

Outside Management Plan

In accordance with Schedule 1, Part 1, paragraphs 7-7.4 of the S106 attached to planning consent reference APP/12/00467, Greene King sets out below its Outside Management Plan in relation to the occupation of the restaurant on land at Langstone Technology Park in Havant. The responsible individual for the Outside Management Plan will be the Manager of the restaurant; the findings will be reported to the Council annually by Fasset.

The first reporting date will be 4 months after the date of the restaurant opening and annually thereafter.

Management of the car parking area for the restaurant:

There will be a barrier in operation that will help manage the car park in order that only Greene King's customers are able to access the car park and prevent any non – business related vehicles accessing the car park.

The barrier will not be utilised during opening hours.

Monitoring the car parks for use by people parking at the site who are not connected with the development:

The average stay of a customer utilising the restaurant is approximately 2 hours, as such it will be readily apparent if there are any vehicles within the car park that are not owned by customers. Such vehicles will be asked to leave the car park accordingly.

Signage will be utilised to advise that the car park is for customers only and the Manager will ensure that the car park is regularly checked throughout the working day to ensure that cars not connected with the restaurant are monitored.

Measures to control the extent, hours and vehicular-type of deliveries to the site:

Greene King will ensure that all supplier vehicles deliver within an agreed time window i.e. not before 8.00 am or later than 6.00pm. This will be closely controlled in conjunction with the delivery company in the interests of the amenities of neighbouring properties.

Monitoring the overall level of the use of the pub/restaurant to ensure that it remains within the scope of the assessed proposal:

The restaurant has a finite number of 300 covers as approved under the planning consent. There are no 'drinking areas' within the restaurant; as such it is not possible to exceed the level of use approved under the planning consent, an increase in numbers would only occur as a consequence of customers waiting for tables to become available. The number of covers will be monitored as part of the workings of the restaurant through the electronic till system. The car park monitoring is undertaken separately and the two mechanisms cannot be linked.

The monitoring of the development car park, which if full, is to include Langstone Road, in order to assess the impact of the development-related parking and the implementation of measures to address any significant impacts identified:

In the event that the restaurant car park is full to capacity, a count of parked cars in the residential roads off Langstone Road up to 150 metres radius of the site will be undertaken in the morning and afternoon. The findings will be used to reassess how the restaurant car park is managed and will be reported to Havant Borough Council and Hampshire County Council on an annual basis commencing 4 months after the restaurant opening and annually thereafter.

The Management of the patio area of the pub/restaurant to consider the amenities of the residents of the adjacent properties, AND the securing and management of the lighting of the site:

Greene King will be employing an experienced Management team that will be responsible for ensuring that no disturbance is caused to our neighbours during the opening hours of the restaurant. Greene King will operate rigidly with in any licencing restriction already agreed (with John Gaunt solicitors). In the unlikely event that any disturbance should arise this would be dealt with swiftly and expediently by the Manager on site. This is a family restaurant and the reputation and brand of Greene King is very important to the longevity of our business. It is inevitable that the patio area will be utilised during summer months, however Greene King commits to only trading during licensed and agreed opening hours; on closing the restaurant any customers will respectfully be asked to leave the premises to allow for close down and cleaning to take place.

Greene King restaurants have a very distinct customer base (families) and do not cater for large groups of young male or female customers; furthermore we do not cater for clientele that may cause noise or disturbance. Greene King does not and will not ever have televisions in our restaurants so therefore we do not cater any sports viewing clientele. The Management team and the Business Development Manager will be responsible for ensuring that our very clear brand guidelines / values are delivered and adhered to.

It is also worth noting that the premises have been designed to a model layout that has been located in an urban location with neighbouring properties, a layout that has not resulted in any issues to date.

The lights will be turned off on the building one hour after closing to allow time for the staff to clean the restaurant unless otherwise agreed by the Council in writing.

The southern part of the patio will not be used for outside eating after 9pm during July and August.