Nutrient Neutrality Assessment and Mitigation Strategy

Premier Inn Portsmouth Havant

January 2026

Prepared for:
Whitbread PLC

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Revision Schedule

Revision	Description	Author	Date	Quality Check	Date	Independent Review	Date
A	Revised following stakeholder consultation	RR	11/12/25	EJ	11/12/25	GN	12/12/25
B	Update to Appendix D	RR	19/12/25	KT	18/12/25	GN	18/12/25
C	For Planning	RR	05/01/26	KT	05/01/26	GN	05/01/26
D	Update to Appendix B	RR	13/01/26	KT	13/01/26	GN	13/01/26

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Executive Summary

This section presents a non-technical summary of the outcomes of the Nutrient Neutrality Assessment and Mitigation Strategy (NNAMS). The assessment has been undertaken to support a planning application for an extension of 30 new hotel rooms at Premier Inn Portsmouth (Havant).

The site lies within the Solent catchment, which is subject to updated advice issued by Natural England in March 2022 that all development should be nutrient neutral. This means that development should not increase the loadings of nitrogen (otherwise referred to as 'nutrients') entering the hydrological catchment.

The development proposals will not result in a change in land use and therefore the surface water nutrient loading has been discounted. The foul produced by the development is assumed to convey to Budds Farm WwTW, which has a permit level of 9.7 mg/litre for nitrogen.

The nutrient budget for the proposed development has been calculated using the Natural England (NE) Solent Marine Nutrient Neutrality Budget Calculator. The nutrient budget has been assessed on the proposals for a 30-room hotel extension and is based on data for the existing hotel rooms provided by the client alongside publicly available data.

The assessment concludes there is a need for nutrient mitigation to make the development nutrient neutral. Mitigation for the proposed residential development will be provided through retrofitting water efficiency measures at three existing Premier Inn hotels in the catchment.

1 Introduction

1.1 Scope of the Report

1.1.1 This Nutrient Neutrality Assessment (NNAMS) has been prepared by Stantec on behalf of our Client, Whitbread PLC, to support development proposals on land at the Premier Inn Havant, Portsmouth.

1.1.2 The purposed of this NNAMS is to undertake a desk-based assessment of the development proposals to calculate a nutrient budget. Based on this nutrient budget, a mitigation strategy will be developed which will address the site-specific approach that must be taken to offset the nutrient budget.

1.1.3 All work has been undertaken in line with the advice provided by Natural England (NE) in a letter titled 'Advice for development proposals with the potential to affect water quality resulting in adverse nutrient impact on habitats sites' dated 16th March 2022 for the Solent Marine European Sites. This assessment will make use of the Solent Maritime Nutrient Budget Calculator provided by NE.

1.1.4 The information given within this report is based on publicly available data alongside data on the existing hotel provided by the client. Consultation with Natural England was undertaken through a meeting on 1st October 2025 and a letter dated 22nd December 2025 via their Discretionary Advice Service (DAS). A copy of the meeting minutes and the DAS letter is provided in **Appendix E**.

1.2 Sources of Information

1.2.1 The NNAMS has been prepared based on the following sources of information:

- Advice for development proposals with the potential to affect water quality resulting in adverse nutrient impact on habitats sites' prepared by Natural England dated 16th March 2022.
- River Basin Management Plan '*South East River Basin District'* prepared by DEFRA and EA, dated 2015.
- The Solent Maritime Nutrient Budget Calculator Version 3.1 produced by Ricardo Energy and Environment
- Nutrient Neutrality Catchments produced by Natural England & Environment Agency
- Defra Magic Map website [1].
- British Geological Survey, UK Soil Map.[2]
- UK Centre for Ecology & Hydrology, National River Flow Archive[3].
- Cranfield Soil and Agrifood Institute, Soilscapes.[4]
- Environment Agency, Catchment Data Explorer[5].

[1] https://magic.defra.gov.uk/MagicMap.aspx

[2] UK Soil Observatory (bgs.ac.uk)

[3] Catchment Info for 52016 - Currypool Stream at Currypool Farm (ceh.ac.uk)

[4] Soilscapes soil types viewer - National Soil Resources Institute. Cranfield University (landis.org.uk)

[5] England | Catchment Data Explorer

2 Background

2.1 Nutrient Neutrality

2.1.1 Following the Dutch Nitrogen Case ('Dutch-N') which ruled that, where an internationally important site (i.e. SACs, SPAs and Ramsar Sites) is failing to achieve condition due to pollution, the potential for a new development to add to the nutrient load is "necessarily limited". The Dutch-N case has informed the way in which regulation 63 of the Habitats Regulation 2017 should apply to pollution related incidents.

2.1.2 In June 2020, Natural England issued a letter 'Advice on achieving nutrient neutrality for new development in the Solent region'. The letter explains, there is evidence showing high levels of and nutrient input to the environment causing eutrophication. These nutrient inputs are often currently caused by wastewater from existing housing and agricultural sources, and there is uncertainty as to whether new development growth will further deteriorate the Solent Marine Special Area of Conservation (SAC), Special Protection Area (SAC) and Ramsar sites further.

2.1.3 The letter outlines that there is evidence that inputs of both phosphorus and nitrogen influence eutrophication however the principal nutrient that tends to drive eutrophication in the marine environment, and thus in the Solent catchment, is nitrogen (N) and is supported by modelling and evidence. As such, any increase in N supply caused by the development within the Solent Marine European sites must be offset.

2.1.4 One way to address this uncertainty of whether new development growth will further deteriorate the Solent Marine European sites is for new developments to achieve nutrient neutrality. Nutrient neutrality is a means of ensuring that that development does not add to existing nutrient burdens and aims to provide certainty that the whole scheme is deliverable in line with the requirements of the Conservation of Habitats and Species Regulation 2017 (as amended).

2.1.5 Natural England have set out the planning and environmental context for nutrient neutral approach as well as a practical methodology to calculating how nutrient neutrality can be achieved. Natural England states that "*the achievement of nutrient neutrality, if scientifically and practically effective, is a means of ensuring that development does not add to existing nutrient burdens*".

2.1.6 Therefore, in line with national planning policy, the advice is that the competent authority should consider the implications of these matters on the SAC, SPA and Ramsar sites by undertaking a Habitats Regulation Assessment (HRA), proceeding to an appropriate assessment. The appropriate assessment must rule out any reasonable doubt as to the likelihood of an adverse impact on the integrity of the site, having regard to its conservation objectives.

2.1.7 In relation to mitigation, the letter explains that it should be in place to avoid either permanent, or temporary increases in N loads to the designated site and must be effective for the duration of the effect. In the case of new development with overnight stays, the duration of the effect is typically taken as in perpetuity, with the costs of maintaining, monitoring and enforcing mitigation calculated for a minimum of 80 – 125 years.

2.2 Water Quality

2.2.1 The Water Framework Directive (WFD) (Commission of the European Communities, 2000) (ref 13.2) establishes a framework for a European-wide approach to act ion in the field of water policy. Its ultimate aim is to ensure all inland and near shore watercourses and water bodies (including groundwater) are of 'Good' status or better, in terms of ecology, and also chemical, biological and physical parameters, by the year 2027. Therefore, any activities or developments that could cause detriment to a nearby water resource or prevent the future ability of a water resource to reach its potential status, must be mitigated so as to reduce the potential for harm and allow the aims of the Directive to be realised.

2.2.2 The Environment Agency (EA) Catchment Data Explorer website has water quality data available for watercourses. This includes background data on the catchment, the existing standards of water quality and expected standards of water quality the watercourse is expected to achieve by set dates which are reviewed on a seven-year cycle. Also included are any national or local protected areas.

2.2.3 The Environment Agency Catchment Data Explorer website has water quality data relating to the WFD targets for 2027. Based on the most recent water quality data recorded in 2019, the East Hampshire Rivers Operational Catchment data indicates 73% of water bodies have not achieved good ecological status and 100% have not achieved good chemical status. Evidence indicates pollution from agriculture and water industry discharge are major contributors to the East Hampshire Rivers Operational Catchment not receiving 'good' status.

Types of Nitrogen

2.2.4 For the Solent catchment, the key measurement when calculating nutrient budget is total nitrogen (TN), i.e. both organic and inorganic forms of nitrogen (N), this is what is available for plant growth. TN is the sum of inorganic forms – nitrate-nitrogen (NO3-N), nitrate-nitrogen (NO2-N), ammonia – and organically bonded nitrogen. Nitrate is normally the largest component of TN, but quantities of organic nitrogen are significant. The NE methodology calculates TN and accounts for the uncertainty around other forms of nitrogen with the inclusion of a precautionary buffer within the calculations.

Designation Current Condition

2.2.5 The Solent Marine European Sites comprise a range of Special Areas of Conservation (SAC), Special Protection Areas (SPA) and Ramsar sites with water pollution and eutrophication considered a threat to its condition. The catchment is shown in **Figure 2.1.**

2.2.6 The Solent is a complex site encompassing a major estuarine system on the south coast of England. The Solent and its inlets are unique in Britain and Europe for the hydrographic regime and double tides, as well as for the complexity of the marine and estuarine habitats present within them.

2.2.7 The rich intertidal mudflats, saltmarsh, shingle beaches and adjacent coastal habitats, including grazing marsh, reedbeds and damp woodland, support nationally and internationally important number of migratory and over-wintering waders and waterfowl such as ringed plover and sandwich terns, as well as important breeding gull and tern populations.

2.2.8 The high levels of nitrogen input into the Solent water environmental are resulting in dense mats of green algae, which are impacting on the Solent's protected habitats and bird species.

