

# A vision for 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, what you find difficult, and what you would like to see change.

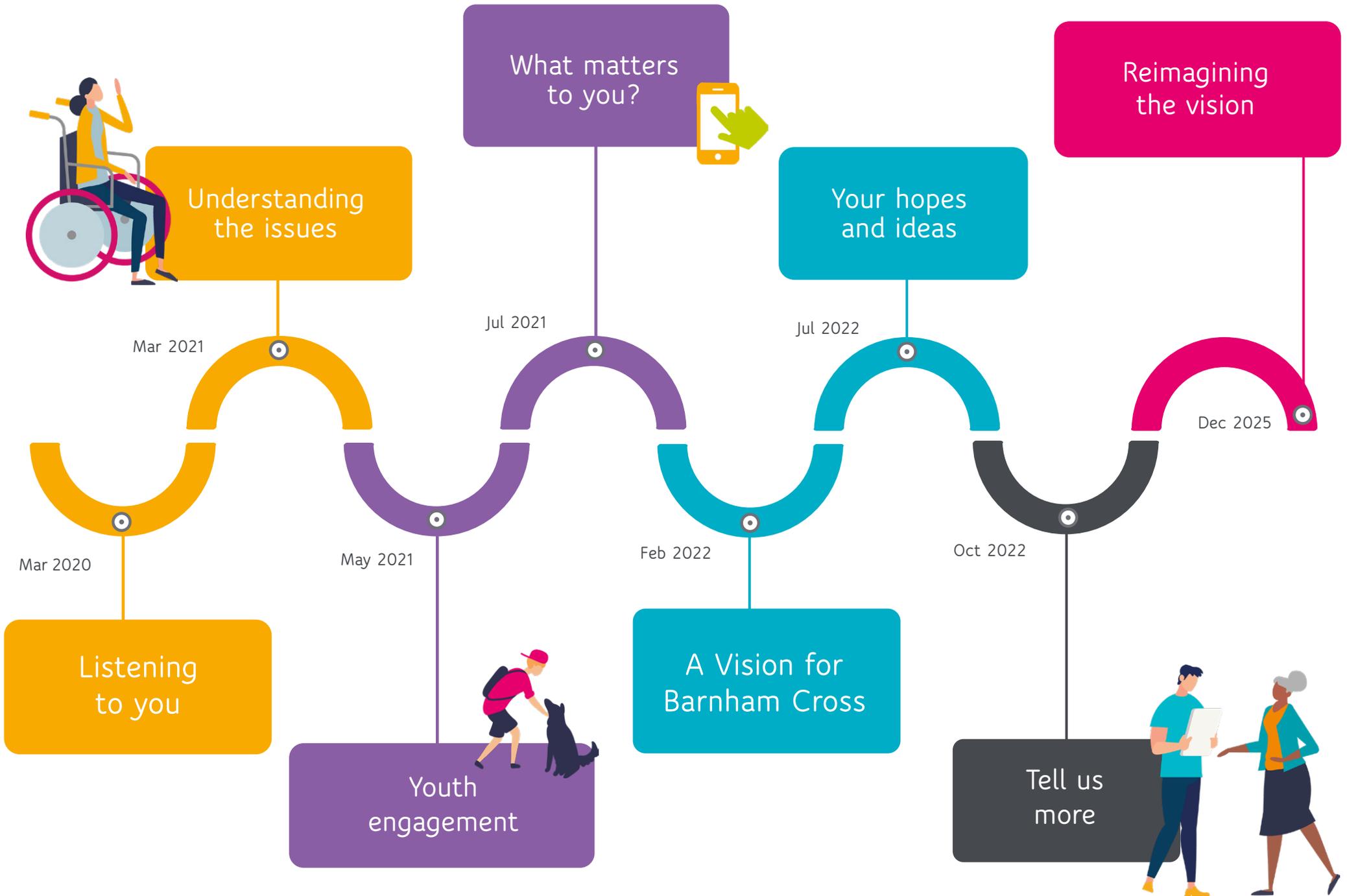
You told us you value the strong community spirit, the local facilities, and the nature nearby, including the common.

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. We wanted to revisit that vision with you – to see if it still reflects what matters most to the community.

This brochure is a summary of what was shown at the Re-imagining the Vision: Barnham Cross workshop that was held on 10 December 2025, and the feedback we received during the event and from the survey posted to all residents after the event.







