

Shaping the future of Buckskin & South Ham

Your Community Newsletter - Edition 10, March 2026

Welcome to our March 2026 newsletter

We've been listening and learning from the community as we develop plans for the proposed renewal of local neighbourhoods. Over the past month, we shared the first priority areas for investment at four community events, and we're continuing to build on the conversations we've had.

We had a great turnout for our four public exhibition events. Thank you to everyone who came along. If you didn't get the chance to talk to the team you can see the exhibition boards on the website www.shapingthefuture.commonplace.is

If you would like hard copies of these please get in touch with the team by emailing yourcommunity@sovereign.org.uk or by calling us on 0300 5000 926.

Scan the QR code with your smart phone camera to visit the website.



We're listening

We know people want to hear more as soon as possible, and we understand how hard it is to wait when the future of your home feels uncertain. However, we can't put together final plans without listening to the community first, and we can't submit a planning application without meaningful consultation.

This takes a bit of time, and it's important that residents and businesses have a real say in shaping what happens next. We know the uncertainty isn't easy, and we'll keep everyone updated as progress continues on creating the plans.

Next steps

We've had questions about next steps, and how our work fits into the wider new Basingstoke and Deane Local Plan. So, we want to clarify these stages with you and share how you can get involved.

We're busy shaping three stages of work:

1. **Stage one** - Pinkerton Road - early priority phase for renewal
2. **Stage two** - Small pilot refurbishment projects for some homes Cotswold Close and bungalows on Winchester Road.
3. **Stage three** - Concept Masterplanning - a big-picture plan that shows how the area could look and function in the future

