be allowed entry

N/A

6(c) Provide statement regarding the ages of children or young persons to be allowed entry

N/A

6(d) Provide statement regarding the times during which children and young persons will be allowed entry

N/A

6(e) Provide statement regarding the parts of the premises to which children and young persons will be allowed entry

N/A

Question 7

Capacity of premises

What is the proposed capacity of the premises to which this application relates?

CAPACITY – ALCOHOL DISPLAY FRONTAGE 19.05m²

Question 8

Premises manager (note: not required where application is for grant of provisional premises licence)
 Personal details

8(a) Name

8(b) Date of birth

8(c) Contact address

8(d) Email address

8(e) Personal licence

Date of issue	Name of Licensing Board issuing	Reference no. of personal licence

Declaration by applicant or agent on behalf of applicant

If signing on behalf of the applicant please state in what capacity.

The contents of this operating plan are true to the best of my knowledge and belief.

Signature * (see note)	[Redacted Signature]	
Date	5 th MARCH 2025	
Capacity (delete as appropriate)	Applicant	Agent
Telephone number and email address of signatory	01482 324252 janet_braithwaite@gosschalks.co.uk	

Name, address and telephone number of agent (if applicable)

Gosschalks Solicitors Queens Gardens Hull HU1 3DZ
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* Data Protection Act 1998

The information on this form may be held on an electronic public register which may be available to members of the public on request.

SCHEDULE 6

Regulation 7

DISABLED ACCESS AND FACILITIES STATEMENT

Licensing (Scotland) Act 2005, section 20(2)(b)(iia)

Question 1

Disabled access and facilities

1(a)	Is there disabled access to the premises	NO*
1(b)	Do you have facilities for those with a disability	NO*
1(c)	Do you have any other provisions available to aid the use of the premises by disabled people	NO*

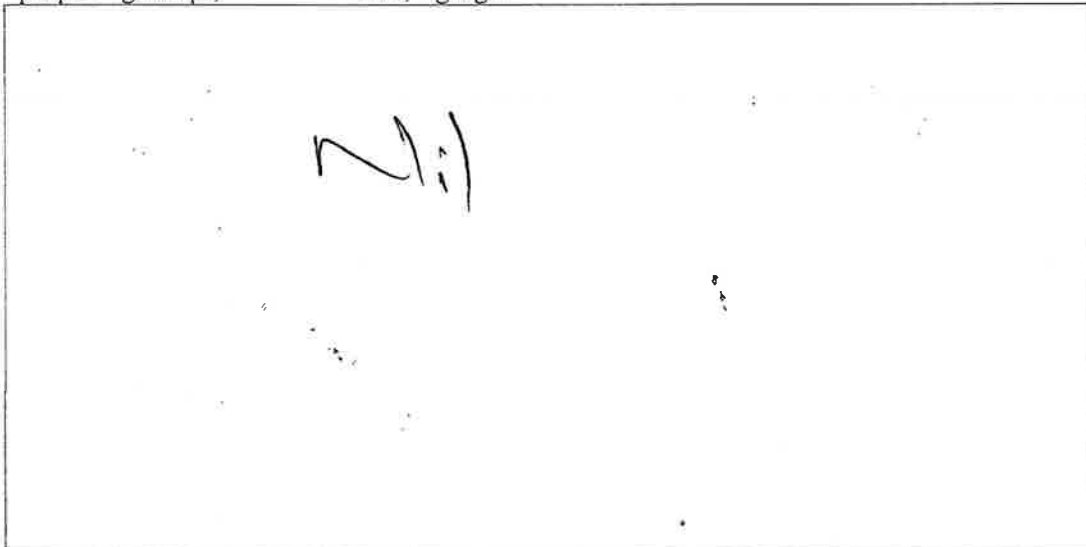
**Delete as appropriate*

If you have answered Yes to any of the questions above please complete, as appropriate, the following sections.

Question 2

Disabled access to, from and within the premises

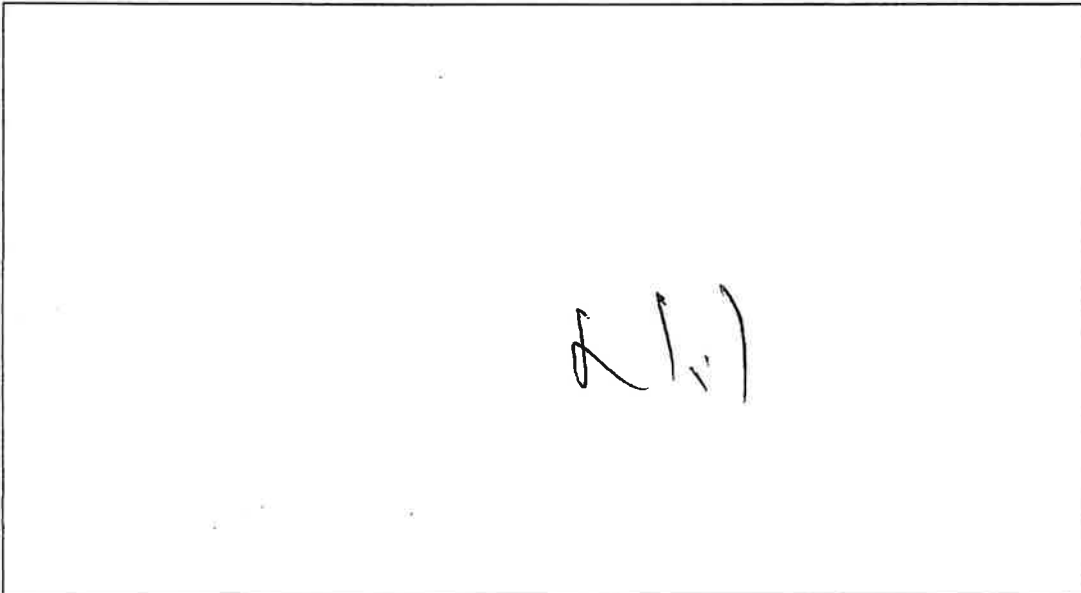
Please provide clear and detailed description of how accessible the premises are for disabled people. e.g. ramps, accessible floors, signage.



Question 3

Facilities available

Please describe in detail the facilities provided for disabled people. e.g. disabled toilets, lifts, accessible tables.

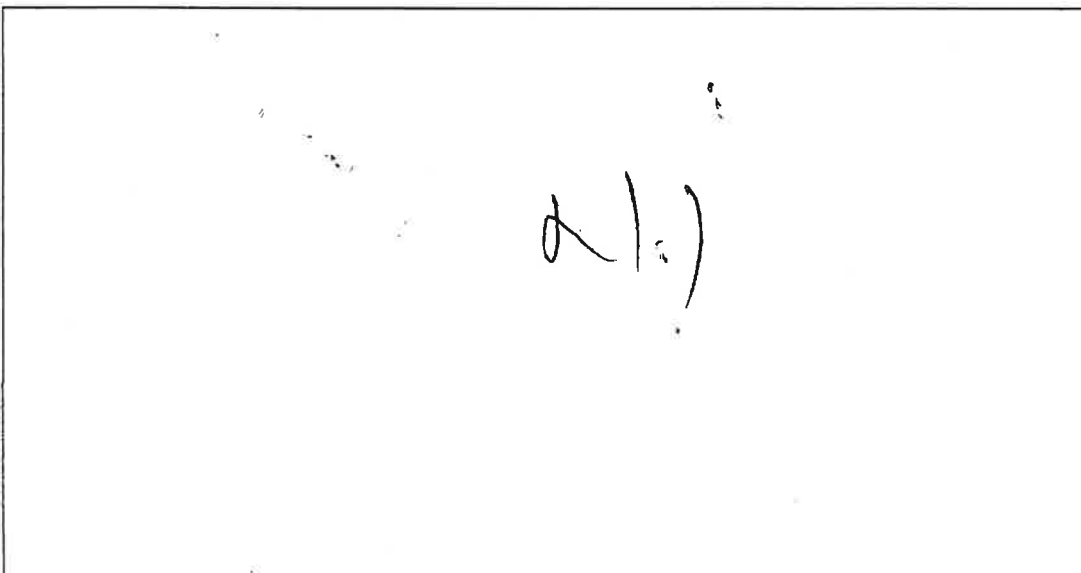


Handwritten text: N/A

Question 4

Other provisions

Please provide details of any other provisions made to aid the use of the premises by disabled people. e.g. assistance dogs welcome, large print menus.




Handwritten text: N/A

DECLARATION BY APPLICANT OR AGENT ON BEHALF OF APPLICANT

If signing on behalf of the applicant please state in what capacity.

The contents of this disabled access and facilities statement are true to the best of my knowledge and belief.

Signature  * (see note below)

Date 09/09/29

Capacity APPLICANT/AGENT

Telephone number and email address of signatory.....

*** Data Protection Act 1998**

The information on this form may be held on an electronic public register which may be available to members of the public on request."