## Who are Flagship?

We're Flagship. Part of Bromford Flagship, with over 80,000 homes across east, central and southwest England, and a commitment to deliver a further 2,000 homes each year for the next 30 years

We're committed to investing significantly to improve our services. Through our locally focused and accountable teams, we tailor our approach to the different people and communities we serve. By doing things differently, we make the greatest difference.

Customers' priorities drive our decision making and innovation. When people have quality homes and are part of caring communities, anything is possible. Through our scale and commitment, flexibility and investment, experience and imagination, we're enabling people to thrive.

Part of



Bromford Flagship 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.



Marmalade Lane



Broadland

# Your thoughts

Back in 2022, you told us what you liked and what you didn't like.

## What we know residents like:

- The community spirit
- Community facilities
- The nature and natural environment, especially the common

## Residents don't like:

- Litter and fly tipping
- Lack of facilities for young people
- The condition of the garages
- Anti-social behaviour
- Car parking

"Things are run down. Seems like nobody really cares"

"[The Church] is a great meeting place and helps people out"

"It would be lovely to see all the shops open"

"There needs to be more accessible routes across the estate for people with mobility issues - especially along Kimms Belt"

"Play equipment back on the common"



"Have a one-way system so people can park on one side of the road"

"Awful, ugly garages need pulling down"

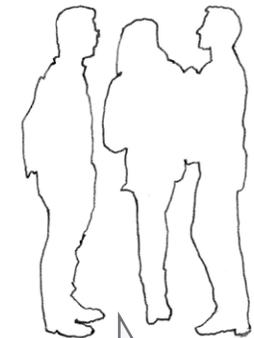
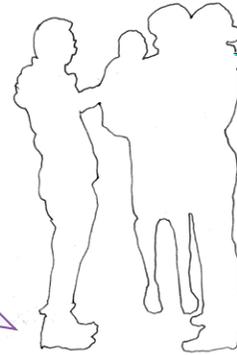
"People parking all over the place... mud bath"

"Traffic calming needed on many roads"

"There needs to be more one-level homes (flats or bungalows)"

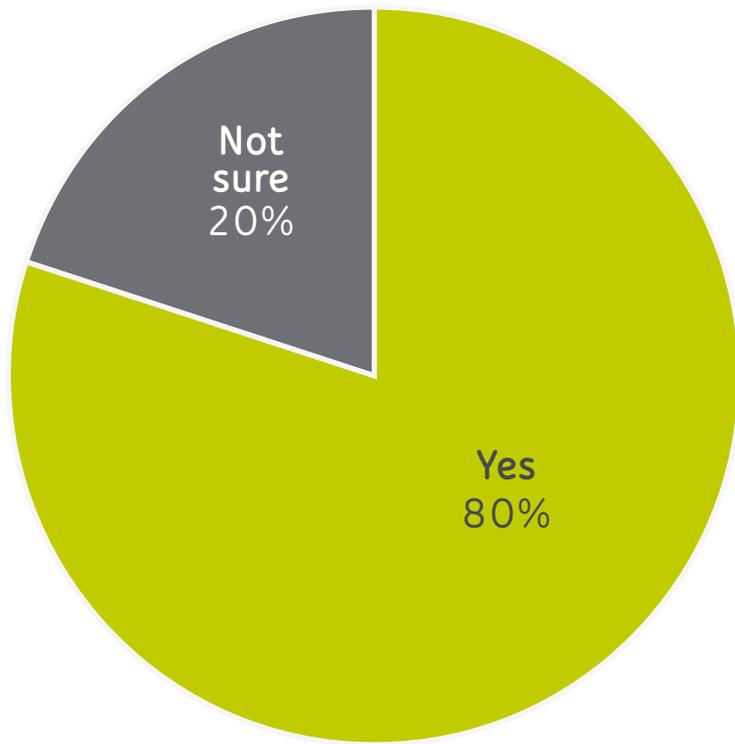
"Stop the motorbikes over the common"

"There aren't enough bins and they're not emptied often enough"



We want Barnham Cross to be...

a **great place to live** with a choice of **good quality homes** to meet people's needs.



