



NN2SIX

# Neighbourhood Plan

Semilong and Trinity



Draft Plan Version

June 2023

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## Foreword

Since April 2012 (under the Localism Act) local communities have been able to produce a Neighbourhood Plan for their area, putting into place planning policies for the future development and growth of their neighbourhood.

In 2016, in response to ongoing local change, residents and the elected Members of Semilong and Trinity, with the support of the officers at the former Northampton Borough Council, decided their area needed to have a Neighbourhood Plan. They realised that such a Plan would provide a community-led framework to address growth and development coming to the area, and help develop a vision for the future.

The Semilong and Trinity Neighbourhood Plan area is made up of part of Semilong Ward and part of Trinity Ward and includes Northampton Racecourse. It also includes the Barrack Road and Kingsley Conservation Areas, some diverse and distinctive residential areas, green spaces, a wildlife area, light industrial and commercial units, places of worship for several faiths and educational establishments.

Over the last few years we have all worked hard to create the Semilong and Trinity Neighbourhood Plan. Writing a Plan has been particularly important due to the amount of change and development in the Plan area. This has already had an impact on the traffic, local facilities, and the life of the whole community.

Some of the changes faced are;

- Over 4,000 students coming into our Plan area when the new Northampton International Academy is up to full capacity and Malcolm Arnold Academy has completed its Preparatory School. This is a huge increase in students for Semilong and Trinity.
- The development of the University site on St George's Avenue which will provide 170 dwellings, and result in more people and families in the area.
- The loss of family homes to houses of multiple occupation (HIMOs), particularly in Semilong, which changes the character of the area, and causes a shortage of family homes.

There are also other issues we needed to address;

- The preservation and enhancement of heritage and Listed Buildings, and the environment within the Barrack Road and Kingsley Conservation Areas.
- The need to protect our green spaces, Millers Meadow, Paddy's Meadow, The Racecourse and the St George's Wildlife Conservation Area.

So having a Neighbourhood Plan has meant that we will be able to influence the impact of these developments for the good of our area.

A Neighbourhood Plan has also been an important way for our local residents to have their say.

During the last few years, we have been talking to residents, as well as businesses, about what works and what doesn't work in our area. We have

also used a questionnaire to find out what people liked and didn't want to lose in the area, and what they disliked and wanted to change.

The priorities they identified are;

- Safe walking and cycling paths
- Better parking
- Safer, cleaner streets
- Improved play and community facilities
- Protecting and making the most of our heritage assets and open spaces
- Reducing anti-social behaviour

On 13 September 2017, the former Northampton Borough Council designated the Semilong and Trinity Neighbourhood Area and group for the purpose of preparing a Neighbourhood Plan, which was the first formal step in the process. A new designation was approved by West Northamptonshire Council in August 2022 due to the change in Local Authority Administration. A new designation by Northampton Town Council was confirmed in February 2023. The Semilong and Trinity Neighbourhood Plan, based on information and feedback received from the local community, face-to-face discussions, meetings with groups and community questionnaires, is now finished.

Another important value of our Neighbourhood Plan is that it sits within planning law alongside the adopted Northampton Local Plan. If there is a Neighbourhood Plan in place any CIL (Community Infrastructure Levy) from building development is allocated at 25% to the local area instead of 15% if there is no Neighbourhood Plan in place. This means that there is significant funding to implement the aims and vision of our Neighbourhood Plan. There was also funding from the government, managed by Locality, for consultation, professional help and advice, and its preparation over the years.

We hope that you find the Plan informative and stimulating and will continue to work with us to make Semilong and Trinity an even better place to live, work and play. Thank you to everyone who has helped us to get to this stage, and we welcome and encourage others to join us to see this Neighbourhood Plan implemented in full.