East Lothian Council

LICENSING (SCOTLAND) ACT 2005

For Office Use Only

Ref No:

Date Received:

Fee: £129.10

Certificate Issued:

APPLICATION FOR A SECTION 50 PLANNING CERTIFICATE

1) NAME AND ADDRESS OF APPLICANT:

Name: ASDA EXPRESS LIMITED, Address: ASDA HOUSE SOUTHBANK GREAT WILSON STREET LEEDS LS11 5AD, Tel No: 01482 324252, Mobile: , Email: LJB@GOSSCHALKS.CO.UK

2) NAME AND ADDRESS OF AGENT (if applicable)

Name: GOSSCHALKS LLP, Address: GOSSCHALKS LLP QUEENS GARDENS HULL HU1 3DZ, Tel No: 01482324252, Mobile: , Email: LJB@GOSSCHALKS.CO.UK

3) NAME AND ADDRESS OF PREMISES TO BE LICENSED:

ASDA EXPRESS HADDINGTON PFS HADDINGTON RETAIL PARK HADDINGTON Postcode: EH41 3FW

4) HAVE YOU BEEN ISSUED A PROVISIONAL PREMISE LICENCE? (check appropriate):

Yes No X

5) ARE YOU APPLYING FOR (check appropriate):

Premises Licence: Provisional Premises Licence: X

6) PROVIDE THE FOLLOWING INFORMATION:

Date and Planning Reference Number of Planning Permission: 02/07/2019, 19/00352/P, Date and Planning Reference Number of Certificate of Lawful Use or Development:

7) APPLICATION CHECKLIST:

I/We hereby certify that the operating and layout plan(s) as required by section 20 of the Act have been attached and that I intend to lodge exact copies with the Licensing Board (tick boxes)

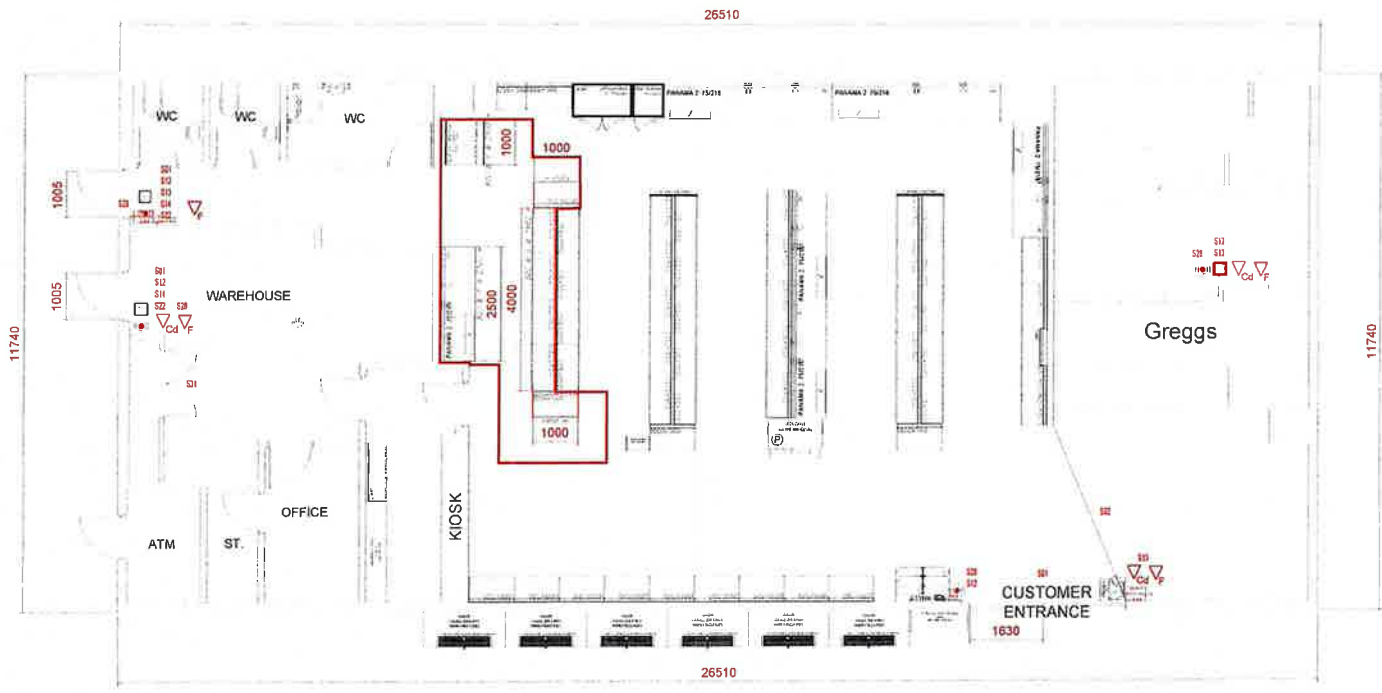
Operating Plan Attached Layout Plan Attached

8) SIGNATURE OF APPLICANT/AGENT (delete as appropriate)

Date

[Redacted Signature] 12 / 09 / 2024

1. This drawing is the property of the client and shall remain the property of the client. It is not to be used for any other purpose without the written consent of the architect.
 2. The architect is not responsible for the accuracy of the information provided by the client or for the accuracy of the information provided by any other person.
 3. The architect is not responsible for the accuracy of the information provided by any other person.
 4. The architect is not responsible for the accuracy of the information provided by any other person.
 5. The architect is not responsible for the accuracy of the information provided by any other person.



- ADDITIONAL NOT TO BE ORDERED BY THE CLIENT IS NOT SHOWN ON PLAN**
- 1001: Floor finish
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- Legend**
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 - 1099: Floor finish
 - 1100: Floor finish



HADDINGTON EXPRESS

BWS LICENCE APPLICATION

Room No.	Room Name	Area (sqm)	Volume (m³)	Height (m)	Notes
1001	WC	2.0	6.0	3.0	
1002	WC	2.0	6.0	3.0	
1003	WC	2.0	6.0	3.0	
1004	WC	2.0	6.0	3.0	
1005	WC	2.0	6.0	3.0	
1006	WC	2.0	6.0	3.0	
1007	WC	2.0	6.0	3.0	
1008	WC	2.0	6.0	3.0	
1009	WC	2.0	6.0	3.0	
1010	WC	2.0	6.0	3.0	
1011	WC	2.0	6.0	3.0	
1012	WC	2.0	6.0	3.0	
1013	WC	2.0	6.0	3.0	
1014	WC	2.0	6.0	3.0	
1015	WC	2.0	6.0	3.0	
1016	WC	2.0	6.0	3.0	
1017	WC	2.0	6.0	3.0	
1018	WC	2.0	6.0	3.0	
1019	WC	2.0	6.0	3.0	
1020	WC	2.0	6.0	3.0	
1021	WC	2.0	6.0	3.0	
1022	WC	2.0	6.0	3.0	
1023	WC	2.0	6.0	3.0	
1024	WC	2.0	6.0	3.0	
1025	WC	2.0	6.0	3.0	
1026	WC	2.0	6.0	3.0	
1027	WC	2.0	6.0	3.0	
1028	WC	2.0	6.0	3.0	
1029	WC	2.0	6.0	3.0	
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1031	WC	2.0	6.0	3.0	
1032	WC	2.0	6.0	3.0	
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1034	WC	2.0	6.0	3.0	
1035	WC	2.0	6.0	3.0	
1036	WC	2.0	6.0	3.0	
1037	WC	2.0	6.0	3.0	
1038	WC	2.0	6.0	3.0	
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1051	WC	2.0	6.0	3.0	
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1055	WC	2.0	6.0	3.0	
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1078	WC	2.0	6.0	3.0	
1079	WC	2.0	6.0	3.0	
1080	WC	2.0	6.0	3.0	
1081	WC	2.0	6.0	3.0	
1082	WC	2.0	6.0	3.0	
1083	WC	2.0	6.0	3.0	
1084	WC	2.0	6.0	3.0	
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1086	WC	2.0	6.0	3.0	
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1088	WC	2.0	6.0	3.0	
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1090	WC	2.0	6.0	3.0	
1091	WC	2.0	6.0	3.0	
1092	WC	2.0	6.0	3.0	
1093	WC	2.0	6.0	3.0	
1094	WC	2.0	6.0	3.0	
1095	WC	2.0	6.0	3.0	
1096	WC	2.0	6.0	3.0	
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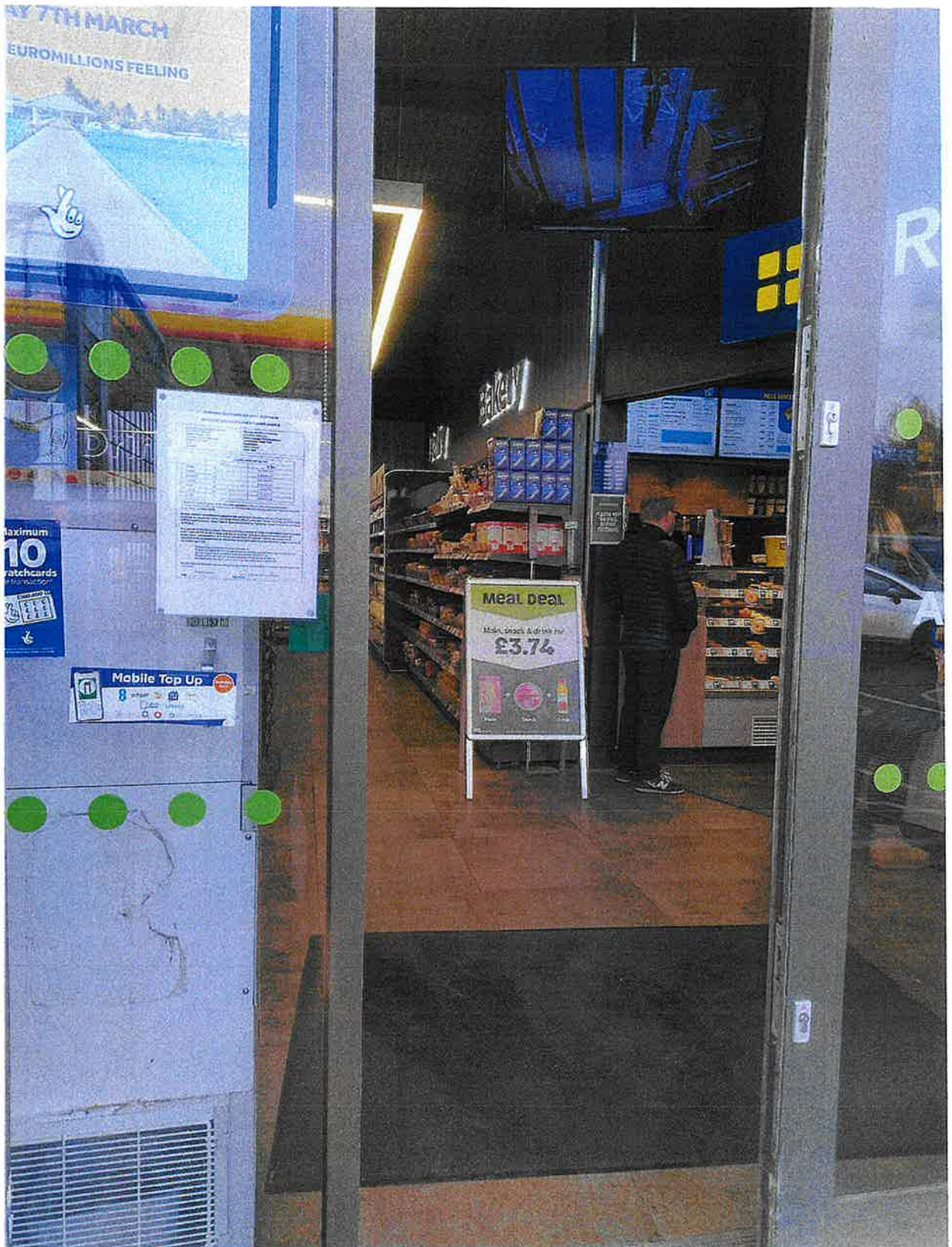
SP-GF-EX-5201 1