### Key comments

"I have lived here for 50 years and have seen a decline"

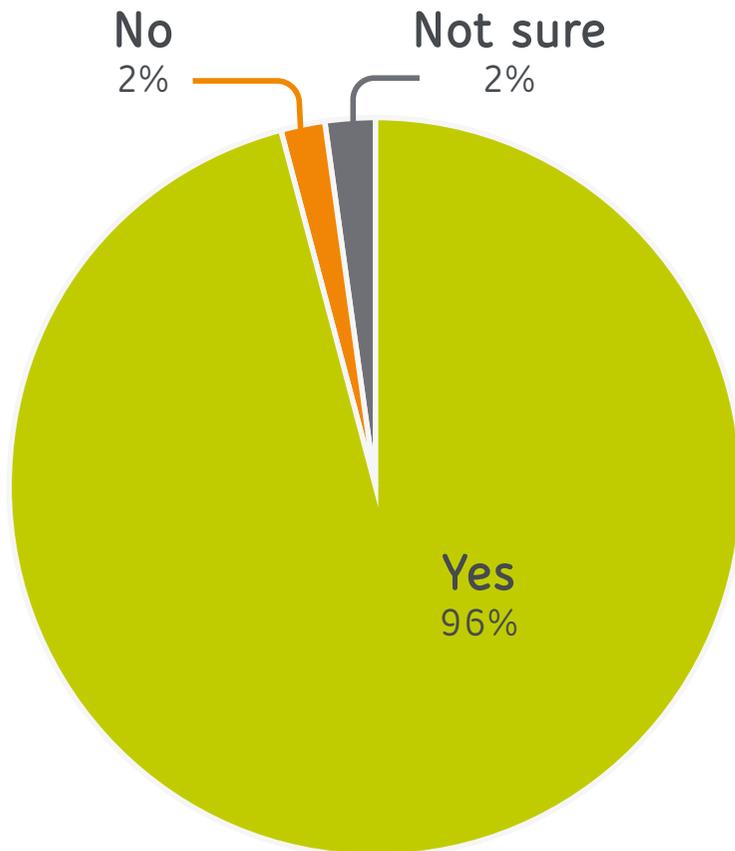
"Think its a good mix to be honest"

"There is a good mixed community but some houses are in need of some care"

### Common themes

Theme	% of responses
<b>Place and infrastructure</b> Allocations, retention of housing stock	46
<b>Community safety and pride</b> Long-standing residents notice a decline	36
<b>Home and estate quality</b> Maintenance and refurb, cleanliness, flytipping	25
<b>Housing need and access</b> Protect green space, avoid overdevelopment, facilities, parking	18

We want Barnham Cross to be...  
a place that is **clean, tidy** and **cared for**.



### Key comments

“It makes it a more desirable place to live and hopefully encourage people to look after the area”

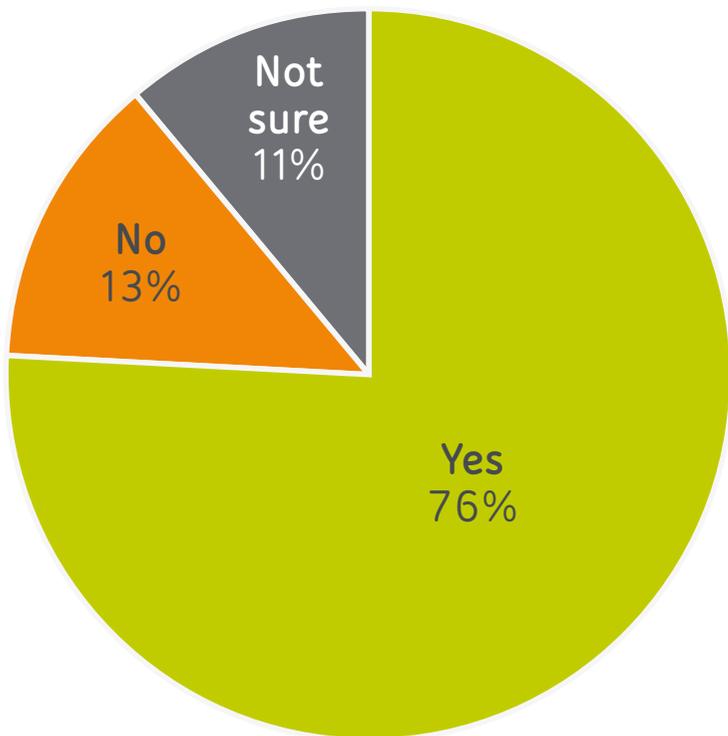
“Too many people dump rubbish anywhere and everywhere”

