

28th May 2026

13885 – Havant Phase 3A: - Engineers Response to planning condition 37

Application Summary: -

Proposal: Finished Floor Levels

Condition 37 requires the following:

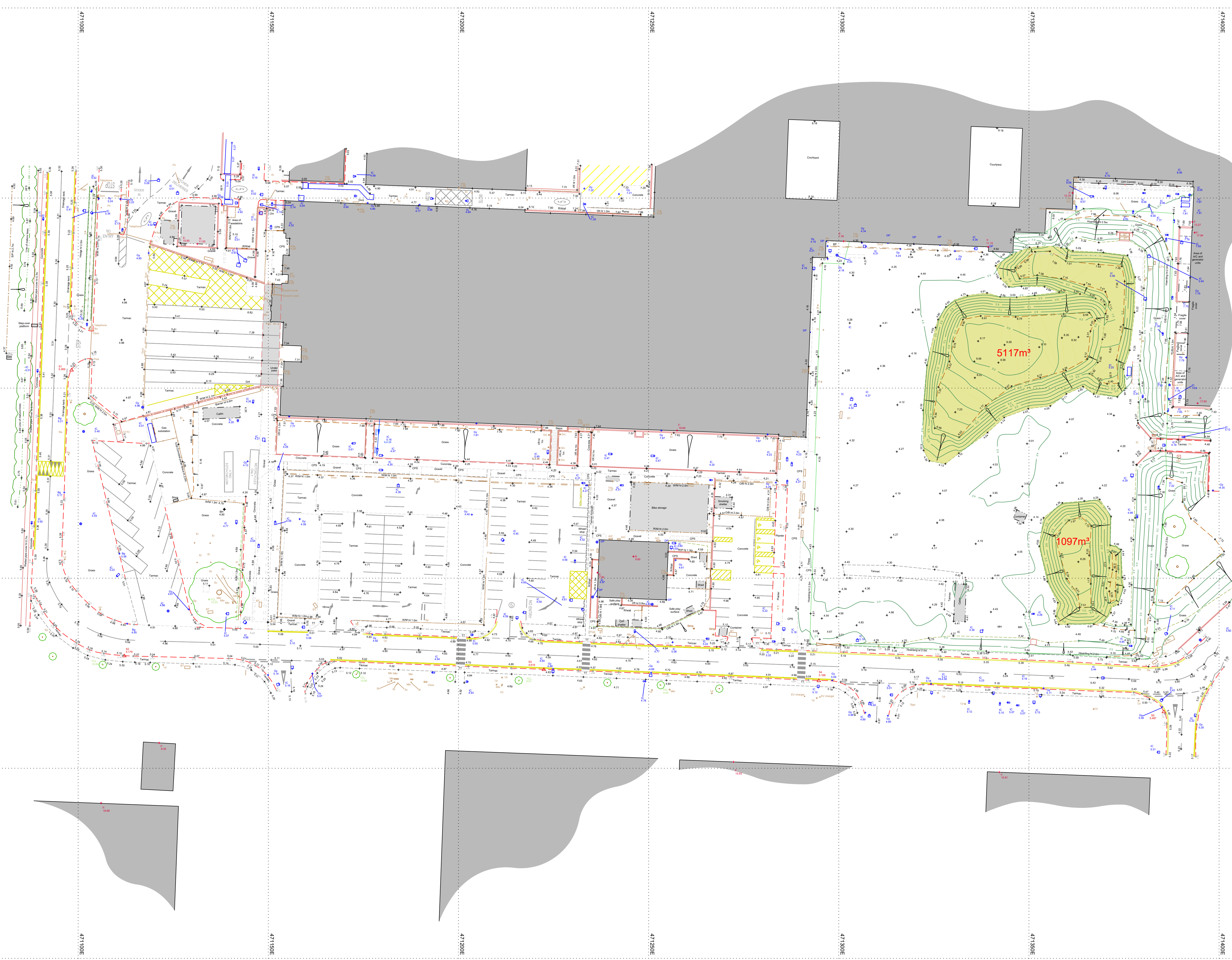
No development shall take place on each phase of the development (excluding site clearance and demolition) until details of existing and finished floor and site levels for that phase relative to previously agreed off-site datum point(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

Phase 3A Considerations:

The existing site is relatively flat, with levels generally between 4.2mAOD and 4.5mAOD across the site.

The finished floor levels of the proposed units have been set to a minimum of 5.900m AOD in accordance with the Flood Risk Assessment report, ref 13885_R101.

The proposed levels strategy, drawing ref: 13885_201 and Topographical Survey can be found attached to this note.



