

# STRANRAER AND LOCH RYAN WATERFRONT REDEVELOPMENT

**RHINNS  
RENEWAL  
ACTION  
GROUP**

## Casino Proposal

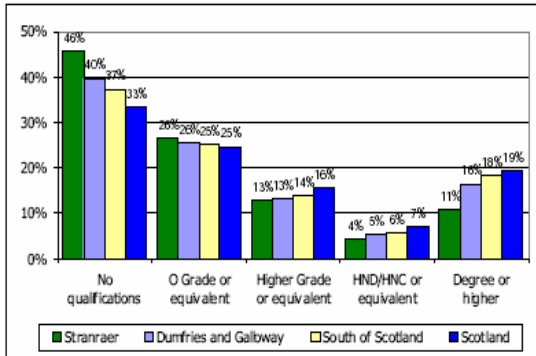


## TYPE OF AREA

### 1. Population Base of Dumfries and Galloway (sect 19)

1.1 Dumfries and Galloway is home to almost 148,000 people and covers an area of almost 2,400 square miles. Dumfries and Galloway is primarily a rural economy, which includes tourism, forestry and food industries. The port of Stranraer links with Ireland and some of the world's busiest shipping lanes.

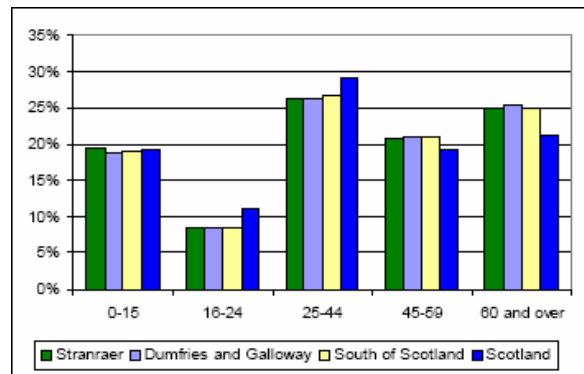
#### Population by age group 2001



Dumfries & Galloway: 147,765 Scotland: 5,062,011

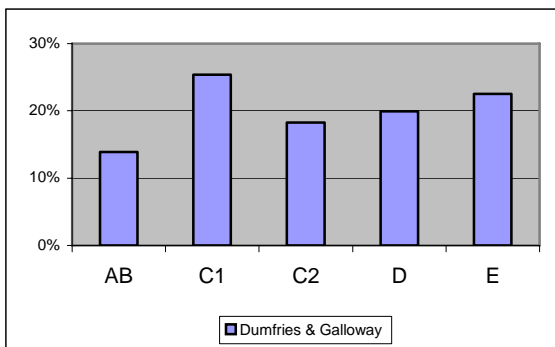
Source: SCROL Census 2001

#### Age Structure



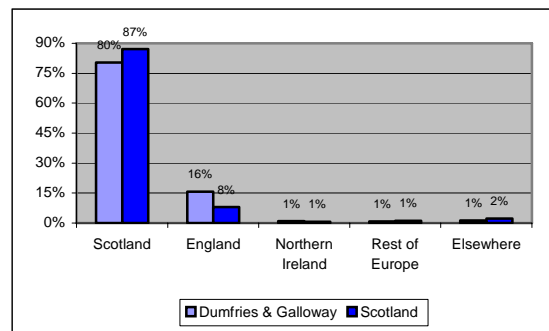
Source: SCROL Census 2001

#### Approximated social grade



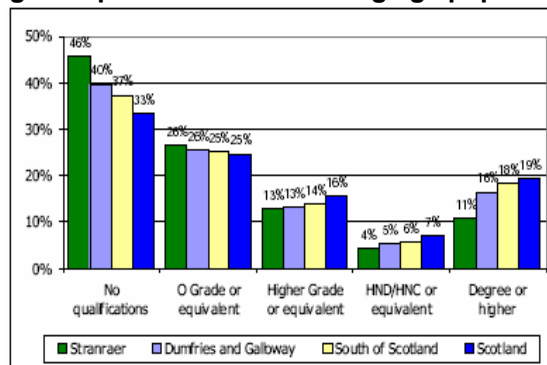
Source: SCROL Census 2001

#### Country of Birth



Source: SCROL Census 2001

#### Highest qualification of working age population



Source: SCROL Census 2001

### 1.2 Current Levels of Tourism, Recent Trends or Developments, Infrastructure for Tourism Hotels, Other Entertainment Facilities and Transport Access, Origin of Tourists and Overall Vision for Tourism.

Over the period 2001-2003, an average of one million and thirty thousand (1,030,000) tourist trips were made to Dumfries and Galloway per year. Of these, 30,000 were made by overseas visitors. **Source:** Visit Scotland Report, Tourism in Dumfries and Galloway 2003.

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The trend in Scotland is towards strong growth in trips from overseas following 3 years of low growth post 9/11 and SARS. International trips in 2004 up 10% on 2003, with travel from North America again on the increase. The World Tourism Organisation is forecasting 4-5% growth until 2020. This trend is confirmed for Scotland as a whole. The key markets are the UK leisure market, which is increasingly short break, UK business tourism and overseas leisure. There is an increasing trend towards:

- packaged activities and attractions
- special interests, including culture, history and the environment
- short breaks as a personal reward aimed at glamour, pampering and hedonism

England and Wales continues to be Scotland's main market, where half of the population have never visited Scotland.

**Source:** Scottish Tourism, The Next Decade, The Scottish Executive 2006.

The strongest trend in Dumfries and Galloway is towards short break activity holidays.

Up to 2003, Dumfries and Galloway as a destination accounted for 6% of all trips to Scotland and 4% of all tourist expenditure. Dumfries and Galloway's strongest market is in England, which produces 58% of trips. Its strongest overseas market is Germany at 23%, followed by USA at 21% and Canada at 10%.