“A clean and tidy estate makes people happy”

### Common themes

Theme	% of responses
<b>Community pride and desirability</b> Link between a cared-for environment and quality of life.	42
<b>Cleanliness and maintenance</b> Overflowing bins, estate management, weeds/overgrowth.	39
<b>Flytipping</b>	26

# We want Barnham Cross to have... the **garage sites improved**.



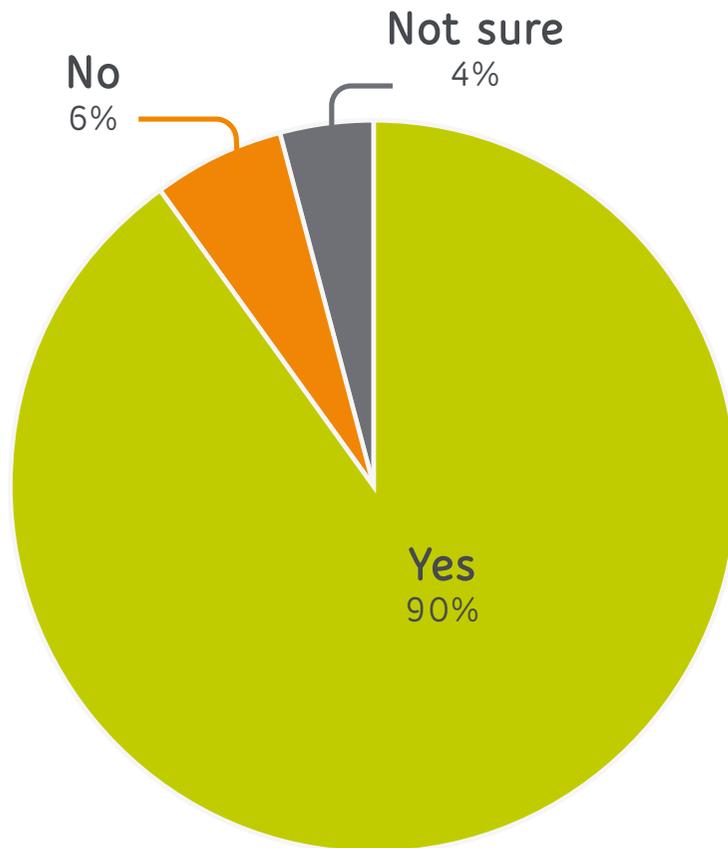
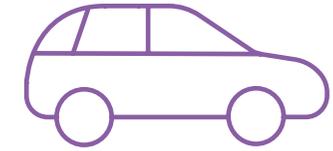
### Key comments

“They are an eyesore and encourage anti-social behaviour”  
 “The path outside my house is always full of cars not in the layby”  
 “Better lighting on the garage sites will be very welcome”

### Common themes

Theme	% of responses
Physical state, maintenance and poor appearance	50
<b>Parking issues</b> Lack of spaces, cars on grass/pavements, dropped kerbs	23
<b>Community safety and ASB</b> Flytipping, lighting, safety, and general ASB around garages.	20

We want Barnham Cross to...  
offer better **car parking** and **safer routes**.



### Key comments

"Car parking is a big issue"

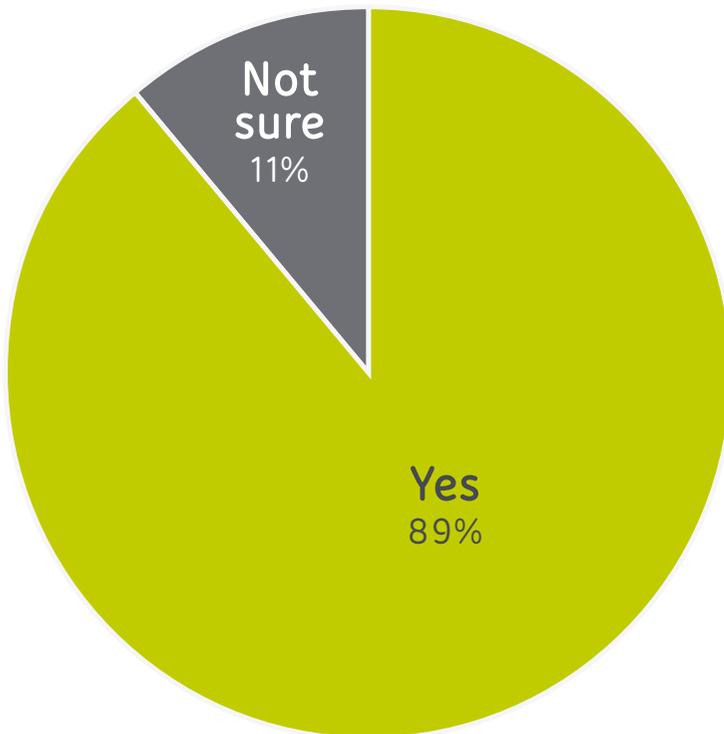
"With two primary schools plus Charles Burrell Centre, the community is growing"