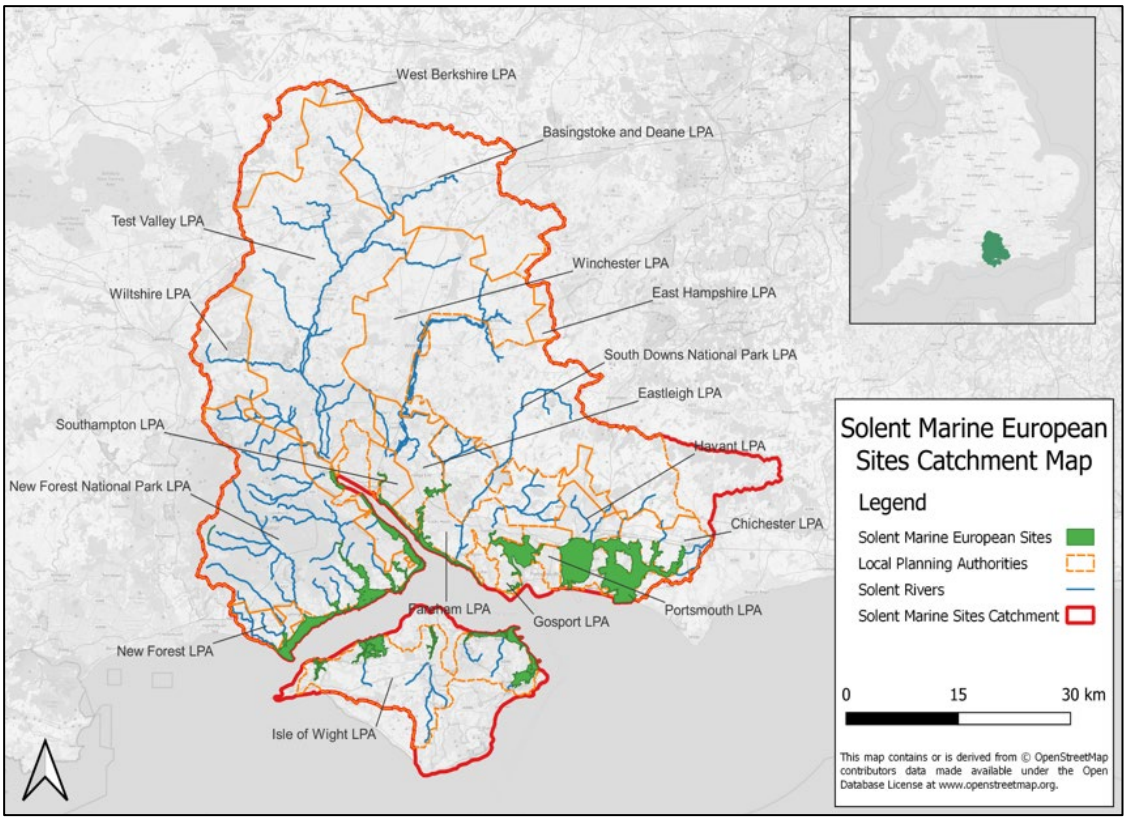

Figure 2-1: Solent Marine European Sites Nutrient Neutrality Catchment (Natural England, 2022)

3 Proposed Development Site

3.1 Site Description

3.1.1 The proposed development site (hereafter referred to as *'the site'*) is located at the Premier Inn (Havant), Portsmouth. The site is located at the end of Bedhampton Hill. The site is located north-east of Bedhampton Roundabout (see **Figure 3-1**) (see **Appendix A**).

Figure 3-1: Site Location

3.1.2 The site is centred around the Ordnance Survey (OS) grid reference 469667m E, 106290m N.

3.2 Hydrological Setting and the Water Framework Directive

3.2.1 The nearest watercourse to the site is an unnamed watercourse located approximately 0.5 km to the east of the site. this watercourse flows south-east, and discharges into the Hermitage Stream water body. This waterbody discharges into Chalkdock Lake, which is located approximately 0.8 km south of the site.

Water Framework Directive

3.2.1 The site falls within the Hermitage Stream Water Body (part of the East Hampshire Rivers Operational Catchment). The Environment Agency (EA) Catchment Data Explorer website has water quality data relating to the WFD targets for 2027. Based on the most recent water quality data recorded in 2019, the Hermitage Stream Water Body received a 'Moderate' ecological classification and a 'Fail' for chemical water quality.

3.2.2 The data shows the reasons for Hermitage Stream Water Body (part of the East Hampshire Rivers Operational Catchment) not achieving 'Good' status. These include, but aren't limited to:

- Physical modifications for flood protection and urbanisation from urban and transport and local and central government
- Point source misconnections from domestic general public

3.3 Development Proposals

3.3.1 This report will review the nutrient management for an extension of the Premier Inn located in Havant, Portsmouth to include an additional 30 rooms.

3.3.2 Foul water from the proposed development is assumed to be treated by the nearest Wastewater Treatment Works (WwTW), which has been identified as Budds Farm WwTW.

3.3.3 A masterplan is provided in **Appendix B**.

4 Nutrients Budget Assessment

4.1 Methodology

4.1.1 The Nutrient Budget Assessment has been undertaken by applying the NE Solent Maritime Nutrient Neutrality Calculator (V3.1). A copy of the calculation is provided in **Appendix C**.

4.1.2 The assessment has been carried out using water usage and occupancy data provided by the client.

4.1.3 The proposed extension will be in place of the existing restaurant and as such the site's pre-development and post-development land use are both considered commercial/industrial. Therefore, there will be no net change in nutrient load resulting from the Stages 2 & 3 Nutrient Budget and as such these stages have not been considered any further in this assessment. See **Appendix B** for the existing and proposed site layouts.

4.2 Stage 1 – Wastewater

4.2.1 The aim of Stage 1 is to calculate TP in kilograms per annum derived from the development that would exit the WwTW after treatment. This only applies to WwTW that discharge to the Solent catchment.

Water Usage

4.2.2 The water usage for the proposed development has been calculated based on water meter data from 2016-2024 for the existing hotel rooms at Premier Inn Portsmouth Havant as provided by the client. The average water usage per guest is 97 l/p/d.

4.2.3 As outlined in **Appendix D**, water efficiency measures are to be implemented within the hotel, which result in a 28l reduction in the water usage per guest. These measures will be placed as part of the development proposals for this site. As such, the average post-implementation water usage has been used, a 10l buffer has been included in accordance NE guidance. Therefore, adopted water usage is 79 l/p/d.

Permit

4.2.4 The wastewater will be conveyed to Budds Farm Wastewater Treatment Works (WwTW), which is known to have the following permit of 9.70 mg TN/l with no upgrades scheduled.

Occupancy

4.2.5 The Proposed development is for an additional 30 rooms which will be open 365.25 days/year.

4.2.6 The proposed percentage occupancy for the new hotel rooms has been determined based on the average occupancy rate for the existing hotel rooms, which sets the percentage occupancy at 75%.

4.2.7 The Natural England nutrient budget calculator applies a default occupancy of 2.4 persons/dwellings. However, the proposals are for a hotel, and the default occupancy is not considered representative of the proposed development scenario.

4.2.8 The Client calculates the average sleeper ratio—the number of guests per room as a ratio of the maximum number of occupants of the room—for its financial model, which is equivalent to the occupancy rate. The sleeper ratio for the existing hotel is 1.6.

4.2.9 The total population increase has been calculated as 36 guests per day. This is based on multiplying the sleeper ratio/occupancy rate (1.6) by the percentage occupancy (75%) multiplied by the number of rooms (30).

Nutrient Loading from Wastewater

4.2.10 Based on the development proposals above, the nutrient loading after treatment at the WwTW is set out below for hotel guests.

Table 4-1: Foul Loading – Current Permit

Permit Scenario	Nitrogen Loading (kgTN/yr)
Present Day	9.07

4.3 Stage 4 – Nutrient Budget

4.3.1 The aim of Stage 4 is to calculate the net change in the nutrient load that would result from the development.

4.3.2 A precautionary buffer of 20% is applied to the nutrient budget in accordance with Natural England guidance. This precautionary buffer is used to recognise the uncertainty with the data and ensures the approach is precautionary.

4.3.3 **Table 4-2** presents a total nutrient budget for the proposed development. A calculation summary is provided in **Appendix C**.

Table 4-2: Calculated Nutrient Budget

Permit Scenario	Nitrogen Loading (kgTN/yr)
Present Day	10.88

4.3.4 The results shown in **Table 4-2** demonstrate there is a nutrient surplus created by the development proposals assessed. Therefore, there will be a requirement for the development to demonstrate nutrient neutrality through the application of mitigation in order to achieve planning consent.

5 Mitigation Strategy

5.1 Overview

5.1.1 The proposed STW lies within the hydrological catchment of Solent Marine European Sites. As such, the nutrient budget produced by the development must be offset (including the precautionary 20% buffer).

5.2 Reduction in Existing Hotel Water Use

5.2.1 The Client proposes to retrofit water efficiency measures as part of a water stewardship programme, including two existing hotel sites which are located within the Solent Catchment:

- The existing 58 rooms at Premier Inn Portsmouth Havant (PO9 3JN); and
- Premier Inn Portsmouth Dockyard (PO1 3EE).

5.2.2 An assessment of the current nutrient load from wastewater and post-retrofitting nutrient load from wastewater for the two sites is provided in **Appendix D**.

5.2.3 A summary of outcomes is presented within **Table 5-1**.

Table 5-1: Existing Hotel Sites – Nutrient calculations

Hotel Site	Existing Annual wastewater TN Load (kg TN/yr)	Post-retrofitting Annual wastewater TN Load (kg TN/yr)	Net Change (kg TN/yr)
Portsmouth Havant (existing 58 rooms)	21.60	17.60	4.00
Portsmouth Dockyard	53.93	44.68	9.25
Total			**13.25**

5.2.4 **Table 5-1** demonstrates that the retrofitting water efficiency measures will provide 13.25 kg TN/yr of credit within the catchment, of which 10.88 kgTN/yr will be used to mitigate the Premier Inn Portsmouth Havant development. The remaining 2.37 kgTN/yr of credits will be retained by the client for potential use for future development.

6 Summary

6.1 Overview

6.1.1 This Nutrient Neutrality Assessment and Mitigation Strategy has been prepared to support a planning application for a proposed extension to the Premier Inn hotel at Portsmouth Havant. This information given within this report is based on publicly available data at the time of writing alongside data on the existing hotel provided by the client.

6.1.2 The site lies in the Hermitage Stream Water Body, with evidence indicating, physical modification from urban and transport and local and central government are major contributors to the waterbody not achieving 'good' status. The proposed development site and the proposed Wastewater Treatment Works lie within the hydrological catchment of Solent Marine European Sites. As such, the nutrient budget produced by the development must be offset (including the precautionary 20% buffer).

6.1.3 The nutrient budget has been assessed the proposals for a 30-room extension to the Premier Inn hotel. The calculated nutrient budget demonstrates the requirement for nutrient mitigation to achieve nutrient neutral development.

