

Policy

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- 282 City of Durham Trust
- 98 English Heritage
- 215 Government Office For The North East
- 160 Highways Agency
- 818 Isle of Capri Casinos Limited

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The Trust would object to (b) as unsuitable for Durham, although it is understood to be a question for the LDF.

Sec 3 PG 67 Policy 17 Support - the introduction point is welcomed.

Policy 17 The wording in 'a' is confusing and could simply refer to the 4 settlements listed.

undertake research to identify suitable locations for: a regional casino and large and small casinos in sustainable urban centres and coastal towns

The inclusion within the submission draft RSS of a policy that relates to casino developments is welcomed by Isle of Capri Casinos Limited ('the Isle'). This company is based in Mississippi, was founded by chairman and CEO Bernard Goldstein in 1992 and has grown to become a leading developer, owner and operator of regional casinos in the United States. The Isle's goal is to be:

"the best gaming entertainment company .. Best for guests, best for its employees, best for communities, best for investors .. Not the biggest, but the best.

As such, the Isle is now one of the top 10 publicly traded gaming companies in the United States. With an annual revenue in excess of \$1billion or \$600 million. This reflects Isle's role as a pioneer in regional gaming. Indeed, the Isle currently own and operate 18 gaming facilities in the United States and abroad, attracting some 23 million visitors each year.

The UK represents a key component of the Isle's growth strategy. It has successfully acquired a two thirds ownership interest in Blue Chip Casinos Plc, with casinos in Dudley, Wolverhampton and Walsall.

Furthermore, it is on site at the Ricoh Stadium in Coventry. Importantly, the Isle has a strong commitment to working with the communities in which it is located.

The Isle welcomes and fully supports the inclusion within the submission draft RSS of Policy 17, a specific policy of relevance to casino development. The Isle also supports para 3.23 which recognizes the significant contribution that a regional casino could make to the economy of the North East.

The Isle also broadly supports the locational strategy of Policy 17 a) which prioritizes development within either Newcastle, Sunderland or Stockton/Middlesborough for a regional casino. However, in terms prioritizing the preferred location, it is not considered that this policy goes far enough or quickly enough. It is understood that research may be required to determine the appropriate locations for casino development, however, concern must be expressed regarding timing.

The supporting text notes that 'working with One North East North East , the Assembly are to undertake further research to identify the most appropriate location for casino development in the North East.' However, no timescale for completion of the work is set down. Indeed, an independent Casino Advisory Panel to advise the government on the areas in which the new types of casino will be located was appointed on 30 Sep 2005. The Panel started work on 3rd Oct and will report by end of 2006. It is understood that, based on the Panel's advice, the secretary of state for culture, media and sport will specify the areas for the 17 new casinos (1 regional, 8 large and 8 small) in a Parliamentary order at the beginning of 2007.

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It is considered that Advisory Panel need to know what the region's position is regarding casino development during 2006 to inform their advice to ministers; without this the region could miss out on a regional casino and potentially a number of small and large facilities also. Accordingly, whilst RSS could prioritise the preferred location for a regional casino development (allowing for scenarios whereby local authorities do not want a casino), it is important that this is done as an immediate action.

With regard to the six criteria attached to the policy (c - h) these appear generally reasonable, with the exception of criteria (c) and (e) which refer to need and impact respectively. In determining the appropriate location for a regional casino it would appear logical that the need and impact be considered at the identification stage rather than once the broad location has been identified. Indeed, this approach reflects the work undertaken by KPMG previously for One North East. Accordingly, the Isle considers that further clarification should be provided within the explanatory text in respect of the relationship between the Assembly's research and the work that will be required through the Local Development Framework in terms of establishing the need for a development and its impact on existing centres.

Finally, the Isle also considers that there could be a potential conflict between Policy 17 and Policy 27 this is given that a suitable location for a casino could be outside the defined town centre. Accordingly, it is suggested within the supporting text that accompanies Policy 17 a cross reference should be made to Policy 27 stating that this Policy does not apply to casino developments.

In Respect of casino development, the Isle considers that:

- The research should be completed early in order to determine the appropriate location (I.e prior to the EiP in March 2006)
- The relationship between the Assembly's and LDFs' research in relation to the need and impact of casinos should be clarified within the explanatory text; and
- Within the supporting text, a cross-reference should be made to Policy 27 stating that this Policy does not apply to casino developments.

414 Member of Public

Obejct to building casinos in Hartlepool/Stockton/Middlesbrough area. Policy states it will help increase tourism but tourism should be to enjoy the area not for gambling. We need tourists to spend money in shops, hotels, museums , local businesses etc to support the economy of the region.

273 Member of Public

The furore over super casinos demonstrates why the designation of these from the centre is manifestly unsupported in the area. It is not the role of a planning body to fix casinos other than subsequent to a planning application which clearly demonstrates local engagement. These should be left to LDF's.

432 Member of Public

I strongly object to the whole policy and believe it should be deleted. The RSS is not an appropriate mechanism for discussion of the placement of gambling establishments. This should be resolved through the planning and placement of other leisure facilities as outlined in Policy 6, point 1).
Further, little detailed recognition of the impacts of gambling on debt, particularly on those with low incomes, has been made within the RSS policy.

681 Member of Public

Oppose as does not include research into possible negative effects of casino development

293 Member of Public

Are casinos examples of the high skilled employment the Assembly wishes to encourage?