"More drop kerbs for scooters, prams and wheelchairs would be good"

### Common themes

Theme	% of responses
<b>Parking issues</b> Lack of spaces, parking on grass or verges.	54
<b>Traffic concerns</b> Speeding, schools, congestion	24
<b>Pedestrian safety and accessibility</b> Drop kerbs, improvements to footpaths and lighting	22

We want Barnham Cross to be...  
 a place that makes the most of the **natural environment**  
 and resources that we have here.



### Key comments

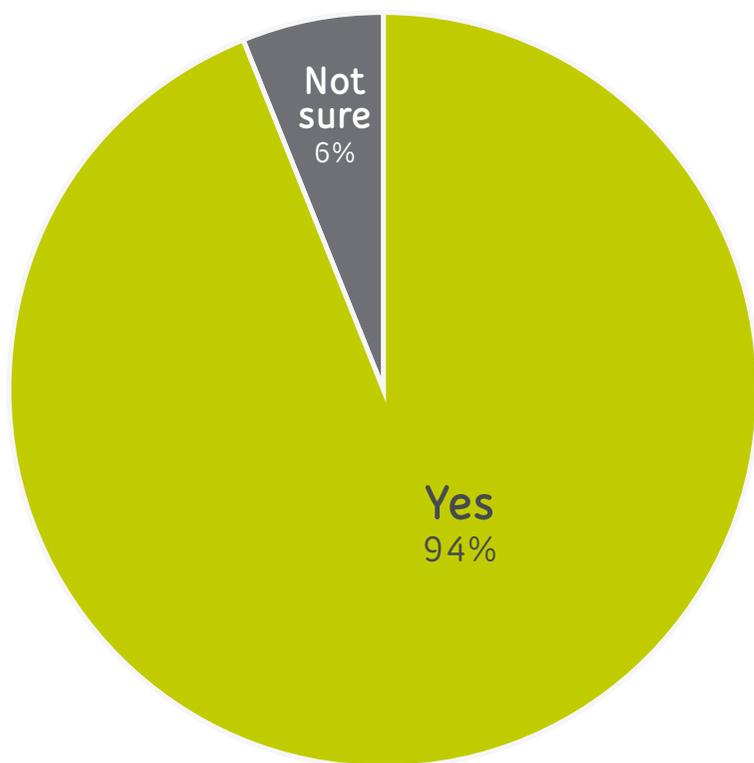
“It’s calmer and peaceful, better for mental health to have a natural environment around you”

“The common is vital to Thetford”

### Common themes

Theme	% of responses
Positive impact on mental health and wellbeing	48
Protecting and enhancing natural spaces	34
Community facilities and activities	14
Biodiversity and greening	14

We want Barnham Cross to...  
have less **anti-social behaviour**.



### Key comments

"We want to feel safer in our neighbourhood"

