

Bringing the vision to life: Barnham Cross



The story so far

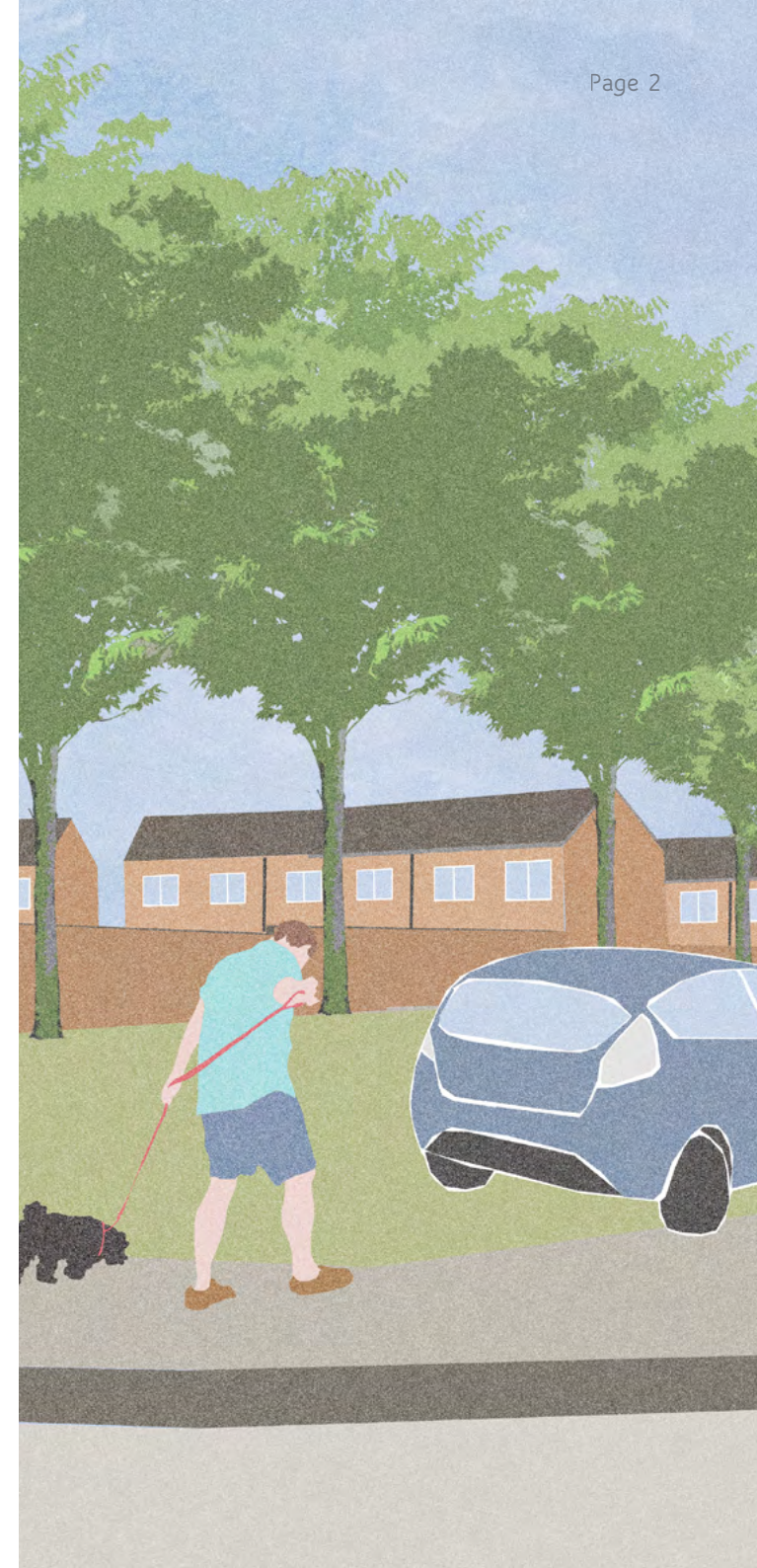
Back in 2020, we started speaking with you about life at Barnham Cross. We wanted to understand what you enjoy about where you live, what you find difficult, and what you would like to see change.