### **Chair NN2SIX Neighbourhood Plan**

**Janie Frost**

# Introduction



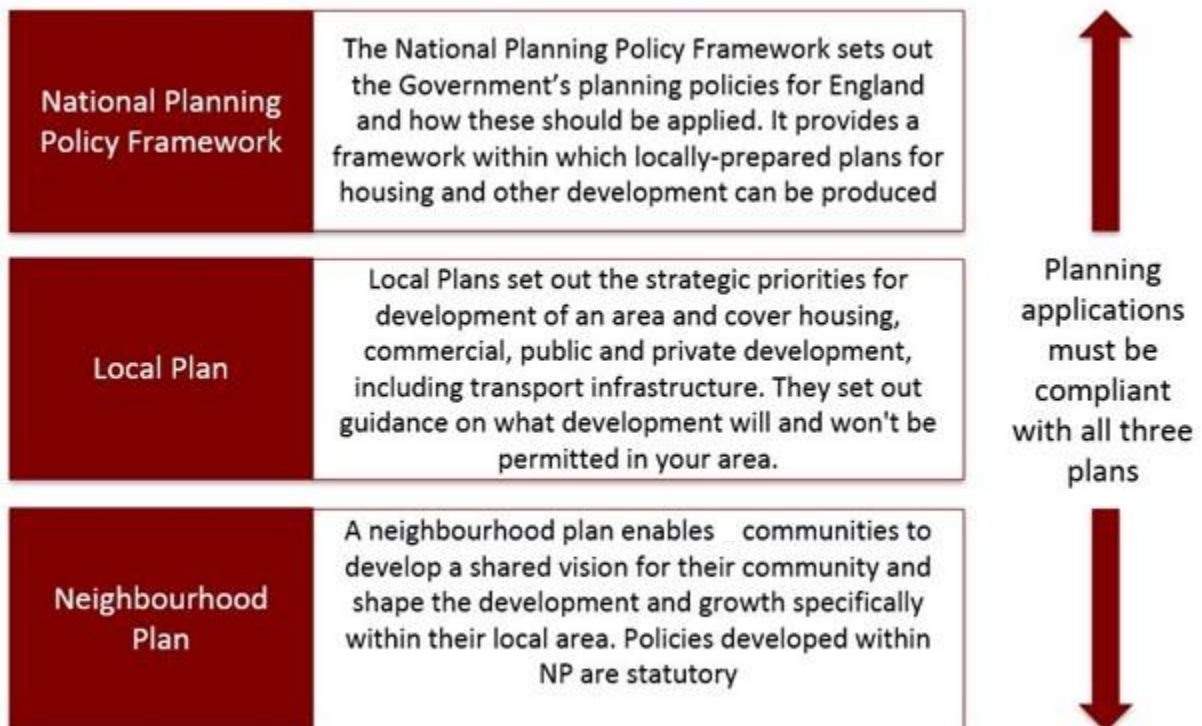
## What is a Neighbourhood Plan?

In very simple terms, a neighbourhood plan is:

- A document that sets out planning policies for the neighbourhood area – planning policies are used to decide whether to approve planning applications
- Written by the local community, the people who know and love the area, rather than the Local Planning Authority
- A powerful tool to ensure the community gets the right types of development, in the right place

A Neighbourhood Plan is a community-led document which when it is complete, carries significant weight in determining planning applications within the area.

A Neighbourhood Plan is required to follow a detailed process so that it is produced by the community, is it considered fair and conforms to existing national and local planning policy legislation.



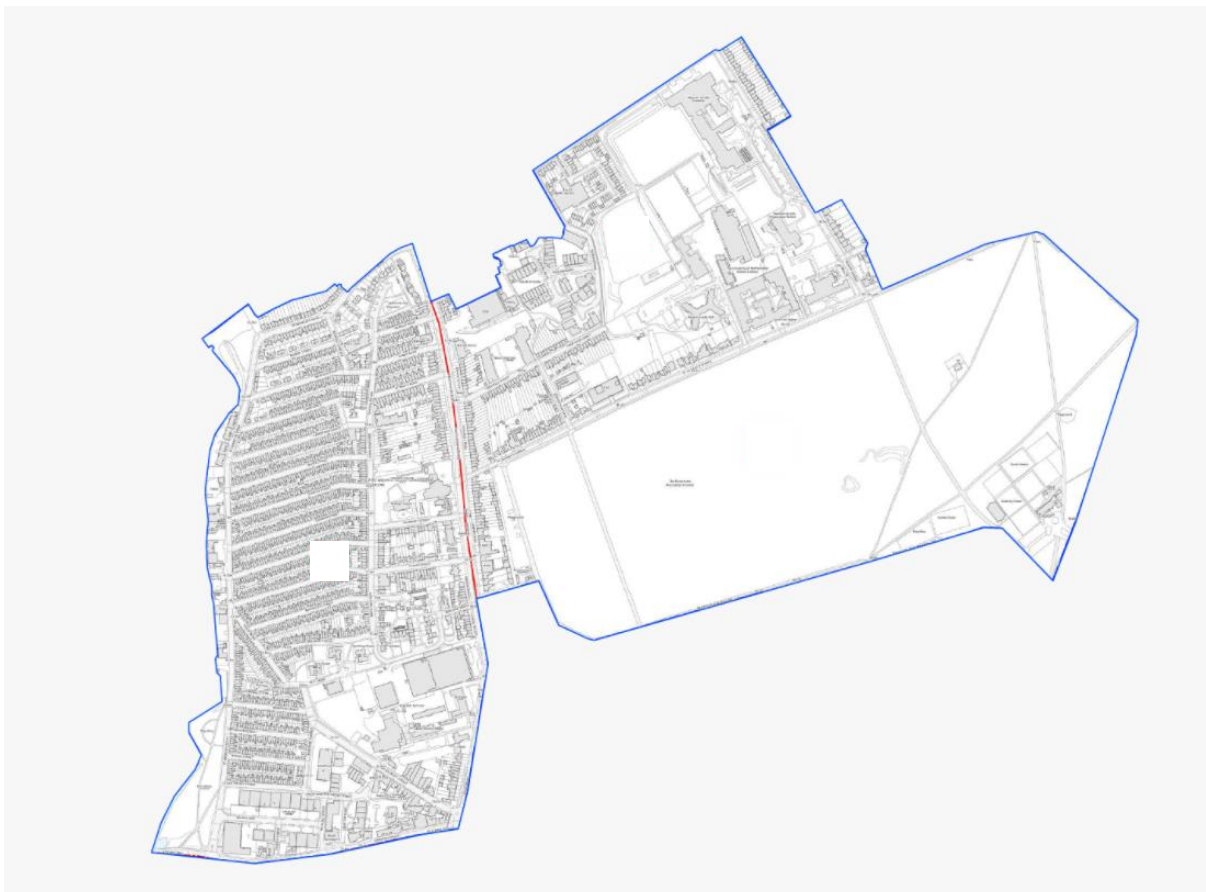
## The Semiling and Trinity Neighbourhood Plan

