

Overton Paper Mill Consultation



Site History

The site was first developed in 1922 as a paper mill by Portals.

After WWII, the Overton Mill continued to expand and change in response to production requirements. By the 1960s, Portals was producing paper for bank notes for 101 separate governments. The paper mill has since closed due to lack of global demand and economic conditions and the mill is currently in the process of being decommissioned.

Planning Background

Following the closure of Overton Mill, the site has been promoted for residential development through the respective planning policy processes. The site now benefits from a draft allocation within the Basingstoke and Deane Consultation Draft Local Plan (Regulation 18 version) and the draft Overton Parish Council Neighbourhood Plan (Regulation 14 version).

The proposals you see today represent the next stage in bringing forward the redevelopment of the site, with the design evolution and preparation of an outline planning application for up to 400 homes.



Birdseye view photograph of Overton Mill (approximately 1970's) displayed on site.



Existing Mill buildings, to be demolished.



Planning Application Boundary (23.68 Hectares)



View of waste water treatment works (southern parcel)



Existing Mill buildings/chimneys to be removed



Large existing areas of hard surfacing and warehouse buildings

Elevated landscape buffer to North-West of site

Existing tree belt to northern boundary

Existing buildings to be demolished



Overton Mill wastewater tanks and machinery

Existing buildings to be demolished

Track towards Overton Station

Elevated railway tracks

As we start to prepare an outline planning application for the site, we welcome your thoughts on the evolving masterplan. A draft of this is being shared today as well as more information about the vision and documentation that would form part of the forthcoming planning application. Please review and liaise with the team.

Questionnaires are available so you can also give your views.

All of this information is also available on our website

www.overtonmillfuture.co.uk

ceg.co.uk

We don't just invest, we are invested.

To revitalise the Portals site, creating a vibrant and distinctive new community which is sensitive to existing residents and nearby villages. This sustainable development will offer a range of affordable housing options for first time buyers, growing families and those seeking to downsize.



Key design and placemaking principles include:

- A landscape-led design to bring this brownfield site back into beneficial use.
- Provide routes into the wider neighbourhood, creating appealing opportunities to walk to the railway station, bus services and the shops and facilities within the village. New residents would help support local businesses and boost the local economy.
- Retain existing mature trees and shrubs wherever possible to retain ecological and character benefits of the site.
- Take influence from the established pattern of built form and architecture of Quidhampton and Overton to form a sensitive addition to the settlement.
- Organise development to allow for future use of Overton Station through sensitive placement of buildings and access points.
- Provide a full mix of houses, types and sizes for all, helping people access the housing ladder, downsize and accommodate growing families, providing a balanced community.
- Create an exceptional place to live and visit, with easy access to green space. We welcome your views on the types of green space and recreational opportunities proposed.



The outline planning application

The forthcoming planning application will be in outline – this means that the principle of development, alongside initial design parameters and details of access will be considered.

Further details on the appearance, layout, scale and landscaping follow at a subsequent (Reserved Matters) detailed planning stage. The draft masterplan shared today has been guided by an iterative design process. The planning application will include an Environmental Statement and a suite of technical reports which consider the suitability of the site for the proposed development.

Environment, Green Spaces and Biodiversity

- A Green Infrastructure Plan and Strategy will form part of the forthcoming planning application.
- A suite of ecological surveys has been undertaken to identify areas of interest and will set out how biodiversity will be protected, preserved and enhanced.
- The site is dominated by existing areas of development, large buildings and hard standing. The most established and ecological valuable habitat within the site is the woodland. This will be largely retained and enhanced as part of the proposals.
- Landscaping design will incorporate high-quality habitat creation, delivering biodiversity net gain and bolstering ecological connectivity both within the site and the wider landscape.
- Careful consideration will be given to the River Test Site of Special Scientific Interest (SSSI).
- Sustainable drainage features will incorporate attenuation basins which provide attractive habitat opportunities.
- The proposals are landscape-led, respecting existing trees and hedgerows, with substantial new planting to enhance the existing belts of trees and individual mature species through the site.

Biodiversity Summary

- 10% net gain in biodiversity, including the protection and enhancement of on-site habitat.
- Bird boxes and other features to benefit local faunal assemblages.
- Existing hedgerows and mature trees to provide framework.
- Ecological Management Plan.

Climate Protection

- A sustainability and energy strategy will accompany the planning application.
- Well-insulated, energy efficient and healthy modern homes – zero carbon ready.
- All electric – no fossil fuel use on site.
- Passive design and fabric first approach to reduce the need to heat and cool homes.
- On site renewable energy provision could include air source heat pumps, mechanical ventilation and / or solar PV.
- Built in line with Future Homes Standard as a minimum.
- Water efficiency measures built-in.
- Buildings that respond to the environment and are adaptable to future technologies.
- A healthy, accessible community with fantastic sustainable travel opportunities – from rail and bus, to foot and cycle.