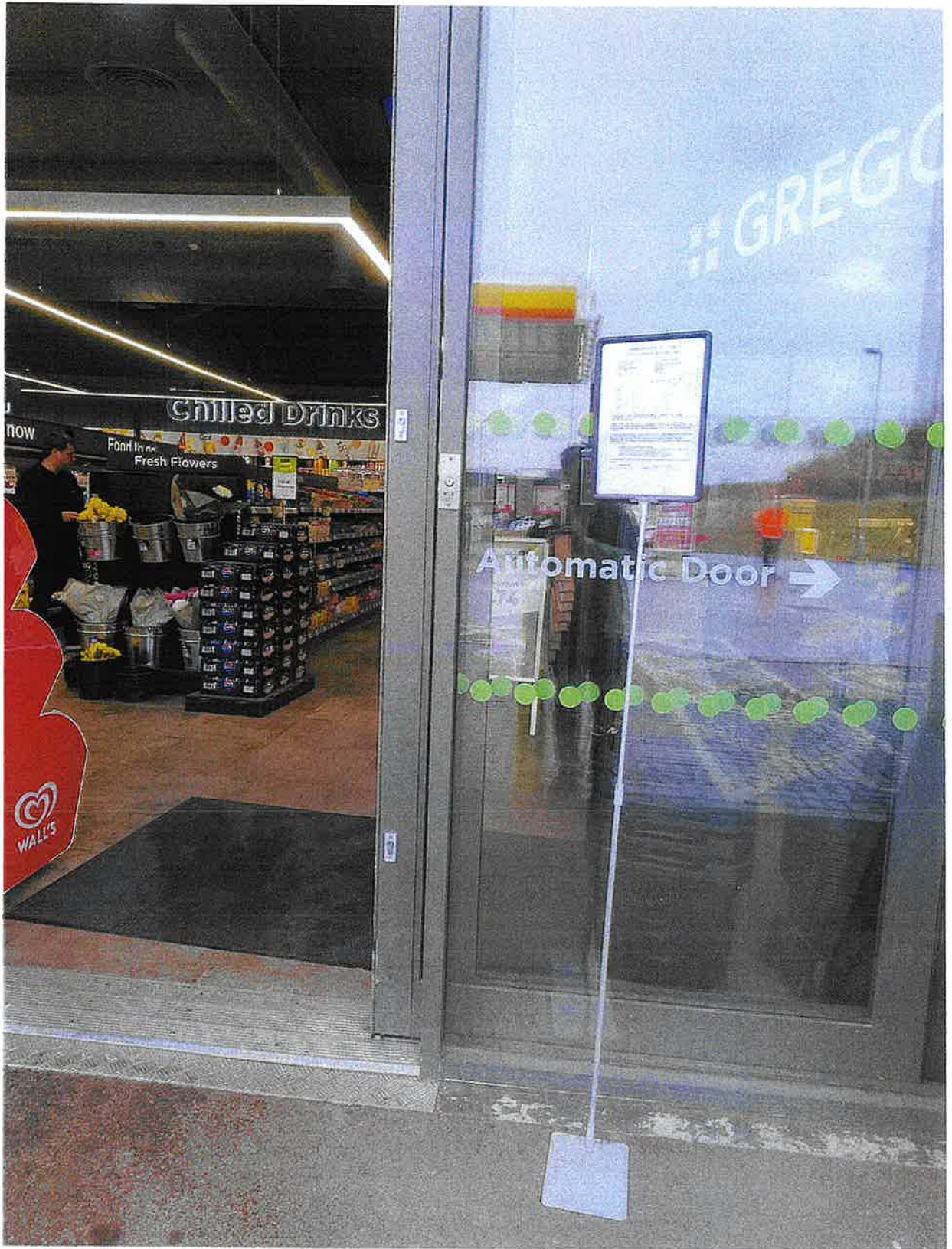
GROUND FLOOR

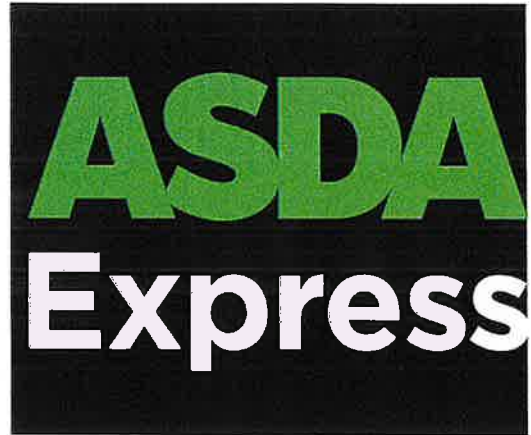
BWS LICENCE APPLICATION

1:100 11/02/2025

Feet	6'	6'6"	7'	7'6"	8'	8'6"	9'	9'6"	10'	10'6"	11'	12'	13'	14'	15'	16'
mm	1830	2000	2100	2300	2400	2600	2700	2900	3000	3200	3300	3700	4000	4200	4600	4800







Haddington Filling Station
Haddington Retail Park, Haddington, EH41 3FW
Customer Profiling Research Report
November 2024

Research & Reporting by



Executive Summary Page

Haddington Filling Station

Introduction

The following report outlines the findings from a customer research interviewing program carried out between Saturday 2nd November and Friday 8th November at Haddington Filling Station, Haddington Retail Park, Haddington, EH41 3FW. The research explored the buying behaviours of persons' resident in the locality of the site. Customers were asked to provide information on; their place of residence in relation to the premises, their means of travel to the premises and their purchasing behaviour in relation to fuel and groceries.

Key Research Objective

[Section 123(5) seeks to determine, as interpreted in the Opinion of the Inner House of the Court of Session in *BP Oil UK Limited v City of Glasgow Licensing Board and City of Edinburgh Licensing Board* (5th April 2011) whether a recognisable number of persons in the locality see and treat the said premises as the principal source from which they, in ordinary course, purchase groceries or fuel and who would properly consider themselves materially disadvantaged or inconvenienced were these retail facilities to no longer be provided from said premises.

Materially Disadvantaged or Inconvenienced

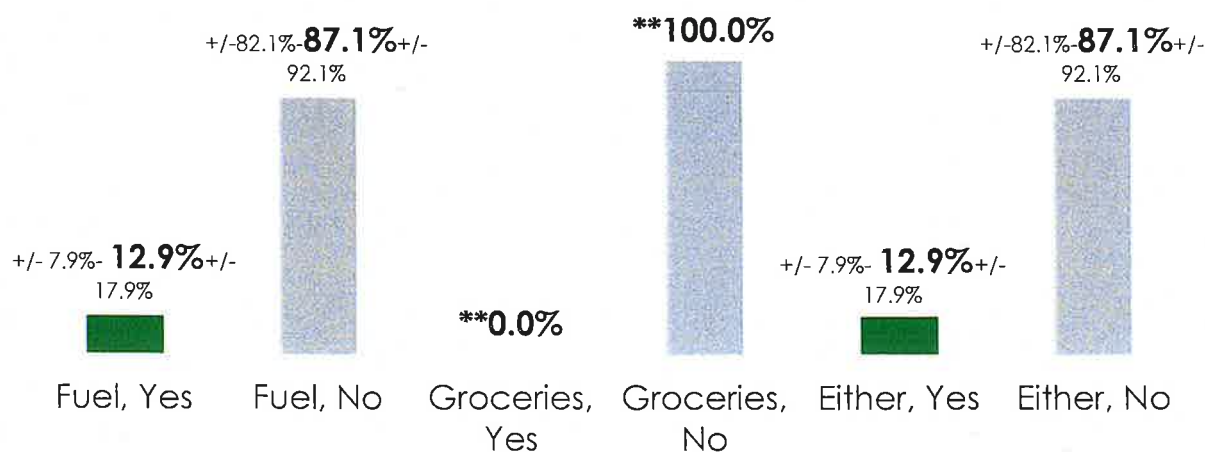


Figure 1: Fuel base = 171

Groceries base = 1

Either base = 171

Conclusion

The results show that a statistically significant* proportion of persons (12.9% (+/-5.02%) in the locality) see and treat this service station at Haddington Retail Park, Haddington, as the principal source from which they, in ordinary course, purchase groceries or fuel and would properly consider themselves materially disadvantaged or inconvenienced were these retail facilities to no longer be provided from said premises.

Statistically significant - In statistics, a result is called **statistically significant if it is unlikely to have occurred by chance. The likelihood that a result or relationship is caused by something other than mere random chance.*

*** Groceries base size too small to apply significance testing*

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Research Methodology

Haddington Filling Station

A quantitative research study was carried out between Saturday 2nd November and Friday 8th November at Haddington Filling Station, Haddington Retail Park, Haddington, EH41 3FW with 837 customers (or 'participants'), all of whom were selected as they were exiting the store. Fieldwork was stratified to cover the core hours of off sale of alcohol on the premises 10am until 10pm.

The structured questionnaire (please see Appendix 2 for full questionnaire) was executed via Computer Assisted Personal Interviewing (CAPI) with the use of an iPad. The screen was shared with participants so that they could view all images and questions. All participants were asked to give their full postcode in order to help map travel time and distance to location.

Sample Size

All intercepts (interviews) were conducted as participants were exiting via the main front entrance/exit; participants were selected at random to ensure sampling confidence. Upon completion of each survey, interviewers were under strict instruction to approach the second customer that passed them. By completing 837 interviews with current service station users, we can be sure that the data and attitudes collected will be statistically representative of the customer base. Importantly this large number of 'base' participants allowed for statistical comparison of sub-groups.

An important sub-group within this research that will form the 'population of interest' are participants who live within the locality of the premises AND use the garage as their principal source for purchasing Fuel or Groceries [Base – 171]. This figure represents 20.4% of the entire customer population.

Population of Interest

This sub-group of 171 participants will be used to answer the key objective of the research. Whether a recognisable number of persons in the locality see and treat the said premises as the principal source from which they, in ordinary course, purchase groceries or fuel and who would properly consider themselves materially disadvantaged or inconvenienced were these retail facilities to no longer be provided from said premises.