6.1.4 The Nutrient Neutrality Assessment and Mitigation Strategy outlines the proposed mitigation strategy for the site which includes retrofitting water efficiency measures at two existing hotels in the catchment.

Appendix A Site Location

Site Location Plan

Stantec

Client: Whitbread PLC

PREMIER INN, PORTSMOUTH (HAVANT)

Site Location

0 75 150 m

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

1:1,500 @ A3	Date: 03/11/2025
Drawn: EJ	Checked: RR
Figure: 01	Rev: A

Document Path: C:\Users\elejones\Documents\ArcGIS\Projects\332613105 - Premier Inn Sites\332613105 - Premier Inn Sites.aprx

Appendix B Development Proposals

Existing Site Plan
Proposed Site Plan

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Notes:

Existing Parking: 107

Existing Hotel: GEA -1918m^2
GIA - 1754m^2

Existing Restaurant:
GEA - 869m^2
GIA - 713m^2

Existing Rooms: 58

PREMIER INN
EXTG GROUND FLOOR PLAN
FFL: 23.0

EXTG FIRST FLOOR PLAN

2 STOREY 22 BEDROOM EXTENSION

RESTAURANT
FFL: 18.160

1 EXISTING SITE PLAN
Scale: 1:550

0 10 30 50 M

N

Rev	Date	Description	By	Chk
A	28/11/24	Updated to match landscaping scheme	IB	RW

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Client
WHITBREAD GROUP PLC

Project
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65 BEDHAMPTON HILL
HAVANT PO9 3JN

Drawing
EXISTING SITE PLAN

Scale	Date	Drawn	Checked
1:550@A3	26/09/24	IB	RW

Drawing No. **Revision**

6261-PL- 002 A

Status
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Notes:

Proposed Parking: 137

Proposed Annexe: GEA -1275m²
GIA - 1146m²

Proposed Rooms: 88

Paving:
Buff Concrete Paver

Outline of existing restaurant

PREMIER INN EXTG GROUND FLOOR PLAN
FFL: 23.0

PREMIER INN EXTG FIRST FLOOR PLAN

2 STOREY 22 BEDROOM EXTENSION

Deliveries

1 PROPOSED SITE PLAN
Scale: 1:550

0 10 30 50 M

Rev	Date	Description	By	Chk
B	08/12/25	Ownership boundary shown	IB	
A	28/11/24	Updated to match landscaping scheme	IB	RW

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HAVANT PO9 3JN

Drawing
PROPOSED SITE PLAN

Scale	Date	Drawn	Checked
1:550@A3	26/09/24	IB	RW

Drawing No. 6261-PL- 010 **Revision** B

Status
PLANNING

Appendix C Nutrient Budget Calculations

Nutrients from wastewater

This sheet contains 2 tables. The tables are separated by a heading, which describes the following table.
Note: You will need to fill in cells B5 to B10 in the first table 'Water infrastructure information'. Cell B11 is automatically calculated and will state '0.00' unless the user inputs have been entered. Cells A12 to A13 and B12 to B13 are automatically generated and will state 'Not applicable' depending on the inputs to cells B5 and B10. You may need to fill in cell C11 depending on the information you entered in cell B10. Cells C5 to C10 and cells C12 to C13 are intentionally blank cells.
You do not need to fill in any cells in the second table 'Final calculation of nutrient load from wastewater'. Cells B17 to B19 are automatically calculated and will state '0.00' unless the user inputs have been entered to the first table 'Water infrastructure information'. Cells A20 to A23, cell B21 and cell B23 are automatically generated and will state 'Not applicable' depending on the user inputs to the first table 'Water infrastructure information'. Cell B16, cell B20 and cell B22 are intentionally blank cells.
How to fill in the table 'Water infrastructure information'
Cell B5: Enter the date of first occupancy.
Cell B6: Enter the average occupancy rate of the development. The default rate is 2.4, this should not be edited without sufficient evidence.
Cell B7: Enter the water usage. This value should be kept at 120 unless other efficiency measures are used.
Cell B8: Enter the total number of dwellings or units that will be within the development site as of the project completion date.
Cell B9: Choose whether the development can apply deductible acceptable loading from the dropdown list.
Cell B10: Choose the receiving wastewater treatment works (WwTW) from the dropdown list.
If you select 'Package Treatment Plant user defined' or 'Septic Tank user defined', you must enter their certified value of total nitrogen (TN) in cell C11. Otherwise the default values will be used in the calculation of the nutrient load associated with wastewater.
Nutrient permits may be changing for the WwTW you select, from 01/01/2025, or 01/04/2030. If the date of first occupancy is in-between changing permit dates, multiple permit limits may be automatically generated in cells B11 to B13. If applicable, up to 3 values for the nutrient loading associated with wastewater will be presented in cell B19, B21, and B23.

Water infrastructure information

Description of required information	Data entry column - user inputs required	Additional data entry column - user inputs may be required
Date of first occupancy (dd/mm/yyyy):	01/01/2027	
Average occupancy rate (people/dwelling or people/unit):	1.20	
Water usage (litres/person/day):	79	
Development proposal (dwellings/units):	30	
Include deductible acceptable loading?	No	
Wastewater treatment works:	Budds Farm WwTW	
Current wastewater treatment works N permit (mg TN/litre):	**9.70**	
Not applicable	**Not applicable**	
Not applicable	**Not applicable**	

Final calculation of nutrient load from wastewater

Description of values generated	Values generated
Wastewater nutrient loading	
Additional population (people):	**36.00**
Wastewater by development (litres/day):	**2844.00**
Annual wastewater TN load (kg TN/yr):	**9.07**
Not applicable	
Not applicable	**Not applicable**
Not applicable	
Not applicable	**Not applicable**

Final nutrient budgets

This worksheet contains one table. This table is automatically populated using the outputs from the previous worksheets.

Note: You do not need to fill in any cells in the table. Cells B5 to B8 and cell B10 are automatically calculated and will state '0.00' unless the user inputs have been entered to all of the required worksheets. Cells A11 to A14, cell B12 and cell B14 are automatically generated and will state 'Not applicable' depending on the user inputs to the worksheet 'Nutrients_from_wastewater'. Cell B9, B11 and B13 are intentionally blank.

This table presents calculations that underpin the final annual nutrient budget for the development site. Up to 3 values for the nutrient budget may be presented in cells B10, B12 and B14 for total nitrogen (TN).

Total nutrient budget calculations

Description of values generated	**Values generated**
Wastewater TN load (kg TN/year):	**9.07**
Net land use TN change (kg TN/year):	**0.00**
TN budget:	**9.07**
TN budget + 20% buffer:	**10.88**
Annual nutrient budget	
The total annual nitrogen load to mitigate is (kg TN/yr):	**10.88**
Not applicable	
Not applicable	**Not applicable**
Not applicable	
Not applicable	**Not applicable**

Appendix D Mitigation Strategy

TECHNICAL NOTE

Job Name: Premier Inn Portsmouth Havant

Job No: 332613105

Note No: 332613105/100/TN001

Date: December 2025

Prepared By: R Rogers

Subject: **Existing Hotel Mitigation – For Planning**

1 Overview

1.1 Introduction

1.1.1 This Technical Note has been prepared by Stantec, on behalf of Whitbread PLC ('the Client') to provide additional mitigation in support of development proposals at Portsmouth Premier Inn Havant (the 'Proposed Development').

1.1.2 This note should read alongside the Nutrient Neutrality Assessment and Mitigation Strategy (NNAMS) for the Proposed Development.

1.2 Background

1.2.1 The Client is in the process of retrofitting water efficiency measures as part of a water stewardship programme, including two existing hotels, which are located within the Solent Maritime Catchment:

- Premier Inn Portsmouth Havant (PO9 3JN); and
- Premier Inn Portsmouth Dockyard (PO1 3EE).

1.2.2 The water efficiency measures being installed at each of the above-mentioned locations, include the following:

- Low Flow showerheads; reduction from the 12 litres/minute shower heads to 8 litres/minute. This would reduce water use by 4 litres/minute and based on an average shower time of 7 minutes (based on data from the Client) would equate to a reduction of 28 litres per person.
- Low flow basin taps; reduction from the current 3 Bar 4-6 litres/minute basin taps by installing a 2 litres/minute flow restrictor. This would reduce water use by at least 2 litres/minute and assuming an average run time of 12 seconds per use, with up to 6 uses per day this would equates to a 2.4 litres per person reduction.
- Lower capacity toilet flushes; installing a cistern filler with an adjustable fill volume flow valve. Reduction in effective flush volume from 4.5 litres to 2.9 litres per use and assuming up to four uses per day this would equate to a reduction of 6.4 litres per person.

1.2.3 Whilst all three measured outlined above would reduce water usage at each site; to provide a conservative approach only the reduction provided through the low flow showerheads has been taken forward. This equates to approximately 75% of the overall expected reduction from the water efficiency measures. Specifications for the upgraded appliances are appended to this note.

1.3 Scope

1.3.1 This note will assess the current nutrient load from wastewater at each of the above-mentioned hotel sites and the post-installation nutrient load from wastewater, with the water efficiency devices in place. Reducing the wastewater discharge will result in a net reduction in the overall nutrient loading, which could be used as mitigation credits to offset the nutrient budget of the proposed development.

1.3.2 Consultation with Natural England was undertaken through a meeting on 1st October 2025.

2 Nutrient Loading from the Wastewater

2.1 Overview

2.1.1 For each of the existing hotels, set out in **Section 1.2**, both water usage and occupancy data have been obtained from 2016 to the present day. This will be used to calculate the current and post-installation nutrient loading from wastewater (Stage 1 of the NE Nutrient Calculator). Room utilisation per year, together with water use per person for the existing and proposed development, was calculated from site-specific commercial data provided by the Client. The figures presented below have been rounded for the purpose of presenting in this report and therefore may include minor rounding discrepancies.

2.2 Existing nutrient loading

2.2.1 **Table 2.1** presents the data for each hotel relating to occupancy and water usage provided by the Client. Averages have been calculated based on provided data between 2016 and 2024. Data from 2025 has been excluded from the average as the year is not complete. The average sleeper ratio is the number of guests per room as a ratio of the maximum number of occupants of the room calculated by the Client for their financial model.