The outline planning application

Water management

- Drainage - Information has been gathered on geology, hydrology and the current on-site drainage system that has been in place and developed since the Mill was first built. We have also considered the surrounding drainage systems.
- Surface Water - The underlying chalk in Overton and on the site is permeable rock and has been used by the Mill for surface water disposal. This will be the basis of the drainage design for the development with a sustainable urban drainage system (SuDs).
- Foul Water – Southern Water has confirmed that the Waste Water Treatment Works (WWTW) in Overton has sufficient capacity to treat the foul water from the proposed development and has acknowledged that there will be a requirement to upgrade some of the network and has proposed an initial timetable for works working up to the development on site to accommodate the first connections.
- The new development will offer considerable betterment over the paper mill operation in terms of nutrient neutrality. On site measures for the reduction of Nitrogen have been included in the design.

Noise and air quality

- A Noise Impact Assessment will accompany the outline planning application and will confirm the mitigation measures on site. This will consider the proximity to the railway line.
- An Air Quality Assessment will accompany the outline planning application and will measure the effects of the proposals and provide details of any required solutions as part of the sustainable transport provisions.

Utilities

- A Utility Assessment will obtain and appraise all existing utilities record information in the vicinity of the site to ensure existing utility assets are coordinated with as far as practicable.
- It will include the anticipated utility requirements for the proposed development and evidence that the required infrastructure is deliverable without adversely impacting the local utility networks. This will include provision for electricity, potable water, high speed broadband, telephone and foul water connections for example.

Ground conditions

- Ground conditions and potential contamination are being considered, as well as topography, in terms of the design in order to achieve the most sustainable development levels, and to minimise potential generation of waste soils.

Built heritage

- The majority of the site does not contain heritage assets, although a small stretch of Station Road to the south of the site is within the Overton Conservation Area.
- There has been careful consideration of the character and appearance of the conservation area. A landscaped area at the south corner of the site will be maintained to protect the character and appearance of the conservation area along Station Road/ Station Approach.
- The local history of the site will be reflected in the proposals. The options for how this could be achieved include retaining road patterns, integrating elements of the existing buildings or site features in the public realm, interpretation (such as information boards) or street naming. We welcome your ideas.
- The wider historic context of the site and the surrounding area has also been considered, including the historic settlement of Overton and St Mary's Church, Laverstoke Park, Overton Conservation Area, and the listed buildings at Quidhampton Farmhouse and Chapel, Monks Close and Quidhampton Mill.



Travel and Transport

A Transport Assessment, Sustainable Travel Plan and Construction Traffic Management Plan will form part of the planning application. We have been engaging with Hampshire County Council, in its role as Local Highway Authority, with regards to access, sustainable travel connections and anticipated off-site impacts.

Our work will also include assessing the impact on local roads and junctions and we are working with the local highway authority to look at the mitigation measures and improvements required to accommodate the development.

Access

- Vehicular and pedestrian access to the northern parcel would be via the existing railway bridge on Papermill Lane, with modifications to the route to improve safety and accessibility.
- There will be a pedestrian connection to Overton railway station on both sides of the railway line.
- Reopening of station car park to ease parking congestion on Station Approach.
- An access for construction vehicles will be taken from Kingsclere Road during demolition and construction works for the northern parcel.
- An emergency point of access to the northern parcel will be taken from Kingsclere Road, in line with Policy SPS5.10 of the draft Basingstoke and Deane Local Plan. This will only be opened in the event the primary access is closed.
- A new vehicular access will be formed off Papermill Lane to serve the southern parcel. Pedestrian and cycle access to the southern parcel will be taken from Station Approach and Station Road.
- Improved pedestrian connectivity will also be delivered along Station Road and Copse Road wherever possible to connect the site to amenities and facilities in the village centre and to Overton Primary School.

Sustainable Transport

- New foot/cycle routes and linkages and cycle storage within the homes.
- EV charging points for each house.
- Within easy walking distance of railway station, bus services, local shops and facilities – with improved routes.
- Providing fast broadband and the potential to work from home.



- The redevelopment of a sustainable brownfield site close to the railway station.
- Up to 400 homes of a variety of types and tenures to support a varied and balanced community.
- A landscape-led design retaining existing mature trees and shrubs and introduction of new to enhance green infrastructure, ecology and biodiversity.
- Numerous new, connected pedestrian and cycle routes throughout the site linking to wider existing network.
- Established patterns of built form and architecture from the influence of Quidhampton and Overton to form a sensitive addition to the settlement.



Benefits and Next Steps

The development proposals will bring significant benefits:

- The delivery of up to 400 homes as an integrated and sustainable residential community with a responsive design and sympathetic relationship to the existing villages.
- New open spaces for the benefit of both new and existing residents in the area.
- Providing a development that is well connected, readily understood and easily navigated through the provision of a clear and legible structure.
- The creation of legible routes through the development, complementing existing routes and providing sustainable transport choices.
- The creation of a strong landscape structure, responding to the local area, and enhancing and optimising the immediate locality.
- Promoting the objectives of sustainable development through layout and design, and the redevelopment of a brownfield site.

Timescales

We are preparing an outline planning application for submission to BDBC in autumn 2025. You will have the opportunity to comment on the application once submitted. However, we also welcome your feedback on the early proposals as the masterplanning work continues.

Next steps

As we are preparing a planning application, we would welcome your feedback on the proposals and the types of recreational and green space uses you would welcome.



Please chat to the team and complete a comment form to provide your views.

You can also comment by:
 Email: victoria.walker@ceg.co.uk
 website: www.overtonmillfuture.co.uk