Defining the Population of Interest

Haddington Filling Station

Q2 – How far from this Station do you live? (Map 1)

Within 1 mile = continue

1 mile + = record postal code & close

Q7 – In the ordinary course of your purchasing habits, do you treat these premises as the principal source of: a) Petrol or DERV (Fuel)? b) Groceries?

Yes to a) or b) = Continue

No to a) and b) = Close



Map 1

Research Findings – Locality

Haddington Filling Station

Locality to Premises

Q2 – How far away from this service station do you live?

If codes 1-3 were selected (under 1 mile) then respondent was categorised as **living within the locality**.

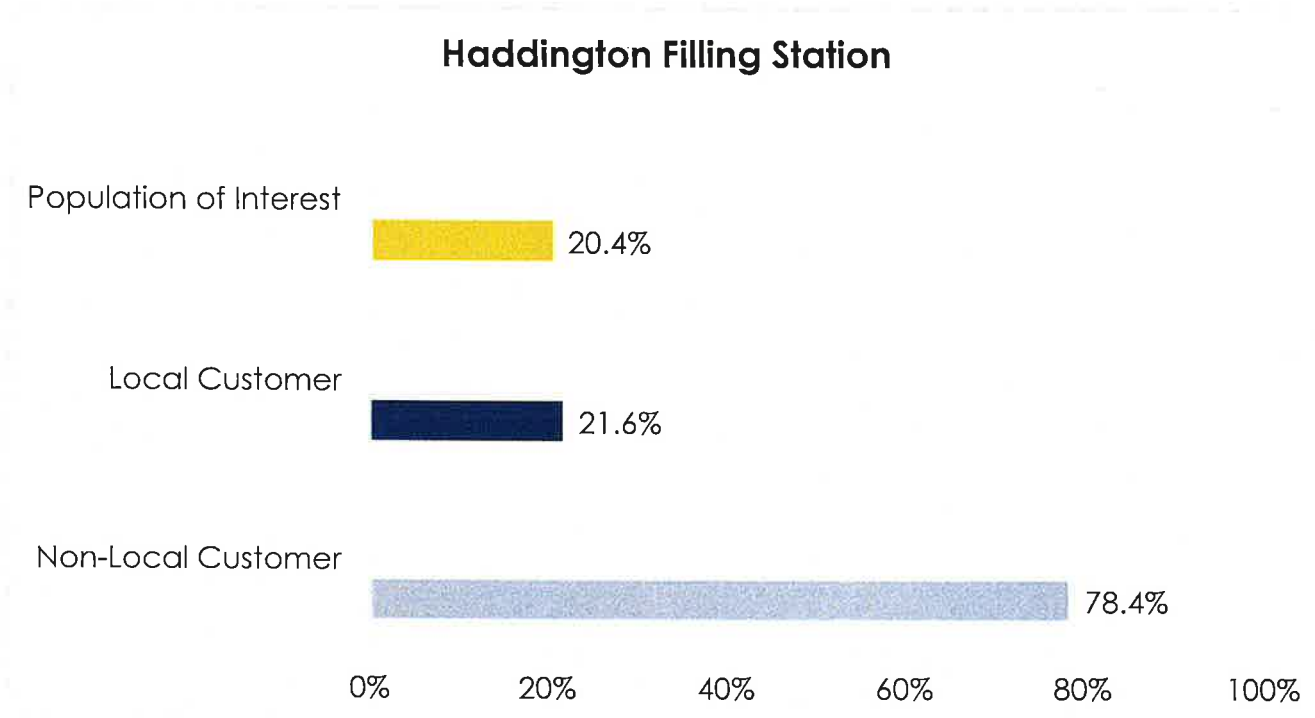
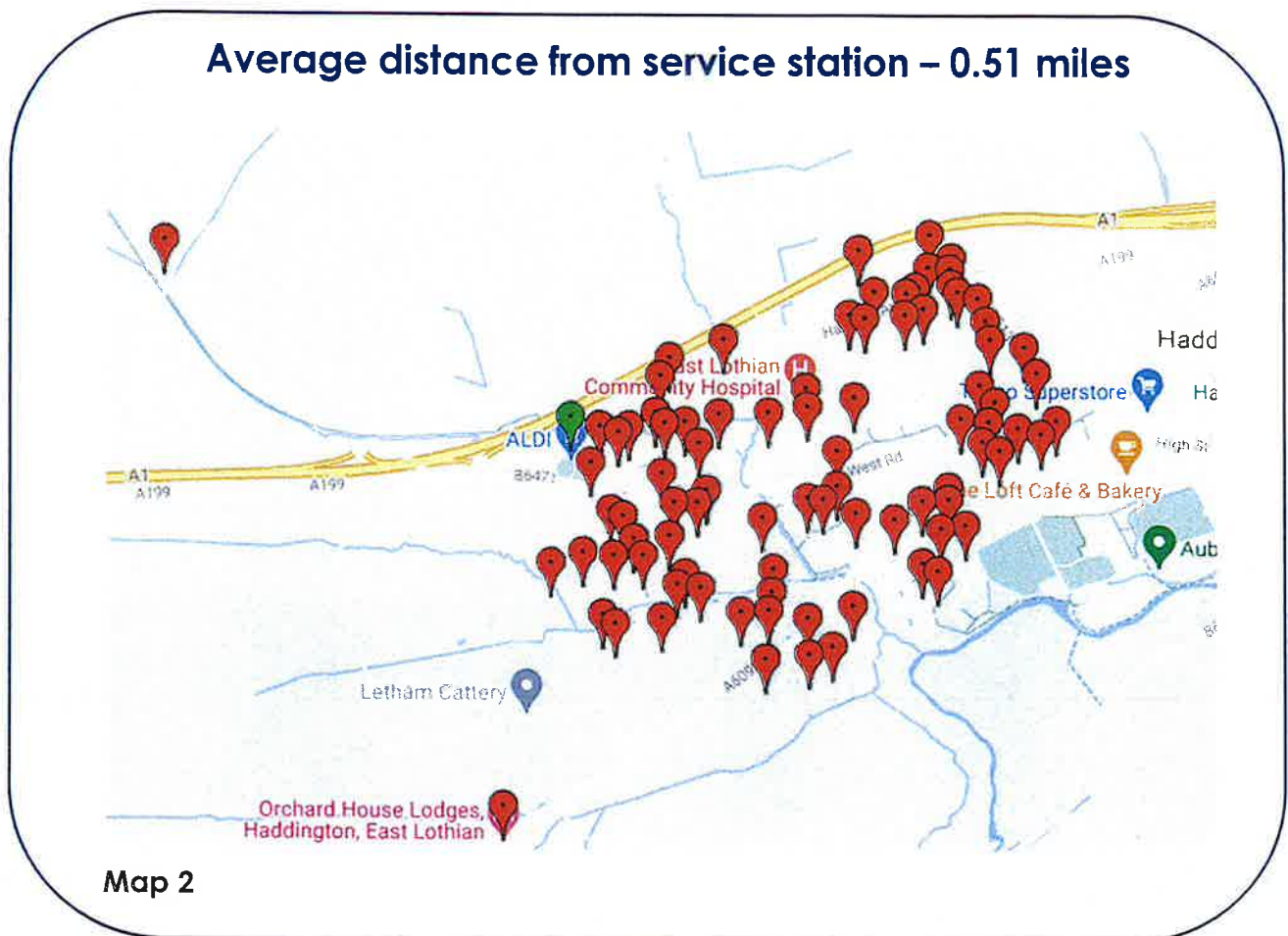


Figure 2: base = 837

Research Findings—Geo-mapping

Haddington Filling Station

All participants were asked to provide their postcode in order to allow for them to be geo-tagged on a map. Out of the 171 participants who fell into **the population of interest**, 171 provided a full and complete postcode. They are represented below as red icons; in some cases, the same postcode has been given and will be represented by only 1 icon.



Analysis of the postcode data has shown that the participants from the 'population of interest' live within a locality of 0.51 miles from the service station (green icon) on average.

Research Findings – Demographics

Haddington Filling Station

Local Respondent (Under 1 mile) Gender



Figure 3: base = 181

Average visits per week (local users)

Grocery Shopping Base – 180	2.41 visits per week
Fuel Purchase Base - 181	1.51 visits per week

Table 1: Base Varied

Local Respondent (under 1 miles) Age

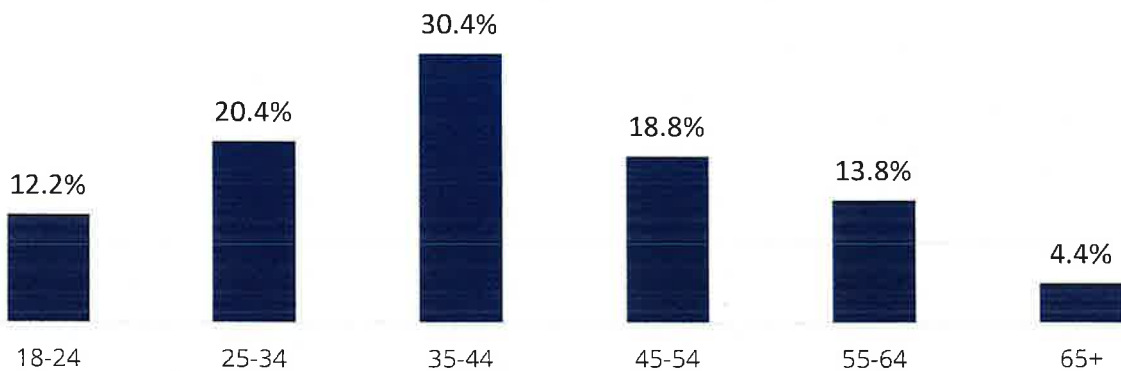


Figure 4: base = 181

Local Respondent Travel Method to Filling Station

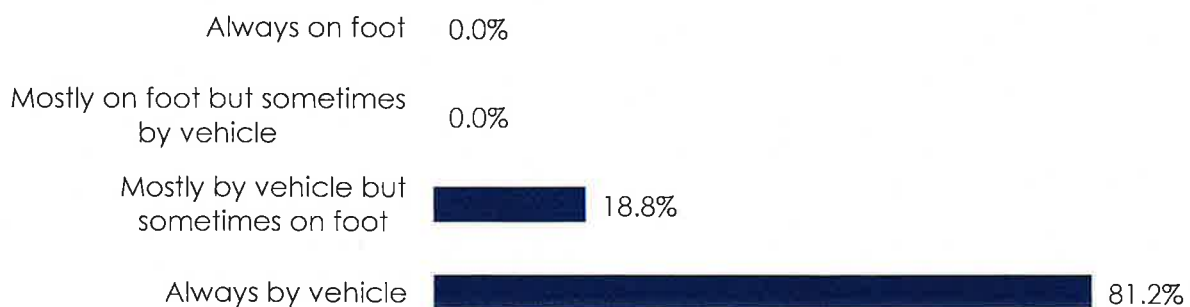
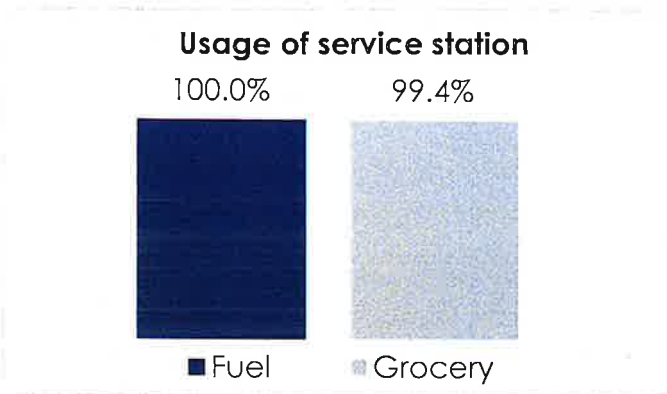