The Semiling and Trinity Neighbourhood has been formed a group of residents from the area who are keen to make a difference in the area. The Neighbourhood Plan group is supported by a Planning Consultant and has support from West Northamptonshire Council. The group meet regularly to discuss relevant matters and undertake public consultation to see what issues should be included within the Neighbourhood Plan.

## The Neighbourhood Plan Area – what area does the plan cover?

On 1 April 2021, West Northamptonshire Council took over as local planning authority for the areas previously administered by the former Northampton Borough, Daventry District and South Northamptonshire Councils. On 18 August 2022 West Northamptonshire Council designated the Semiling and Trinity Area for the purposes of preparing a Neighbourhood Plan. The final designation was approved by Northampton Town Council in February 2023.

### Map 1: Semiling and Trinity Neighbourhood Plan Area





## **How does the Neighbourhood Plan relate to the Northampton Local Plan and West Northants Unitary Authority?**

The Semilong and Trinity Neighbourhood Plan sits within a planning framework for the Borough overarched by the draft Northampton Local Plan (Part 2). The Local Plan sets out the Council's development strategy, planning policies and proposals, including site allocations, to guide land use and planning decisions in the unitary area up to 2038. This Plan covers strategic planning issues such as housing, employment, retail and Green infrastructure. Where the Local Plan sufficiently covers these issues, then they will not be included within the Neighbourhood Plan. However, where further information can be included, then the Neighbourhood Plan will provide more context and locally distinctive policy to complement those within the Local Plan.

The Neighbourhood Plan will form part of the Strategic Development Plan and will provide the basis on which planning and investment decisions within the area are made.

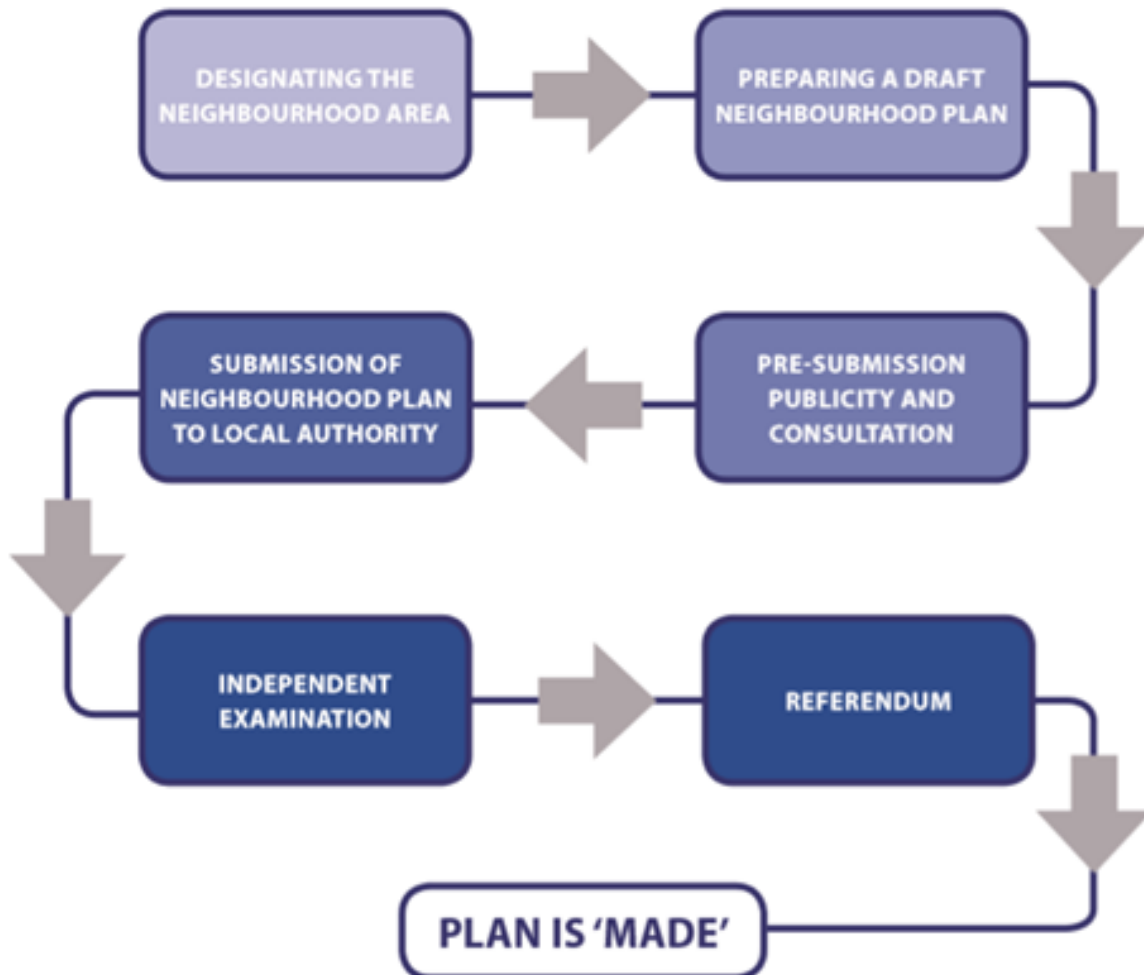
The Local Plan is currently at its examination in public stage of the process and a decision on the Plan will be provided in the next few months once the examination period concludes.