While seasonality is a factor, with 34% of domestic and 44% of overseas visits occurring between July and September, it is encouraging to note that 26% of domestic and 20% of overseas trips fall between October and December and that 22% of domestic and 29% of overseas tourists visit between April and June. In addition, in the period 2002-2003, 21 million leisure day visits were made to Dumfries and Galloway.

Tourism is acknowledged to be an important potential growth area. The vision, as laid out in the Revised Dumfries and Galloway Tourism Strategy, 2004, is of a vibrant year round destination, which optimises tourism's contribution to a sustainable economy, of forward thinking customer-focused businesses working in partnership to deliver a diverse and innovative range of quality experiences in balance with the environment. The aims of the revised strategy focus on improving the quality of the product, maximising on the attraction of a high quality natural environment and meeting visitors expectations, which is in line with the Scottish Executive's 2006 Tourism Framework for Change.

The Rhins Renewal Project's objective is to reposition Stranraer as a quality marine and leisure destination and, in the complementary actions in the Local Area Community Planning, local agencies and community organisations are being supported in developing culture, heritage and nature/outdoor tourism events, attractions and activities. The Forestry Commission is developing its Tourism Strategy for the Galloway Forest Park, where mountain biking routes have already achieved high national status.

The region's tourism offering would benefit from more high quality hotel accommodation. The Stranraer Waterfront Development framework can accommodate hotel and boutique development on site.

Hotel room occupancy in Dumfries and Galloway averaged 49% in the period 2000-2005. Bed and Breakfast occupancy, in the same period averaged 35%. This spare capacity could accommodate a doubling of demand for hotel rooms within existing provision.

**Source:** Scottish Accommodation Survey, 2005.

The region offers a wide range of entertainment and attractions. Curling at Stranraer, Lockerbie and Dumfries, Mountain biking, walking, nature trails and archaeological sites in the Galloway Forest Park and the Galloway hills. Shooting and fishing is readily available in season, with 6 well established formal gardens open to the public, including the Royal Botanical Garden's satellite, Logan Gardens, within a short distance of Stranraer. The extensive coastline offers a number of fine beaches and attractive harbour villages, Portpatrick, with its imposing cliff top hotel and Victorian walled harbour, being the best known nationally.

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There is a high density of 18 hole Golf Courses and within commuting distance is the world famous Turnberry and Troon golf links. Theme Towns are a feature of Dumfries and Galloway: Wigtown being the National Book Town; Whithorn the cradle of early Christianity; Kirkcudbright, the Artists Town, the recent host to the Monet and the Impressionists Exhibition; and Castle Douglas, the Food Town, renowned for its large number of independent outlets specialising in local produce. Newton Stewart is the gateway to the Galloway Hills and Forest Park and Stranraer, at the foot of Loch Ryan, is the gateway to Northern Ireland.

(The shortest sea crossing to Ireland) Stena Line and P&O Ferries operating both fast and conventional roll on roll off craft. These operators carried 1.75 million passengers to and from Stranraer during 2005. Rail links connect Dumfries, the regional centre, with Carlisle and Glasgow, while Stranraer is served by rail to Glasgow via Ayr and Kilmarnock. In the east, the A74/M74 connects with the M6. East-west communications is via the A75 Euro Route which connects Stranraer to Dumfries, Carlisle and the M6.

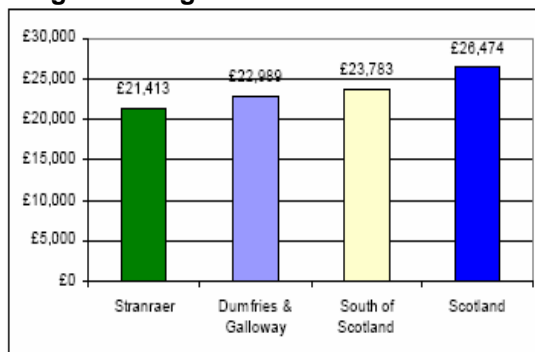
### 1.3 Local Plans and Strategies for the Development of Tourism, Leisure or Gambling in the Area.

The Stranraer Waterfront and Loch Ryan Development Framework's objective is to transform Stranraer Waterfront from a commercial port area to a high quality marine and leisure tourist destination and to open up lower Loch Ryan to a range of water sport activities. While there has been no specific plan for the development of gambling, the Waterfront Development Partnership, led by Scottish Enterprise Dumfries and Galloway has agreed that if the Authority is favoured with the power to grant a large casino license, any casino should be located within the Waterfront Development area (23 Acres). This effectively incorporates the development of gambling within that leisure tourism development plan.

The Wigtown Area Community Plan, which includes Stranraer, contains the objective of 'Increasing the number of visitors to Wigtownshire and visitor spend from outside Dumfries and Galloway' and identifies 10 specific actions, for the development of tourism and leisure, aimed at achieving this, including the Implementation of the Stranraer Waterfront and Loch Ryan Development Framework.

### 1.4 The Principal Needs of Regeneration in the Area

#### Earnings: Average Household Income 2003



Source: CACI Paycheck Survey 2003

As can be seen from the graph above, Dumfries and Galloway suffers from a low wage economy with incomes lagging 12% behind the Scottish average and incomes in the west, Stranraer catchment area, 19% lower than Scotland as a whole. The economy has an overdependence on agriculture, as well as a manufacturing base concentrated in the east of the region. The region has very few large companies and an underdeveloped tourism sector. These characteristics are most pronounced in the west. Diversifying the local economy is the prime need. In the west, and in the Stranraer area in particular, the development of tourism is seen as having the greatest potential for creating wealth and employment and it is for that reason that Scottish Enterprise has designated the Stranraer Waterfront and Loch Ryan development as one of its high impact flagship projects. A casino on that site will speed up the transformation from a commercial ferry port to an international marine and leisure tourism destination.