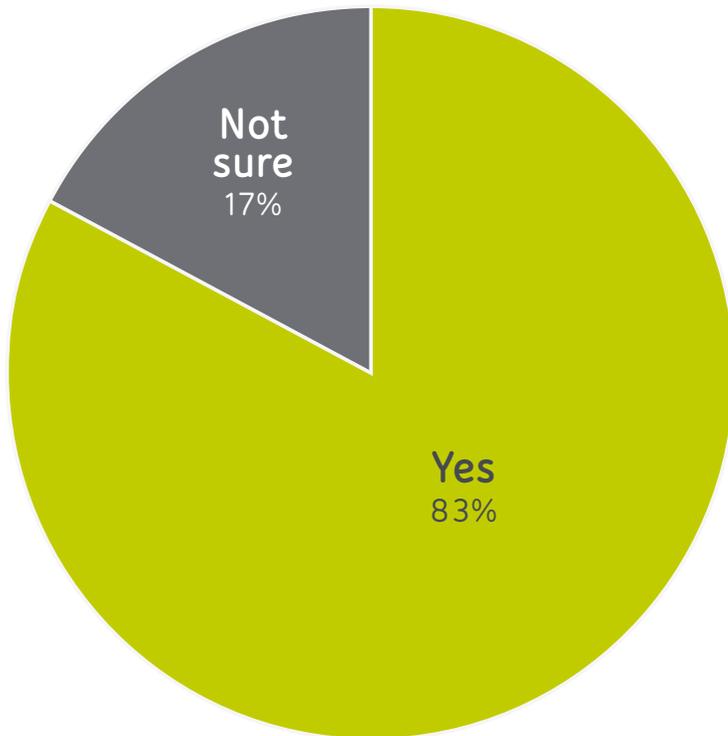
"Why would anyone not want this?"

"Anti-social behaviour ruins the estate for the decent people that live here"

### Common themes

Theme	% of responses
Safety and security	35
Environmental and behavioural nuisance	32
Youth-related issues	24
Respectful community living	21

We want Barnham Cross to...  
 provide more and **better facilities for young people**  
 in the community.



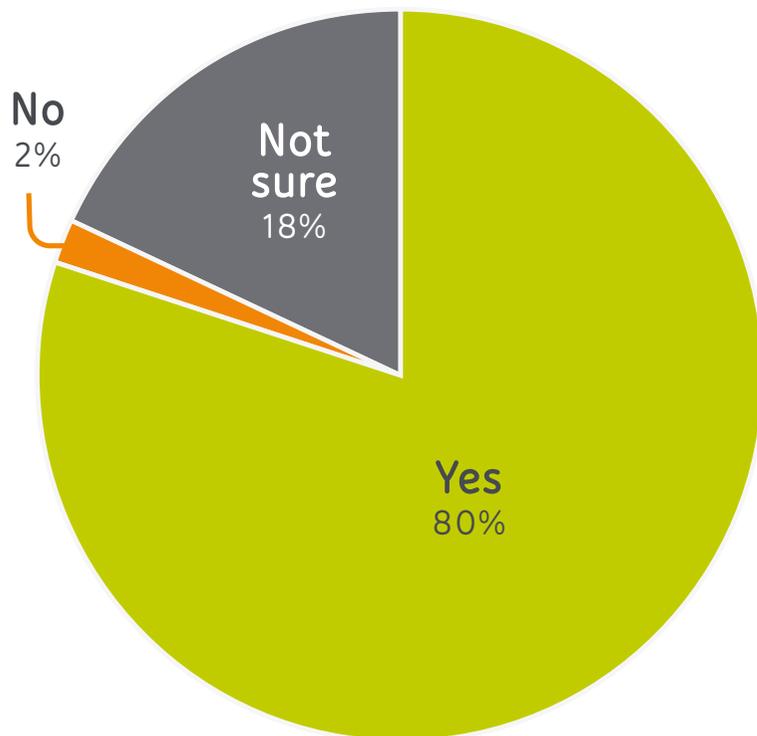
### Key comments

- “Give them a place for belonging and community support and connections”
- “We need a standalone safe youth facility, and vandal-proof play/sports areas”
- “Giving them something to do might stop anti-social behaviour”