For more information on the Northampton Local Plan, please see:

<https://www.northampton.gov.uk/info/200205/planning-for-the-future/2532/northampton-local-plan-part-2-proposed-submission-round-2-consultation>

## The Neighbourhood Plan Process

In accordance with national legislation, the Neighbourhood Plan must follow a detailed process (as seen below) for it to meet the set of Basic Conditions as set out by national policy. The Semilong and Trinity Neighbourhood Plan is currently at the 'pre-submission publicity and consultation' stage of the process.



# Public Consultation



## Public Consultation

The Neighbourhood Plan undertook some initial public consultation in the form of a residents' questionnaire in the period from July 2020 until February 2021. 118 residents responded to the questionnaire, which provided some useful information to help structure the proposed content and policy. Feedback from the questionnaire is summarised within the relevant topic sections of this Plan.

In addition, meetings were held with key stakeholders such as Bosworth Independent College and the Borough Council. The Neighbourhood Plan group have also created a website that provides up-to-date information about the progress of the plan and upcoming consultation events.

Further consultation events will be held as the plan progresses towards its Regulation 14 Public Consultation stage.

### List of consultation events:

Event	Date	Photograph
<b>Consultation on the Neighbourhood Plan Constitution</b>	<b>22nd February 2017</b>	
<b>Bethany Homestead Summer Fair</b>	<b>24<sup>th</sup> June 2017</b>	
<b>Holy Trinity Church Summer Fair</b>	<b>24<sup>th</sup> June 2017</b>	
<b>Wildlife area consultation walk</b>	<b>25<sup>th</sup> June 2017</b>	

Event	Date	Photograph
<b>Wildlife area second consultation walk</b>	<b>17<sup>th</sup> July 2017</b>	
<b>NBA (Northampton Bangladeshi Association) Summer Fair</b>	<b>23<sup>rd</sup> July 2017</b>	
<b>Umbrella Fair</b>	<b>19th/20th August 2017</b>	
<b>Racecourse Week of Action - Fun Day</b>	<b>Saturday 5<sup>th</sup> May 2018</b>	
<b>Umbrella Fair</b>	<b>5<sup>th</sup> May 2018</b>	

Event	Date	Photograph
Semilong Week of Action	11th March 2019	
Housing plans St Georges Avenue	June 2021	
Meeting to consult on housing plans –	2nd August 2021	

## About Semilong and Trinity

Semilong and Trinity is a neighbourhood within the town of Northampton.

Its location is close to the town centre and its amenities. It is also close to education facilities such as the Northampton International Academy and Bosworth Independent College.

The neighbourhood is a traditional area within Northampton and has historical merit in its architecture and urban form which is dominated by terraced streets.

Barrack Road Conservation Area was designated in February 1987 and the boundary extended in 1999; the last review was undertaken in 2006. The Conservation Area covers approximately 8.5 hectares, making it one of the smallest of Northampton's conservation areas.