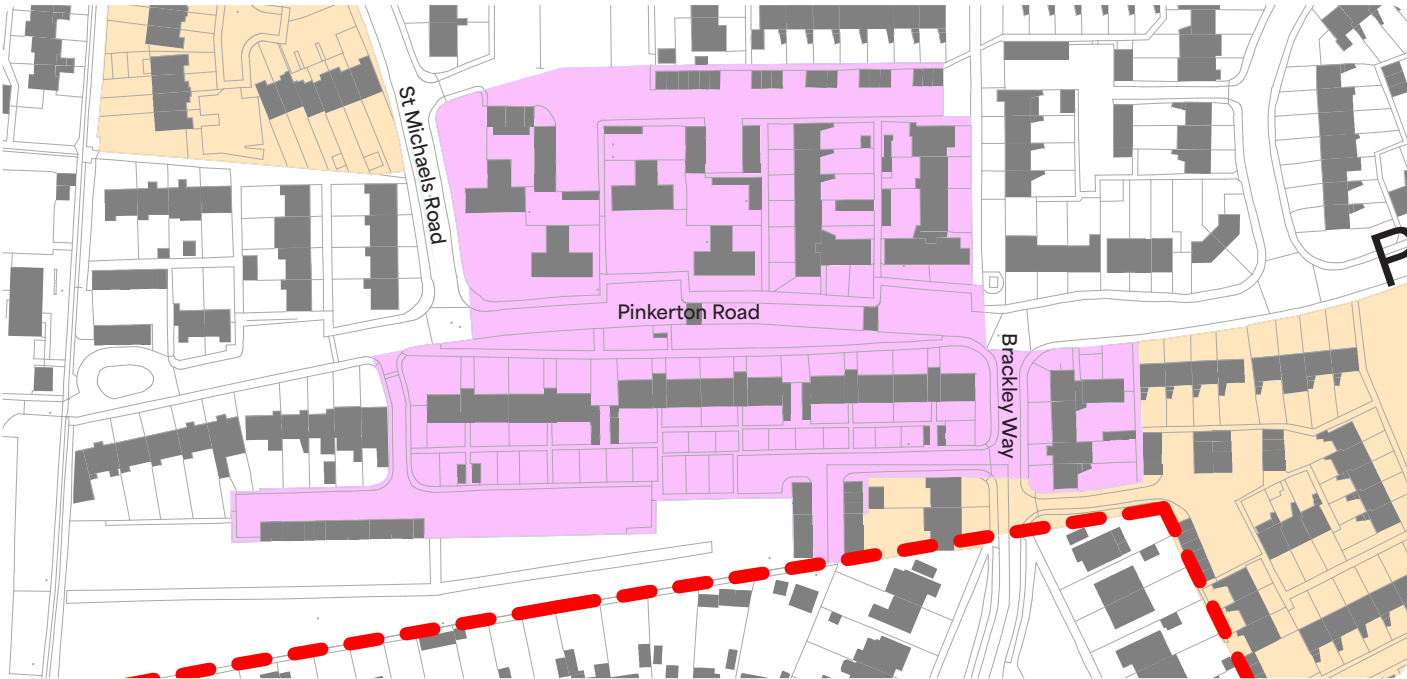


Stage one

Pinkerton Road - early priority phase for renewal

At this early stage, we have identified 109 homes in the Pinkerton Road area as part of the early phase for renewal, including 69 garages - but no decisions have been made on what the potential redevelopment will look like. Any changes that are proposed will be carefully planned and residents will be involved with clear information and support provided throughout. Community co-design will be a key part of this process.

All residents have received a hand delivered letter. A full list of all addresses for the early priority phase can be found on our website: www.shapingthefuture.commonplace.is



Plans for the garages

There are 69 garages behind Pinkerton Road flats, on Brackley Way, and St. Michaels Road that are included in the planned redevelopment. We are currently looking at options and will know more in the coming months. All garage renters have been notified. Many of the garages are rented by non-residents of Buckskin and South Ham or are currently vacant.

The garages included:

- Brackley Way - Garages 1-14
- Pinkerton Road - Garages 130-144
- St. Michael's Road - Garages 122-161

Key:

- Areas identified for potential redevelopment
- Area of limited change

Stage two

Small pilot refurbishment projects

A major part of our plans is to refurbish 12 existing homes that SNG owns. We've selected two small areas as potential pilot projects for investments, because they give us the ideal opportunity to make meaningful improvements. These homes are in Cotswold Close and some bungalows on Winchester Road.

What does refurbishment mean?

This could include:

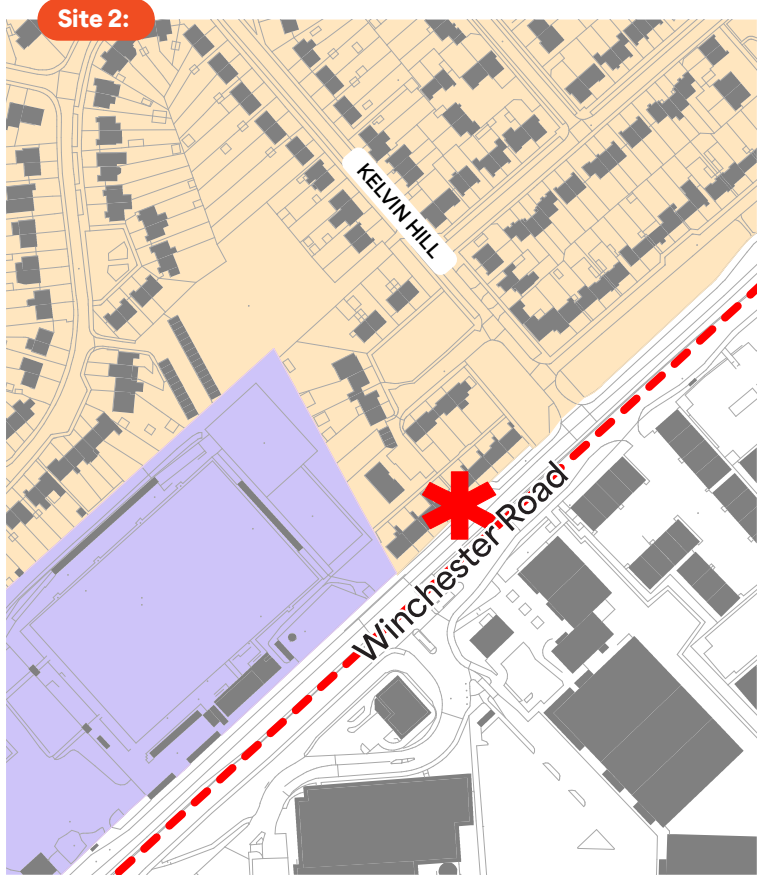
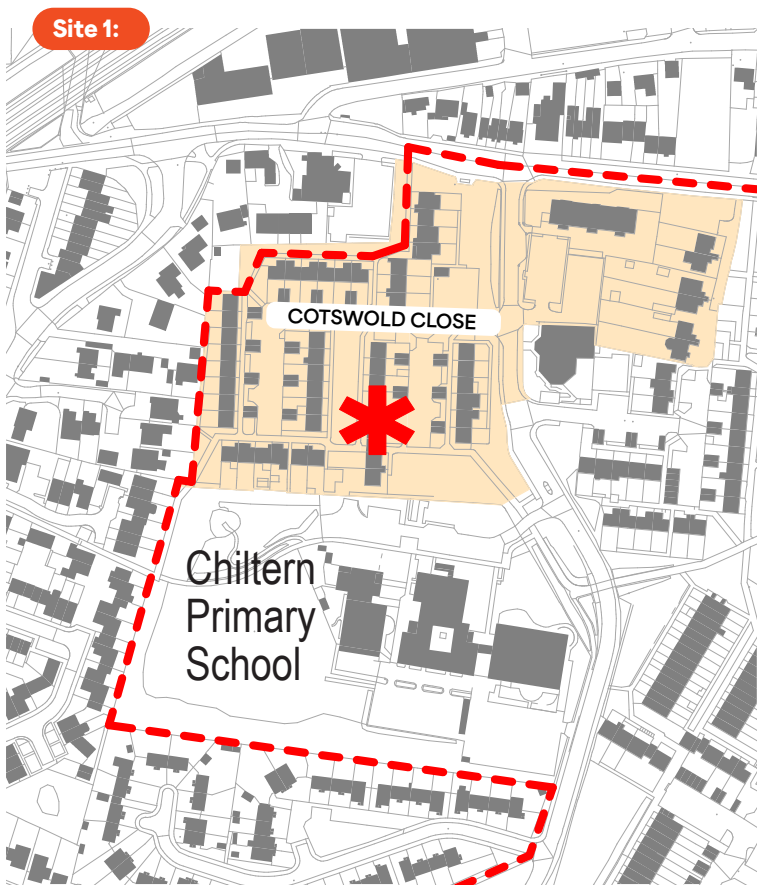
- Kitchen and bathroom replacements
- Insulation upgrades
- Improvements to local green areas
- Retrofit works such as fitting solar panels and batteries

We're at the very early stage of this work. As our plans develop over 2026, we'll reach out to those living in the pilot refurbishment areas to discuss the process and next steps and provide support.

All SNG customers who form part of these pilot refurbishment projects have received a hand delivered letter. We are also exploring opportunities for self-funded initiatives, allowing homeowners to participate in the scheme through direct investment.

Key:

- Areas identified for refurbishment
- Area of limited change
- Former Camrose FC - early delivery site



Stage three

Concept masterplanning

During 2026 and 2027 we'll be working closely with local residents to shape the concept masterplan for Buckskin and South Ham - this will cover the whole renewal area.

Concept masterplan development

From February 2026, the design team will begin putting together an outline plan (known as a concept masterplan) which sets out the high-level design framework, focusing on the broad ideas for how the area could change in the future.

This early work will show potential new and enhanced connections, important community facilities and opportunities for new green spaces, helping everyone see the direction the regeneration might take. The concept masterplan supports the emerging allocation for Buckskin and South Ham in the draft Local Plan.

It shows the main features of a future neighbourhood. Because it's the concept masterplan it won't show any detailed plans. More detailed proposals will be developed later in 2026, this is known as a design framework will be drawn up in late 2026.

The design framework

Later in 2026, the team will be developing a design framework including:

- Illustrative masterplan - which will add more detail than the Concept Masterplan and reflect the wider area vision and Community Co-design Associates principles.
- Design Code - which will provide a set of clear and specific design requirements for an area.

The design framework will bring together ideas on new homes, streets, community facilities and green spaces, showing how all the key pieces could fit together. This will guide the next stages and act as a foundation for future planning and decision-making.

By establishing clear design expectations early on, the framework will help protect valued community assets such as the allotments and schools and support consistent, high-quality development as plans progress. Community co-design will be a key part in shaping the design framework.