## 1.5 Testing of Social Impact

The fact that there has never been a casino in the area and that Dumfries and Galloway has a low-density population compared with urban areas would make identifying social impact relatively easy since positive and negative effects would be more visible. To the best of our knowledge, we do not seem to have a significant gambling problem and the Authority's close relationship with voluntary organisations, other than Gamblers Anonymous, would also facilitate monitoring and evaluation of social impacts.

## SOCIAL IMPACT

### 2. Social Impact of Proposals (sect 20)

2.1.1 A significant increase in employment and alternative employment opportunities in the area. Fewer young people would feel the need to move to areas with better employment or career prospects, which would help to redress the age imbalance in the population. A significant increase in the number of supervisory and managerial jobs will also help to retain and attract scarce skills. The expectation of relatively well paid jobs will help to address the negative effects of a low wage economy in Dumfries and Galloway. Local people and visitors will have access to a high quality well regulated attraction. Tourist numbers and spend can be expected to increase, benefiting local business and service providers and creating spin off employment.

2.1.2 There might well be an increase in social problems associated with gambling. That said, no information on the extent of gambling addiction or compulsion in Dumfries and Galloway is available at present. A casino, under current legislation, is seen here as socially less damaging than say on-line gambling. While it might be so in some cases, there is no indication at present that the instance or level of indebtedness is disproportionately linked to gambling.

### 2.2 Evaluation and Resolution of Negative and Positive Economic and Social Criteria (sect 21)

2.2.1 By acknowledging the need to engage effectively with and support those agencies and voluntary sector organisations offering support and assistance to people with personal and family problems associated with gambling. Contact has been established with Social Services, the Police, the Churches and the Council for Voluntary Service in order to receive their input as to what negative social impacts might be expected and how they might be addressed. Any casino operator will be expected to put in place an operating policy supportive of this approach.

### 2.3 Response to Claims that the Effects of the Proposals Would Have a Negative Impact on Social Cohesion and the Sustainability of Communities (sect 22)

2.3.1 Poor educational achievement, poor housing, poor health and anti-social behaviour, with their roots in lack of economic and social opportunity, are seen here as more of a threat to social cohesion than a casino would be. The inclusion of a casino in the redevelopment of Stranraer Waterfront from a ferry port to a marine and leisure destination would do a great deal, alongside planned marina facilities, to provide the 'glamour' attraction which it is believed will be important in attracting the high quality developer interest we are aiming at. This development is about revitalising the local economy and thereby providing the economic foundation for social cohesion and community sustainability.

### 2.4 Recent Assessment of the Impact of Existing Gambling in Your Area on Problem Gambling, Social Cohesion and the Sustainability of Communities in Such Areas.

2.4.1 No assessment of the impact of existing gambling or of problem gambling has yet been carried out in Dumfries and Galloway. While no assessments have been made specifically on the social cohesion of communities in Dumfries and Galloway, the threats to social cohesion and sustainability have been identified in the development of a number of strategic action plans, arising from lack of economic and social opportunity. These action plans are currently being implemented, with outcomes that will significantly reduce these threats and enhance social cohesion and sustainability.

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- 2.4.2 The Dumfries and Galloway Housing Strategy will address low levels of occupancy in social housing and poor housing environment in North West Dumfries and South Central Stranraer. The Dumfries and Galloway Regeneration Outcome Agreement, with Communities Scotland, will address social and economic inclusion issues in the most deprived areas of Dumfries, Stranraer and Whithorn through, Neighbourhood Renewal and Community Regeneration Fund Programmes.
- 2.4.3 The Dumfries and Galloway Public Involvement Strategy aims to maximise public involvement in understanding, influencing and acting on people's needs, strengthening cohesion between service deliverers, their clients and communities.
- 2.4.4 In the Dumfries and Galloway Community Planning Partnership's development of a number of linked regional and local strategies and plans, the question of maintaining the sustainability of communities in a fragile economy underpins the actions and measures designed to strengthen the economy, inclusiveness and community safety and wellbeing.
- 2.4.5 The Five Year Economic Development Strategy for Dumfries and Galloway is addressing the adverse effects of demographic change, lack of diversity, critical mass and capacity, low levels of productivity and lack of skills. Three major projects are underway, the redevelopment of Dumfries Town Centre, CORES and The Rhins Renewal Project which includes Stranraer Waterfront, one of Scottish Enterprise's eight national high impact projects.
- 2.4.6 The Dumfries and Galloway Community Plan and the Dumfries and Galloway Council Corporate Plan prioritises actions to achieve Inclusive, Enterprising and Learning and Safe and Healthy communities.
- 2.4.7 At the local level, District Area Community Plans and Objective 2 Priority Area Regeneration Strategies and Action Plans make these priorities relevant to local community sustainability.
- 2.5 Policies or Procedures in Place, or Planned, to Counter Any Potential Negative Social Impacts of Gambling in Your Area or Optimise any Positive Social Cohesion, Including Current Management Arrangements, Developer or Operator Contributions and Approved Budgets for These Policies or Procedures.**
- 2.5.1 No policies are yet in place. We are seeking the views of the Churches, the Police, Social Services and the Voluntary Sector on what the issues might be. From the findings of the 2006 Hall Aitken study into the Social and Economic Impacts of Regional Casinos in the UK and Manchester City Council's 2006 London Seminar on the Regeneration Benefits of Destination Casinos it is clear that there are conflicting views on the issue. The Authority has a history of supporting voluntary sector organisations working with people who have personal problems and resources permitting, will continue to do so. The Authority would also seek to include any casino operator in any specific actions that might prove necessary. While not attempting to minimise potentially negative social impact, the authority sees a casino, within a large waterfront and harbour development, as focussing on tourist and visitor trade while serving the local community, much more, as a source of employment, and a generator of spin-off employment.
- 2.5.2 The Authority and its partners will also seek to work with any casino operator to maximise jobs for local people in the direct employment that a large casino will bring. In addition, as an integral part for the wider Loch Ryan and Stranraer Waterfront Development, which makes provision for a marina, transport interchange, watersports, wildlife tourism, retail, private and social housing, a casino will act as a development attractor bringing more local employment opportunities. Again, the Authority and its partners will seek to ensure that local employment benefits to the maximum. In this connection, a construction trades training school has been established at Stranraer to address skills shortages and so enable local companies to bid for planned capital and other building contracts anticipated in the waterfront development.
- 2.6 Details of Test for Changes in Social Impacts if a New Casino was to be Licensed.**
- 2.6.1 As outlined in section 2.5.1 above, the Authority is seeking input, from a range of organisations with a social remit, on what social impacts might be expected. The Authority would anticipate working with these organisations to monitor, evaluate and address additional impact on their work or demand for their services.

