

APP/26/00035 Premier Inn Portsmouth (Havant), 65 Bedhampton Hill Road, Bedhampton, Havant

Community Infrastructure Levy

Not CIL Liable

S106

Subject to statutory consultee responses we would expect the S106 to include (amongst any other site-specific obligations necessary):

1. HBC Monitoring Fees including Biodiversity Net Gain*
1. Nutrient Neutrality – the document titled Nutrient Neutrality Assessment and Mitigation Strategy (Premier Inn Portsmouth Havant) January 2026, produced by Stantec, has been submitted which concludes that there is a nutrient surplus created. Embedded within this document is a response from Natural England which confirms that NE have no objection in principle to the approach taken. A bespoke S106 agreement will be required to support this proposal.
2. Bird Aware Solent Revised Strategy: See [Bird Aware Solent Revised Strategy September 2024 Update agreed](#)

Application Type	
Hotels	It is likely that mitigation is required from all hotels as the type of user cannot be determined through the planning process. Any proposed bespoke approach should be discussed with the relevant planning authority and Natural England at the pre-application stage.

3. Others arising out of consultee responses

***HBC monitoring fees**

From 1 April 2026

- a) £1058 per non-financial head of term (outside the scope of VAT)
- b) 5% of cost per Havant Borough Council financial head of term (outside the scope of VAT)

Havant Borough Council monitors and discharges all Hampshire County Council Covenants on behalf of the County and the charges above in a) also apply to each Hampshire County Council Head of Term.

This site will need ongoing monitoring in respect of Biodiversity Net Gain, our charge for this is £3,617 (April 2026).

All monitoring contributions are indexed in accordance with the CPI excepting SRMS which is RPI.