Table 2.1: Existing site data

Hotel Site	No. Rooms	Average % Occupancy	Average Sleeper Ratio	Average Daily Water Usage per Guest (l)	Average Annual Water Usage (m^3)
Portsmouth Havant	58	75	1.6	97	2,476.54
Portsmouth Dockyard	120	75	1.8	105	6,181.32

2.2.2 It is assumed, each of the hotel sites discharges wastewater to Budds Farm Havant which is located in Solent catchment. The associated permits are presented in **Table 2.2**, these have been extracted from the NE Nutrient Calculator for Solent Maritime.

Table 2.2: Wastewater Permits

Hotel Site	Wastewater Treatment Works	Permit (mg TN/litre)
Portsmouth Havant	Budds Farm WwTW	9.70
Portsmouth Dockyard		

2.2.3 Using the data represented in **Tables 2.1** and **2.2**, the existing nutrient loading from the wastewater has been estimated and are presented in **Table 2.3**.

Table 2.3: Existing nutrient loading from Wastewater

Hotel Site	No. Rooms	Permit (mg TN/litre)	Average Water Usage (l/day)	Annual wastewater TN Load (kg TN/yr)
Portsmouth Havant	58	9.70	6,780.41	21.60
Portsmouth Dockyard	120	9.70	16,923.54	53.93

2.2.4 **Table 2.3** shows that across the two hotel sites, the total existing nutrient loading from wastewater is **75.53 kg TN/yr**.

2.3 Post-installation nutrient loading

2.3.1 As explained in **Section 1.2**, the water efficiency measures will reduce each person's water usage by 28 l/day. Alongside the number of guests at each site, this can be used to calculate the reduction in the average water usage (l/day). In consultation with NE, it was requested an additional 10 l/p/d buffer included in the assessment of future water usage to account for potential changes to less water efficient fittings throughout the lifetime of the development.

2.3.2 The number of rooms occupied per night is calculated by multiplying the No. of Rooms by the Average % Occupancy. This is converted to per year by dividing by 365.25. the number of guests per year is estimated by multiplying the average sleeper ratio.

Table 2.4: Reduction in water usage

Hotel Site	No. Rooms per Night	No. Rooms per Year	No. Guest Year	Average Daily Water Usage per Guest (l)	Daily Total Water Reduction (l/day)
Portsmouth Havant	43.60	15,924.00	25,478.41	79	1,255.61
Portsmouth Dockyard	89.51	32,694.30	58,849.74	87	2900.19

2.3.3 Using the data represented in **Tables 2.1** and **2.4**, the post-installation nutrient loading from the wastewater has been estimated and are presented in **Table 2.5**.

Table 2.5: Post-installation nutrient loading from Wastewater

Hotel Site	No. Rooms	Permit (mg TN/litre)	Post-installation Average Water Usage (l/day)	Annual wastewater TN Load (kg TN/yr)
Portsmouth Havant	58	9.70	5,524.80	17.60
Portsmouth Dockyard	120	9.70	14,023.35	44.68

2.3.4 **Table 2.5** shows that across the two hotel sites, the total post-installation of water saving measures nutrient loading from wastewater is **62.28 kg TN/yr**.

2.4 Nutrient Credits

2.4.1 Based on the calculation of existing and post-installation nutrient loading from wastewater, there is a net reduction in nutrient loading in the catchment, as presented in **Table 2.6**.

Table 2.6: Nutrient Credits

Hotel Site	Existing Annual wastewater Load (kgTN/yr)	Post-installation Annual wastewater Load (kgTN/yr)	Net Change (kgTN/yr)
Portsmouth Havant	21.60	17.60	4.00
Portsmouth Dockyard	53.93	44.68	9.25
Total	**75.53**	**62.28**	**13.25**

2.4.2 The generated surplus can be used as nutrient credits to offset proposed development within the catchment. A copy of the calculations are appended to this note.

3 Summary

3.1.1 This note calculated the current nutrient load from wastewater at two existing hotels within the catchment, as well as assessed the post-installation nutrient load from wastewater with the water efficiency devices in place.

3.1.2 The assessment has been based on the existing data provided by the client, covering occupancy and water usage.

3.1.3 Calculation indicated a net reduction in the nutrient loading from wastewater, the surplus is calculated to **13.25 kg TN/yr**. This can be used as a nutrient credit to offset development within the catchment.

DOCUMENT ISSUE RECORD

Technical Note No	Rev	Date	Prepared	Checked	Reviewed (Discipline Lead)	Approved (Project Director)
332613105/100/TN001	-	19/11/25	RR	EJ	GN	GN
332613105/100/TN001	A	12/12/25	RR	EJ	GN	GN
332513105/100/TN001	B	19/12/25	RR	KT	GN	GN

This report has been prepared by Stantec UK Limited ('Stantec') on behalf of its client to whom this report is addressed ('Client') in connection with the project described in this report and takes into account the Client's particular instructions and requirements. This report was prepared in accordance with the professional services appointment under which Stantec was appointed by its Client. This report is not intended for and should not be relied on by any third party (i.e. parties other than the Client). Stantec accepts no duty or responsibility (including in negligence) to any party other than the Client and disclaims all liability of any nature whatsoever to any such party in respect of this report.

Stantec UK Limited, Lakeside House, Blackbrook Business Park, Blackbrook Park Avenue Taunton TA1 2PX

TECHNICAL NOTE

Appendices

Water Efficiency Measures

Nutrient Loading Calculations

Fluidmaster Technical Specification Data Sheet

Fluidmaster GB Ltd
Twyford Road
Rotherwas Industrial Estate
Hereford
HR2 6JR

Part Number: 6420-D-001

Product Description: Bottom Entry Delayed Fill Airgap™ Valve

WRAS Approval: 2006332

Applied Standard(s): BS 1212-4:2016

Material(s): ABS, Brass, EPDM, POM, PP, PVC

Approx. Weight (kg): 0.320

Product Dimensions: Lx100mm Wx55mm H: Adjustable from 292mm to 345mm (Thread 50mm)

Packaging: Individually Boxed

Product Type: Part 4 Compact Type Fill Valve

Product Details:

- Operating pressure Range - From 0.1bar to 10bar mains water pressure.
- Airgap distance built in design to meet AUK1 and Type AG airgap requirements.
- Meets requirements of the Water Supply (Water Fittings) Regulations, Byelaws in Scotland, as they apply to Type AG and Type AUK1 air gaps in WC suites and the interim agreement.
- BS1212-4 2016 Compliant.
- Reduces risk of water hammer.
- Delayed fill for saving water.
- Quiet Filling - Noise level below 60dB (Normal Conversation 60-70dB).
- Pressure restrictor fitted to control flow rates when not using gravity systems- See instructions for details.
- Removable filtration - Filter fitted within thread.
- Small foot print allows for fitting into tight cisterns.
- Adjustable Height - From 268mm to 318mm. (Overall Height of valve)
- Other Dimensions: Lx100mm Wx55mm
- Water level adjustment from approx. 163mm to 218mm
- Normal Working Temperature – 0°C – 20°C.
- Inlet Thread – Brass ½" BSP to suit tap connector: 50mm Long
- Made From Recyclable Materials.
- 100% Tested and Manufactured in Hereford, England, UK.
- For further information about Fluidmaster products please go to:
- https://www.fluidmaster.com/united-kingdom-products/

Fluidmaster GB Ltd
Twyford Road
Rotherwas Industrial Estate
Hereford
HR2 6JR

Installation Notes:

See installation instructions for full detail

End Of Life Data:

Please recycle all components in accordance with local guidelines/facilities.l

Product Warranty: 5 Years

The content of this document was correct on the date of issue but changes may have since been made witout notice as part of continual product improvement.

Replacement Pack of 250 2L/M Aerators for 19924WW Basin Tap

- Product Code : 19870
- Pack of 250 aerators
- Replacement aerators for product code: 19924WW
- Designed for easy replacement of existing product.
- 2 year guarantee

Aqua Cascade Over Head Shower Head

- Product Code: 20012
- 1 Spray Function.
- Multi angle rotating function.
- Designed to optimize a perfect spray for low to medium water pressure.
- Conforms to WRAS
- Standard washers included.
- Includes water saving restrictor.
- Flow Rate at 3 Bar with 8 L / Min

Nutrient Neutrality Calculations

Nutrient Budget with Manual Wastewater Load

Project Title	Premier Inn Portsmouth (Havant)
Project Code	332613105

Based on Natural England (NE) methodology and Local Planning Authority (LPA) guidance at the time of undertaking the budget calculation. Where parameters are not user defined standard values provided in the NE calculator have been used.

Portsmouth Havant

Existing Wastewater Loading

Number of Rooms	58
Wastewater Treatment Works	Budds Farm
Wastewater treatment works N permit (mg TN/litre)	9.7
Wastewater by Development (l/d)	6780.41

Annual wastewater TN load (kg TN/yr)	21.60

Post-Water Saving Measures Wastewater Loading

Number of Rooms	58
Wastewater Treatment Works	Budds Farm
Wastewater treatment works N permit (mg TN/litre)	9.7
Wastewater by Development	5524.80

Annual wastewater TN load (kg TN/yr)	17.60

Credits Generated (kg TN/yr)	4.00

Portsmouth Dockyard

Existing Wastewater Loading

Number of Rooms	120
Wastewater Treatment Works	Budds Farm
Wastewater treatment works N permit (mg TN/litre)	9.7
Wastewater by Development	16923.54

Annual wastewater TN load (kg TN/yr)	53.93

Post-Water Saving Measures Wastewater Loading

Number of Rooms	120
Wastewater Treatment Works	Budds Farm
Wastewater treatment works N permit (mg TN/litre)	9.7
Wastewater by Development	14023.35

Annual wastewater TN load (kg TN/yr)	44.68

Credits Generated (kg TN/yr)	9.25

Post-Water Saving Measures Credits

	Credits Generated (kg/yr)
Portsmouth Havant	4.00
Portsmouth Dockyard	9.25
Total	**13.25**

CHECKING RECORD

Rev	Comments	Prepared	Date	Checked	Date
-	Original calculation	RR	14/08/2025	KT	15/08/2025
A	Update Occupnacy data	RR	01/09/2025	KT	17/09/2025
B	Updated water usage to include 10 l/p/d buffer	RR	08/12/2025	KT	08/12/2025

Appendix E Consultation

Date: 22 December 2025

Customer Services
Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6JC

T 0300 060 3900

Roberta Rogers
Stantec

BY EMAIL

Dear Roberta

30 Room Hotel Extension - Premier Inn Portsmouth Havant.

Thank you for consulting Natural England on the proposals for demonstrating nitrogen neutrality for the development of a 30 room extension to the Premier Inn Havant, Portsmouth. PO9 3JN.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

The following advice is based upon the information within the following documentation:

- Nutrient Neutrality Assessment and Mitigation Strategy. Premier Inn, Portsmouth, Havant. Stantec UK Limited. Project Number 332613105. Dated December 2025.