Station	Easting (m)	Northing (m)	Level (m)
GH5A	471098.913	105824.054	5.142
GH6	471110.514	105871.341	5.093
S1	471098.294	105704.701	5.369
S2	471112.166	105629.544	5.179
S3	471222.481	105625.937	4.619
S4	471294.779	105623.012	5.168
S5	471385.498	105614.823	5.487

Some services may have been omitted due to parked vehicles.

[illegible][illegible]

- Topographical Surveys
- Site Engineering
- Utility / CCTV Surveys
- Measured Building Surveys
- 3D Laser Scanning
- Revit & BIM Models

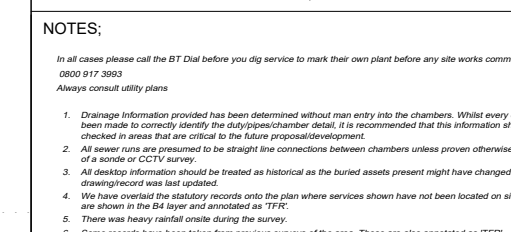
St Albans	Newcastle	London
Unit B, The Courtyard Alban Park St Albans Hertfordshire AL4 0LA	24 Riverside Studios Armistyst Road Newcastle Bus, Park Newcastle-U-Tyne NE4 7YL	27, Cornwall Terrace Mews Regents Park London NW1 5LL
t. (01727) 854481	t. (01912) 736391	t. (02072) 241806

TITLE	Topographical Survey
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<i>Level datum</i>	<i>See note</i>
<i>Grid orientation</i>	<i>See note</i>

Comments	
This plan should only be used for its original purpose. Greenhatch Group accepts no responsibility for this plan if supplied to any party other than	

Drainage information (where applicable) has been visually inspected from the surface and therefore should be treated as approximate only.



PAS 128 : 2022 LEVEL B SURVEY		
QUALITY LEVEL	DEFINITION USED IN THE DETERMINATION OF QUALITY LEVEL	LOCATION OF THE SURVEY
CL 01	A SURVEY BEING ACHIEVED IS SUPPORTED BY BEST EVIDENCE (E.G. A QUALITY PLAN HAS BEEN ADOPTED) - RELEVANT ASPECTS OF THE SURVEY ARE: • NO DEFECTS POSSIBLE	UNDEVELOPED
CL 02/03/04	AN OVERALL EVALUATION OF THE FULL UTILITY DETECTION IS PROVIDED BY ONE OF THE QUALIFICATION CATEGORIES (E.G. A QUALITY PLAN HAS BEEN ADOPTED) - RELEVANT ASPECTS OF THE SURVEY ARE: • MIN. 90% UTILITY DETECTION RATE (MINIMUM CONFIDENCE IN SURVEY)	• 100% MINIMUM UNDEVELOPED SURVEY
CL 05/06/07	A VERIFICATION OF THE UTILITY DETECTION OF THE QUALIFICATION CATEGORIES (E.G. A QUALITY PLAN HAS BEEN ADOPTED) - RELEVANT ASPECTS OF THE SURVEY ARE: • MIN. 90% UTILITY DETECTION RATE (MINIMUM CONFIDENCE IN SURVEY)	• 100% MINIMUM UNDEVELOPED SURVEY
CL 08/09/10	POSITION ACCURACY OF THE UTILITY DETECTION IS VERIFIED BY THE QUALIFICATION CATEGORIES (E.G. A QUALITY PLAN HAS BEEN ADOPTED) - RELEVANT ASPECTS OF THE SURVEY ARE: • MIN. 90% UTILITY DETECTION RATE (MINIMUM CONFIDENCE IN SURVEY)	• 100% MINIMUM UNDEVELOPED SURVEY

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- Topographical Surveys
- Site Engineering
- Utility / CCTV Surveys
- Measured Building
- 3D Laser Scan
- Revit & BIM Modelling

St Albans Unit B, The Courtyard Alban Park St Albans Hertfordshire AL4 0LA t. (01727) 854481	Newcastle 24 Riverside Studios Amethyst Road Newcastle Bus. Park Newcastle-U-Tyne NE4 7YL t. (01912) 736391	London 27, Cornwall T Regent Lanc NW1 t. (02072)
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Utility Survey

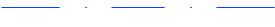
Level datum	
Grid orientation	
Job number	38869G

Comments

This plan should only be used for its original purpose. Greenhatch Group accepts no responsibility for this plan if supplied to any party other than the original client.