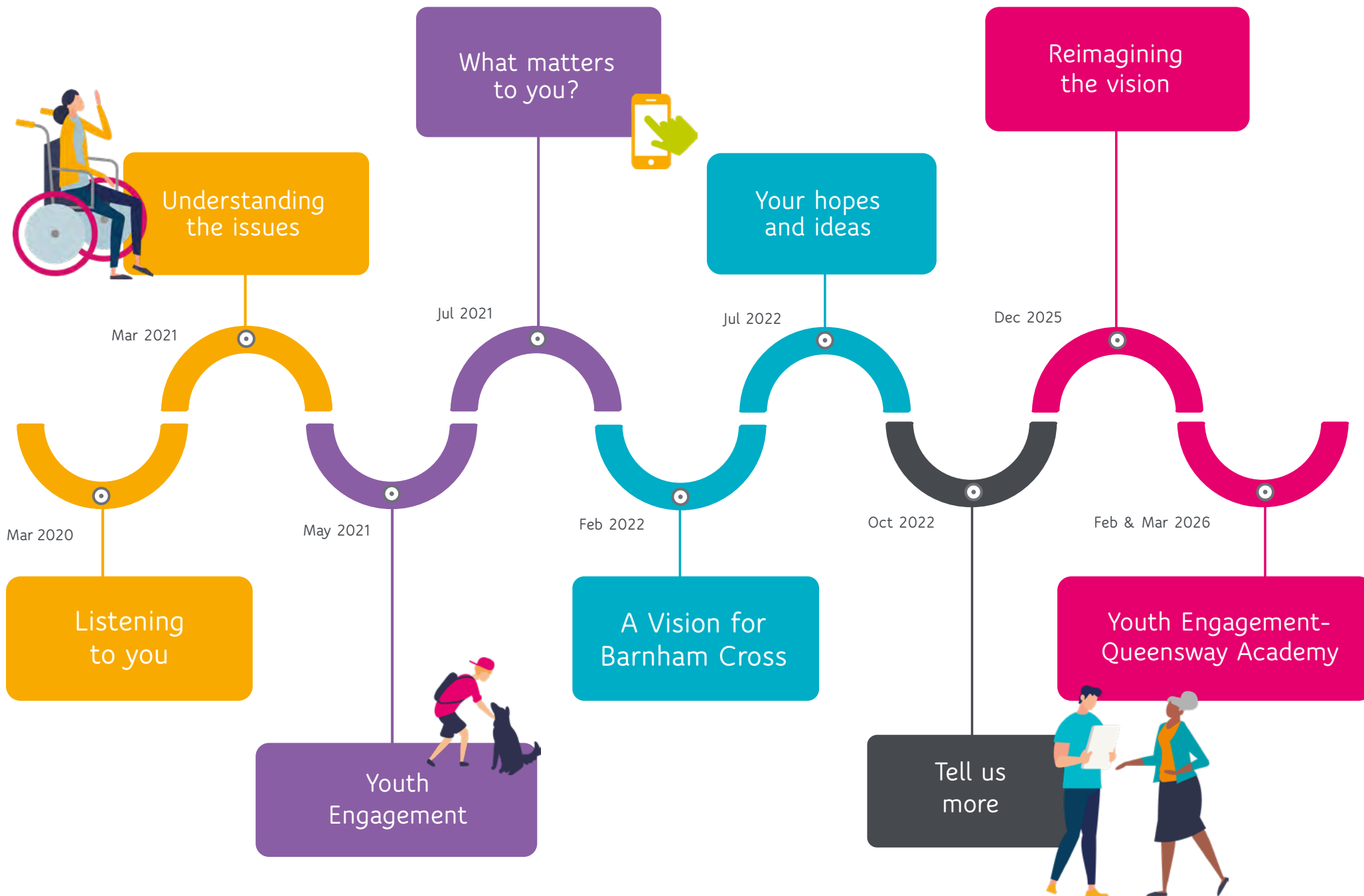
You told us you value the strong community spirit, the local facilities, and the nature nearby, including the Barnham Cross Common.

You also shared concerns about the lack of facilities for young people, issues across the estate such as fly-tipping and anti-social behaviour, poor garage conditions, and the need for more formalised parking.