Figure 5: base = 181

Research Findings – Premises Usage

Haddington Filling Station

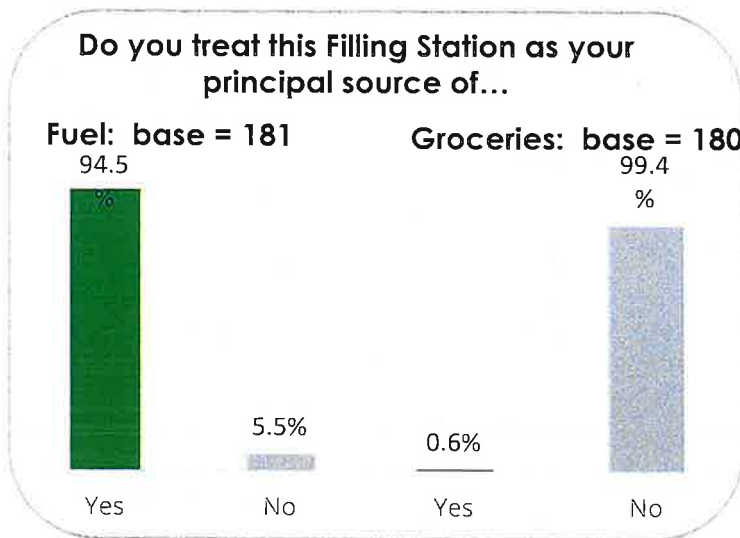
How Haddington Filling Station is being used



180 participants (99.4%)
Use service station as a source of **Groceries**

181 participants (100.0%)
Use service station as a source of **Petrol/DERV (Fuel)**

Figure 6: base = 181



Participants, who live within the locality (within 1 mile) of the service station [181], were asked how they currently use the Service Station – **Figure 6**.

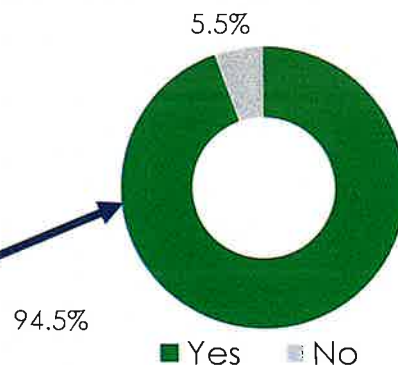
They were then asked if, in the ordinary course of their purchasing habits, they treated this Service Station as their principal source of Petrol/DERV or Groceries – **Figure 7**.

Figure 7: Base Varied

Defining the population of interest

171 (94.5%) local customers (participants) answered 'yes' to treating the service station as their principal source of either groceries or fuel. This forms the population of interest as outlined in the introduction – **Figure 8**.

Do you treat this Filling Station as your principle source of either fuel or groceries?



Population of interest
171 participants

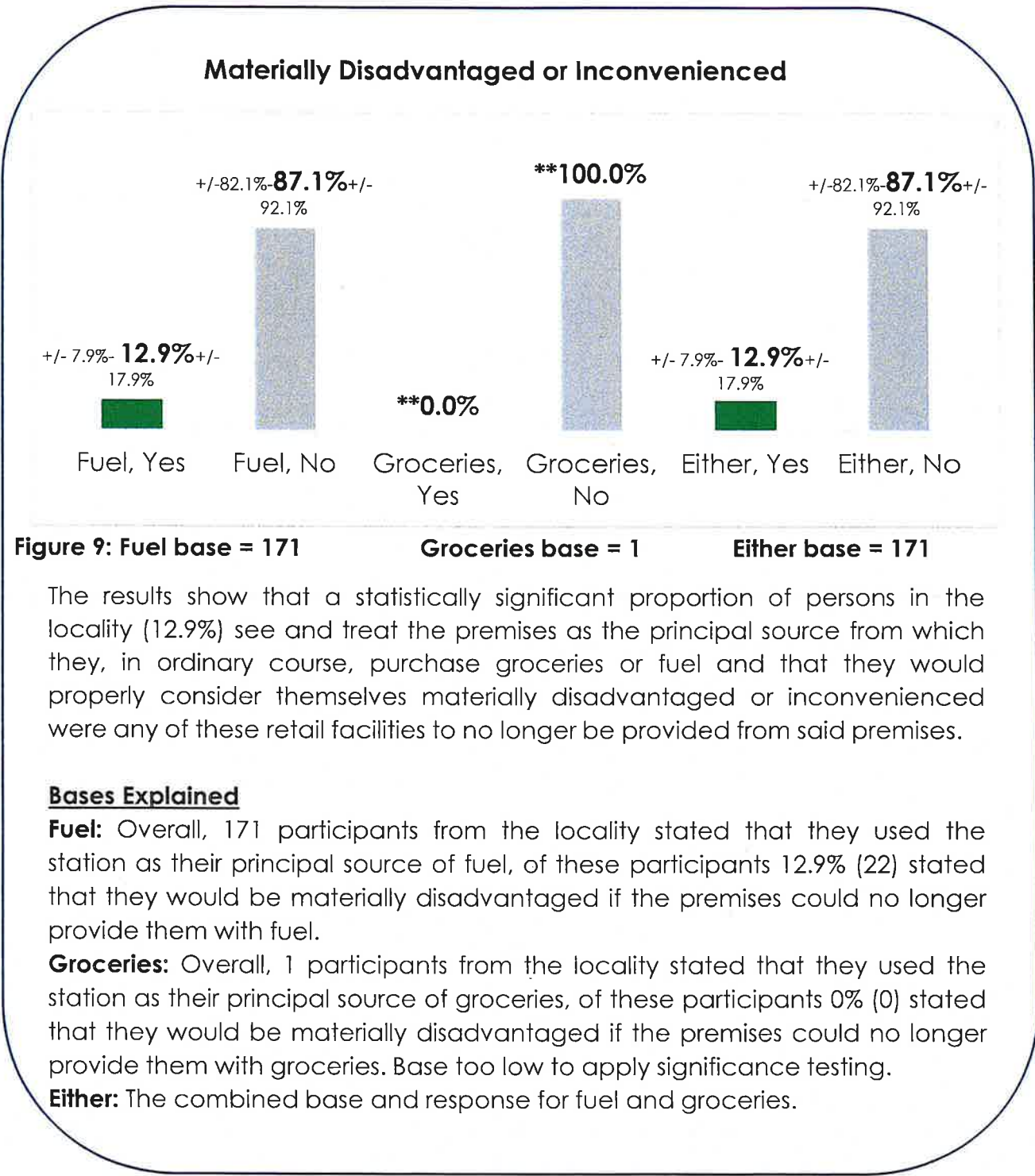
Figure 8: base = 181

Research Findings – Inconvenienced

Haddington Filling Station

Once the population of interest had been defined (Base 171), these participants were asked:

Would you consider yourself materially disadvantaged or inconvenienced were this premises to be unable to provide you with: a) Petrol or DERV (Fuel)? b) Groceries?



Research Findings – Inconvenienced

Haddington Filling Station

FUEL: In order to qualify the result all participants who coded yes to being materially disadvantaged if the service station could no longer provide fuel were asked '**Would you have an alternative fuel source you could use? Base 22**

Yes – 100% (22)

No – 0% (0)

Those who answered 'Yes' to having an alternative fuel source – 100% (22) were then asked: **Is this alternative fuel source available to you without causing you to be disadvantaged or inconvenienced in any way? Base 22**

Yes – 0.0% (0)

No – 100% (22)

Results show that the alternative fuel sources available to 100% of participants would cause 100% of this group to be inconvenienced.

100% (22) of those materially disadvantaged (base 22) confirmed this was still the case after considering alternatives.

Research Findings – Fully Inconvenienced

Haddington Filling Station

The graph below highlights participants who live locally and use the garage as their principal source of either fuel or groceries and who, after considering local alternatives, still feel they would be materially disadvantaged or inconvenienced if the premises could no longer provide them with either.

Fully materially disadvantaged or inconvenienced?

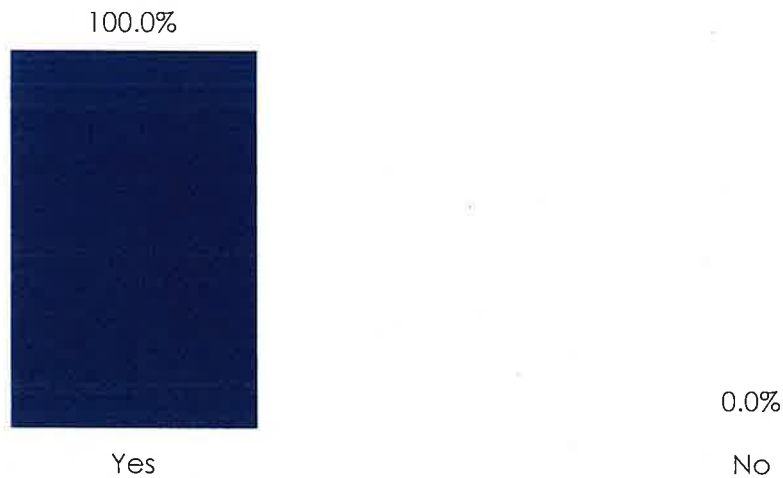


Figure 10: base = 22

The geo-map below shows where all participants (22) who coded 'yes' live; on average 0.47 miles from the station, in some cases the same postcode has been given and will be represented by only 1 icon.