Natural England considers that developments that would lead to an increase nitrogen discharge within the Solent hydrological catchment are likely to have significant effects on the Solent's internationally designated sites and therefore will require an Appropriate Assessment (AA).

Nitrogen Budgets
Based on an occupancy rate per room of 1.6 people with a 75% annual occupancy and water use of 79 litres per person per day the proposed 30 room extension will result in a nitrogen loading to the hydrological catchment of the Solent of **10.88 kg TN yr**.

Proposed Mitigation Measures
In order to achieve nitrogen neutrality the scheme relies on the following mitigation measures:

- The upgrading of facilities to ensure a reduction of water use in the existing 58 rooms at the Premier Inn Portsmouth Havant (PO9 3JN) and the 120 rooms at the Premier Inn Portsmouth Dockyard (PO1 3EE).

The calculations for the Portsmouth Dockyard hotel are based on an occupancy rate of 0.8 per person per room, an existing water use of 105 l per person per day and a 75% annual occupancy rate. Both the Premier Inn Havant and Premier Inn Portsmouth Dockyard are stated as discharging to the Budds WWTWs which has a nitrogen discharge permit. The total phosphorus saving derived from the proposed facility upgrades has been calculated as **13.25 kg TN yr**.

The scheme will therefore generate a surplus nitrogen reduction of **2.37 kg TN yr** which may be used as nitrogen credits for future development.

Natural England has no objection to the mitigation measures proposed and is satisfied that the nitrogen budget calculations provided within the NNAMS have demonstrated that additional nitrogen discharges to the Solent catchment will be avoided. The water saving measures set out in the NNAMS must be completed in full prior to the occupation of the proposed hotel extension.

Please note it is the Competent Authority's responsibility to ensure that they are confident that there is sufficient information to support the values used in the nitrogen calculations and that the nutrient budget calculations are correct.

The Planning Authority will also need to be satisfied that the mitigation measures can be fully secured by any permission.

The advice provided is the professional advice of the Natural England adviser named below. It is the best advice that can be given based on the information provided so far. Its quality and detail is dependent upon the quality and depth of the information which has been provided. It does not constitute a statutory response or decision, which will be made by Natural England acting corporately in its role as statutory consultee to the competent authority after an application has been submitted. The advice given is therefore not binding in any way and is provided without prejudice to the consideration of any statutory consultation response or decision which may be made by Natural England in due course. The final judgement on any proposals by Natural England is reserved until an application is made and will be made on the information then available, including any modifications to the proposal made after receipt of discretionary advice. All pre-application advice is subject to review and revision in the light of changes in relevant considerations, including changes in relation to the facts, scientific knowledge/evidence, policy, guidance or law. Natural England will not accept any liability for the accuracy, adequacy or completeness of, nor will any express or implied warranty be given for, the advice. This exclusion does not extend to any fraudulent misrepresentation made by or on behalf of Natural England.

For any queries relating to the specific advice in this letter please contact John Stobart on 07825 844475. For any new consultations or issues, please contact consultations@naturalengland.org.uk.

Yours sincerely

John Stobart
Planning and Conservation Senior Advisor
john.stobart@naturalengland.org.uk
07825 844475

MINUTES

Meeting Title: Premier Inn Sites – Natural England Meeting

Attendees: John Stobart (Natural England)
Rozalind Tuck (Natural England)
Owen Ellender (Whitbread)
Gemma Nelmes (Stantec)
Roberta Rogers (Stantec)
Eleanor Jones (Stantec)

Date of Meeting: 01st October 2025

Job Number: 332613105

Item	Subject	Actions
Site Overview	RR provides an overview of the Premier Inn proposed extension sites within the southwest that lie within nutrient neutrality catchments including the Somerset Levels, Poole Harbour, Hampshire Avon, and the Solent. Mitigation will be provided through retrofitting water efficiency measures at other Premier Inn Hotels within the catchment. Additional mitigation will be provided through third-party credits where required. The approach is the same which was adopted as part of the consented Dorchester Premier Inn application. JS stated that the Solent sites would be out of their area and would need to be discussed with the NE team that covers the Solent region.	
Nutrient Budget	RR outlines the nutrient budgets for each site has been based on data from the existing hotel and that surface water budget is discounted due to no change in commercial/industrial area. OE confirms that the premier inn extensions are all existing developed land (brownfield) JS confirms that discounting the SW budget is suitable based on this. RR explains that for some of the existing Premier Inn hotels, the water usage records include an onsite restaurant and therefore overestimate the water usage per hotel guest. In this instance, the average water usage from nearby Premier Inn hotel has been used, as was the approach adopted in Dorchester. JS raises the average might not be very conservative and requests if the maximum could be used instead. RR confirms Stantec will analyse the water usage data further and see if the maximum would be more suitable.	Stantec to further analyse water usage data for sites with restaurants
Mitigation	RR outlines the approach to calculating the number of credits which will be generated from the water efficiency upgrades, this includes calculating the pre and post implementation nutrient load based on existing data for the hotels and the permits at the WwTWs. It is assumed the water efficiency upgrades will reduce the water usage per person per day by 28l, this is based on the calculations for the low flow showerheads.	Stantec to request P/N discharge levels data from water companies to sense check

MINUTES

Item	Subject	Actions
	All WwTW included in this assessment are being upgraded to TAL post-2030 in accordance with the LURA. Therefore, permanent credits (post-2030) generated the water efficiency upgrades have been based on the TAL permits for all sites. A number of the WwTWs already have a permit in place pre-2030. Therefore, where water efficiency upgrades are to a Premier Inn hotel which drains to the same WwTW as the proposed development and which already has a current permit in place, the temporary credits have been based on this current permit. JS confirms this is a suitable approach. RR explains there are a number of WwTW included in the assessment which are currently unpermitted but due to be upgraded to TAL by 2030. In this scenario, Stantec propose the temporary credits are calculated based on the TAL permits. This is considered a suitably precautionary approach as the discharge from the WwTW is expected to be a significantly higher concentration. JS explains that NE don't usually accept water retrofitting measures to WwTW that do not have a permit in place, however as this is only in the temporary scenario it may be acceptable but he would need to discuss further with colleagues to confirm as a national approach. RR suggested Stantec could request from the relevant water companies P & N discharge concentrations for the WwTW which could be used as a sense-check. JS questions if the reduction in water usage is suitably precautionary as it is based on the assumption that every guest has a shower every day. RR explains that there are further efficiency measures that will be implemented, including low flow basins and lower capacity toilet flushes, which haven't been quantified as part of this assessment. Therefore, the 28 l/p/d is considered a precautionary estimate of the reduction of water usage. JS requested a sense check of the pre-implementation assumption is undertaken against the existing water usage records and if the reduction from the additional measures could be quantified to understand the scale of the buffer in place. RR asks if for the Lymington Premier Inn site, located in the New Forest catchment, could mitigation be provided by water efficiency upgrades in the wider catchment? JS mentions that due to the tides the Solent coastal range is complex, and whilst it might be a possibility the Solent NE team will need to be consulted. JS requests Stantec provides an email summarising this information which can then be shared with the Solent team. RR outlines the mitigation for the Andover site will be provided through sites within Southampton. JS noted that some of these sites discharge into the Solent downstream of the point of impact of the proposed site. As it's a tidal range this may be suitable but will need to be confirmed with the Solent NE team.	current unpermitted discharges. Stantec to do a sense check calculation for average shower times against actual water usage. Stantec to send email regarding questions around Solent mitigation sites.

MINUTES

Item	Subject	Actions
	JS commented he is happy with the general approach taken to the assessments, but requests some additional sensitivity to make sure the approach is precautionary.	
AOB	RR explains reports for each site will be sent through which provides further detail on the assessment, these will be shared once sensitivity around water usage has been agreed with NE by email. JS/RT agreed an undefined scope to review the reports. RT to send an updated quote.	Natural England to send an updated quote

Stantec

Premier Inn Extensions

Natural England Meeting 1st October 2025

Agenda

i. Overview
ii. Methodology
iii. Individual Site Assessments
    1. Portsmouth Havant
    2. Lymington (New Forest Hordle)
    3. Taunton Central North
    4. Yeovil Airfield
    5. Poole Centre (Holes Bay)
    6. Salisbury North Bishopsdown
    7. Andover
iv. Questions

Development Proposals

Extensions to seven existing Premier Inn Hotels:

1. Portsmouth Havant
2. Lymington (New Forest Hordle)
3. Yeovil Airfield
4. Salisbury North Bishopsdown
5. Poole Centre (Holes Bay)
6. Taunton Central (North)
7. Andover