In appearance and design the conservation area is of high quality. With many of the buildings set well back it benefits from a sense of spaciousness, enhanced by avenues of trees. Although changes in housing needs have resulted in many buildings changing from family housing to flats or business use, a certain architectural pride is still discernible. Entering the Barrack Road from the north the first encounter is with the Primrose Hill Congregational Church. Built in 1903 by Alexander Anderson, the building is of considerable interest, with its fine classical facade and with an unusual frieze detail. It is, however, no longer in use as a church, having been converted into flats in 2005. Opposite is the flamboyant and impressive façade of the "Footshape Works", built in 1913 for Barratt's Shoes a magnificent piece of industrial heritage designed by Macvicar Anderson.

As with so many of Northampton's shoe factories, shoes are no longer made here: it now houses a variety of light industrial concerns. Progressing further south, we pass St Paul's Terrace, Primrose Hill, Elysium Terrace and St George's Place. The names evoke the sentimentality and pride evident amongst the 19th century citizens. All four terraces have impressive large town houses and demonstrate the careful attention to detail and proportion typical of the best early and middle Victorian architecture.

The Roman Catholic Cathedral and Nazareth House provide a nucleus for the conservation area. Both are fine examples of 19th century architecture. The cathedral began in 1825 as a small chapel, and the nave was added in 1864 to accommodate the rapidly rising numbers in the congregation. In 1950, to mark the centenary of the diocese, work was commissioned to construct a new sanctuary transept and tower, resulting in the existing form of the cathedral. The adjacent Cathedral House was built at the same time as the chapel, in 1825: the Bishop's house (in Marriott Street) dates from circa 1880. Nazareth House, next door to the Cathedral, is a large stone mansion built in late free gothic style, and until recently used as part of Bosworth Independent College. The Queens Institute, adjacent, is a splendid building providing substance to what might otherwise be a somewhat disjointed Leicester Parade.

Opposite is Langham Place (at one time 'Stonepit Close'), which must be considered one of Northampton's finest examples of terraced housing. The terrace provides an

interesting variety of styles as a result of their being built over a number of years, rather than as a single block.

Adelaide Terrace and Leicester Terrace form the southern limit of the conservation area. Most of these buildings are listed and again date from the early part of the 19th century. Numbers 1-3 Adelaide Terrace form a particularly interesting group of buildings: although essentially separate houses they were built as a symmetrical group centred around a recessed balcony.

Across the road, The Poplars was once set-in splendid isolation. The present building is of mid-19th century classical architectural form in yellow brick with stone dressings, but the site was originally occupied by 'La Belle Alliance' Cottage, named in patriotic memory of the Battle of Waterloo. The cottage has since been enlarged to its present mansion form: probably the only remnant of the original residence is the late Regency style cast iron veranda.

The West part of St George's Avenue and the south side of Marriott Street are later additions to the conservation area, and are both Victorian terraces. The Marriott Street terrace appears to have been originally designed as a single symmetrical composition, though never finished, and single storey garage units have been built in the gaps, giving the row a disjointed appearance. The red brick terraces along this part of St George's Avenue are interspersed with a stone villa and two pairs of 1930's houses.

### **Location and Setting**

The Barrack Road Conservation Area is situated approximately one kilometre north of Northampton town centre and comprises approximately 150 properties within Semilong and Trinity wards. Barrack Road rises steadily away from the town centre. To the west, the land drops away towards the shallow valley of the northern arm of the River Nene, while to the east the land is fairly level towards The Racecourse. To the north of the Conservation Area, the land sharply drops towards Kingsthorpe Hollow, creating some considerable level differences. The Conservation Area extends for approximately half a kilometre from Arnold Road to Leicester Terrace, largely comprising the terraced properties that front both sides of the main road (A508) that runs north from the town centre towards Market Harborough. To the east, the boundary is drawn to the rear of the properties fronting Barrack Road, extending east at St George's Avenue to include the properties as far as Brick Kiln Lane before returning to follow the rear boundaries of properties fronting Kingsthorpe Road. The western boundary is also drawn to the rear of the properties fronting Kingsthorpe Road, extending westwards at Cathedral House to include properties in Marriott Street before returning to follow the rear boundaries of properties fronting Barrack Road.

### **Historical Background**

The local Sites and Monuments Record identifies a number of sites where finds of archaeological interest have been recorded in and around the Barrack Road Conservation Area: that of the medieval Church of St Bartholomew (on the east side Barrack Road south of The Racecourse entrance) is the most significant.



Barrack Road follows the route of the medieval road from the Town's former north gate. It became a turnpike road in the 1720s as a part of the London to Holyhead mail road.

Semilong Road, too, pre-dates the development of the area. The earliest available map of the Barrack Road area – the 1778 New Allotments Map – shows Barrack Road / Kingsthorpe Road and Semilong Road on their existing alignments flanked by fields and closes.

In the nineteenth century Northampton experienced a rapid growth in population. This led to small stretches of high-quality residential development spilling over on to land adjoining the old medieval town, including to the north of the town along Barrack Road. However, development in the area was initially relatively slow and began in 1796 with the construction of Gibraltar Barracks. The area of land between Regent Square and the Barracks (on both sides) followed, being developed between circa 1820 and the early 1830s.

