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Enquiries to	Matt Grantham	My reference	060005
Direct Line	N/A	Your reference	F/26/101048
Date	30 April 2026	Email	eastleighdc@hants.gov.uk

For attention of Mrs Martin

Dear Sirs

Re: F/26/101048 At 46 HIGH STREET, WEST END, SOUTHAMPTON, SO30 3DR

Change of Use of ground floor only from Shop (Class E) to Café (Class E) & Bar in the evenings (Sui Generis).

In regard to application F/26/101048, following on from the previous HCC Highway consultation response dated 07 April 2026, it is noted that additional information has been received from the applicant. This has been reviewed, and there would be no objection to the proposals, with the following comments made:

ACCESS:

It had previously been assumed that access into the car parking area was along the western boundary, where tables and chairs are proposed to be located. This raised concerns in regard to how they would be moved when required.

Updated parking and access drawings have been provided which show that vehicle access is actually achieved via a shared dual -width driveway access to the west of the western neighbour's plot.

Similarly, with the vehicle access route now confirmed, there will be no impact on the positioning of the Eurobin, and so this is also acceptable.

Director of Universal Services
Patrick Blogg

PARKING:

It was previously outlined that on-site car parking would be for staff only, with 3 spaces to be provided to the rear of the application site. This raised the question of where customers would park.

The Case Officer has now confirmed that there is an agreement in place between the applicant and the neighbouring commercial unit that sharing of parking can take place outside of office hours.

Assuming that this is a long-term arrangement, this will add an additional 8 parking spaces for customers as shown on Drawing GA-005 Site Plan Parking.

Whilst the quantum of parking is for the Case Officer to assess, ensuring that the EBC Parking Standards are adhered to, the provision will ensure that any highway parking will be reduced accordingly which is welcomed, particularly given the restrictions on local car parks (ASDA and West End Parish Council) as previously outlined.

In terms of the layout of the private car park, this appears acceptable with adequately sized parking spaces and aisle widths to enable the utilisation of the parking area in the way shown on submitted plans.

Finally, as outlined in the previous HCC Highway consultation response, it would be recommended that an element of on-site cycle parking were also added to plans for both staff and customer utilisation, assisting sustainable travel options to and from the premises.

Yours faithfully,

Matt Grantham
Principal Transport Planner - Highway Development Planning
Universal Services