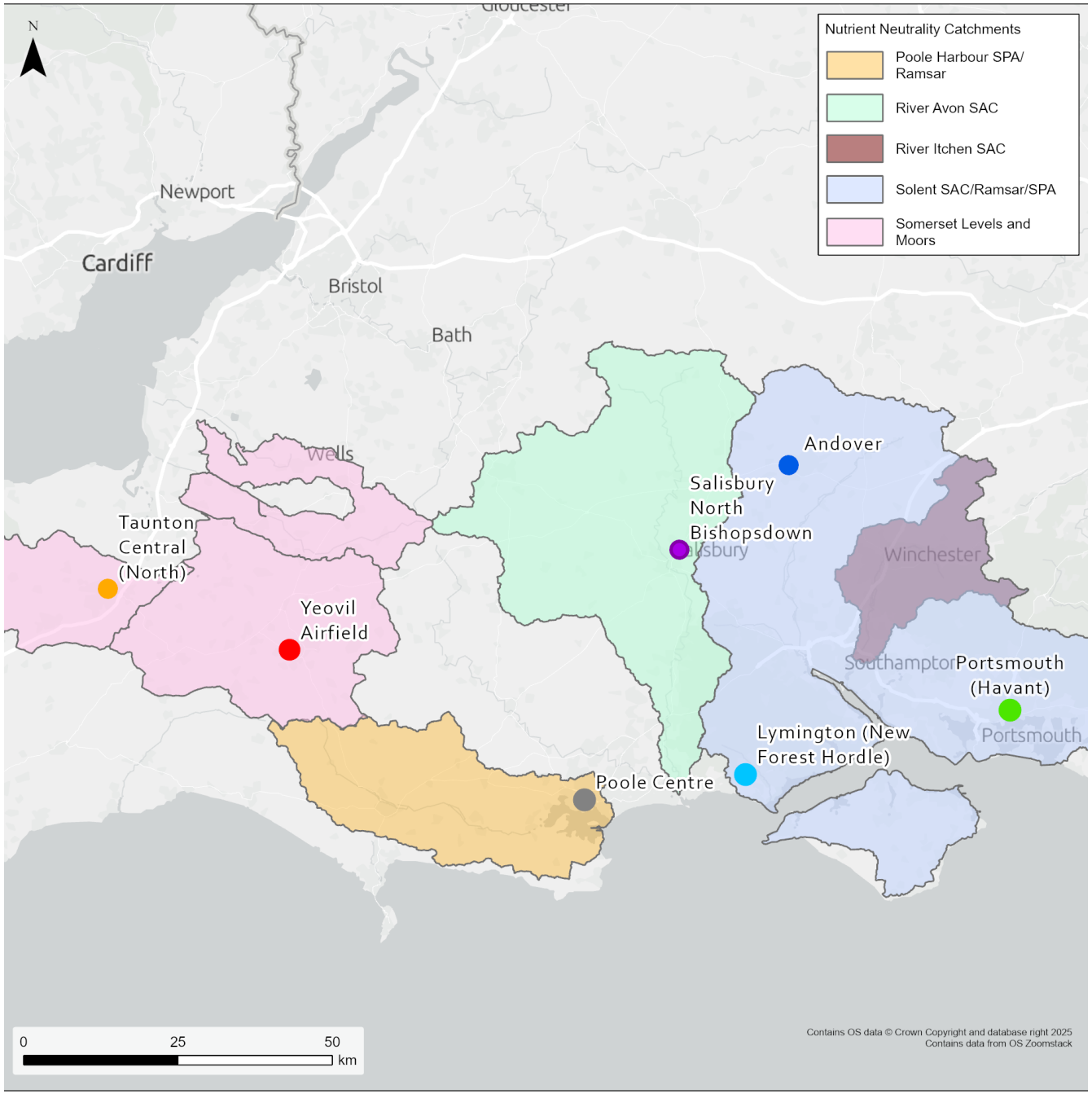
Mitigation

- Retrofitting water efficiency measures as part of a water stewardship programme
    - Low flow showerheads – reduction of 28l/person
    - Other measures aren't quantifiable: low flow basins, lower capacity flushes.
- Third-party credits where required

Site Locations

Nutrient Neutrality Catchments:

- Solent
- Poole
- Somerset (Parrett & Tone)
- Hampshire Avon



Methodology

Approved methodology from Dorchester Premier Inn

Adaptions to standard methodology for Hotel (C1) and brownfield site:

- Occupancy
- Water Usage
- Surface water

Using data from existing hotels where available

Nutrient Budget

Occupancy

- 2016 - present day data for exiting hotel:
    - Occupancy rates (%)
    - Sleeper ratio (number of occupants per room)

- Total population increased calculated as:

Sleeper ratio	x	Percentage occupancy	x	Number of Rooms

Water Usage

- Based on water usage records from 2016 - present day
- Records with combined water usage from restaurant have been discounted and catchment averages used
- Assume water efficiency upgrades in place (28l/p/d reduction)
- Includes 10 l/p/d buffer

Surface Water

- Development proposals are for extensions to existing hotels
- No net change in urban land use or footprint
- Therefore Stage 2 + 3 discounted

Mitigation – Reducing water usage at existing hotels

Based on the Stage 1 methodology, the number of guest a day is multiplied by the water usage per guest per day to generate annual average water usage

- Pre Implementation
- Post-Implementation

Water usage and occupancy data available from 2016-present day. Calculations discount 2025 as an incomplete year at the time of calculations.

This is then multiplied by the permit to give the annual load.

28 l/day reduction used to calculate the average annual water usage (l/day).

Number of Rooms occupied per night	=	Percentage occupancy	X	Number of Rooms		
Number of Rooms occupied per year	=	Number of Rooms occupied per night	X	365.25		
Number of Guests a year	=	Number of Rooms occupied per year	X	Sleeper Ratio		
Water usage a guest a day	=	Annual Water usage	/	Number of Guests a year		
Water usage a guest a day with water measures	=	Water usage a guest a day	-	28 litres		

Nutrient Credits
=
Pre-Implementation Load
-
Post-Implementation Load

WwTW Upgrades

The existing and proposed permits at the relevant WwTW have been considered in the assessment of credits.

Current Scenario

Mitigation calculations based on current permits where:

- There is a permit already in place
- The hotel drains to same WwTW at the proposed development

Temporary credits (pre-2030) only

If not, mitigation calculations are based on TAL, where required to be implemented at the WwTW by 2030 in accordance with the LURA.

Post-2030

Where upgrades are scheduled in accordance with LURA, TAL permits adopted for the calculations of permanent (post-2030) credits.

Discharge level assumed at 90% of permit

1

Portsmouth Havant

Premier Inn Portsmouth Havant

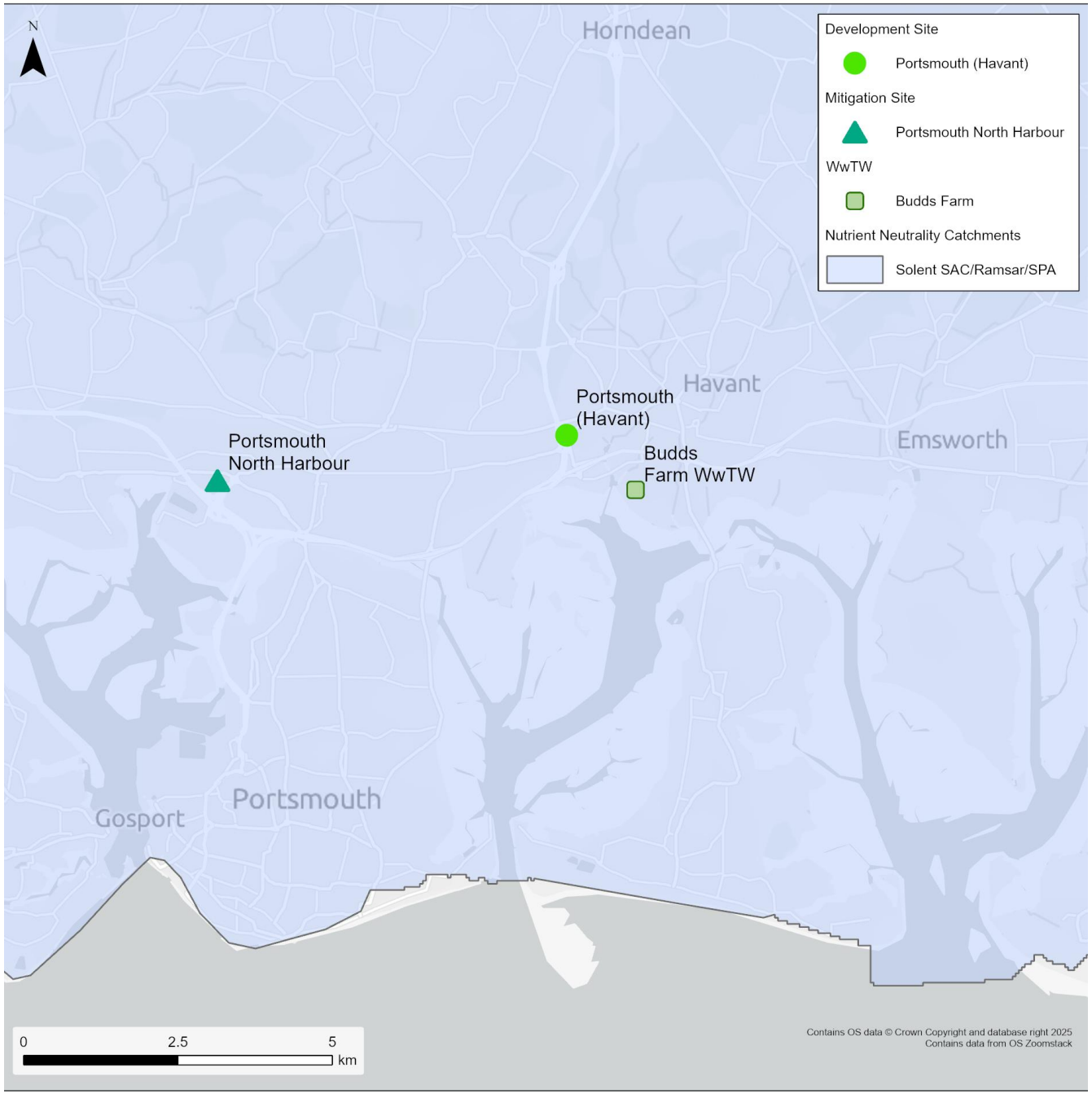
Catchment: Solent – East Hampshire

Existing: 58 rooms
Proposed Extension: 30 rooms

WwTW: Budds Farm Havant
Current Permit: 9.7 mgTN/l

Existing Average Water Usage: 97 l/p/d
Combined Restaurant?: No
Adopted Water Usage: 69 + 10 l/p/d

Nutrient Budget: 10.90 kgTN/yr



Premier Inn Portsmouth Havant

Mitigation Sites:

- Premier Inn Portsmouth Havant – 58 existing rooms
- Premier Inn Portsmouth North Harbour – 64 existing rooms

Hotel Site	No. Rooms	Average % Occupancy	Average Sleeper Ratio	Average Daily Water Usage per Guest (l)
Portsmouth Havant	58	75	1.6	97
Portsmouth North Harbour	64	79	1.6	163

Pre-Implementation

- Actual water usage

Hotel Site	No. Rooms	Permit (mg TN/litre)	Average Water Usage (l/day)	Annual wastewater TN Load (kg TN/yr)
Portsmouth Havant	58	9.70	6,780.41	21.61
Portsmouth North Harbour	64	9.70	13,589.53	43.30

Post-Implementation

- 28 l/p/d water usage reduction

Hotel Site	No. Rooms	Permit (mg TN/litre)	Average Water Usage (l/day)	Annual wastewater TN Load (kg TN/yr)
Portsmouth Havant	58	9.70	4,827.24	15.38
Portsmouth North Harbour	64	9.70	11,253.50	35.86

Premier Inn Portsmouth Havant

Nutrient Budget: 10.90 kgTN/yr

Permanent Credits: 13.66 kgTN/yr

No additional mitigation required.

