

Community Co-Design Update

Creating shared principles for Buckskin and South Ham's future

January 2026





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Introduction:

A message from SHP:

This booklet brings together the voices, ideas and reflections shared by residents about the future of Buckskin and South Ham. It captures what a dedicated group of local people value about their neighbourhoods today, and what they think could be improved in the years ahead.

At Sovereign Hill Partnership (SHP), we are in the early stages of exploring potential regeneration across the neighbourhoods of Buckskin and South Ham. Our role is to listen, learn, and work alongside residents to understand the challenges and opportunities across the area. We aim to keep the community at the centre of this process.

We first started talking to residents about the future of the area in 2023. In 2024 we then developed a series of high level ambitions which we tested with the community. In autumn 2025, we worked closely with residents through three Neighbourhood in Focus workshops and in collaboration with a group of 24 Community Co-Design Associates (CDAs) who were selected (see page 24 for more information about this process) to reflect the diverse needs and perspectives of the area. This helped us to explore opportunities to improve the neighbourhoods of South Ham, South Ham Extension and Buckskin, and to better understand the different needs across these neighbourhoods.

Through the CDA process, residents explored key topics including neighbourhood character, housing, streets and connectivity, green spaces, and local centres. They shared lived experiences, tested ideas, and helped us understand what local people want to protect or enhance, as well as the regeneration opportunities they are most keen to pursue.

Whilst we understand there are many different opinions and needs across the neighbourhoods, there are clear themes to

feed back. We have summarised this feedback into a set of 'Neighbourhood Principles' for each of the three areas, developed in collaboration with our CDAs. This booklet explores each principle and what they could mean across the neighbourhoods.

As we move forward, these principles will be an important reference point. They will help to shape the next phase of our work and ensure that the views, priorities and ideas shared by the community continue to guide our work and future plans.

Thank you to everyone who has contributed so far whether through discussions, workshops, surveys, or community events. We hope you will continue to be involved in the future.



Photographs taken from the CDA workshops

Overarching principles:

Working with the CDAs we have created a series of principles for the whole area:

Homes and Neighbourhoods



Homes

Homes that are accessible, adaptable and well maintained



Distinct neighbourhoods

Create attractive, well-maintained and welcoming neighbourhoods



A variety of homes

A variety of homes that are affordable for different people, families and lifestyles

Streets and Connections



Connectivity

Improve connections and accessibility between homes to community provision; shops and services; green spaces and public transport



Streets

Streets that work better for all modes of transport



Parking

A strategy for car parking which helps keep pavements and verges clear of cars

Green Space and Biodiversity



Biodiverse green spaces

A balanced approach to what green spaces provide, creating more inviting and attractive green spaces, whilst improving biodiversity



Young people / play / growing up

Better play facilities and opportunities for children and young adults, creating spaces that are safe and accessible



Accessible green spaces

Well connected and easy to access by any mode. Inclusive and accessible infrastructure so that everyone of all ages and abilities can enjoy green space

Community Provision and Local Centres



Local shops

Local shops that are well maintained and support local business opportunities



Community

A community first neighbourhood that supports health, wellbeing and growth



Central & accessible

A local centre that sits in a location where most residents are within easy reach

Homes and Neighbourhoods

Character

These illustrative maps highlight the places, spaces and activities that define the character of each of the neighbourhoods.





What you've told us:

- People liked the mixture of housing styles on a street, which gives the area character and variety
- Homes that are ideal for elderly and disabled people were appreciated, particularly when they have accessible features and adaptable interior layouts
- Safety was highlighted as important, with off-road parking, street-facing windows, and good street lighting helping streets and homes feel safer.
- Front gardens were liked as they provide a pleasant, welcoming environment
- Safe and secure green spaces where the community can get together are important and should be maintained
- Simple, timeless designs were liked, with features such as bay windows, big windows, pastel façades, high roof pitches, and a mix of brickwork and textures being particularly appealing
- Materials that are easy to maintain, as well as sustainable materials and solar panels, were considered important for long-term use

The example images were taken from projects across the country



Principles:

A series of principles have been created in response to what you told us:



Homes:

Homes that are accessible, adaptable and well maintained

This could mean...

- Homes designed to be adaptable over time, with interior layouts that can meet changing needs
- Level-access homes that are fully accessible and suitable for elderly and disabled residents
- Homes that are well-insulated, energy-efficient, and constructed using sustainable, low-maintenance materials, including solar panels



Distinct neighbourhoods:

Create attractive, well-maintained and welcoming neighbourhoods

This could mean...

- Architectural styles / features that vary and provide distinctiveness across the area



A variety of homes:

A variety of homes that are affordable for different people, families and lifestyles

This could mean...