The planning application phase

Once designs have been shaped by community input, an outline planning application will be submitted. We expect this to take place in 2027.

There will be many opportunities for the community to be involved before an application is submitted. If planning permission is granted, engagement with residents will continue as detailed design is developed.

To help give some clarity, see the next steps on page five which provides an outline of the currently proposed timeline for wider regeneration.



Next steps:

We know that this proposed regeneration is complex and impacts many people including SNG customers, homeowners and local businesses. Investment of this scale and nature takes time to deliver and would be delivered in several phases over a number of years.

Early projects and localised improvements:

This year we will start looking at smaller areas where improvements or development can happen faster.

Early sites:

Identification of possible early sites for redevelopment and refurbishment.



Resident co-design:

Co-design process with residents within and surrounding the areas identified for redevelopment.



Planning application - early phase redevelopment:

If feasible, develop a planning application content for early phase redevelopment sites and seek approval from BDBC through the planning process.

Delivery of early projects:

Start early delivery of first refurbished and new homes if planning permission granted.



Developing a neighbourhood vision and future masterplan:

Over the next few years, we will work with residents to create a masterplan for the wider Buckskin and South Ham areas.

Resident engagement:

Resident engagement on regeneration potential and neighbourhood co-design process with Community Co-design Associates.

2026

Neighbourhood principles:

Publication of shared neighbourhood principles produced in collaboration with Community Co-design Associates to be considered for any future regeneration process.

WE ARE HERE

Concept masterplan:

Design team start creating a framework diagram for Buckskin and South Ham to show how future regeneration could work drawing on the shared neighbourhood principles.

This will be very high level, setting out:

- Key routes
- Locations of key facilities
- Locations of greenspaces



This diagram will be shared with BDBC in response to the work they are doing on their own Basingstoke and Deane Local Plan. A Local Plan is something every Council must produce to set out the long term priorities for growth and development across the whole borough area.

We expect this to be published by BDBC with the Regulation 19 Local Plan in Summer 2026.

Design framework:

Developing more specific ideas and proposals for Buckskin and South Ham with input from the community. This will take the form of an 'Illustrative Masterplan' and will reflect the wider area vision and CDA principles. We'll also be developing a Design Code to set out the design principles for any future regeneration.

2027

Planning application - neighbourhood renewal:

To deliver the wide-scale renewal of the neighbourhoods, SHP will be required to prepare and submit a planning application to Basingstoke and Deane Borough Council (BDBC).

The exact boundary of this planning application and the level of detail included has not yet been decided.

We expect the planning application will contain a range of technical, design and phasing information.

We will engage with stakeholders including the local community before submission of the planning application, and BDBC will also run a consultation on the proposals following submission.

2028

On-going resident involvement:

If planning permission is granted, there will be continued engagement with residents on detailed design and delivery of specific areas or 'phases'.

A summary of recent questions from the events

Q. Why can't you give us more clarity?

A. We can't develop final proposals until we've genuinely listened to the community, because we want your help to shape the future designs. That means paying close attention to the concerns that have been raised, such as possible construction routes, how traffic might affect schools, and making sure places like the allotments stay accessible.

At the same time, there's a lot of technical work going on in the background. We're working with the Local Planning Authority and other partners to explore what's realistic and deliverable before anything is finalised.

Q. Are you building on Stratton Park? It's now included within the red line.

A. No, we aren't building on Stratton Park. The red line on the plan simply marks the wider area considered as part of the project so we can look at how everything connects together.

Q. Are you building on the allotments?

A. No, we aren't building on the allotments. We recognise how important the allotments are for wellbeing, providing space for growing food, connecting with nature, supporting mental health and offering a valued community activity.

Q. Are you building on the schools?

A. There are no proposals to build on any existing school sites as part of this project. Our focus is on improving the surrounding area while maintaining safe, accessible and uninterrupted use of all school facilities.

Q. What is happening with local businesses?

A. We have served notice on two business units in line with the terms of their lease. This is not part of the proposed regeneration of Buckskin and South Ham. Our approach to tenancy sustainment remains the same: terminating a tenancy will only ever be a last resort. We are still in the early stages of engagement with the community, and we would always work closely with any affected businesses to offer support to maintain stability.

