

Members of the Licensing Committee  
Southampton City Council  
Ground Floor  
Civic Centre  
Southampton SO14 7LS

**BY EMAIL**

31<sup>st</sup> March 2015

19314/A3/PN

Dear Members

**SOUTHAMPTON CITY COUNCIL LICENSING COMMITTEE 9 APRIL 2015 -  
LARGE CASINO LICENSE: PROPOSAL TO AMEND LOCATION AND OTHER ISSUES**

We act on behalf of Hammerson Plc (Hammerson) the owners of WestQuay Shopping Centre and the developers of the planned Watermark WestQuay scheme. We write in relation to the forthcoming Licensing Committee on 9 April 2015.

You will be aware that we previously wrote to you via letter dated 11 December 2014 setting out Hammerson's view of the importance of keeping to the agreed casino licencing programme. At that time we felt that any further delay to the process would raise considerable doubt as to the timing and deliverability of a large casino in Southampton, which in turn would affect the momentum in investor confidence within the City. A copy of our 11 December 2014 letter is attached for completeness.

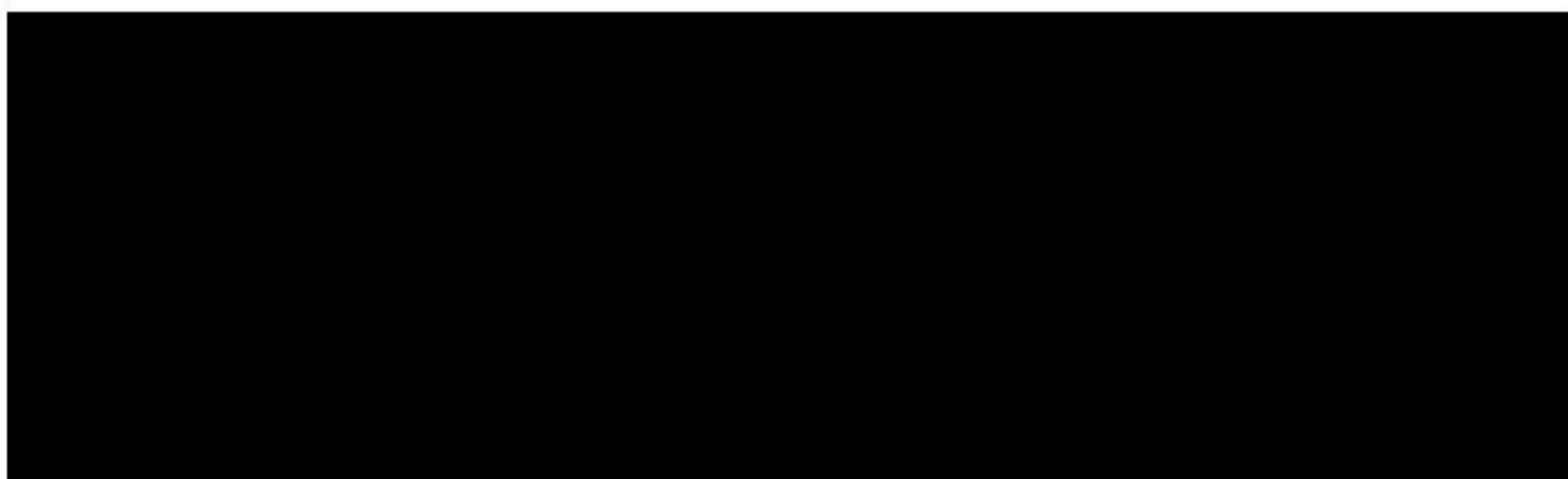
We have now had an opportunity to review the report that will be presented to the 9 April 2015 Licensing Committee and whilst do not wish to comment on the legal matters raised in the report, we do request that members give very careful consideration to any outcomes that delay the process further.

Since the last Committee, Hammerson has commenced work on Phase 1 of the Watermark WestQuay scheme and are now in active discussions with senior officers at SCC in relation to Phase 2. It is therefore extremely important to maintain developer confidence in the City.

Should a revised timetable, facilitating further delay, be approved by Members of the Licensing Committee, the granting of a large casino license for Southampton would likely slip out of 2015 and there is the very tangible possibility that this key scheme, and opportunity for the city, would suffer further slippage. Hammerson therefore reiterate the importance of keeping to the existing agreed programme.

We trust that this letter will be taken into consideration at the forthcoming Licensing Committee meeting on 9<sup>th</sup> April 2015 and should you require anything further or have any queries in the meantime, please do not hesitate to contact Paul Newton at this office.