Together, we created a vision for the future of Barnham Cross. In December 2025, we refreshed the vision with you and in May, we showed you some ideas of how this vision could be brought to life.

This brochure is a summary of what was shown at the Bringing the vision to Life session in May, along with some of the feedback you provided.





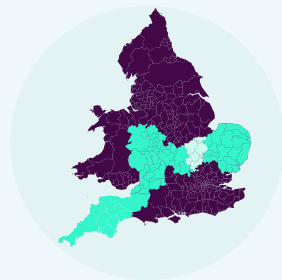


Who are Flagship?

We're Bromford Flagship LiveWest, a place-based affordable housing provider for almost 300,000 customers across the south west, central and east of England. We're the UK's largest provider of new affordable homes, delivering over 3,000 new homes each year.

We deliver locally, coordinate regionally and are supported centrally. Our colleagues bring this to life every day, using their skills, relationships and judgement to ensure every part of our organisation is focused on what our customers and places need. We invest for the long term, in services, homes and skills, creating the capacity to move further and faster.

Our starting point is always the people who live in our homes and the places that shape their everyday lives. It shapes how we invest, how we work with partners and how we deliver services. We do things differently because people and places deserve better.



Bromford Flagship LiveWest operating area

Mole

Who are Mole?

We are an architecture practice based close by in Cambridge. We work across East Anglia, and nationally. We really listen to our clients and we value the input of local communities and potential users in our projects, as in our experience this results in better projects. Talking with those who will live near or use our buildings often gives us an alternative perspective into what's important.

We believe the home doesn't start at your front door, home is the street where your children play, where you meet your neighbours and the spaces you share. We have used this ethos in the design of our schemes such as Marmalade Lane, working closely with the community who would live there to design spaces which foster a sense of connection.



Marmalade Lane



Broadland

Your vision for Barnham Cross

In December, we came to you with the vision for Barnham Cross that we co-created in 2022. You fed back your thoughts to let us know what's changed since then, and we've refreshed the vision to reflect this. Below, is what you told us is important for Barnham Cross for now and for the future generations.

We want Barnham Cross to have safer pedestrian routes



We want Barnham Cross to be a place that is clean and cared for by all



We want Barnham Cross to have a choice of good quality homes



We want Barnham Cross to offer better car parking



We want Barnham Cross to be a place that has access to and makes the most of the natural environment