**2.7 Comparable Initiatives in Place to Manage Social Impacts from other Activities.**

- 2.7.1 Building Healthy Communities Programmes, addressing lifestyle, health and wellbeing issues.
- 2.7.2 The Dumfries and Galloway Alcohol and Drugs Team, developing and co-ordinating a strategic approach to alcohol and drug problems and its district Alcohol and Drugs forums, which deliver practical support to affected individuals and families.
- 2.7.3 The Scottish Executive's Community Regeneration Fund, aimed at addressing the disadvantages of multiple deprivation and based on areas' ranking in the Scottish Index of Multiple Deprivation (SIMD).
- 2.7.4 Neighbourhood Renewal Programmes, operating in the most deprived areas including south central Stranraer, to address social and economic inequalities alongside housing renewal projects.

**2.8 Existing and Planned Job Creation and Training Programmes, which Improve the Skill of and Benefit Local People.**

- 2.8.1 Existing – Construction Trades Training School; Careers Scotland programme; Apex Training for Work Scheme. Dumfries and Galloway College Academic and Vocational Courses. Voluntary Sector Kick Start Your Career and Access to Work Projects. A number of voluntary sector intermediate labour market, training and volunteering projects, which focus on the most disadvantaged in society.
- 2.8.2 Planned – South Central Stranraer, Upper Nithsdale and North West Dumfries Neighbourhood Renewal Programme Employment and Learning action plans. While still under development, these will seek to address personal development, preparation for work, access to employment, income maximisation, youth and community engagement issues associated with poor housing environment, generational disadvantage in employment opportunities and engagement in society.

**2.9 Details of Existing and Planned Relationships with Relevant Voluntary and Public Organisations which would Support your Social Impact Policies and Activities.**

- 2.9.1 Through the Dumfries and Galloway Community Planning Partnership's regional and local mechanisms and the Council's Public Protection Committee, the Authority and its various services has a close working relationship with:
- The Police
  - The Dumfries & Galloway Federation of Councils for Voluntary Service (the Authority is also a part funder of the 4 District Councils for Voluntary Service that make up the Federation)
  - Through management of various Scottish Executive funding schemes aimed at 'Closing the Gap' the Authority has close working relationships with a number of key voluntary sector organisations providing access to training and work through provision of childcare, transport and driving lessons.
  - The management of the Neighbourhood Renewal Programmes in North West Dumfries and South Central Stranraer is located within the Authority. The participation of affected communities is paramount in the development and delivery of actions within these programmes. The Authority is represented on the Board of Dumfries and Galloway Housing Partnership, which has the responsibility for delivering the physical and environmental renewal in the programme areas.
  - The Authority has a close relationship with the Dumfries and Galloway Alcohol and Drugs Action Team and with its 4 district Alcohol and Drugs forums.

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- It also has a close relationship and part funds the Credit Union movement which aims among other things to provide the least well off with an alternative to unlicensed money lenders and with Dumfries and Galloway Citizens Advice Bureau.
- 2.9.2 Gamblers Anonymous are not in a position to confirm the extent of problem gambling in Dumfries and Galloway. However they do say that 1% of any population will have a gambling compulsion. At present, Gamblers Anonymous do not hold meetings anywhere in Dumfries and Galloway.
- 2.9.3 In the event of problem gambling increasing as a result of any casino operation, the Authority would look to assisting those organisations whose role is to provide counselling and advice.

### NEED FOR REGENERATION (sect 23)

#### 3. Expectation of the Proposal to Assist Regeneration of this and the wider Area

To provide a sustainable base for growth in the economy, employment with training opportunities for young people and redress the decay caused by the decline in historical industrial, agricultural, fishing and holiday based employment.

To provide opportunities to work and live in the area and reduce the number of young people leaving for study or employment reasons but not returning.

To use the natural assets and cultural history of the area to promote inward investment in new forms of business and potential employment primarily in the growth tourist and leisure market.