Within the Conservation Area, development had begun around 1820 with the construction of La Belle Alliance Cottage (now replaced by The Poplars). Leicester Terrace and Adelaide Terrace were developed on a piecemeal basis from circa 1832 through to 1851. The only other building within the conservation area to be developed during the early part of the nineteenth century was the Roman Catholic Chapel of St Andrew, built in 1825, and now incorporated into the Cathedral complex.

From the mid-1850s, development started to spread rapidly northwards towards Kingsthorpe Hollow. Existing roads were widened and paved and new roads, such as Hester Street and Marriott Street, were cut and development plots laid out. By the late 1860s the existing street pattern within the conservation area and its immediate surroundings was essentially complete, although many building plots still remained undeveloped.

Barrack Road is a perfect example of Northampton's grand era of town building in the 19th century. The conservation area extends along a half kilometre of attractive Georgian terraces and in the 1930's it was widely regarded as being the finest approach to Northampton. The name of Barrack Road is derived from the Gibraltar Garrison, the headquarters of which were established in the late 18th century as a cavalry barracks.

### **Summary of Special Interest**

The Barrack Road Conservation Area has a distinctive character which is almost wholly derived from its development as a high quality residential area, laid out over a relatively short period in the 19th century. The area developed during Northampton's grand era of town building and provided housing for trade and professional families, reflecting the prosperity generated by the town's boot and shoe industry at that time. The blocks are set in a fairly regular pattern with buildings generally arranged in terraces with narrow frontage widths and three storeys above ground, set well back from the road to create a sense of spaciousness. The area as a whole has an architectural unity that results from the scale, mass and use of simplified classical detailing of the properties and the consistent use of a limited range of building

materials – primarily red brick with stone detailing for the Victorian properties with stone and stucco render used for some of the earlier Regency style buildings. Roofs are traditionally Welsh slate or clay tile, with timber sash windows and doors. Front boundary walls are an important feature in the street scene.

Although small in area, four distinct subareas of differing architectural character can be identified:

- Buildings fronting Barrack Road to the south of St George's Avenue are generally designed in the 'grand manner' and show a variety of dates, styles and materials
- On the west side of Barrack Road is a more varied street scene, with individually designed terraced blocks contrasting with the scale of the Catholic Cathedral and Nazereth House, formally Bosworth Independent College, which introduce a Victorian gothic element into a primarily classical styled area.
- To the north of St George's Avenue fronting Kingsthorpe Road, the buildings predominantly comprise terrace houses of a straightforward Victorian design.
- St George's Avenue itself has a more open feel, encouraged by the adjoining Racecourse.

Due primarily to the size of the properties and the proximity to the town centre, relatively few of the houses remain in single family occupation, with a large number being in multiple occupation as flats. Buildings have also been converted to a variety of commercial and professional uses, including offices, clinics and hotels, whilst Bosworth College occupy a number of properties. The former Barratt's Shoe Factory has been converted into business units.

Kingsley Conservation Area was first designated in April 1991 as an area of distinctive character worthy of preservation or enhancement. Conservation areas in Northampton were designated by Northampton Borough Council.

The Racecourse provides the focus for the early history of the Kingsley area. Horse races were held here from 1770 until 1904, attracting visitors from a wide area. At this time, Kingsley Road was known as Gypsy Lane, from the gypsies who camped along it on race days (hence also the nearby Romany Road and the former Romany public house).

The White Elephant public house was built in 1883 as the Kingsley Park Tavern, a residential club for racing people. When racing ceased it lay empty for 18 years, during which period it acquired the local name of "White Elephant".

By 1889, development along Kingsley Road had reached as far as Junction Road, and much of East Park Parade followed during the 1890's. The oldest properties on St George's Avenue (numbers 106-128) appear on the 1885 OS Edition, but without the actual roadway, which was laid down sometime before 1900. Much of St George's Avenue is of later date - here 1920's and 30's infill is much in evidence.

The area of Kingsley derives its name from its position as an outlying corner of Kingsthorpe manor (owned by the monarch but leased to the inhabitants) "Kingshala"- king's nook.

Once part of a high-quality residential area, the properties have a unity of architectural style resulting from their scale and character, simplified classical detailing with occasional flourishes of Victorian Gothic, and range of facing materials. Distinguished features such as fine Victorian red brick and stucco, stone or rendered bay window fronts, ornate entrance porches and doors, decorated gables, lancet windows, handsome corbelling and wrought iron balconies give a tone of grandeur to the area which allies with the spaciousness given by the Racecourse. The Gothic revival influencing a new trend in detailing such as pointed porches, arched openings, and door panels with fixed lights above can be seen here. Some buildings also display the use of stained glass to fit the fashionable Gothic designs. Columns, pilasters and gable ends adorned with ornate capitals are included in the design of many buildings. The tree-lined St George's Avenue, Kingsley Road and East Park Parade, together with the adjacent green space also help in creating a unique assemblage of Victorian houses of remarkable character and association.