We want Barnham Cross to be free of anti-social behaviour



We want Barnham Cross to provide more and better facilities for young people



We want Barnham Cross to continue to be a place that people are proud of



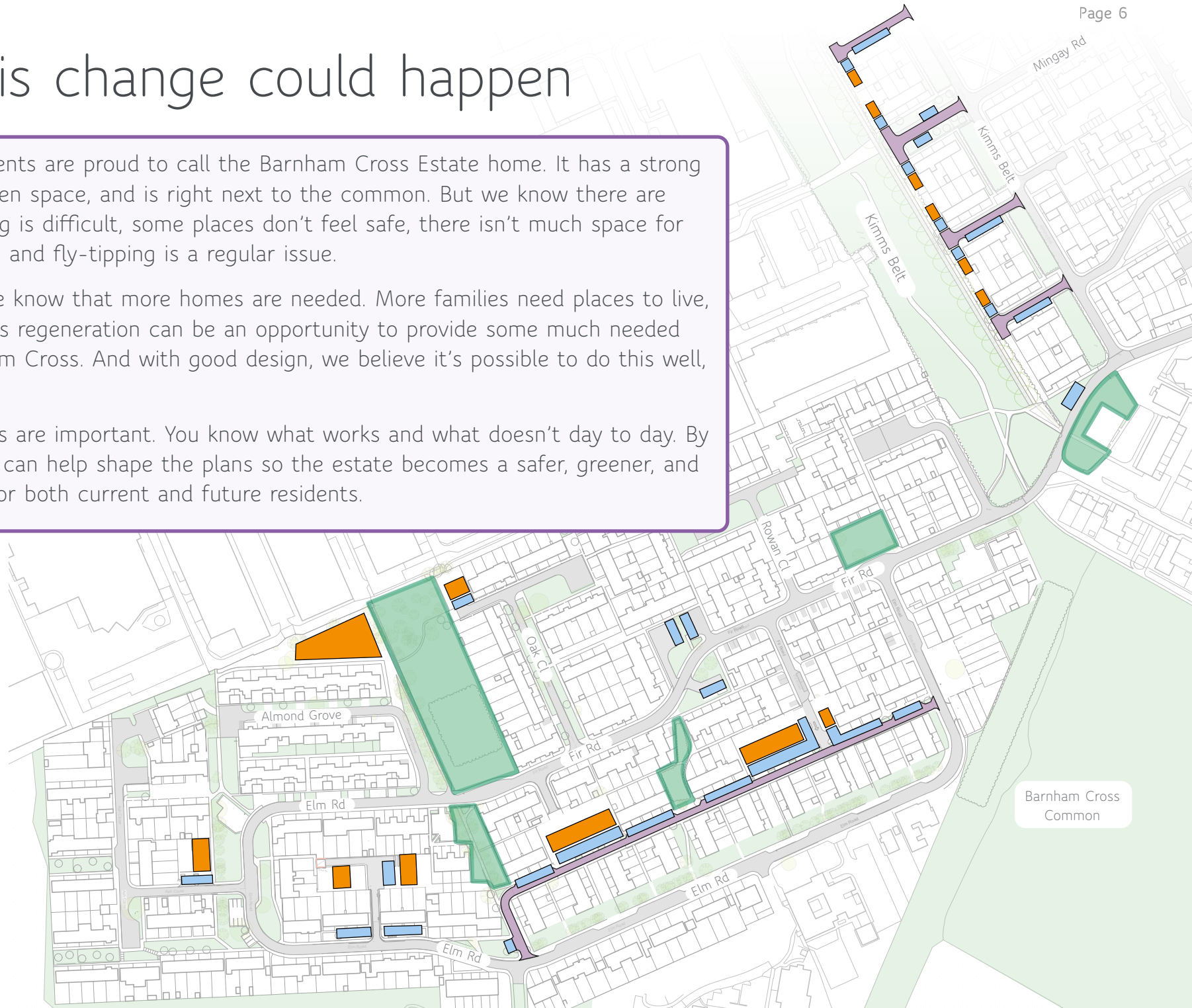
Where this change could happen

We know many residents are proud to call the Barnham Cross Estate home. It has a strong community, good green space, and is right next to the common. But we know there are also problems. Parking is difficult, some places don't feel safe, there isn't much space for young people to play, and fly-tipping is a regular issue.

At the same time, we know that more homes are needed. More families need places to live, and we hope that this regeneration can be an opportunity to provide some much needed homes within Barnham Cross. And with good design, we believe it's possible to do this well, with your help.

That's why your views are important. You know what works and what doesn't day to day. By getting involved, you can help shape the plans so the estate becomes a safer, greener, and better place to live for both current and future residents.

-  Housing Area
-  Parking Area
-  Road Changes
-  Green Space Improvements

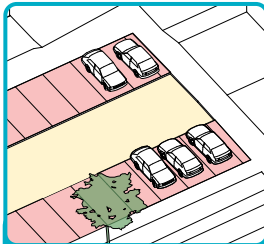


Parking and pedestrians

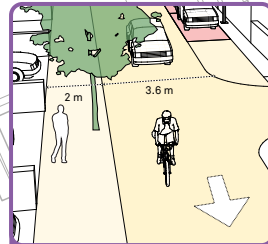
You've told us that parking is a problem. Cars are being parking on grassed areas, there is not enough formal parking space, and cars are being driven over open spaces and pavements to be closer to homes which is unsafe for pedestrians. We know this needs to be sorted. Below are some ideas for improving parking across the estate. Please tell us what you think about them, which ones you feel would work well, and how they could help make parking easier for drivers, and walking around the estate safer for residents.