- 3.1 **Supporting information, including from relevant government bodies, regarding the regeneration and employment status and activity rate (male/female) of your area together with details on the timing and levels of public and private investment for this regeneration.**

### ECONOMIC ACTIVITY, INACTIVITY & EMPLOYMENT

Current - Mar 2004-Feb 2005

	Dumfries & Galloway		Scotland	
	No. (000s)	%	No. (000s)	%
<b>In employment</b>				
<b>All</b>	<b>69</b>	<b>78%</b>	<b>2,414</b>	<b>75%</b>
- full time work	50	72%	1,800	75%
- part time work	19	28%	612	25%
- employees	57	83%	2,151	90%
- self employed	10	15%	247	10%
<b>Males</b>	<b>37</b>	<b>82%</b>	<b>1,269</b>	<b>78%</b>
<b>Females</b>	<b>32</b>	<b>74%</b>	<b>1,145</b>	<b>72%</b>
<b>Economically active</b>				
All	<b>71</b>	<b>82%</b>	<b>2,547</b>	<b>79%</b>
Males	38	86%	1,350	83%
Females	33	77%	1,196	75%
<b>People who want to work but are not in employment†</b>				
All	<b>7</b>	<b>8%</b>	<b>329</b>	<b>11%</b>
Males	3	7%	166	10%
Females	4	10%	163	11%

† This includes people who are unemployed and those who are economically inactive but wish to work,

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The unemployment rate in Dumfries and Galloway is 2.7% below the Scottish average. However, as stated elsewhere in this document, incomes are substantially lower.

59% of the region's total population is of working age, a figure lower than that for Scotland.

**Source:** Dumfries and Galloway Economic Briefing, updated 15/03/06.

In the Stranraer Travel to Work Area (TTWA), the economic activity rate at 68% male and 55% female is below the Scottish rate by 4%, in both categories.

**Source:** South of Scotland Labour Market and Economic Intelligence – Stranraer Settlement Profile, Spring 2005.

### **3.2 Supporting details of the level of additional economic value that your proposal would create, including the anticipated incremental increase in GVA (Gross Value Added) and employment.**

3.2.2 The Roger Tym and Partners Stranraer Waterfront Economic Appraisal August 2005, commissioned by Scottish Enterprise Dumfries and Galloway assumes that the Waterfront development will produce 514 jobs, providing 350 additional jobs in the Stranraer TTWA. Additional GVA in the TTWA is assumed at £10.74m. The cost per job is estimated at £12,474, almost one third less than is estimated for Scotland as a whole. Including a large casino in this development can be expected to produce an additional 200-300 jobs commensurate increase in GVA.

### **3.3 Parts of the Area the Regeneration of which would Particularly Benefit from this Proposal, and how this would come about.**

3.3.1 Stranraer in particular would benefit as the proposed casino would act as a catalyst for investment in the development of the integrated marina, hotel, convention centre within a planned leisure, retail and housing complex as proposed in the Stranraer and Loch Ryan Waterfront Regeneration proposals. New employment opportunities would be created together with an added financial boost to the local economy and service sector.

The introduction and increase in new visitor and tourist trade in this gateway development would further expand the scope of the existing tourist provision within Dumfries and Galloway as a whole.

### **3.4 How and why do you expect that the “multiplier effect” of the additional economic activity to be created by your proposal would outweigh the potential leakage of money from the local economy?**

3.4.1 The Roger Tym and Partners Economic Appraisal 2005, assumes very low leakage rates for the Stranraer Waterfront Development since the TTWA boundary incorporates a substantial proportion of the population who live and work in Stranraer, with very short commuting distances within the TTWA. Leisure and Retail leakage is assumed at zero. A 4% leakage is assumed for Office and Specialist jobs. In the absence of a specific study on a Large Casino it is assumed that this analysis will stand for leakage associated with casino employment.

### **3.5 Other Regeneration Outputs and Outcomes to be achieved from the Development a New Casino.**

3.5.1 The casino, as part of the integrated development proposal, would play a major role in the necessary ‘sea-change’ required by true regeneration in transforming engrained attitudes as to what a place is for, which is so often based on a now unrecoverable history.

3.5.2 It would take the heritage and culture which initially created the port and rework it to be in tune with and allow it to play a valuable and sustainable role in modern society. It would use the past to give Stranraer a future, and a glamorous one at that.

3.5.3 A change in perception of the potential of the place is paramount in expanding horizons and creating the positive attitude which is essential for regeneration. The incoming investment and

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new population, together with the housing initiatives, town centre renewal and skills strategies in place would add vibrancy without overlooking historical maritime roots over the next 10-20 years.

- 3.5.4 It would engender the entrepreneurial spirit needed to bring about sustainable growth and change over the next 10-20 years.
- 3.5.5 The project has the capacity to transform the south west of Scotland into a major tourist destination and open up the sailing waters of the west coast of Scotland to Ireland and England – regenerating coastal areas transnationally with the attendant result of economic growth and employment for what are perceived to be the more remote areas of the regions.

### **WILLINGNESS TO LICENCE**

#### **4. Evidence Which Demonstrates the Willingness to License a Casino in Your Area if it is selected. (sect 24)**

##### **4.1 Council Resolutions in Favour and Relevant Supporting Council Meeting Minutes**

###### **4.1.1 Dumfries and Galloway Licensing Boards Licensing Reform Consultation Committee 15 March 2006.**

- item 2.1.1 of the minutes noted that the Clerk had received several informal enquiries regarding the possibility of a casino in Dumfries and Galloway.
- item 2.1.2 noted that the Rhins Renewal Action Group supported a proposal for a casino within Stranraer.
- item 2.2.2. agreed to propose Stranraer as the location for a large casino as part of the integrated regeneration programme for Stranraer Waterfront also taking into account its wide catchment area including links with Northern Ireland and further afield and recognising the proposal as an opportunity to enhance development of Stranraer from a ferry town to a tourist town.
- item 2.2.3 agreed to remit to the Clerk, in consultation with the Group Manager Economic Regeneration, to submit this proposal to the Casino Advisory Panel.

##### **4.2 Details of Any Local Pre-Existing Polling or Market Research to Establish the Extent of Support Among the Area's Population.**

4.2.1 No pre-existing information to date.

##### **4.3 Details of Any Local Consultations**

4.3.1 No formal consultation has been initiated due to the timescale from the date of agreement for a submission to be made for this area.