Over the years, little change has occurred to the front elevations and the area has retained much of its dignified Victorian character, and the properties generally are well-maintained.

### **Location**

The Kingsley Conservation Area is situated approximately 1 mile north-east of the town centre, straddling the main route to Kettering and a principal cross-town route – from Kingsthorpe to Abington. Three sides of the conservation area are made up of terraced housing which faces one of the town's main open spaces – The Racecourse, the north-eastern end of which is included within the current boundary. Kingsley's close proximity to the town centre meant that the area rapidly developed during the late 19th century, as it attracted many wealthy middle-class gentlemen, who could afford a residence overlooking the Racecourse. Today it is a highly populated area, attracting a large number of people to either live here or to make use of the park.

### **Historical Background**

The Racecourse (formerly known as Freeman's Common) provides the focus for the early history of the Kingsley area. Horse races were held in the spring and autumn, from 1770 until 1904. Other entertainments were also held during the racing week, which included a fair, music, dancing and cock-fighting. However, although race meetings were generally free from strife and disorder, as their popularity grew warning notices were required, since, like many other racecourses around the country, pathways crossed the course. These public rights of way were to present a danger to the future of the racecourse, and the railings did not prevent people from venturing across the course.

Towards the end of the 19th century, mishaps and bad accidents started to occur. The Jockey Club admitted that it was the 'pathways across the course, roving spectators and the sharpness of the bends' which gave reason to cease racing at Northampton. The 30th-31st March 1904 races were the last to be held here, as in September 1904, permission was withdrawn to hold any further meetings. In 1914, there was pressing

demand for the removal of the unsightly railings, demolition of the Grandstand and for the provision of flowerbeds and shelters.

However, the 1st World War was to intervene, and the old Racecourse was used by the Army, where the Welsh Division was billeted, housing 16,000 men in tents and 7,000 horses in temporary stabling. The troops left in 1915, and the racecourse was ploughed up in 1917 to create war-time allotments. However, the Racecourse was to see military activity again during the 2nd World War. The Talavera Dispersal Camp occupied the area, being housed in huts and barrack blocks and was nicknamed 'The Village on the Racecourse'. It was a military training camp and centre for ATS, set up in the spring of 1941 and dispersed in March 1945. In 1948, the barracks were demolished, and the land was returned to the Council.

Development in the area is associated with the popularity of the Racecourse, and it seemed only logical for houses to be built around the edges of this vast green space, fronting on to it, taking advantage of the green space in front of them. The area was accessible to the wider public, particularly when the horse-drawn trams were introduced to Northampton in 1881. The tracks ran from the town centre up to the top of East Park Parade, at the road junction with the Kettering Road, Kingsley Road and Abington Grove. In 1904, electric trams were introduced to replace the horse-drawn versions, and at some point in the first quarter of the 20th century, the tracks were extended along the Kettering Road to St Matthew's Church (erected 1891-94 by Matthew Holding). A tram shelter was provided opposite the Kingsley Park Hotel (now the White Elephant), in 1924.

However, motor buses had already been introduced in 1923 and gradually overtook electric trams as the mode of public transport. The last trams were retired in 1934, after which the tracks were lifted. The area has retained its prominence as a desirable place to live, and remains popular today, particularly due to its proximity to the town centre and the substantial recreational space provided by the Racecourse.

### **Semilong and Trinity today**

Today, Semilong and Trinity is a diverse and successful place. The recently regenerated Northampton International Academy has transformed a once derelict part of the neighbourhood. There are other potential opportunities for regeneration across the area, including the improvement to the Racecourse, the redevelopment of the former Northampton University Campus along St Georges Avenue and improvements to the quality of housing around Semilong. Due to its multiple educational establishments, the area has a large student population of over 4000 residents.

Combined with a large proportion of Houses in Multiple Occupancy, the population within Semilong and Trinity can often be transitory in nature.

The following information from the Office of National Statistics (ONS) provides some local information for the area.

### Population:

In 2018, the population for the area is estimated at: 11077.

Semilong	Trinity
6900	4177

### Religious Composition:

The religious composition of people demonstrate that the majority of residents are Christian, but it also shows that the area has a diverse range of religions which reflects the areas urban nature.

Religious Status	Semilong %	Trinity %
Christian	52.44	55.19
No Religion	32.27	31.50
Religion not Stated	6.84	7.29
Muslim	5.66	3.28
Hindu	1.31	1.36
Buddhist	0.67	0.66
Other	0.50	0.37
Sikh	0.22	0.21
Jewish	0.08	0.14

### Unemployment:

The unemployment rate within the area is slightly higher than that of the UK average. This is likely to be the result of a high student population and a high number of HMOs within the neighbourhood.