- A broad mix of housing types and sizes
- Homes offered at a range of price points and tenure types

What you've told us:

- There is concern that Buckskin Lane, particularly the double roundabout near Cambrian Way, is unsafe for young people to cross. Residents said the only safe pedestrian crossing on Buckskin Lane is near the Ridgeway. People try to cross at other points along the road, which is unsafe because cars travel above the speed limit
- There is a sharp drop into the road at the junction between Grampian Way (North) and Tweedsmuir Close. Wheelchair users have toppled over and fallen into the road due to the uneven path and drop
- The route through Stratton Park feels dangerous because cyclists travel at fast speeds
- The route to Stratton Park along Cambrian Way feels safe and easy to navigate



Map showing key words and ideas discussed by Buckskin residents

Principles:

A series of principles have been created in response to what you told us:



Connectivity:

Improve connections and accessibility between homes to community provision; shops and services; green spaces and public transport

This could mean...

- Better connections to South Ham to improve access to local amenities
- Better walking and cycling routes to Stratton Park



Streets:

Streets that work better for all modes of transport

This could mean...

- Safer and more accessible ways of crossing Buckskin Lane to get into South Ham Extension
- Clear cycle routes from north to south that go through the neighbourhoods
- Paths that are accessible for all and feel safe at all times of the day



Parking:

A strategy for car parking which helps keeps pavements and verges clear of cars

This could mean...

- Wide off street parking that is suitable for modern vehicles
- Access to vehicle charging points

What you've told us:

- A dedicated cycle lane with an adjacent pedestrian route was strongly supported across the area
- Bollards, dropped kerbs, and tactile pavings would improve safety for all users and reduce vehicle dominance. Wider and brighter paths were suggested to make streets feel safer and easier to navigate
- The narrow streets were often seen as unsafe. Residents suggested creating more open spaces in front of houses, improving lighting, and ensuring pedestrian routes are well overlooked to increase visibility and promote safer movement
- People have suggested relocating the Burnaby shops to a more central area like Claythorpe Road, and they believe adding pavement there would also be beneficial
- The layout of paths between homes is confusing and difficult to navigate
- Alliston Road does not have a pedestrian path, and many streets in South Ham Extension are inaccessible, making it difficult for both disabled and able-bodied people to move around.



Map showing key words and ideas discussed by South Ham Extension residents

Principles:

A series of principles have been created in response to what you told us:



Connectivity:

Improve connections and accessibility between homes to community provision; shops and services; green spaces and public transport

This could mean...

- Routes between homes that are easy to navigate
- Improved connections to Stratton Park
- Better access to public transport links



Streets:

Streets that work better for all modes of transport

This could mean...

- Simplified street layouts that are easy to navigate, accessible and feel safe
- Improved lines of sight



Parking:

A strategy for car parking which helps keeps pavements and verges clear of cars

This could mean...

- Parking provision that meets modern standards
- Off road parking provision that can be better accessed from front doors

What you've told us:

- Russell Howard Park can feel unsafe at night and the routes through could be better signposted and well-lit
- There could be more safe cycling routes through the area
- Children and young people feel safe cycling around from Russell Howard Park to the South Ham Extension
- The green space north of Bishop Challoner school is very uneven and bad for wheelchair use
- The pavements in North East of South Ham are old and narrow
- Shade and rest have not been designed into routes through the area, which would improve the experience for everyone
- Key routes through the area are missing crossings which make it at worst a barrier to travel and at best uncomfortable and inaccessible
- There are many good footpaths through the area but they are hidden and not signposted i.e. bridge behind Elizabeth Road, cut-through between Kings Road and Western Way, footpath from Russell Howard Park across St Peter's Road up to Worting Road
- The bus stops in the area are fairly good except in the North West. There is only one bus stop on St Peter's Road that is not accessible



Map showing key words and ideas discussed by South Ham residents

Principles:

A series of principles have been created in response to what you told us:



Connectivity:

Improve connections and accessibility between homes to community provision; shops and services; green spaces and public transport

This could mean...

- A clear signposted east/ west route from the bridge across the Ringway in the east to Russell Howard Park in the west
- Improvements to the street network that provide missing links, making routes direct
- Improved links to public transport



Streets:

Streets that work better for all modes of transport

This could mean...

- Dedicated cycling and walking infrastructure along key routes such as Western Way
- Improved lines of sight
- Wider paths
- Clear indication of entrances and arrival points across the area to improve wayfinding



Parking:

A strategy for car parking which helps keeps pavements and verges clear of cars

This could mean...