Yours faithfully,



**BARTON WILLMORE**

cc. Robert Allan – Hammerson Plc

Members of the Licensing Committee  
Southampton City Council  
Ground Floor  
Civic Centre  
Southampton SO14 7LS

**BY EMAIL**

11<sup>th</sup> December 2014

19314/A3/PT/PN

Dear Members

**SOUTHAMPTON CITY COUNCIL LICENSING COMMITTEE 16 DECEMBER 2014 -  
LARGE CASINO LICENSE: PROPOSAL TO DELAY COMMENCEMENT OF STAGE 2**

We act on behalf of the owners of WestQuay Shopping Centre and the planned Watermark WestQuay scheme and write in relation to the forthcoming Licensing Committee and the proposed delay in the commencement of Stage 2 of the large casino license competition in Southampton.

Hammerson are major long-term stakeholders in the city with the opening of WestQuay Shopping Centre in September 2000. Further investment in the city is planned with the Watermark WestQuay retail and leisure development with Phase 1 due to open in Autumn 2016. The Shopping Centre has approximately 17 million visitors per year and currently employs approximately 3,000 people in full and part time jobs and an additional 500 end use jobs will be created through Phase 1 of Watermark WestQuay. As a result of Hammerson's existing and planned investment in the city and responsibility as a key stakeholder in the success of Southampton, their keen interest in relation to the granting of a large casino license is justified.

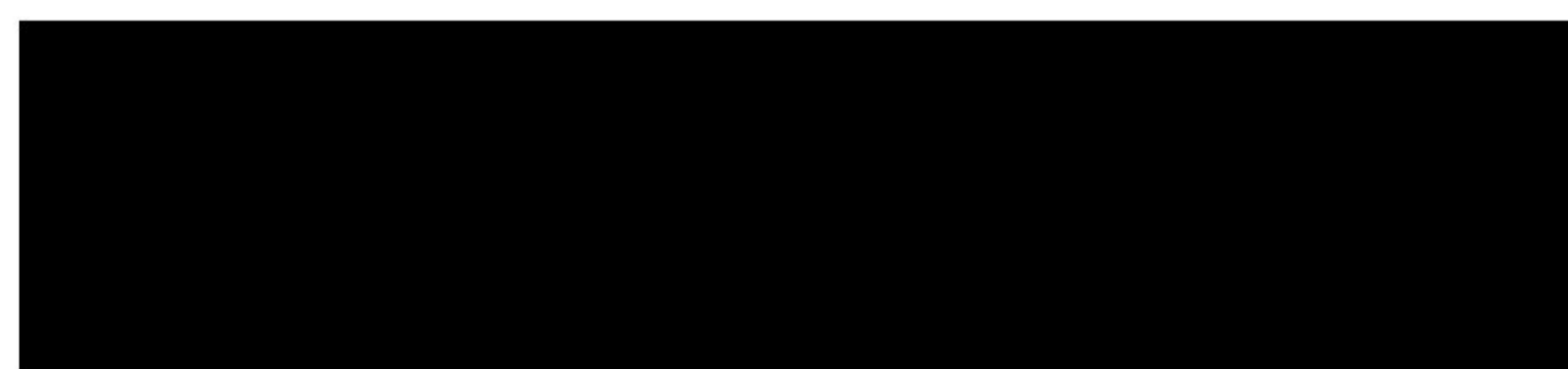
Hammerson are encouraged by the current progress of redevelopment and regeneration schemes across Southampton, noting the recent new arts complex and cultural centre development, Southampton Central station plaza works, Itchen Riverside proposals and of course the forthcoming Watermark WestQuay development. The Royal Pier Waterfront public exhibition earlier this week represents further positive investment in Southampton on a key VIP site.

Despite the positive signs shown by this recent investment in Southampton, Hammerson are keen to stress the importance of this momentum being maintained to ensure the delivery and programmes associated with current ongoing schemes. As a result, Hammerson question the proposed revision to the timetable relating to Stage 2 of the large casino license competition to allow further delay in this process. Any further delay would, in Hammerson's view, raise considerable doubt as to the timing and deliverability of a large casino, affecting the current momentum in investor confidence in Southampton.

Should a revised timetable, facilitating further delay, be approved by Members of the Licensing Committee, the granting of a large casino license for Southampton would likely slip out of 2015 and there is the very tangible possibility that this key scheme, and opportunity for the city, having lost momentum would then suffer further slippage. Hammerson reiterate the importance of keeping to the existing agreed programme therefore.

We trust that this letter will be taken into consideration at the forthcoming Licensing Committee meeting on 16<sup>th</sup> December 2014 and should you require anything further or have any queries in the meantime, please do not hesitate to contact either Peter Twemlow or Paul Newton at this office.

Yours faithfully,



**BARTON WILLMORE**