Hotel Site	Existing Annual wastewater Load (kgTN/yr)	Post-installation Annual wastewater Load (kgTN/yr)	Net Change (kgTN/yr)
Portsmouth Havant	21.61	15.38	6.22
Portsmouth North Harbour	43.30	35.86	7.44
Total			**13.66**

2 Lymington

Premier Inn Lymington

Catchment: Solent – New Forest

Existing: 20 rooms

Proposed Extension: 37 rooms

WwTW: Flexford Lane Sway

Current Permit: Unpermitted

Post-2030 Permit: 10 mgTN/l

Existing Average Water Usage: 96 l/p/d

Combined Restaurant?: No

Adopted Water Usage: 68 + 10 l/p/d

Current Nutrient Budget: 49.18 kgTN/yr

Post-2030 Nutrient Budget: 18.21 kgTN/yr

Premier Inn Lymington

Mitigation Sites:

- Premier Inn Lymington – 20 existing rooms

Hotel Site	No. Rooms	Average % Occupancy	Average Sleeper Ratio	Average Daily Water Usage per Guest (l)
Lymington	20	84	1.9	96

- WwTW is unpermitted – TAL permits adopted

Pre-Implementation

- Actual water usage

Hotel Site	No. Rooms	Permit (mg TN/litre)	Average Water Usage (l/day)	Annual wastewater TN Load (kg TN/yr)
Lymington	20	10	3,085.43	10.14

Post-Implementation

- 28 l/p/d water usage reduction

Hotel Site	No. Rooms	Permit (mg TN/litre)	Average Water Usage (l/day)	Annual wastewater TN Load (kg TN/yr)
Lymington	58	10	2,188.92	7.19

Premier Inn Lymington

Current Nutrient Budget: 49.18 kgTN/yr
Post-2030 Nutrient Budget: 18.21 kgTN/yr

Permanent Credits: 2.95 kgTN/yr

Surplus nutrient budget

Hotel Site	Existing Annual wastewater Load (kgTN/yr)	Post-installation Annual wastewater Load (kgTN/yr)	Net Change (kgTN/yr)
Lymington	10.14	7.19	**2.95**

Can mitigation be used from water efficiency upgrades in wider Solent Catchment?

3

Yeovil Airfield

Premier Inn Yeovil Airfield

Catchment: Somerset - Parrett

Existing: 20 rooms

Proposed Extension: 60 rooms

WwTW: Yeovil (Pen Mill)

Current Permit: 0.65 mgTP/l

Post-2030 Permit: 0.25 mgTP/l

Existing Average Water Usage: 323 l/p/d

Combined Restaurant?: Yes

Adopted Water Usage: 70 + 10 l/p/d (Somerset catchment average)

Current Nutrient Budget: 1.72 kgTP/yr

Post-2030 Nutrient Budget: 0.66 kgTP/yr

Premier Inn Yeovil Airfield

Mitigation Sites:

- Premier Inn Yeovil Airfield – 20 existing rooms

Hotel Site	No. Rooms	Average % Occupancy	Average Sleeper Ratio	Average Daily Water Usage per Guest (l)
Lymington	20	87	1.6	323

- Two scenarios
  - Present day – current permit
  - Future baseline – post-2030 permit

Pre-Implementation

- Actual water usage

Scenario	No. Rooms	Permit (mg TP/litre)	Average Water Usage (l/day)	Annual wastewater TP Load (kgTP/yr)
Present Day	20	0.65	9,015.58	1.93
Post-2030	20	0.25	9,015.58	0.74

Post-Implementation

- 28 l/p/d water usage reduction

Scenario	No. Rooms	Permit (mg TP/litre)	Average Water Usage (l/day)	Annual wastewater TP Load (kgTP/yr)
Present Day	20	0.65	8,234.25	1.76
Post-2030	20	0.25	8,234.25	0.68

Premier Inn Yeovil Airfield

Current Nutrient Budget: 1.72 kgTP/yr
Post-2030 Nutrient Budget: 0.66 kgTP/yr

Temporary Credits: 0.17 kgTP/yr
Permanent Credits: 0.06 kgTP/yr

Surplus nutrient budget to be mitigated by third-party credits

Scenario	Existing Annual wastewater Load (kgTP/yr)	Post-installation Annual wastewater Load (kgTP/yr)	Net Change (kgTP/yr)
Present Day	1.93	1.76	**0.17**
Post-2030	0.74	0.68	**0.06**

4 Poole Centre

Premier Inn Poole Centre

Catchment: Poole Harbour

Existing: 146 rooms

Proposed Extension: 20 rooms

Credits set aside from the previously consented Dorchester Premier Inn application

Nutrient Budget: 8.83 kgTN/yr

Credits: 8.83 kgTN/yr

5 Salisbury

Premier Inn Salisbury North Bishopsdown

Catchment: River Avon

Existing: 121 rooms

Proposed Extension: 12 rooms

WwTW: Salisbury

Current Permit: 1 mgTP/l

Post-2030 Permit: 0.25 mgTP/l

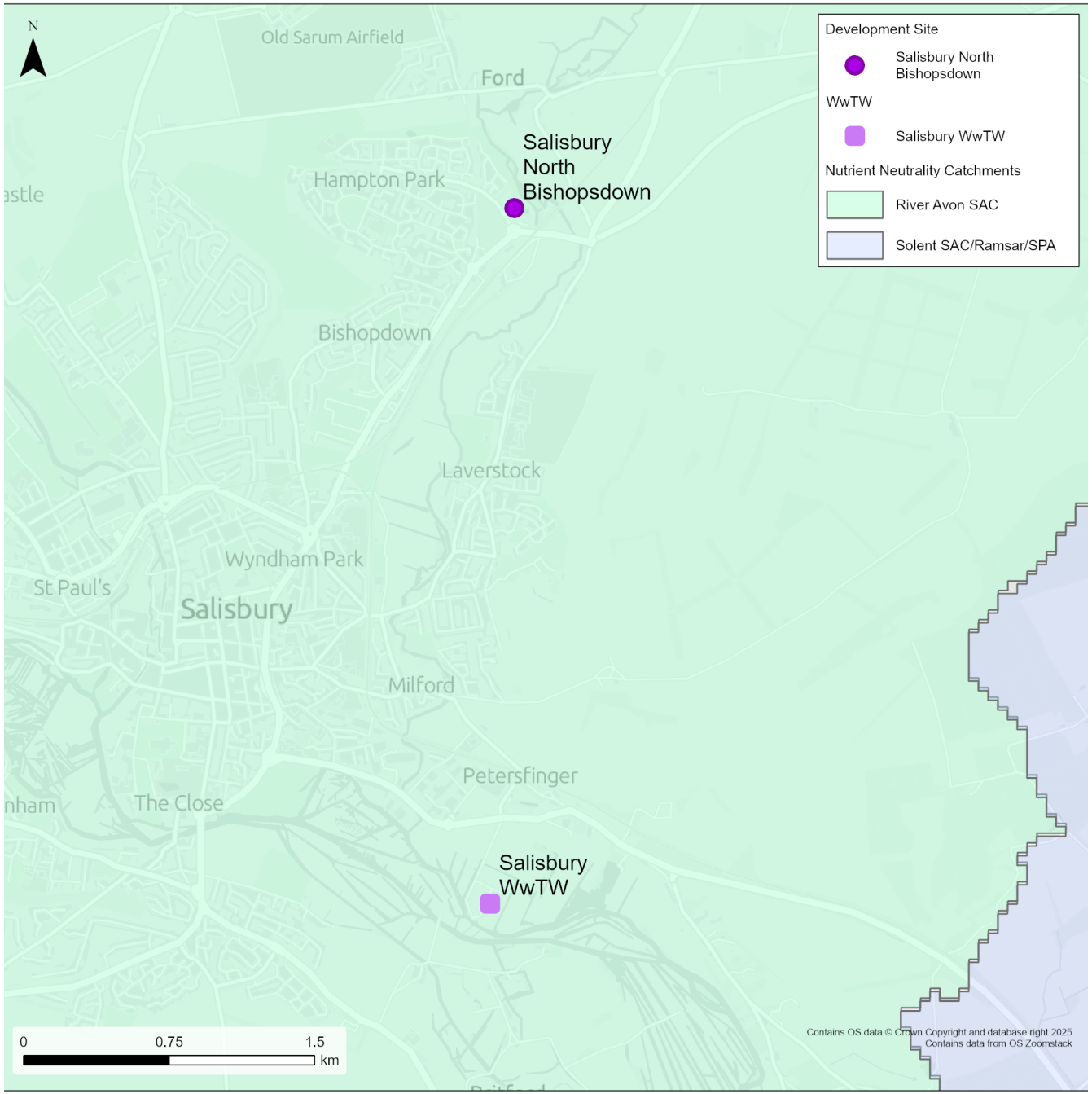
Existing Average Water Usage: 131 l/p/d

Combined Restaurant?: Yes

Adopted Water Usage: 79+10 l/p/d (Solent catchment average used as proxy)

Current Nutrient Budget: 0.5 kgTP/yr

Post-2030 Nutrient Budget: 0.13 kgTP/yr



Premier Inn Salisbury North Bishopsdown

Mitigation Sites:

- Premier Inn Salisbury North Bishopsdown – 121 existing rooms

Hotel Site	No. Rooms	Average % Occupancy	Average Sleeper Ratio	Average Daily Water Usage per Guest (l)
Salisbury North Bishopsdown	121	75	1.6	131

- Two scenarios
  - Present day – current permit
  - Future baseline – post-2030 permit

Pre-Implementation

- Actual water usage

Scenario	No. Rooms	Permit (mg TP/litre)	Average Water Usage (l/day)	Annual wastewater TP Load (kgTP/yr)
Present Day	121	1	18,945.09	6.22
Post-2030	121	0.25	18,945.09	1.56