Research Findings – Fully Inconvenienced

Haddington Filling Station

The graphs below highlight the demographic of those who are materially disadvantaged or inconvenienced after having considered local alternatives.

Gender

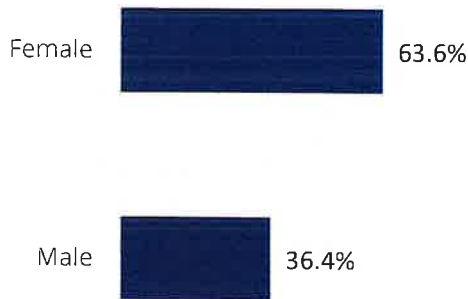


Figure 11: base = 22

Age

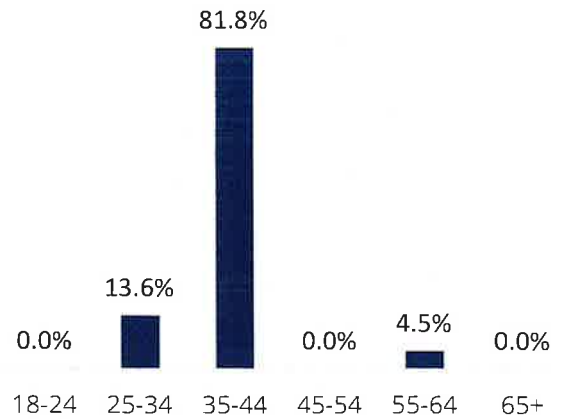


Figure 12: base = 22

Average visits per week

Grocery Shopping Base - 22	4.27 visits per week
Fuel Purchase Base - 22	2.41 visits per week

Table 2: Base Varied

Research Findings – ASDA Express

Haddington Filling Station

Those in the population of interest (base: 171) were asked how the change of ownership from Euro Garage to ASDA has affected their usage of the filling station.

100% of those surveyed stated that the change of ownership has either increased their usage or had no change to their usage. No respondents stated that the change in ownership had led to a reduction in the usage of the filling station.

Has the change to ASDA Express impacted your usage of this filling station?

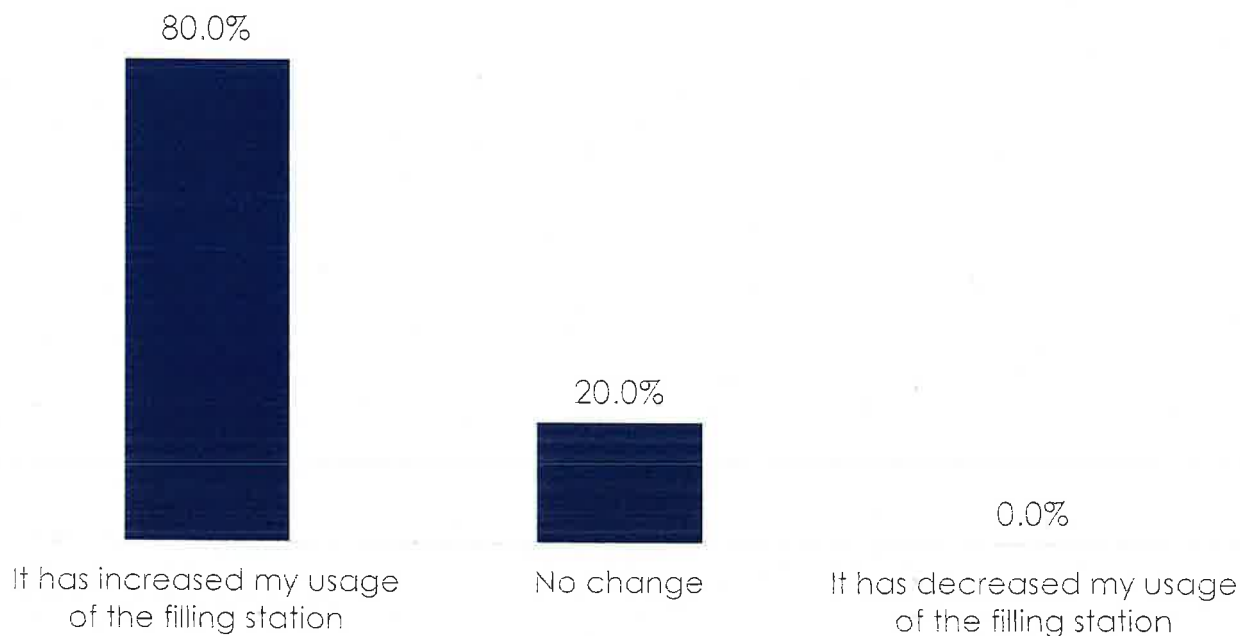


Figure 13: base = 171

Research Findings – Alcohol Purchase

Haddington Filling Station

Those in the population of interest (base: 171) were asked about their future usage of the facility in relation to alcohol purchase.

How often do you personally purchase alcohol in a supermarket, shop or off licence nowadays?

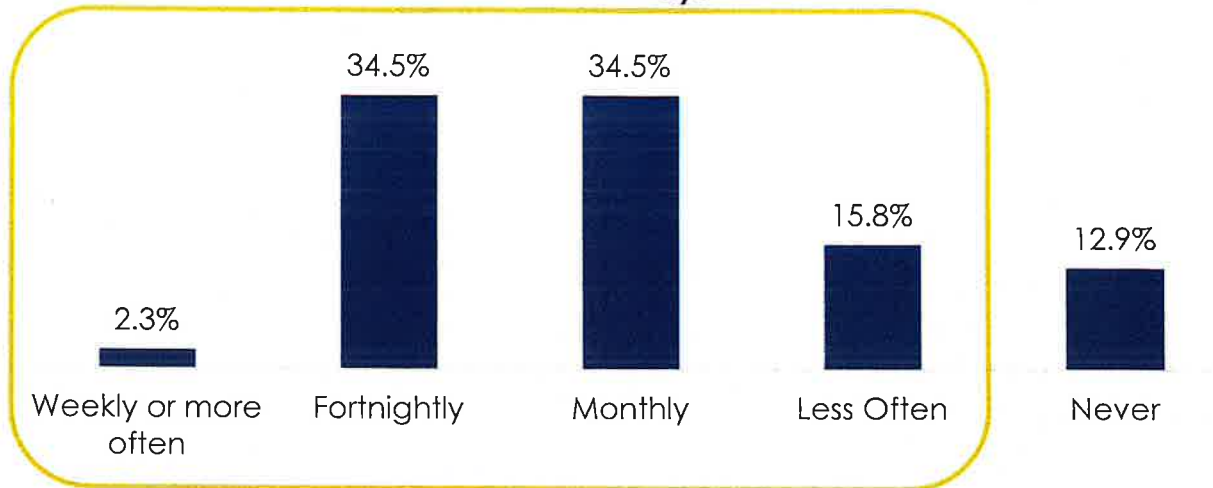


Figure 15: base = 171

Those who said they currently purchase alcohol were then asked how likely they would be to purchase alcohol from the service station.

If suitable alcohol products were available to purchase at this premises, how likely or unlikely do you think you would be to purchase alcohol here?

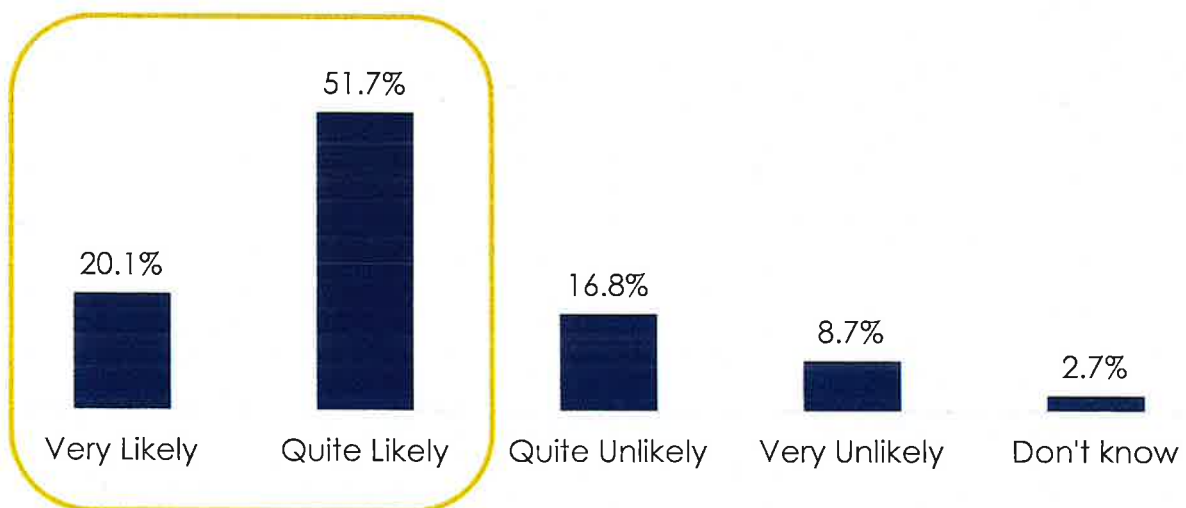


Figure 16: base = 149

71.8% of participants who currently purchase alcohol, stated that they would be at least somewhat likely to purchase alcohol from the premises if it was available.

Those who coded as being either 'Very likely' or 'quite likely' to purchase alcohol from the premises were then asked how it would influence their current buying habits. 82.2% stated that this alcohol purchase would be in addition to a purchase from elsewhere, and 13.1% stated this alcohol purchase would replace a purchase from elsewhere.

You mentioned you would be likely to purchase alcohol products at this premises (assuming you could find everything you needed). Which of the following statements best describe you?



Figure 17: base = 107

The reasons for them purchasing alcohol from the service station are highlighted below. With 97.2% stating it would be "convenient" and 43.0% of respondents stating they would purchase alcohol at the filling station because it is closer to where they live.

Which of the following statements best describe why you are likely to purchase alcohol in this location?