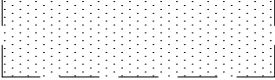
Notes:

UTILITY LINETYPES

Air Line	
British Telecom	
British Telecom Overhead	
CCTV / Cable Television	
Communication Cable	
Drainage - Combined Water	
Drainage - Foul Water	
Drainage - Storm Water	
Drainage - Unknown Water	
Drainage - Trade Effluent Water	
Drainage - Combined Water - Assumed/TFR	
Drainage - Foul Water - Assumed/TFR	
Drainage - Storm Water - Assumed/TFR	
Drainage - Unknown Water - Assumed/TFR	
Drainage - Trade Effluent Water - Assumed/TFR	
Drainage - Approximate Pipe Size/Extents	
Earth Cable	
Empty Duct	
Electric & Comms	

Electric Low Voltage	
Electric High Voltage	
Electric - Unknown Voltage	
Electric Overhead	
Fibre Optic	
Fuel Line	
Gas Line	
Gauge Line	
GPR Line	
Heating Pipes	
Offset Fills	
Oil Pipe	
Rising Main	
Sensor Cable	
Telecom	
Traffic Light Signals	
Trench Scar	
Unknown	
Vapour Recovery	
Vent Line	
Virgin Media	
Water	

UTILITY SURVEY INFORMATION

Contracted Survey Area	
Depth to Top of Service (m)	0.40d
End of Trace / Record	 EOT
Head of Run	HoR
Weak Signal	WS
Taken From Records	TFR
Off Survey Area	OSA
Back Drop	BD
Silt Level	SL
Flow Level	FL
Above Ground	A/G
Unable to Locate	UTL
Unable to Survey	UTS
Unable to Raise (cover)	UTR
Unable to Trace	UTT
Unable to Survey	
Unable to GPR in this area	
Approximate Chamber Extents	

Assumed Route	AR
Assumed Connection	ACP
Sound Connection	S/C
Sonde Stopped	S/S
No Visible Access	NVA
No Visible Exit	NVE
No Visible Pipes	NVP
No Visible Services	NVS
No Depth Indicated	NDI
Base Level	BL
High Level	HL
Top of Pipe / Top of Valve	ToP / ToV
Landing Level	LL
Rubble Level	RL
No Signal	N/S
Heavily Silted	H/S
Approximate Location (ApL)	
GPR Anomaly	
Multiple Services Route	

1. Do not scale from this drawing. All dimensions must be checked & verified on-site. If in doubt ask.
2. The Contractor is to check & verify all dimensions & levels before any work is started on-site.
3. Existing site survey works have been carried out by others & no guarantee can be given by Baynham Meikle for their accuracy.
4. Any discrepancies noted on-site are to be reported to Baynham Meikle immediately.
5. This drawing is to be read in conjunction with all relevant Architects', Engineers' and other Specialists' drawings & specifications.
6. For existing ground conditions, refer to Site Investigation reports.
7. All Retaining Wall heights provided on this plan denote the height of retainment required, not height of retaining wall.

EXTERNAL WORKS LEGEND:

- FFL:0.00** FINISHED FLOOR LEVEL
- +0.00** PROPOSED EXTERNAL LEVEL
- +EX0.00** EXISTING EXTERNAL LEVEL
- 1:40** GRADIENT
- EMBANKMENT**
- RW** RETAINING WALL
- STEPS**
- PERMEABLE TARMAC**
- PERMEABLE BLOCK PAVING**
- YARD GULLY**
- LINEAR DRAIN**
- TRP ZONE**

P2	28/05/2026	Amended to include retaining to Sub-Stations.	R.B.	G.L.
P1	06/05/2026	First Issue.	R.B.	G.L.
Rev	Date	Description	By	Chkd

Revision Schedule

Drawing Status

For Information

Project Title

Langstone - Phase 3
Havant

Drawing Title

Proposed Levels Plan

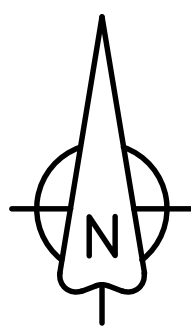
Drawing Number

13885-102

Revision

P2

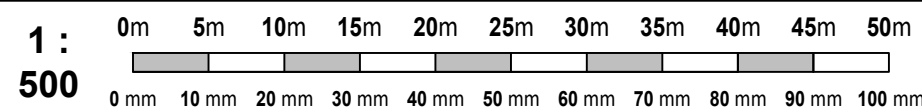
BM Ref	Scale @ A1	Drawn by	Checked by	Project Eng
13885	1 : 500	R.B.	G.L.	G.L.



LARGE CONCRETE RAMP.
CURRENTLY RETAINED BY
RETAINING WALL ON
BUILDING PROPOSED TO
BE DEMOLISHED.

EXISTING EMBANKMENT TO BE
RE-GRADED TO SUIT RAISED
BUILDING SLAB LEVEL. (BANK
STEEPNESS TO BE REDUCED)
SUFFICIENT LAND-DRAINAGE TO
BE INSTALLED.

GRADIENT OF 1:30
APPLIED IN THIS
AREA. EXTERNAL
LEVELS 600mm
SHORT OF MIN FFL
AT CORNER OF U11.



CHECK: For the plan to be in scale, the above scale bar must measure correct, i.e. 100mm when printed.