##### **4.4 Resolutions of Support by the Local Strategic Partnership.**

4.4.1 Rhins Renewal Action Group as per item 1.2 above:

Scottish Enterprise Dumfries and Galloway (SEDG) and Dumfries and Galloway Council report to the RRAG

##### **4.5 Relevant Tourism of Leisure Strategies, or Local Plans Which Demonstrate the Extent of Consideration and Commitment.**

4.5.1 Rhins Renewal Programme:  
Stranraer and Loch Ryan Waterfront Redevelopment Framework  
A Scottish Enterprise Competitive Place high impact project  
McKenzie Partnership – report June 2005  
Roger Tym and Partners – Stranraer Waterfront Economic Appraisal

4.5.2 Dumfries and Galloway Council Priority Area Regeneration Strategy 2004-2007 Wigtownshire.

4.5.3 Dumfries and Galloway Council Area Community Plan Wigtownshire.

4.5.4 Dumfries and Galloway Council Neighbourhood Renewal – South Central Stranraer.

**4.6 Details, Including Contact Details, and Key Issues Raised in Correspondence from any National or Local Organisations or Individuals who have Expressed Support or Objections.**

**Support**

4.6.1 Galloway Gazette at [www.Gallowaytoday.co.uk](http://www.Gallowaytoday.co.uk) on 17 March 2004 reported.

4.6.2 Support from Chair of the Licensing Board's Committee, Councillor Tom McAughtrie "part of the integrated regeneration programme for Stranraer Waterfront".

4.6.3 Dumfries and Galloway Council Convener Tommy Sloan – "looking at a facility that would have a conference centre, restaurant and hotel".

4.6.4 Councillor Willie Scobie, Local Member, "cornerstone of all inward investment in the west of the region" and "two hours away from three major airports" and "need to attract people who are looking for housing at the top end of the market" and "opportunity to play golf at four major golf courses nearby" and "American and Japanese markets to be tapped" and "ferry routes to Belfast" and "co-equal partners in this vision in the Council and Enterprise Company".

4.6.5 Stena Line spokesperson Allan Gordon – "we would react very positively to any such development" and "a major reason for travelling to Stranraer on the ferry routes". Formal letters of support received.

4.6.6 Russell Brown MP for Dumfries and Galloway Constituency:

"The case for Stranraer is particularly strong given the regeneration work that will be done on the waterfront in the next few years. Having a small casino as a centrepiece could really kick start that development. None of the casino licenses will be issued in Northern Ireland so that is a hugh market for Stranraer to tap into."

"A casino could certainly help to boost the regional economy but it is vital that the case for one should only be considered with the support of the local people."

**Objections**

4.6.7 Galloway Gazette reported that the interim Moderator of the Local Church of Scotland, the Reverend David Dutton said: "The church's general view is that we are not in favour of these large casinos anywhere in Scotland."

**4.7 Details of Engagement with such Groups or Individuals or Points Raised in your Responses to Them.**

4.7.1 Engagement will take place with groups and individuals raising an interest.

**PROBABILITY OF IMPLEMENTATION (sect 25)**

**5. Evidence of High Probability of Implementation to Demonstrate the Overall Feasibility of the Proposal**

**5.1 Market Demand Analysis Relating to Both Resident and Tourist Demand.**

5.1.1 A specific market demand analysis has not yet been carried out within the short timescale since that area was identified.

**6. Catchment Area and Customer Base**

**6.1 By Road/Ferry – Radius from Fort William to Liverpool and Dublin – Drive time from Stranraer:**

- 2 hours – Belfast, Glasgow, Gretna, M74
- 3 hours – Dublin, Carlisle, Edinburgh, Stirling
- 4 hours – Fort William, Dundee, Newcastle, Liverpool

6.1.1 By ferry – 1 hour to Belfast, Northern Ireland.

6.1.2 By air – airport to Castle Kennedy services light private and charter flights Scotland and England.

6.1.3 By sea – Stranraer is centrally located to serve Welsh, Irish, North of England, Firth of Clyde and Scottish West coast and Highland marinas.

Nautical miles from Stranraer:

Belfast	28	Troon	40
Largs	50	Gourock	68
Dublin	110	Anglesey	115
Blackpool	120	Liverpool	137
Swansea	200	France	400

**6.2 Customer Base.**

6.2.1 The customer base is intended as the clientele related to the development of Stranraer as a major national and international tourist destination and leisure centre. This would include international yachting, power boating, and marina users as well as the local and international tourism and holiday market.

6.2.2 The hotel and convention centre aspect of the development aims at the corporate entertainment market and the short stay 'weekender' leisure resort market.

6.2.3 The proximity to Ireland gives access to a population of some 4.5 million in addition to the Scottish Central belt 2-3 million and the population of Liverpool, Manchester, Birmingham, Newcastle etc a further 14.2 million.

6.2.4 Close international airport connections give access to an additional wider base.

**6.3 Information on the Criteria to Identify Appropriate and Sustainable Localities for the New Casino.**

6.3.1 Stranraer has been identified and agreed as the casino location based on the positioning of Stranraer as a national and international marine and leisure tourist destination as part of the integrated proposal for the Stranraer and Loch Ryan Waterfront Regeneration.

**6.4 Existing and Proposed Transport Infrastructure Relative to the Proposal**

**6.4.1 Existing**

High speed ferry terminals at Stranraer and Cairnryan.

Railway station at Stranraer terminal rail links to Ayr, Glasgow, Dumfries and Carlisle.

Local and long distance coach terminal at Stranraer.

Euroroute A75 linking Ireland to M74 at Gretna and onwards north of Glasgow and Edinburgh and south to Carlisle and M6.

Castle Kennedy airfield available for private flights.

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Stranraer is centrally located to serve Welsh, Irish, North of England, Firth of Clyde and Scottish West coast and Highland marines.