Drives in front of homes



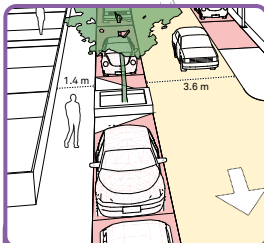
Car parking court



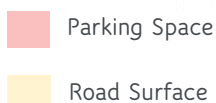
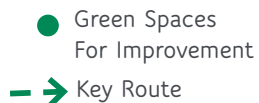
Shared surfaces



Parallel parking



Designated roads & pavements

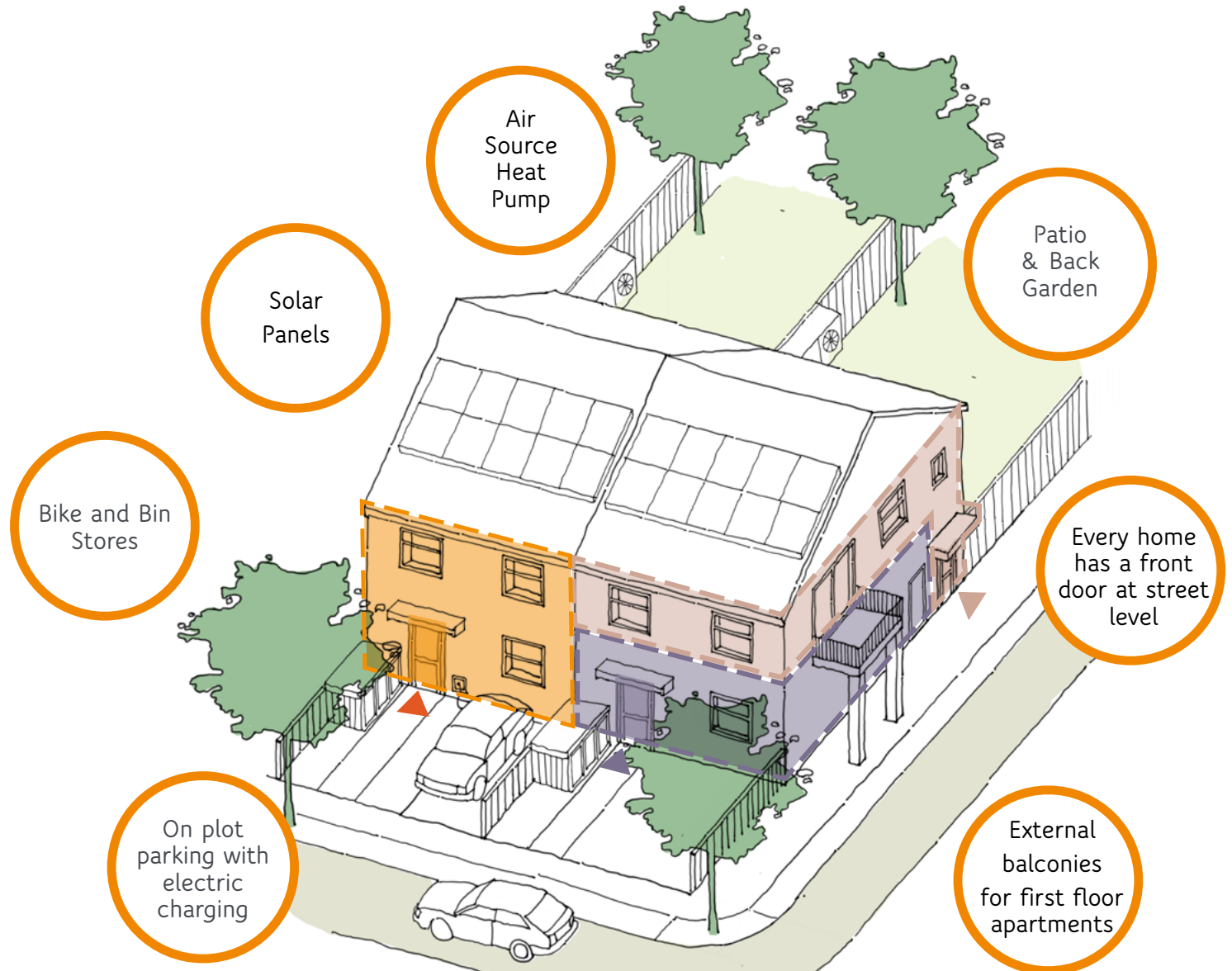


Barnham
Cross
Common

Ideas for new homes

You told us you'd like to see good quality homes that meet people's needs. And we've identified some garage sites where new, good quality homes can be built. Below are some early ideas for what new homes could look like with possible features such as parking with electric car charging, bike and bin stores, and private outdoor spaces like patios and back gardens. We'd like to hear your feedback to help us shape the ideas further.