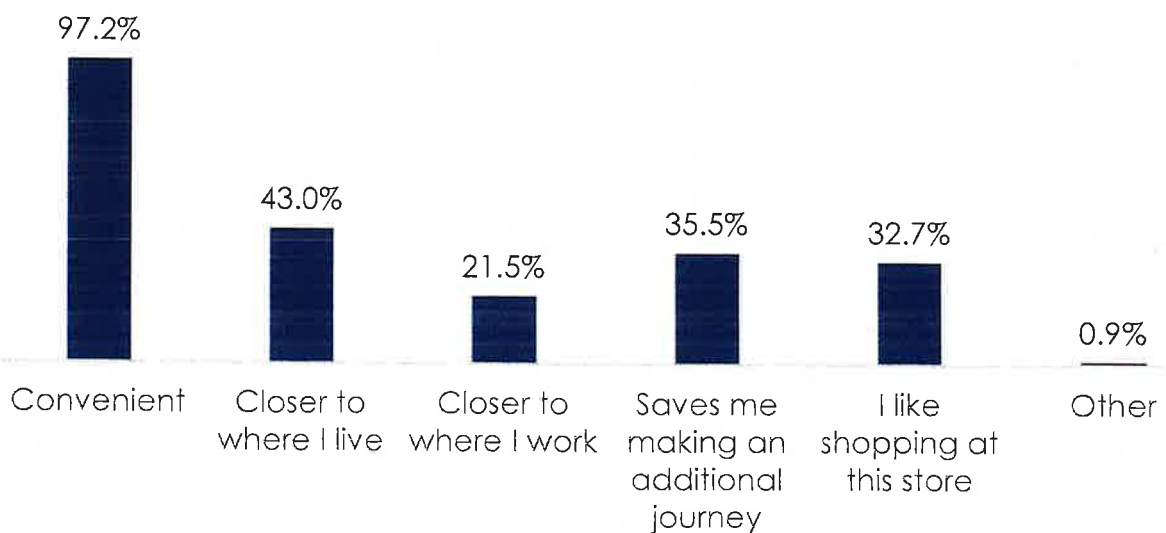


Figure 18: base = 107

About TMcK

Taylor McKenzie Research has been delivering high-quality market research services since 2001. We work closely with our clients and research participants across the UK and beyond, providing the services needed to inform decision-making and drive positive change. A proud family business, our focus is on building trusted partnerships and consistently delivering excellence.

At Taylor McKenzie Research, our mission is to provide our clients with the high-quality data they need to make informed decisions. Our highly skilled and approachable team serves as an extension of your own, delving into your research brief in the pursuit of answers. Since 2001, we have been blending innovative ideas with proven research techniques, resulting in a diverse portfolio of services to meet varied client needs.

About Market Research Society (MRS)

In the competitive world of market research, one name assures you of instant recognition and respect - that of MRS.

MRS is the 'voice of your profession'. Their role is to represent and communicate good practice in research to the business community, government and the public; to award accreditation and to provide support for our members.

Professional standards

All members of the Society must comply with the **MRS Code of Conduct** which is enforced through a disciplinary process. This is the primary means by which market research remains a self-regulated profession. A range of guidelines and advisory services provide support to members in practical implementation of the Code.

The *Code of Conduct* embodies the principles of confidentiality and transparency. It provides protection to research users, participants and to researchers themselves. The Code has the confidence of the business community, government and regulators. It embraces the principles of data protection legislation. Membership of MRS is your way of showing that you subscribe to these ethical and legislative principles.

Appendix 1 – Research Background

The Licensing (Scotland) Act 2005 defines premises that operate in whole or in part as a garage for the sale of petrol or derv as "excluded premises". Subject to the provisions of section 123(5) of the Act, garage premises are "excluded premises". Where premises are "excluded premises", sale of alcohol is not permitted. The Client wishes to explore the motivations and buying behaviours of the consumers who visit affected forecourt premises with the purpose of ascertaining whether or not their forecourt premises fall to be determined as "excluded premises" or within the exception contain under section 123(5). Section 123(5) seeks to determine, as interpreted in the Opinion of the Inner House of the Court of Session in *BP Oil UK Limited v City of Glasgow Licensing Board and City of Edinburgh Licensing Board* (5th April 2011) whether a recognisable number of persons in the **locality**¹ see and treat the said premises as the **principal source**² from which they, in **ordinary course**³, purchase **groceries**⁴ or fuel and who would properly consider themselves **materially disadvantaged** or **inconvenienced**⁵ were these retail facilities to no longer be provided from said premises.

Should the research prove that a substantial % of a **representative sample**⁶ local residents who use the outlet as their principal source of groceries and would be materially disadvantaged or inconvenienced if the outlet stopped selling groceries then it would help to form a case to include the outlet as being 'not excluded' from the changing legislation.

¹ **Locality** will be defined on a premises by premises basis. This will be determined via respondent answering what will be Q1 (How far away from this station do you live?) and will be confirmed with geo-mapping postcode software. Those living within the chosen distance will be deemed suitable to represent persons living in the locality and they will be further questioned on purchasing habits. Those living out with the chosen distance will be asked for their postcode and interview will be terminated.

²⁻³ **Principal source / Ordinary course**; these points must be answered by asking each respondent a question that will be interpreted consistently and fully understood.

Generally speaking, do you treat this premises as your principal source for a) Petrol or DERV (a full description of DERV will be provided in Showcard to help understanding) b) Groceries. A simple yes or no answer will be collected. This will provide the research with its population of interest.

⁴ **Groceries**; will be defined as being food or other things used within the home.

⁵ **Materially disadvantaged or inconvenienced**; the term materially disadvantaged is perhaps not in the general diction of the average respondent, and we would not expect it to be used by a respondent if asked to describe how they felt about a retail outlet closing. However, when it is combined with the word inconvenienced in the Q. "Would you consider yourself materially disadvantaged or inconvenienced were this premises to be unable to provide you with a) petrol (DERV) b) Groceries?") we would expect a good understanding. An open question asking why participants would feel materially disadvantaged or inconvenienced will be asked if 'yes' is coded at either a) petrol (DERV) or b) groceries.

⁶ **Representative sample**; in quantitative market research studies which are to be conclusive it is very important that the data collected and the findings and recommendations made from the data are representative of the given population. In real terms this means that should the study be repeated at any given time then the results will be similar 95 times out of 100 and within an acceptable margin of error (+/-) %.

In order to achieve this, data collection should be stratified in terms of opening hours and weekend / weekday footfall and respondent selection should be entirely random.

Statistical Representation

In order for the findings to be conclusive it is very important that the data collected, the findings and recommendations made from the data are representative of the given population. In real terms this means that should the study be repeated at any given time then the results will be similar 95 times out of 100 and within an acceptable margin of error (+/-) %.

In order to achieve this, data collection was stratified in terms of opening hours and weekend / weekday footfall and respondent selection was entirely random.

The table below indicates achieved error thresholds for the overall base of participants and for the population of interest base. Error bars are present throughout each table to represent statistical relevance of each figure.

<u>Population</u>	<u>%GIVING PARTICULAR ANSWER</u>		
	10%/90%	30%/70%	50%
Total Base 837	± 2.03	± 3.10	± 3.39
Local Base 181	± 4.37	± 6.68	± 7.28
Pop of interest Base 171	± 4.50	± 6.87	± 7.49
Inconvenienced Base 22	± 12.54	± 19.15	± 20.89

Appendix 2 – Research Questionnaire

Good morning/afternoon my name is & I am work for Taylor McKenzie Research & Marketing Ltd, an independent Scottish research agency. We are here today to better understand how this filling station is being used by its customers. We only have a few questions to ask and it is important you help so that we can ensure a representative view of all customers. It should only take 2 minutes.

Q4 Including today, in the past 6 months have you used this station as a source of ...

Showcard s4

Interviewer - Read out...

- | | | |
|---|--------------------------|----------|
| <i>Petrol or DERV (fuel)</i> | <input type="checkbox"/> | Go to Q5 |
| <i>Groceries</i> | <input type="checkbox"/> | Go to Q6 |
| <i>Both for Petrol or DERV (fuel) and Groceries</i> | <input type="checkbox"/> | Go to Q5 |

Interviewer note - if respondent queries what qualifies as 'groceries' please give the following description -
Groceries - 'food or other things used within the home'

Q14 You mentioned you would be likely to purchase alcohol products at this premises...
Assuming you could find everything you needed...

Which of the following statements best describes you

This alcohol purchase would replace a purchase from elsewhere

This alcohol purchase would be in addition to a purchase elsewhere

Unsure

Q15 Which of the following statements best describe why you are likely to purchase alcohol location...

Select ALL that apply

Convenient

Closer to where I live

Closer to where I work

Saves me making an additional journey

I like shopping at this store

Other: Please write in _____

Q16 Record Gender

Male

Female

Q17 Which of these age groups do you fall into?

Showcard s8

18-24

25-34

35-44

45-54

55-64

65+

Interviewer Say: Could you please tell me your home postcode, this is so we can get a better understanding of store catchment. This data will never be used for contacting you and will never be passed on as personal information.

Interviewer please enter with a space.... e.g. G2 4EZ

Postcode _____

Appendix 3 – Open Ended Responses

Q9b - Would you consider yourself materially disadvantaged or inconvenienced were this premises to be unable to provide you with Fuel? If yes: Why is this?