## 6.4.2 Proposed

Stena high speed ferry terminal relocating to Cairnryan in 2 years into new purpose built terminal adjacent to P&O facilities – decreasing ferry crossing time and allowing increased frequency.

New integrated rail, coach, cycle and passenger transport terminal planned as part of the Stranraer Waterfront Development.

Improvements to A75 Euroroute – potential upgrade to motorway status.

Potential to expand Castle Kennedy airport to provide extended charter flight access.

Potential to re-introduce a private flying boat service – Loch Ryan was the wartime flying boat HQ.

Capitalise on links to Carlisle airport potential expansion.

Introduce heliport service linking major airports and cities.

Develop marina potential for all forms of water based travel and activities from dinghy sailing to major linked international yachting events, power boating and related industries, and the accompanying leisure, tourism and housing demand.

### **6.5 Statement of the Current Provision for Gambling in your Local Authority Area or Nearby, Including Any Recent Trends or Developments.**

6.5.1 Current application procedure excludes Northern Ireland as a possible large casino location.

6.5.2 There are currently 24 Bookmakers and 2 Bingo Halls licensed in Dumfries and Galloway. Three of those Bookmakers are located in Stranraer.

### **6.6 Impact of Competition on Existing Casinos and Other Leisure Based Activities.**

6.6.1 No existing casinos in the area – the Waterfront Development is intended as a stimulus and enhancement of existing leisure activities.

### **6.7 Potential Critical Mass Effect of a Cluster of Casino and Leisure Based Activities.**

6.7.1 Stimulation of the local and regional economy with attendant increase in employment opportunities and skills.

### **6.8 Estimated Overall Investment Potential Analysed Between Public and Private Sector Investment and if Sufficiently Advanced how that would be Funded.**

6.8.1 Scottish Enterprise Dumfries and Galloway propose to contribute £6.132m over the next 5 years for enabling works. Dumfries & Galloway Council has a budget of £1.05 million committed for 2004-2007.

### **6.9 Current Level of Investor Interest.**

6.9.1 Following recent reports on local radio and in the local press about the Authority's decision to apply for a Large Casino license, four tentative enquiries have been received from private sector companies.

### **6.10 Anticipated Change in Gambling Spend Following Implementation of the Personal.**

6.10.1 This proposal is aimed at the national and international markets and not the local market. While some change can be expected it will be monitored closely.

**REGIONAL AND LOCAL CONTEXT (sect 26)**

**7. Strategy and Policy Context – aspects relevant to Casino location**

**7.1 Scottish Executive**

- 7.1.1 Smart Successful Scotland  
Scottish Tourism – The Next Decade – A Tourism Framework for Change 2006  
Planning etc. (Scotland) Bill 2005  
Regeneration Policy Statement – People and Places  
Scottish Rural Development Plan 2007-2013  
Planning Advice Notes, e.g.:
  - PAN 75 Planning for Transport
  - PAN 73 Rural Diversification
  - PAN 78 Inclusive Design
  - SPP15 etc.

**7.2 Dumfries and Galloway Council**

- 7.2.1 **Dumfries and Galloway Council 5 Year Economic Strategy**  
**Dumfries and Galloway Council Corporate Policy**  
**Dumfries and Galloway Council Structure and Local Plans**  
**Dumfries and Galloway Priority Area Regeneration Strategies 2004-2007**

- 2.1 North West Dumfries
- 2.2 Upper Nithsdale
- 2.3 Wigtownshire

**Dumfries and Galloway Council Area Community Plans**

- 2.4 Nithsdale
- 2.5 Annandale and Eskdale
- 2.6 Stewartry
- 2.7 Wigtownshire

**Neighbourhood Renewal Area Strategies in Partnership with Communities Scotland, Dumfries and Galloway Housing Partnership and other Registered Social Landlords**

- 2.8 North West Dumfries
- 2.9 South Central Stranraer

**Theme towns - established**

- 2.10 Castle Douglas – Food Town
- 2.11 Kirkcudbright – Artists Town
- 2.12 Wigtown – Book Town

**Proposed**

- 2.13 Lockerbie – an Equestrian Centre
- 2.14 Ae Village – Mountain Biking Centre – part of the internationally acclaimed '7 Stanes' project with the Forestry Commission
- 2.15 Stranraer and Loch Ryan – Marine Leisure Centre

- 7.3 **Dumfries and Galloway Arts Association Promotions and Festivals in Partnership with Dumfries and Galloway Council Events Strategies.**

- 7.4 **VisitScotland – in partnership with Dumfries and Galloway Council Events Strategies.**

- 7.5 **Forestry Commission – Tourism Strategy for the Galloway Forest Park**

- 7.6 **Scottish Enterprise Dumfries and Galloway and Dumfries and Galloway Council.**

- 7.6.1 CORES**  
Gretna – Lockerbie – Annan Economic Regeneration.
  - 7.6.2 Dumfries Town Centre Urban Regeneration Strategy**  
Gillespies plc. – draft final report completed February 2006.
  - 7.6.3 Friars Vennel Study - Dumfries  
Solway Heritage – final report approved and implementation in progress.
  - 7.6.4 Rhins Renewal Programme -**  
Stranraer and Loch Ryan Waterfront Redevelopment Framework  
A Scottish Enterprise Competitive Place high impact project  
McKenzie Partnership – report June 2005  
Roger Tym and Partners – Stranraer Waterfront Economic Appraisal
- 8. Extent of Identification of Dumfries and Galloway Area to Assist in Achieving Regional Economic Objectives for Employment, Skills and Regeneration (sect 27)**
- 8.1 Identification of Dumfries and Galloway as a location would be an additional catalyst for the planned and managed strategy for development of one of a number of strands of tourist-related regeneration projects both at local, national and transnational levels.
  - 8.2 As part of an integrated strategic development, it would increase and further enhance tourist related business and employment opportunities in a rural area struggling to cope with the change in nature of the use of the countryside from a predominantly agriculture base to a stewardship pattern of land and natural resource management based on leisure, recreation, heritage and nature.
  - 8.3 Implementation would be within the framework of Scottish Executive and Local Authority policies and strategies on rural diversification and regeneration based on initiatives appropriate to the particular context of the area, with the added dimension of potential cross border links with Northern Ireland, Eire and England.