### Common themes

Theme	% of responses
Lack of existing facilities	73
Safety and reducing ASB	40

We want Barnham Cross to...  
offer **better opportunities for local people.**



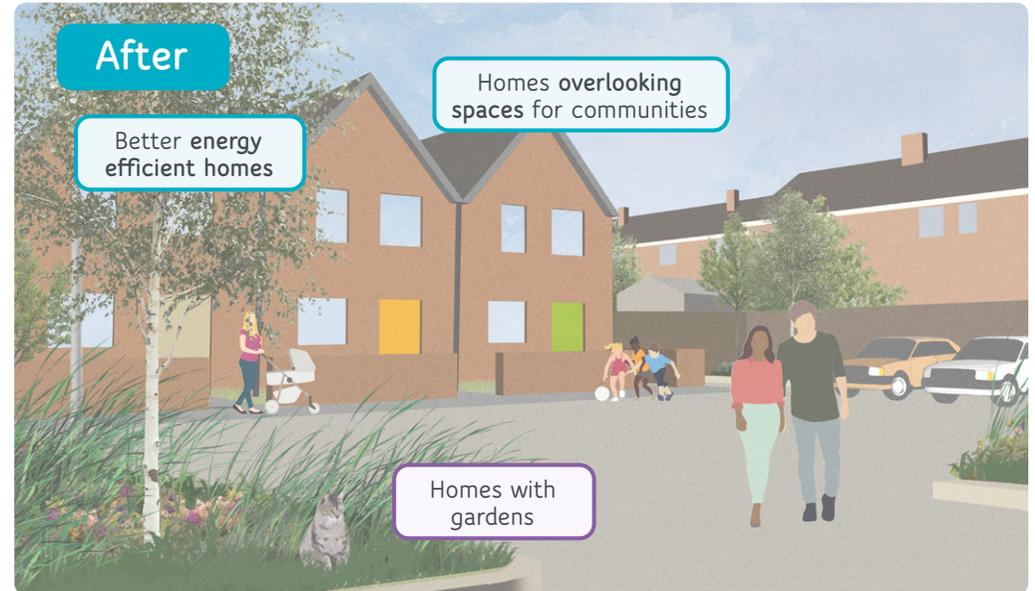
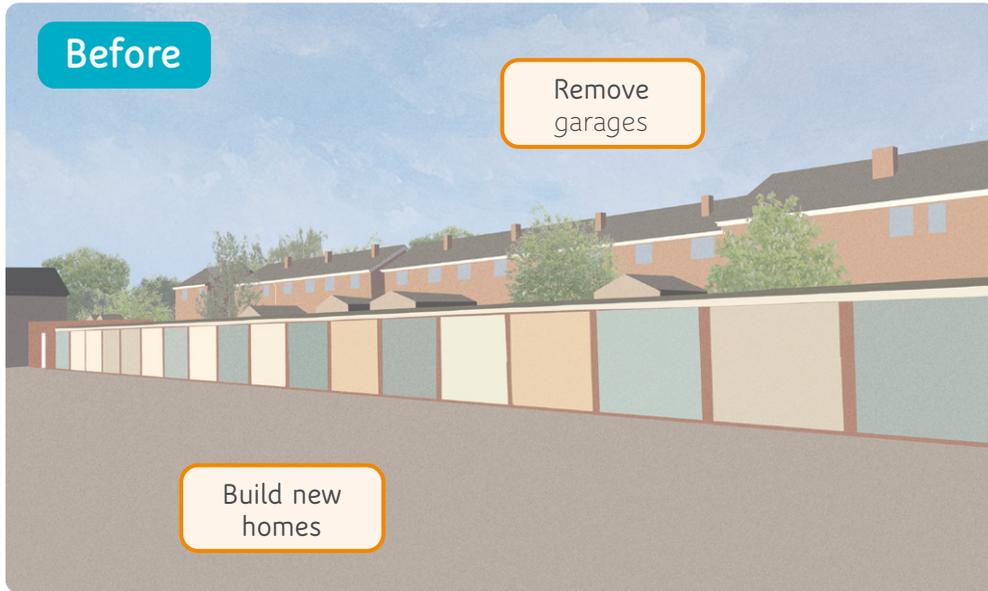
### Key comments

“Make residents happy to stay on the estate”  
“Even older people need somewhere to go”

### Common themes

Theme	% of responses
Community spaces and social opportunities	32
Equality and inclusion	32
Local services and amenities	26
Employment and economic opportunities	11
Volunteering and resident involvement	11

Below are a few ways we can respond to your concerns - reducing fly-tipping and anti-social behaviour opportunities near the garages, and protecting the green verges from parking.



# Your vision for Barnham Cross

We have taken all of your feedback on board to update the original vision for the future of Barnham Cross. The changes we've made are in response to what we heard recently from local residents.

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

We'll be in touch soon to show you what's happened, what we're working on and how you can help shape what comes next for the Barnham Cross vision. But in the meantime, tell us what you think about what we've shared in this brochure; it would be great to hear your ideas and thoughts - you can find our contact details on the back page.



If you have any questions, please get in touch:

[shapingplaces@flagship-housing.co.uk](mailto:shapingplaces@flagship-housing.co.uk)

0808 169 9301

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please contact us.