- A parking strategy around Russell Howard Park that accommodates all local amenities

What you've told us:

- The small pockets of green spaces around Buckskin Lane and Grampian Way are important but could be improved with flower beds and more colourful, varied plants
- Buckskin could have a small community garden
- People value being able to see green space from their window
- Stratton Park is well used by everyone, but maintenance could be improved, and it could be better protected
- Stratton Park should offer a wider variety of play areas that cater to people of all ages
- Equipment should be suitable for disabled children, young adults and adults in general
- Outdoor gym equipment, either in Stratton Park or within smaller local green spaces, would be helpful
- Routes into Stratton Park could be improved



Map showing key words and ideas discussed by Buckskin residents

Principles:

A series of principles have been created in response to what you told us:



Biodiverse green spaces:

A balanced approach to what green spaces provide, creating more inviting and attractive spaces, whilst improving biodiversity

This could mean...

- Better functioning incidental green space (verges and greenery) that is more diverse in planting
- A small community garden



Young people / play / growing Up:

Better play facilities and opportunities for children and young adults, creating spaces that are safe and accessible

This could mean...

- Improving existing routes and entrances to Stratton Park
- Improvements to Stratton Park including a variety of imaginative and challenging play, sports facilities and equipment that appeal to all
- Play equipment in Stratton Park that is accessible and can be used by all ages safely



Accessible green spaces:

Well connected and easy to access by any mode. Inclusive and accessible infrastructure so that everyone of all ages and abilities can enjoy the green space

This could mean...

- Exercise and play equipment in Stratton Park that is accessible and can be used by all ages and abilities safely; inclusive to disabled children

Green Space and Biodiversity

South Ham Extension

What you've told us:

- The small green spaces between houses could be more welcoming with benches and more planting
- It would be great to have distinct trails running through that support nature and recognise the heritage of the area
- It's important that planting is native and resilient to climate change
- South Ham Extension is relatively flat and there could be more landscaping that adds interest and undulation (whilst remaining accessible)
- There could be more natural materials and structures that encourage wildlife, dotted around the area
- Create more interesting, exciting interactions with outdoor spaces that spark imagination, creativity and learning
- Create more exciting play and sports opportunities in the larger parks (Russell Howard and Stratton Park) for all ages and abilities, such as a climbing wall or pump track



Map showing key words and ideas discussed by South Ham Extension residents

Principles:

A series of principles have been created in response to what you told us:



Biodiverse green spaces:

A balanced approach to what green spaces provide, creating more inviting and attractive spaces, whilst improving biodiversity

This could mean...

- Better functioning communal gardens between housing, with benches and a variety of native planting
- Green corridors that support nature
- A celebration of wildlife across the area through trails and orchards that allow an opportunity for education and learning



Young people / play / growing up:

Better play facilities and opportunities for children and young adults, creating spaces that are safe and accessible

This could mean...

- Improvements to the small play areas in South Ham that appeal to older children and young adults
- Improvements to Stratton Park and Russell Howard Park that include a variety of imaginative and challenging play, such as climbing, tumble play and exploring



Accessible green spaces:

Well connected and easy to access by any mode. Inclusive and accessible infrastructure so that everyone of all ages and abilities can enjoy the green space

This could mean...

- Play equipment in Stratton Park and Russell Howard Park that is accessible and can be used by all ages safely; inclusive to disabled children

What you've told us:

- The empty green space at the entrance of Russell Howard Park (opposite Prince's Crescent) does not provide a clear entrance to the park
- The green space off Tennyson Way is overgrown and could be better maintained, but also attracts lots of beautiful wildlife which makes people happy
- The empty grass verges on Western Way are used mainly for parking. The green space on the edge of Hill View Road is well used by dog walkers
- The empty green spaces between houses can create a sense of openness and provide clear views
- The green space at the edge of St Paul's Road is not well used, overgrown and full of dog litter
- The open and dropped edges around the green space on Sandy's Road makes it feel unsafe to let children play
- The play equipment at Sandy's Road Park is outdated and not accessible for disabled children
- The pavilion on Russell Howard Park is not accessible for wheelchair users
- Besides formal sports (football, netball etc) there is nothing for teenagers to do on Russell Howard Park
- There are only 9 benches in the whole of Russell Howard Park, which means there are only a few places for older people or people with accessibility needs to sit and rest
- There are no enclosed green spaces for dog training in the area



Map showing key words and ideas discussed by South Ham residents

Principles:

A series of principles have been created in response to what you told us:



Biodiverse green spaces:

A balanced approach to what green spaces provide, creating more inviting and attractive spaces, whilst improving biodiversity

This could mean...

- Accessible and attractive spaces to sit and rest in Russell Howard Park
- A celebration of wildlife across the area through natural trails



Young people / play / growing up:

Better play facilities and opportunities for children and young adults, creating spaces that are safe and accessible

This could mean...

- Play spaces and provision that meet different needs and ages
- Dedicated areas for dog walking or training



Accessible green spaces:

Well connected and easy to access by any mode. Inclusive and accessible infrastructure so that everyone of all ages and abilities can enjoy the green space

This could mean...

