

Calling Overton Residents

Your village needs your voice — deadline 30th April

The Planning Application for an additional 400 new housing units on the Portals Mill site has been submitted and you have an opportunity to register any comments by **30 April 2026**. These units are in addition to the 130 already approved at Sheepfair Lane by the Planning Inspector in March 2026.



Here's what that means for Overton:

1. Impact on our current infrastructure

400 units would add over 20% to Overton's population, placing significant strain on local services and amenities. But this must be considered alongside the 130 homes already approved at Sheepfair Lane — homes that will themselves place considerable additional demand on water supply, GP services, school places, and local transport. The cumulative impact of both developments together has not been adequately addressed.

2. Increased traffic pressure and a threat to residents' parking

All resident vehicle access is planned via a **single route down Station Road**, raising serious concerns about congestion and road safety. The applicant claims that traffic levels will stay at same level as when Mill was operating, but this ignores the shift patterns worked at the Mill and use of buses to bring workers in. The application claims the road is between 5 and 5.5 metres wide, but this does not reflect the reality at key pinch points along the road. That width figure would only be achievable if parking were prohibited for existing residents — yet the application makes no mention of where those residents would then be expected to park.

3. A practical access solution is being overlooked

A second access point from Kingsclere Road to the northern part of the site has been proposed by the developer for construction access — presumably because they recognise the inadequacy of the current roads. Residents have suggested that this should be retained, which would address safety concerns around the railway bridge. There is no attempt by the developer to justify closing Kingsclere Rd access once Construction is complete. In addition to that, all other large recent developments in Overton — including Two Gate Lane, Overton Hill, and Sapley Lane — have direct access from main roads, even though they are smaller in scale than the Mill site. It would therefore be inconsistent and unsafe for this much larger development to rely on a narrow residential route as its sole access.

4. Child pedestrian safety

Station Road is used daily by school children travelling on foot, as there is no footpath all the way along the road when children go to school via Flashetts. The physical constraints of the bridge mean a footpath cannot realistically be created — so this hazard cannot be resolved by a planning condition. School children also cross the road as part of their daily route and this route is used to access the train station by foot. A significant increase in traffic will materially worsen an existing and documented pedestrian safety risk. If you are aware of any accident history or near misses on this stretch, include it — local knowledge is valid and relevant

5. Affordable housing requirements are not being met

The plan does not adequately meet the 40% affordable housing requirement set out in Basingstoke & Deane's Local Plan.

6. Community needs have not been addressed.

Requests for a community bus service, a convenience shop on site, and local employment provision have not been incorporated into the plans.

7. There has been no attempt to integrate the new development into the village, by easing pedestrian/cycle access

⚠ DEADLINE: 30TH APRIL — ACT NOW ⚠

How to make your voice heard

Make clear that you support the principle of developing the Portals Mill brownfield site. This demonstrates your objection is reasoned and constructive, and ensures it cannot be dismissed as general opposition to development.

1. Go to the council planning portal (address below or use the QR code)
2. Register for an account, or log in if you already have one
3. Search for application reference **26/00578/OUT**
4. **Please Note: The page for submitting Neighbour comments will time out after 30 minutes. It is advisable to write your comments in a separate document first and then paste them in.**
5. Click on the application and select **"Make a Comment"**
6. Submit your views — even a few sentences make a difference

**publicaccess.basingstoke.gov.uk/online-applications/
Application reference: 26/00578/OU**



Every comment strengthens the case. The more residents who respond, the greater the impact.

*This Leaflet has been put together by a group of concerned residents, if you have any questions you can reach out to:
overton.community.development@gmail.com*