

route, therefore existing routes would have to be rescheduled thereby reducing services to the town centre.

Although any new supermarket on the edge of town would have serious implications for the vitality and viability of the town centre it is considered that Harperdean has the potential to be far more damaging than either of the two sites at Gateside.

We have written to the East Lothian Council Chief Executive expressing concern regarding the manner in which the applications were reported to Cabinet last March and asking for confirmation that adequate time for consultation will be allowed when a future report is available.

HADAS's principal concern is for the future viability of the town centre. That concern is shared by members of Haddington Business Association, who have set up a marketing group to look at events and ways to market Haddington and have applied for funding to produce a website to promote their businesses. We all share the very real concern that should Harperdean be approved there is likely to be little incentive to invest in town centre businesses in the future.

Membership

Membership Renewal – Please Note – subscriptions become due as from the date of the AGM. A Membership Renewal

form is enclosed for your attention. Members paying by standing order should check to ensure their payment is at the current rate

New Members

HADAS are seeking new members to add strength to our cause and take on new initiatives. New members are welcome and an application is enclosed. Volunteers from members for the Committee to relieve long standing officers are also very welcome.

HADAS AGM

Our AGM will be held in the Trinity Centre, Church Street on **Wednesday 20th October at 7.30 pm.** Afterwards **Ingval Maxwell** (formerly with Historic Scotland) will deliver the **Frank Tindall Memorial Lecture : 'Stone - Building the Heart of Scotland'**

Stop Press Archaeology Fortnight

As part of the programme of events HADAS has arranged for James Simpson (Simpson and Brown Architects) to speak on Archaeology, History and Conservation. The date for your diary is **Wednesday 15 September 7.30pm** at the Trinity Centre, Church Street, Haddington

HADAS

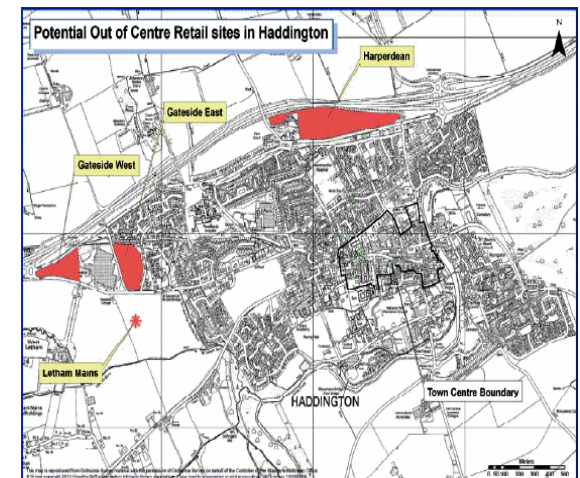
Haddington And District Amenity Society

Registered Charity No. SC038857

www.hadas-el.org.uk

Newsletter No. 38

September 2010



Haddington Retail Review

Recent HADAS newsletters have addressed the issue of the possible edge of town supermarket development because we firmly believe that such development would seriously damage the vitality and viability of the town centre. Roderick MacLean Associates' report dated December 2009 concluded "public opinion appears to reveal more concern with protecting and promoting the future vitality and viability of the town centre

than with any pressing need for new supermarkets or a local retail park”.

The Haddington Retail Review undertaken by the local authority earlier this year determined that there was a need for increased retail floorspace in the town of 3,700 sq.m. by 2014, and 4,400 sq.m. by 2019. Planning applications by Sainsbury and Tesco for new supermarkets at Gateside West (5,379 sq.m.) and Gateside East (8,108 sq.m.) respectively both specified retail floorspace well in excess of both the 2014 and 2019 figures. These planning applications are still on the table, as is an application by Miller developments for “Outline planning permission for retail, hotel and filling station development with associated coach, car parking and tourist facilities, access arrangements and landscaping” on a 19 acre site at Harperdean.

In our Spring newsletter we reported that the Council officers had recommended to Cabinet the Harperdean site for this additional retail floorspace capacity. This recommendation was put to Cabinet at very short notice before its March meeting leaving little or no time for Cabinet members or other interested parties to give consideration to the implications of the recommendation. The recommendation came as a complete surprise to all concerned as all previous discussion had centred on the two Gateside sites.

It seems that a traffic survey was a /

significant feature in reaching the recommendation and questions were raised in the Cabinet meeting about certain aspects of this survey. Cabinet postponed a decision on the recommendation pending further information and consideration. No decision has yet been taken on the recommendation and it is understood that a revised report will be submitted to Cabinet later this year following further traffic analysis.

The HADAS Committee consider that a decision on increased supermarket floorspace in Haddington and where it should be located has major implications for the future of the town centre and its small businesses.

The HADAS view is that a small local supermarket in the west end of the town, allied to refurbishment and some expansion of the existing Tesco store in the town centre, would be sufficient to meet local needs in view of the recent major increase in supermarket floor-space in surrounding towns. If there is to be an edge of town supermarket then HADAS considers that Harperdean is the worst of the three locations on offer for a number of reasons:

- The 19 acre site would leave enormous potential for subsequent further retail and other development as already outlined by the existing Miller Developments application. Such further development, which would be hard to resist, would

seriously damage the town centre and its small businesses.

- Harperdean is outside the town development boundary and is subject to countryside policies. The two sites at Gateside are within the town boundary and are allocated for business use.

- Harperdean is a greenfield site and is actively farmed. The two Gateside sites are neglected and one is brownfield.

- Being so close to the town centre and the existing Tesco store Harperdean would have serious implications for the continuing viability of that store no matter who the operator was. This could open up the possibility of the site reverting to housing development with consequential loss of town centre shopping and car parking.

- Of the three sites Harperdean is furthest from the projected new housing development at Letham Mains which is the main driver for increased retail floorspace. The Gateside sites are adjacent to Letham Mains.

- Harperdean is separated from the town by a wide road and its preferment flies in the face of national policy which requires that out of town retail developments should be capable of integration.

- Harperdean is not on a bus route /