Q. How will construction traffic be managed for your priority investment areas?

A. Safety is our priority. We understand how important it is to protect safe access to homes, schools, businesses and the allotments throughout any works. To manage this if proposals go ahead, site traffic will be carefully controlled to maintain safe access to homes and schools, routes used by pupils, parents, allotment holders and other visitors.

You'll find a full list of questions and answers in the FAQ section on our website:
www.shapingthefuture.commonplace.is/

If you have a question you'd like to directly ask the team, email: yourcommunity@sovereign.org.uk.

What else is happening?

"We're delighted to see real progress on plans for our new space at the Beacon. Our ambition is to create a warm, vibrant hub that truly reflects what local residents want and builds on the services we deliver. We're now able to plan an exciting range of new activities and look forward to welcoming the community to our new facility."

Nicky Blunden,
Westside Community Association

New community hub for South Ham

The former Beacon pub is being given a new lease of life to restart more community activities in South Ham.

An extensive £500,000+ refurbishment project, funded by SNG and shaped together with Basingstoke and Deane Borough Council (BDBC) and Westside Community Association, is now underway to create a space for local people to connect, learn and access support.

We're leasing the former Beacon Pub, in Kings Road from Basingstoke and Deane Borough Council to provide a temporary facility whilst we look at future opportunities for a longer-term solution alongside BDBC and the community association as part of the wider plans for the renewal of the neighbourhoods.

Once this work is completed, hopefully in late spring/early summer, the community association will be able to expand its vital community services in the heart of South Ham, alongside activities currently being delivered at Pavillion, the Ridgeway Centre and the King's Café.

Camrose update

Sovereign Hill Partnership (SHP) is developing a proposal that delivers 100% affordable homes and creates better places for people to live and connect.

We consulted with the community and Basingstoke Town football club to get their input and shape the design principles, and we're all set to submit a planning application later in 2026.

Full details of the proposed design and exhibition material can be found on our website: camroseconsultation.commonplace.is/



Find out more

Do you know someone else who would like to receive this community newsletter?

We're using a doorstep distribution company to deliver these newsletters to your home, but you can also view and sign up to receive regular news updates electronically, via our website. You'll also find lots of other information to keep you up to date with what's happening.

Website: shapingthefuture.commonplace.is

Email: yourcommunity@sovereign.org.uk

Phone: 0300 5000 926*

*Calls from UK landlines are charged at local rates. Charges from mobile telephones vary. The charge for your call will depend on your mobile phone provider and the contract that you have with them.

Please contact us if you'd like a copy of this information in another language or format. Or visit our highly accessible website:

Polish

Prosimy o kontakt, jeśli chcieliby Państwo otrzymać kopię tych informacji w innym języku lub formacie. Są one również dostępne na naszej stronie internetowej.

Portuguese

Entre em contacto conosco se desejar uma cópia destas informações noutro idioma ou formato. Ou visite o nosso website, totalmente acessível.

Nepali

कृपया यदि तपाईं यो जानकारीको प्रतिलिपि अन्य भाषा वा ढाँचामा चाहनुहुन्छ भने हामीलाई सम्पर्क गर्नुहोस् । वा हाम्रो पूर्ण रूपमा पहुँच योग्य वेबसाइटमा जानुहोस्।

Hindi

अगर आप इस जानकारी की कॉपी किसी और भाषा या फॉर्मेट में चाहते हैं तो कृपया हमसे संपर्क करें। या हमारी पूरी तरह से ऐक्सेसिबिल वेबसाइट पर जाएँ।

Urdu

اگر آپ کسی دوسری زبان یا فارمیٹ میں اس معلومات کی کاپی چاہتے ہیں تو براہ کرم ہم سے رابطہ کریں۔ یا ہماری مکمل طور پر قابل رسائی ویب سائٹ پر جائیں۔

Arabic

يُرجى الاتصال بنا إذا كنتم ترغبون في الحصول على نسخة من هذه المعلومات بلغة أخرى أو في تنسيق آخر، أو يمكنككم زيارة موقعنا الإلكتروني بكل سهولة ويسر.

Romanian

Vă rugăm să ne contactați dacă doriți o copie a acestor informații într-o altă limbă sau într-un alt format. Sau vizitați website-ul nostru complet accesibil.