Post-Implementation

- 28 l/p/d water usage reduction

Scenario	No. Rooms	Permit (mg TP/litre)	Average Water Usage (l/day)	Annual wastewater TP Load (kgTP/yr)
Present Day	121	1	14,887.09	4.89
Post-2030	121	0.25	14,887.09	1.22

Premier Inn Salisbury North Bishopsdown

Current Nutrient Budget: 0.50 kgTP/yr
Post-2030 Nutrient Budget: 0.13 kgTP/yr

Temporary Credits: 1.33 kgTP/yr
Permanent Credits: 0.34 kgTP/yr

Scenario	Existing Annual wastewater Load (kgTP/yr)	Post-installation Annual wastewater Load (kgTP/yr)	Net Change (kgTP/yr)
Present Day	6.22	4.89	**1.33**
Post-2030	1.56	1.22	**0.34**

6

Taunton Central (North)

Premier Inn Taunton

Catchment: Somerset (Tone)

Existing: 40 rooms

Proposed Extension: 18 rooms

WwTW: Taunton

Current Permit: 1 mgTP/l

Post-2030 Permit: 0.25 mgTP/l

Existing Average Water Usage: 206 l/p/d

Combined Restaurant?: Yes

Adopted Water Usage: 70 +10 l/p/d (Somerset catchment average used)

Current Nutrient Budget: 0.70 kgTP/yr

Post-2030 Nutrient Budget: 0.13 kgTP/yr

Premier Inn Taunton Central North

Mitigation Sites:

- Premier Inn Taunton Central North – 40 existing rooms
- Premier Inn Taunton Ruishton – 74 existing rooms
- Premier Inn Taunton East – 83 existing rooms

Hotel Site	No. Rooms	Average % Occupancy	Average Sleeper Ratio	Average Daily Water Usage per Guest (l)
Taunton Central (North)	40	82	1.5	206
Taunton Ruishton	74	66	1.6	104
Taunton East	83	78	1.6	92

- Two scenarios
  - Present day – current permit
  - Future baseline – post-2030 permit

Pre-Implementation

- Actual water usage

Hotel Site	No. Rooms	Permit (mg TP/litre)	Average Water Usage (l/day)	Annual wastewater TP Load (kgTP/yr)
Taunton Central (North)	40	1	10,151.52	3.33
		0.25		0.83
Taunton Ruishton	74	1	8,083.16	2.66
		0.25		0.66
Taunton East	83	1	9,343.18	3.08
		0.25		0.77

Post-Implementation

- 28 l/p/d water usage reduction

Hotel Site	No. Rooms	Permit (mg TP/litre)	Average Water Usage (l/day)	Annual wastewater TP Load (kgTP/yr)
Taunton Central (North)	40	1	8,773.71	2.88
		0.25		0.72
Taunton Ruishton	74	1	5,898.25	1.94
		0.25		0.48
Taunton East	83	1	6536.17	2.15
		0.25		0.54

Premier Inn Taunton Central North

Current Nutrient Budget: 0.70 kgTP/yr
Post-2030 Nutrient Budget: 0.13 kgTP/yr

Temporary Credits: 2.10 kgTP/yr
Permanent Credits: 0.52 kgTP/yr

Hotel Site	Existing Annual wastewater TP Load (kgTP/yr)	Post-installation Annual wastewater TP Load (kgTP/yr)	Net Change (kgTP/yr)
Taunton Central North	3.33	2.88	0.45
Taunton Ruishton	2.66	1.94	0.72
Taunton East	3.08	2.15	0.93
Total			2.10

Hotel Site	Existing Annual wastewater TP Load (kgTP/yr)	Post-installation Annual wastewater TP Load (kgTP/yr)	Net Change (kgTP/yr)
Taunton Central North	0.83	0.72	0.11
Taunton Ruishton	0.66	0.48	0.18
Taunton East	0.77	0.54	0.23
Total			0.52

7 Andover

Premier Inn Andover

Catchment: Solent – Test and Itchen

Existing: 81 rooms

Proposed Extension: 41 rooms

WwTW: Fullerton

Current Permit: Unpermitted

Post-2030 Permit: 10 mgTN/l

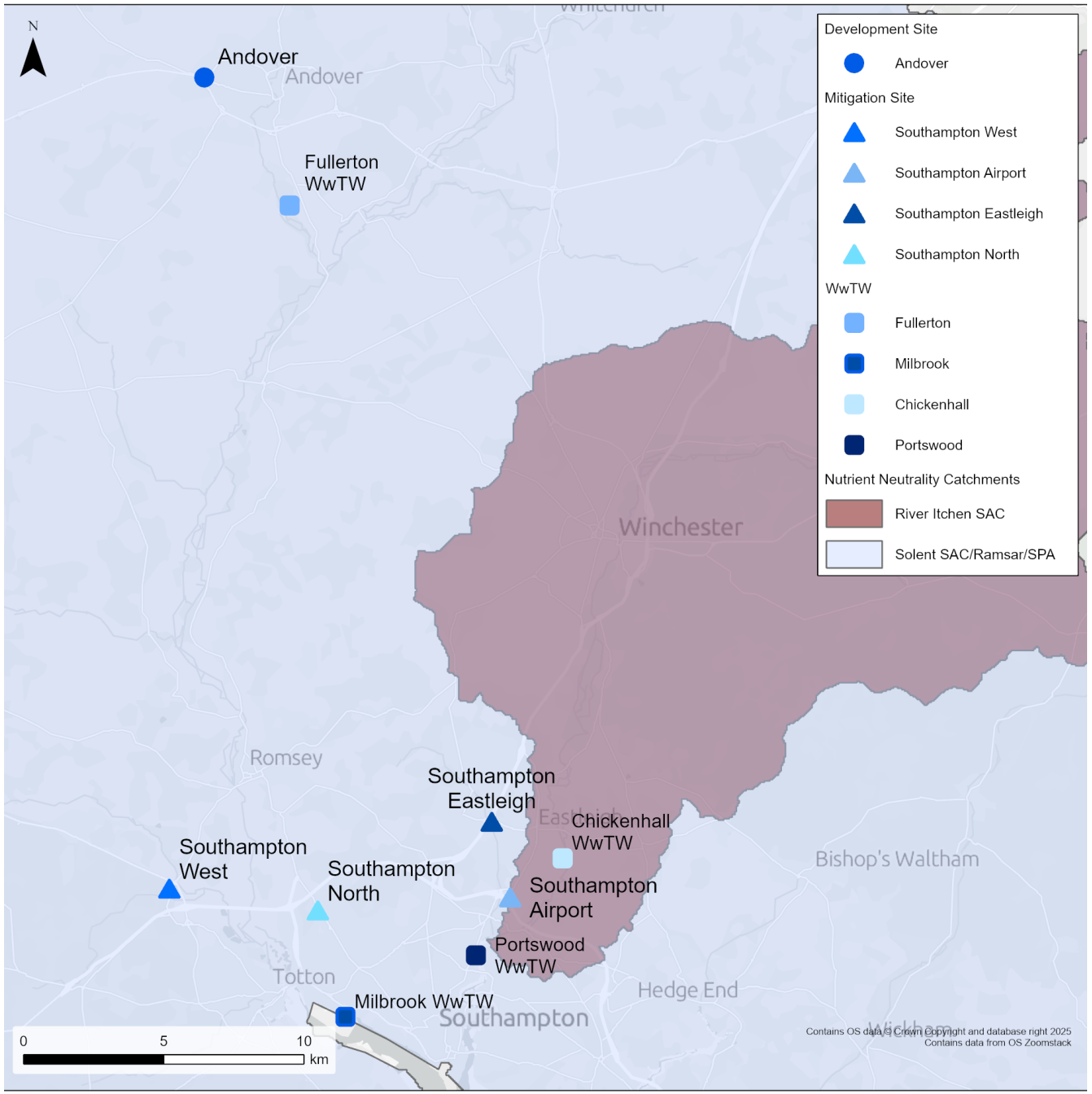
Existing Average Water Usage: 156 l/p/d

Combined Restaurant?: Yes

Adopted Water Usage: 85 +10 l/p/d (Solent catchment average used)

Current Nutrient Budget: 47.65 kgTN/yr

Post-2030 Nutrient Budget: 17.65 kgTN/yr



Premier Inn Andover

Mitigation Sites:

Hotel Site	No. Rooms	Average % Occupancy	Average Sleeper Ratio	Average Daily Water Usage per Guest (l)
Andover	81	77	1.5	156
Southampton Eastleigh	80	77	1.6	139
Southampton Airport	148	71	1.6	128
Southampton West	111	74	1.9	84
Southampton North	72	80	1.5	169

- WwTW is unpermitted – TAL permits adopted

Pre-Implementation

- Actual water usage

Hotel Site	No. Rooms	Permit (mg TN/litre)	Average Water Usage (l/day)	Annual wastewater TN Load (kg TN/yr)
Andover	81	10	14,487.72	47.59
Southampton Eastleigh	80	10	13,811.01	45.37
Southampton Airport	148	10	21,590.90	70.93
Southampton West	111	10	12,995.13	42.69
Southampton North	72	10	14,487.72	47.59

Post-Implementation

- 28 l/p/d water usage reduction

Hotel Site	No. Rooms	Permit (mg TN/litre)	Average Water Usage (l/day)	Annual wastewater TN Load (kg TN/yr)
Andover	81	10	11,880.67	39.03
Southampton Eastleigh	80	10	11,037.05	36.26
Southampton Airport	148	10	16,876.24	55.44
Southampton West	111	10	8,642.59	28.39
Southampton North	72	10	12,080.95	39.69

Premier Inn Andover

Current Nutrient Budget: 47.65 kgTN/yr
Post-2030 Nutrient Budget: 17.65 kgTN/yr

Permanent Credits: 55.36 kgTN/yr

Hotel Site	Existing Annual wastewater Load (kgTN/yr)	Post-installation Annual wastewater Load (kgTN/yr)	Net Change (kgTN/yr)
Andover	47.59	39.03	8.56
Southampton Eastleigh	45.37	36.26	9.11
Southampton Airport	70.93	55.44	15.49
Southampton West	42.69	28.39	14.30
Southampton North	47.59	39.69	7.90
Total			**55.36**