- Better overlooking to create safer play
- Play equipment in Russell Howard Park that is accessible and can be used by all ages safely; inclusive to disabled children
- Accessible infrastructure including paths, benches and disabled parking that make accessing and using the park inclusive for all

Community Provision and Local Centres

All Neighbourhoods

What you've told us:

- Buckskin residents are served by three small 'centres' rather than one (on Pack Lane, on Buckskin Lane and on Worting Road)
- The Buckskin centre should be easily accessible from South Ham, which the current road provision along Buckskin Lane does not support
- A more central location would place the Buckskin centre closer to the greatest number of homes, supported by clearer routes that radiate into surrounding neighbourhoods, improving movement and connectivity
- The Buckskin centre could make life more convenient with more services (health, groceries, delivery/collection points)
- A South Ham centre could work well consolidated to the west of Western Way, meaning a great connection to Russell Howard Park, the church, local schools and the health centre
- Placing the South Ham centre next to the park creates a neighbourhood hub that links community facilities. It also makes the park a more sociable space for all ages, not just a sports field
- It's important to ensure that there is no loss of green space
- The centre could also be at the existing site of the old Westside CC and Library, although limited connectivity to the surrounding area could make this a challenging location
- There could be more variety of local shops in the South Ham centre
- Limited parking on Western Way would be a challenge for a new local centre in this location



Principles:

A series of principles have been created in response to what you told us:



Local Shops:

Local shops that are well maintained and support local business opportunities

This could mean...

- More variety in the shops beyond the takeaway and the local Co-op
- Better maintained shop fronts that are more attractive and inviting



Community:

A community first neighbourhood that supports health, wellbeing and growth

This could mean...

- Better connections from the centre to local amenities
- Variety of services in the centre to support community life



Central & accessible:

A local centre that sits in a location where most residents are within easy reach

This could mean...

- A more central position that balances access for Buckskin, South Ham and South Ham Extension
- Routes that clearly connect into surrounding neighbourhoods
- Better walking and cycling routes to town centre

Continuing to work with residents

What will happen next:

The next stage will involve exploring how these principles can be applied in different ways across Buckskin, South Ham and South Ham Extension. They will be used to help assess options, consider opportunities and constraints, and shape future proposals.

Although this is a long-term process, and it will take time to develop plans for the whole area, we are committed to providing residents with clarity where possible.

At this stage, our work remains exploratory. While we can share emerging ideas and options, there is not yet certainty about what will happen, or what this may mean for individual sites or communities. However, through the process, we will be seeking to identify priority areas for change as early as possible. This means that some residents may gain clarity earlier than others, while others will need to wait longer to understand what may be possible for their area.

We will continue to work with residents as proposals come forward over the coming months and years and keep you up to date with what is happening.

There will be more opportunities to share feedback, ask questions and help shape emerging ideas as the work develops. We are committed to continuing this dialogue and to being open and transparent as we move from principles to more detailed thinking.



Community Co-Design Associate selection process

How was the group selected?

The Community Co-Design Associate (CDA) group was formed to reflect the different communities of the Buckskin, South Ham and South Ham Extension neighbourhoods so that a range of perspective were represented.

The programme was publicised on various platforms such as our Commonplace website - shapingthefuture.commonplace.is/ - Facebook, via our mailing lists and was also shared by different partners.

As part of the application, residents were invited to share a short note explaining why they wanted to join the CDA group. These personal stories helped the team understand what motivated people, how they hoped to work with others, and what perspectives or skills they could bring – such as local knowledge, community experience, or a willingness to help shape and develop ideas.

Local Office for National Statistics (ONS) data was also reviewed to ensure the group reflected the community's overall make-up, balancing different age groups, neighbourhoods, and housing tenures. Where certain groups were underrepresented, additional residents from those backgrounds were included. A small reserve list was also created to maintain this balance if any members were unable to continue.

75 people applied to be a Community Co-Design Associate, with 24 selected to join the group.

Looking to the future...

As we look ahead, our vision is to create a neighbourhood that remains resilient, inclusive, and full of opportunity. This means planning for a sustainable community where future generations can thrive, with more green spaces, renewable energy options, and resources that adapt to changing needs.

Please contact us if you'd like a copy of this information in another language or format. Or visit our highly accessible website: <https://shapingthefuture.commonplace.is/>

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 यदतिपाई यो जानकारीको प्रतलिपि अन्य भाषा वा ढाँचामा चाहनुहुन्छ भने हामोलाई 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 ऐक्सेसबिलि वेबसाइट पर जाएँ।

Urdu

ٹیمراف ای نابز یرسود یسک پآ رگا
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یئی اچ رپ ٹئاس بیو یئی اسر

Arabic

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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.

Website: <https://shapingthefuture.commonplace.is/>

Email: yourcommunity@sovereign.org.uk

Phone: 0300 5000 926

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