- 3 Bedroom Houses
- 1 Bedroom First Floor Apartment
- 1 Bedroom Ground Floor Apartment



Example Features of New Homes

Community space and wellbeing

You told us that; fly-tipping is a big problem around the estate, there are limited existing youth facilities and seating areas, and that you want to feel safer in your neighbourhood. Below are some ideas of what changes to the communal spaces could look like.



What you told us

Tell us what you think of the proposal:

- 18 respondents said that there is currently not enough parking on the estate, indicating that more parking would be helpful.
- 16 respondents showed support for at least one element of the proposal such as new homes, additional parking, and protection of green spaces.
- 11 respondents are concerned about there not being enough space for new homes on the estate and how this may cause a lack of privacy or further parking problems.
- 6 respondents love the green spaces and would like to see them retained and enhanced to continue to encourage biodiversity.

What would make you feel prouder of your community?



- Activities for young people
- Clean and tidy
- Biodiversity
- More safety measures
- Resolve ASB
- Green spaces
- Neighbour events
- Community spaces

What other aspects would you like us to consider?

- More bins
- Mixture of homes
- Cycle routes
- Bus shelters
- Seating
- Better lighting
- Sweep up leaves
- Raised flower beds
- Community warden
- Fix potholes
- Fenced off area for dogs

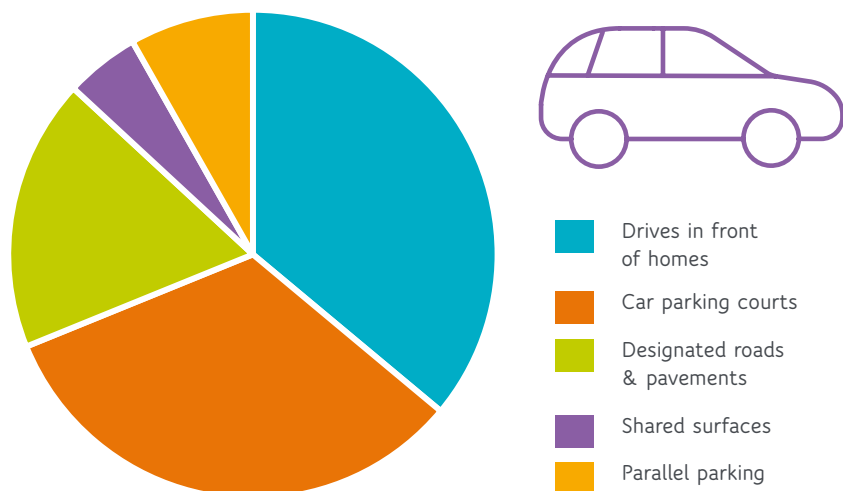
What would make you feel safer (as a pedestrian)?



What do you think is important when considering new homes and what makes the feel high quality?

- Level access to homes
- Energy efficient – solar panels
- Affordable
- Spacious – storage and good room sizes
- Sound proofing
- Parking
- Benefits to social infrastructure
- Good quality materials
- Privacy
- Gardens
- Tidy and well maintained
- Biodiversity bricks
- Safety

Which parking ideas do you like?



What happens next?

Thank you once again for all of your feedback.

We will now be working closely with residents in the south-west area of the estate, particularly around Elm Road, Fir Road and areas of Kimms Belt, to develop further detail for the design. But we will continue to share regular updates.

You can also keep up to date with the latest updates on our website. Just visit <https://www.samphire-homes.co.uk/my-community/placemaking-regeneration/barnham-cross/> or scan the QR code.



Want to become a Community Champion?

We're looking for local volunteers who would like to help shape the future of the area.

Community Champions play an important role in helping us stay connected with residents and making sure local voices are heard.

To find out more, or register your interest in becoming a Community Champion, please scan the QR code above and complete the digital form on our website.



If you have any questions, please get in touch:

shapingplaces@flagship-housing.co.uk

0808 169 9301

Se você precisar desta informação em português /
Jésli potrzebujesz tych informacji w języku polskim /
Ja nepieciešama šī informācija latviešu valodā

If you need this information in another format or language
please contact us.