## **COMMUNITY BENEFITS (sect 28)**

- 9. Community Benefits Expected to Accrue from the Licensing and Town Planning Process**
- 9.1 Potential cross funding opportunities within an integrated masterplan for development.
  - 9.2 Increased diversity and provision of opportunities locally at a range of skill levels, for access to employment in a variety of sectors.
  - 9.3 Establishment of new local industry opportunities and training for young people.
  - 9.4 Strengthening of the retail, business, leisure and residential offering by capitalising on the resource of a waterfront brownfield site as a catalyst for long term economic, social and environmental growth.
  - 9.5 Enhancement and expansion of other parts of the region's existing tourism, leisure and recreation based industry.
  - 9.6 Developing marina based activities in related engineering, maintenance and service sectors linking with local suppliers.
  - 9.7 Re-establishing Stranraer and the local area's maritime culture and history, the re-integration of a waterfront site to the town and re-inventing a sense of place and purpose.
  - 9.8 Inward investment and migration of people and skills – a necessary feature for regeneration of rural areas as evidenced in the Highlands and Islands.

**UNIQUE CHARACTERISTICS (sect 29)**

**10. Outstanding Characteristics of this Proposal and Area which may Differentiate it from Similar Proposals.**

**10.1 Connectivity**

- 10.1.1 the north/south M74 link at Gretna in the east and a seaward gateway from Ireland through Stranraer and Cairnryan in the west via P&O and Stena high speed ferry terminals – 1 hour crossing time to Belfast and on to Dublin.
- 10.1.2 The Stranraer gateway accesses Dublin and Belfast international flights in addition to international and local flights at Prestwick Airport and Glasgow to the north by road and rail links.
- 10.1.3 There are proposals to further develop Carlisle Airport, charter and private flights access is currently available at Castle Kennedy and there is the potential to re-create the flying boat service in Loch Ryan and introduce a heli-pad connection.
- 10.1.4 The A75 Euroroute links the eastern and western gateways of Gretna and Stranraer, and is a major significance for both through freight traffic and visitor entry to the South of Scotland in developing local tourism potential and, an introduction to Scotland, national tourism.
- 10.1.5 The proximity to Ireland, and the Scots/Irish North America links, provide tourism and business opportunities to capitalise and co-operate on the North American and Irish tourist trade through recognition of the links of past emigration, the more recent major military significance of Stranraer and Cairnryan as North American wartime embarkation ports and introducing the additional historical, leisure and recreational assets of Dumfries and Galloway and Scotland to a wider audience.
- 10.1.6 Marine connections with Ireland, England and the west coast of Scotland.

**10.2 The Site.**

- 10.2.1 The Stranraer site is stunning - 26 acres of developable land including a pier thrust out into Loch Ryan, a safe sea loch with enormous potential for all forms of marine activity, surrounded on all sides by the sea with the potential for an extensive marina development and landscaped waterfront linking back to the town which still has late 18<sup>th</sup> century buildings and street patterns.
- 10.2.2 The pier alone has ground floor area in excess of 55,500 sq m/600,000 sq ft with potential 360 degree sea views for leisure, recreation, hotel and housing development capable of berthing cruise ships while still accommodating a working harbour area.
- 10.2.3 Private sector interest for casino development has recently been received from 4 tentative enquirers.
- 10.2.4 Private sector interest from major developers, housebuilders and retailers has already been raised as has interest in the marina proposals. Ownership is split mainly between DGC and Stena – who have written informally to endorse the Casino development.
- 10.2.5 The hinterland is of outstanding natural beauty with a rich accessible history extending over 4,000 years evidenced by remnants of pre-Christian, Roman, early Christian and medieval settlements, an Irish/North American heritage and a more recent wartime history.

**10.3 Marine Gateway to the West of Scotland Sailing Waters.**

- 10.3.1 The development of an integrated marina, hotel, convention centre, and casino within a planned leisure, retail and housing complex as a marine gateway opens up the potential to develop Scotland's sailing waters as a major international marine tourist playground on the west coast of

## Dumfries & Galloway Council – Casino Proposal

Scotland and east coast of Ireland with Stranraer as the hub forming a cruising centre and destination port.

- 10.3.2 The proposed casino, aimed at a tourist, and not local, catchment, would catalyse the development of a recreational, leisure, and business tourism regeneration asset linked to and supporting marina expansion and coastal developments from Swansea, the north of England, the Irish coast and further north to the Firth of Clyde, Oban and Crowhaven etc, to the Western Isles.

### **10.4 Regeneration Potential – Local, National and Trans-national.**

- 10.4.1 Stranraer and Loch Ryan has the potential to become the major marine and tourist attraction on the west coast of the UK mainland and eastern coast of Ireland and play a major transnational role in the regeneration of both local and national economies. The casino is aimed at the national and international tourist and not the local population.
- 10.4.2 Stranraer itself would be regenerated, primarily by inward investment, from a partly redundant harbour and ferry terminal into a major national and international marine and leisure tourist end destination and re-connect with its maritime culture and history. In doing so it would create the opportunity to design a gateway to Scotland of international architectural merit, think pier/pleasure garden/Chelsea Harbour/Sydney Opera House/Monte Carlo and, instead of second rate development, a first rate Scottish landmark, and dispel the all too often heard litany of 'ye cannae dae that!'.