"Have taxi service and petrol prices are good, opening hrs good, staff polite and greggs on site with hot food at 6 am is perfect"

"Closest station with quality fuel at decent price for my luxury car taxi service"

"This is my main petrol station and I need vpower fuel for my car and also fill up work vans here and get points"

"Love this station, work at local hospital so always have petrol after late shift and can buy groceries"

"Late opening and close to my workplace so very convenient site and prices not too high"

"Favourite garage to refuel for my taxi, always fast and helpful staff and very articulate and intelligent too"

"Nearest station to home, OK prices and always open"

"This is my closest garage and sells vpower fuel at good price"

"Live very close to site and se it frequently for groceries and fuel, staff extremely efficient and prices reasonable"

"Nice and close to home, as its open 24/7 I can fill up any time when is quiet, really convenient"

"Local garage for fuel and good service really efficient and price OK"

"Local store with good fuel and lovely staff"

"Great place nice staff feel safe here at all hrs day and night"

"Use this store when I come off shift at hospital, warm and nice clean environment and petrol price acceptable"

"Only use this station now, opening hrs suit my work schedule and can pick up basic groceries when other shops close"

"Lovely place near where I live so easy access for fuel and open 24 hrs so can get groceries when needed very handy all round"

"Use this site a lot for petrol, sandwiches and food"

"Local place I love, really fast service and great coffee,"

"Use site for fuel and meal deal great coffee, staff and always clean and well stocked"

"Garage closest to home that has quality petrol for my car and get shell points and groceries at 11.30 pm"

"Shell fuel recommended for the car so perfectly placed close to home"

"Would need to travel miles to get shell fuel, best for my car engine"

Appendix 4 – Postcodes of Population of Interest

Eh41 3BE	Eh41 3fb	Eh41 3bs	EH41 4FA
Eh41 3tj	Eh41 3fr	Eh41 4nt	Eh41 3dj
Eh41 3bw	EH41 4DH	Eh41 4rp	Eh41 3fh
Eh41 3se	Eh41 3tb	Eh41 3eb	EH41 3FQ
EH41 3AX	Eh41 4hy	Eh41 3fd	EH41 3NY
EH41 4EN	Eh41 3fb	Eh41 3bd	EH41 3DW
EH41 3TJ	Eh41 4fd	EH41 3RP	EH41 3EB
Eh41 3fz	Eh41 3AN	Eh41 4el	Eh41 3fj
Eh41 3de	Eh41 3fh	Eh41 3dy	Eh41 4fd
Eh41 3fH	Eh41 3se	Eh41 4eb	Eh41 3dj
Eh41 3tj	Eh41 3fg	Eh41 3eh	Eh41 3tj
EH41 3BQ	Eh41 3Fs	Eh41 4rp	Eh41 4Nx
Eh41 3AZ	Eh41 4el	Eh41 3tj	Eh41 3df
Eh41 3ga	EH41 3BP	Eh41 3ft	EH41 3DE
Eh41 3fg	Eh41 4rt	Eh41 3dq	Eh41 3sd
Eh41 3AR	Eh41 3ba	Eh41 3RR	Eh41 3qu
EH41 3AN	EH41 4EG	EH41 3EA	Eh41 3rl
EH41 3SD	Eh41 3de	EH41 3BE	Eh41 3sd
EH41 3BF	Eh41 4nx	EH41 3DF	EH41 3FX
Eh41 4fd	EH41 3BL	EH41 3DE	EH41 3SS
Eh41 3Fy	EH41 3AJ	Eh41 3bg	Eh41 3sw
Eh41 4fd	EH41 3TF	Eh41 3df	Eh41 4rt
EH41 3RY	EH41 3TF	Eh41 3fl	Eh41 3BF
EH41 4RT	Eh41 3ga	EH41 3SZ	EH41 4HY
EH41 4RS	EH41 4DQ	Eh41 4hb	EH41 3DQ
EH41 4RU	Eh41 3Tg	EH41 3BF	EH41 3DE
Eh41 3fn	Eh41 3rr	Eh41 4ep	EH41 4EZ
Eh41 3Ga	Eh41 3se	EH41 3DY	
Eh41 4RR	Eh41 3dg	Eh41 4eg	
EH41 3TG	Eh41 3be	EH41 3FS	
EH41 3BN	Eh41 3fq	Eh41 3dy	
Eh41 3Fq	Eh41 3df	Eh41 3fz	
Eh41 4hy	EH41 4EA	EH41 3FH	
Eh41 3tj	EH41 3RN	Eh41 3tj	
Eh41 3Px	Eh41 3fs	Eh41 3BE	
Eh41 4fd	Eh41 4ns	Eh41 3df	
Eh41 4rr	Eh41 3ry	Eh41 3nz	
Eh41 3Px	Eh41 3fg	Eh41 3EH	
Eh41 3QU	Eh41 4az	Eh41 3dy	
Eh41 3dy	Eh41 3dy	Eh41 3dF	
Eh41 3fb	EH41 3RR	Eh41 3DG	
EH41 3TB	Eh41 4es	EH41 4FB	
EH41 4EH	Eh41 3fq	EH41 3DQ	
Eh41 4ep	Eh41 3sd	Eh41 3dq	
EH41 4EQ	Eh41 3bl	Eh41 3fh	
Eh41 3fz	Eh41 3fh	Eh41 3dy	
Eh41 3gA	Eh41 3eg	EH41 3FL	
Eh41 3dq	Eh41 4hy	Eh41 3bj	

EAST LoTHIAN COUNCIL

Licensing Standards

From: Licensing Standards Officer

To: C. Grilli
Clerk to the Licensing Board

Date: 18th March 2025

Subject: LICENSING (SCOTLAND) ACT 2005

PROVISIONAL PREMISES LICENCE APPLICATION

ASDA EXPRESS PFS, HADDINGTON RETAIL PARK, HADDINGTON EAST LoTHIAN EH41
3FW

I refer to the above subject and can confirm that the applicant's agent has liaised with the LSO in relation to this application. The site notice was correctly displayed.

Section 45 (1) Licensing (Scotland) Act 2005 - A premises licence application may be made in relation to any premises despite the fact that, at the time the application is made, the premises are yet to be, or are in the course of being, constructed or converted for use as licensed premises.

On my visit the premises was constructed and is currently already in operation. It consists of a fuel station with forecourt, an Asda Express and Greggs Bakery within.

As the Licensing Board will be aware the licensing (Scotland) Act 2005, defines premises that are used as a garage as "excluded premises". I am certain that full legal guidance on the subject of "excluded premises" will be provided by the Clerk to the Licensing Board.

To assist the Licensing Board, I have taken steps to ascertain whether or not this application relates to premises that are exempt from the definition of "excluded Premises by virtue of Section 123(5), of the 2005 Act. Section 123(5) states that premises are not "excluded premises" if persons resident in the locality in which the premises are situated are, or are likely to become, reliant to a significant extent on the premises as the principal source of road fuels or groceries.

I have been provided with a survey by the applicant's agent prepared by Taylor McKenzie Research. The survey conducted research at the location in November 2024 – copy provided to Board Members. The research concluded that a statistically significant proportion of persons in the locality see and treat this premises as the principal source from which they purchase groceries or fuel. Persons were reliant on fuel and not groceries.

Having reviewed the full study that was carried out I believe that the premises should not be considered to be "excluded Premises" by virtue of the Licensing (Scotland) Act, 2005, section 123(5).

The off sales capacity applied for is 19.05 m². Within an 800m radius there are 3 other premises as follows:

Aldi, Haddington Retail Park – Off sales only

Home Bargains, Haddington Retail Park – Off sales only

Iceland, Haddington Retail Park – Off sales only

I have established that currently deliveries are not conducted from this premises however, it has been added to future proof the premises licence in line with Board policy should it be commenced. Deliveries are completed within Asda's online platform, and anything can be ordered from the range. I recommend the following condition be considered in relation to deliveries of alcohol:

- 1) Should a service of delivery of alcohol to customers be conducted, the terms of the Licensing (Scotland) Act 2005 Section 119 and those of the Board's statement of licensing policy on deliveries of alcohol, should be complied with.

If successful in obtaining the provisional premises licence, the premises will be subject to a licensing inspection on the confirmation of the licence.

Licensing Standards Officer

Licensing

From: Iain Anderson <Iain.Anderson3@scotland.police.uk>
Sent: 10 March 2025 09:19
To: Licensing
Subject: EL417 - PROVISIONAL PREMISES LICENCE APPLICATION - ASDA EXPRESS,
HADDINGTON RETAIL PARK, HADDINGTON - EH41 3FW
Attachments: LIC06 PREMISES - NO CONVICTIONS ASDA EXPRESS, HADDINGTON.RTF

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi all,
No Police objection
Our ref - 904556

Regards
Iain

Licensing

From: Robertson, Scott
Sent: 07 March 2025 09:49
To: Licensing
Subject: RE: Asda Express PFS, Haddington
Attachments: ASDA Express, Gateside.pdf

Hello,

I have no objections to this application but I have noticed the applicant has submitted the section 50 application form rather than the certificate. I have attached this in case the applicant has lost their copy.

Kind Regards
Scott

Scott Robertson | Assistant Planner – Planning Delivery | East Lothian Council | John Muir House | Haddington EH41 3HA

T. 01620 827585 | E.srobertson2@eastlothian.gov.uk Visit our website at www.eastlothian.gov.uk

From: Licensing <licensing@eastlothian.gov.uk>
Sent: 06 March 2025 12:46
To: 'Lothian & borders Police (lothianscotborderslicensingeastmid@scotland.pnn.police.uk)' <lothianscotborderslicensingeastmid@scotland.pnn.police.uk>; Licensing Standards Officer <lso@eastlothian.gov.uk>; Environment Reception <environment@eastlothian.gov.uk>; Environmental Health/Trading Standards <ehts@eastlothian.gov.uk>; 'torquil.cramer@firescotland.gov.uk' <torquil.cramer@firescotland.gov.uk>; 'kat.burke@nhs.scot' <kat.burke@nhs.scot>; all@haddingtoncc.org.uk
Subject: Asda Express PFS, Haddington

Hi All

Please find attached Provisional application for Asda Express PFS, Haddington for report/representation by 28th March 2025.

Kind regards
Gillian

Gillian Herkes
Licensing Officer
Democratic & Licensing Services
John Muir House
Haddington
East Lothian Council
01620 820114
gherkes@eastlothian.gov.uk



Accredited paralegal
liquor licensing

Licensing

From: Macdonald, Holly
Sent: 06 March 2025 14:34
To: Licensing
Subject: Provisional Licences Graze and Asda Express

Sensitivity: Confidential

Hello,

The department does not have any comments for the provisional licences for Asda Express at Haddington and Graze at Dunbar.

When the Section 50 requests come in we will be commenting.

Thanks so much

Best Wishes

Holly Macdonald *(She/Her)*
Environmental Health Officer
Business Compliance
Protectice Services
East Lothian Council
Phone: 07713326029
Email: hmacdonald@eastlothian.gov.uk
Website: www.eastlothian.gov.uk

Verbal abuse and threatening behaviour is never acceptable. #zerotolerance

We're living through stressful times right now, and everyone's feeling it.

Our staff are doing their best to assist local residents and businesses whilst delivering essential services.

Please, be nice.



BE NICE
RESPECT US AS WE RESPECT YOU



East Lothian Council