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- 272 Middlesbrough Town Centre Company Refers to the need for the Assembly to undertake research to identify suitable locations for a regional level of casino prioritizing the Tyne and Wear and Stockton/Middlesbrough city regions. The report flags up that suitable large and small casinos should be located in sustainable urban centres or small coastal towns. A helpful range of policy tests to establish appropriate locations are suggested and these are supported.
- 173 Morpeth & District Civic Society I accept that casinos are attractive forms of economic activity to those who live in the Nevada desert and other locations where it is impossible to think of anything better to do .Do we want or need 'integrated leisure casinos ' in the North East ? The answer is no. Like opencast coal casinos send out the wrong message – that the region is desperate to attract any activity . The North East is much too good to be degraded by these activities -which in any event are counterproductive to overall economic health . Policy 17 should be deleted . Casinos should not be promoted as a regional policy .
- 338 Northumberland Tyne & Wear NHS Welcome point (h). However there is some concern in health terms that gambling can lead to debt and other adverse social consequences.
- 816 Strawson Property In respect of casino development, Strawson Property considers that:
- The research should be completed early in order to determine the appropriate location (I.e. prior to the EiP in March)
 - The relationship between the Assembly's and LDFs' research in relation to the need and impact of casinos should be clarified within the explanatory text.
- Strawson Property considers that the preferred location of the regional casino should be specified in Policy 17 and that Newcastle should be identified as a priority location for a regional casino on the basis of the following:
- Newcastle has been identified as the Regional Centre and the focus of development on the Tyne and Wear City Region;
 - It is the largest city between Edinburgh and Leeds, benefiting from a well defined catchment area, and acts as a centre for employment, retail, health, culture, leisure and tourism facilities;
 - A regional casino in Newcastle would provide a major leisure facility which would act a major tourist attraction, boosting the number of overseas and domestic visitors to the city region;
 - Importantly a regional casino in Newcastle would also provide an important source of employment providing both direct jobs and indirect jobs through the multiplier effect;
 - Newcastle benefits from infrastructure capable of supporting such a large scale development with excellent links to public transport including bus services, the rail network including the East Coast Mainline, the Tyne and Wear Metro and Newcastle International Airport, together with excellent links to the strategic highway network, including the A1;
 - Within Newcastle City Centre, the Pottery Lane site provides an appropriate location for a regional casino. This is a highly sustainable and accessible location, comprising an important gateway to the City and a regional casino would form a prestigious and landmark development on this site; and
 - the development of the Pottery Lane site will assist in the socio - economic regeneration of the west end of Newcastle through increased employment / spend and investment in the City and will be complementary to other existing regeneration strategies in the area, including the Newcastle Gateshead pathfinder.

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Indeed, on a regional basis, Newcastle forms the heart of the Tyne and Wear sub-region, in the KPMG assessment for One North East "Investigation of the Economic impact of Casino Leisure Complexes in the North East of England. Which considers the economic impacts of a large scale casino development in the North East, together with the four sub-regions, namely Tyne and Wear, County Durham, Northumberland and Tees Valley, the following has been identified in relation to the Tyne and Wear sub region:

- It benefits from the largest population concentration;
- It receives the highest volume of tourist trips, both domestic and overseas, largely because of Newcastle and Gateshead acting as the main draw; and
- it comprises the most attractive eligible gaming market in the North East.

For the above reasons, it is considered that Newcastle should be identified as a priority for a regional casino above either Sunderland or Stockton/Middlesbrough. This is given Newcastle's importance within the North East Region, its excellent transportation links and in order to maximize investment into the regional economy.

151	Sunderland ARC	Casino Development is agreed
29	Sunderland City Council / Tyne & Wear	Casino Development: This policy retains a reference to Sunderland as being one of the locations where the Assembly will undertake research to find a suitable location for a large casino and should be supported
148	Tees Valley Regeneration	<p>We support the inclusion of Policy 17 relating to Casino Development, as requested by ourselves. We acknowledge that Government legislation will dictate how many casinos come forward in the UK. We also note there are competing locations within the region and there is a need to undertake further research, plus to propose the key LDF tests (c) to (h). However we believe Greater Middlehaven passes all such tests and object to the failure of the RSS to identify Greater Middlehaven as the preferred site for a regional casino. As stated in paragraph 3.23 regional casinos have the potential to make a considerable contribution to economic regeneration and development and it is clear that the need and benefits are greatest in Middlesbrough when compared with Newcastle or Sunderland.</p> <p>In this context, the figure for unemployment in Middlehaven is almost five times greater than the national average (28.8% compared with 5.8%). Middlehaven's current poor profile is emphasized in a recent survey carried out by the Office of the Deputy Prime Minister (ODPM), which examined living conditions in more than 32,000 areas across the UK. The English Indices of Deprivation 2004 survey found that North to be the most deprived region in the country, in terms of employment, education and health (hence the need for the Northern Way). Middlesbrough was the ninth most deprived local authority area in the survey. Northern districts with "hot spots" of social deprivation were also identified, with Middlehaven found to be the eighth most deprived "Super Output Area" (SOA) in the country (SOAs being areas of between 1000-3000 people). The North has the greatest percentage (38.5%) of its SOAs in the most deprived 20% in the country. These statistics marry with the Census Output Area (OA) levels for Middlehaven used in the 2001 Census and analyzed in the Tees Valley Joint Strategy Unit "Analysis of Deprivation in the Tees Valley Using 2001 Census Data" study, October 2003. Results show that Middlesbrough has several wards which are amongst the most</p>

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deprived in the Tees Valley, with Middlehaven ranking as the most deprived ward (JSU Deprivation Analysis – Wards of Middlesbrough).