Semilong %	Trinity %	UK %
5.8	4.9	4.6

### Local Services and Business (List as of March 2023 and may change overtime)

#### List of Education Establishments:

- Malcolm Arnold Academy - Trinity Avenue
- Malcolm Arnold Preparatory School – Trinity Avenue
- Northampton International Academy (NIA) - Barrack Road

- Castle Primary - St George's Street
- Bosworth Independent College, Bosworth Hall – St. Georges Avenue
- St. Pauls Playgroup (Pre-School) – Norfolk

Terrace Community Centre

- ABC 123 Nursery – St Georges Avenue
- Omnipresence Children's Nursery – Nene Enterprise Centre

## List of Community Groups

- LNR Army Cadet Force Gibraltar Barracks – Barrack Road
- Miracle Church of God – Lower Hester Street
- Faithouse Church – NIA Barrack Road
- Biserica Penticostala (Romanian Pentecostal Church) – Gateway Centre, Mill Road
- The Potters House Church – Monarch Road
- A-Life Faith Chapel – St Andrews Road
- Al Jamatul Muslimin (Mosque) – St Georges Street
- Northampton Bangladeshi Association, Gateway Centre - Mill Lane
- CVCC (Christ Victory Christian Centre) – Semilong Community Centre
- Northampton Catholic Cathedral – Primrose Hill
- Café 1850 – Cathedral House, Primrose Hill

- The Friends of Northampton Racecourse – Facebook
- Semilong Community Exchange Group – Facebook
- Northampton Boys' Brigade Old Boys Rugby Club – St Andrews Mill
- Alliston Gardens Youth and Community Centre – Adelaide Street
- Northampton Irish Support Group – Alliston Gardens Community Centre
- Saints Community 'Street Fit' Health Programme – Semilong Victoria Park Muga
- Northampton Parkrun – Racecourse
- Junior Park Run - Racecourse
- Umbrella Fair Organisation – Racecourse Pavilion (Lots of Community Activities and Groundwork Garden Hub on the Racecourse)
- Cycle Recycle Project – Racecourse Pavilion
- Little Messi's Football School – Racecourse

- Northants Phantoms American Flag Football Club - Racecourse
- FFA Community Football - Racecourse
- Northamptonshire Basketball Association – Users of the new Basketball courts on the Racecourse
- Semilong Working Mens Club

## List of Local Businesses:

### Semilong Area

#### Agnes Road

- Engine Creative (Design Agency) – The Church Rooms

#### Baker Street

- Academic Properties
- Classic Upholstery (Furniture)
- Footsteps Travel UK Ltd

#### Barrack Road

- Aarandale Student Accommodation Business – Royal Terrace
- Isis Chiropractic Centre Northampton – Royal Terrace
- Natural Coaching (Holistic Medicine) – Isis Clinic, Royal Terrace

- The Langham Hotel – Langham Place

- White and Joyce Memorials

- Café 1850 – Northampton Cathedral

Barratt Business Centre – Kingsthorpe Road (Comprised of Footshape House, Barratts Club, McManus Pubs and Barratt House)

1 - *Footshape House*

- Oncore Dance Studio

- Ruth Taylor Family Law

- Witty Northampton Ltd

2 – *Barratts Club*

- Bar and Snooker Club

3 - *McManus Pubs*

- McManus Pub Co. Ltd

4 – *Barratt House*

- The Office Genie Ltd

- The Style Lounge (Hair)

- Aura Commercial Cleaning

- Rapier Employment Ltd

- Francis HMO

- Carlis Addison (Legal Services)

- Trace Debt Recovery UK

- Children and Adolescents Placement Provisions Ltd

- Aura Commercial Cleaning

- J. Immaculate Care

- All About Children Ltd

- Breman Healthcare Solutions

- Magnificent Makes

- Undabo Ltd

- R.S. Financial Services

- United African Association

- FDR Services UK  
Cambridge Street

- All Occasions Rolls Royce

Grafton Place

- Franklin Silencers

- Johnstone's Decorating Centre

Grafton Street

- Gulf Carwash and Valeting Centre

- Gulf Petrol Station

- FF Tee Bakery

- Formula One Autocentres

- The Grafton Rooms

- Decorado Tiles and Bathrooms

Grafton Street Industrial Estate - Upper Priory Street

- Gold Appliances

- Curtis Instruments UK

- Scrap a Car for Cash

- T3 Signs

- Sweet Lounge

- Northampton Bedroom Company

- Grafton Northampton Ltd (Printing Services)

- Medicina Pharmacy

- GILS Appliances

Grafton Trade Park, Quorn Way.

- Northampton Auto Repairs

- UMK Home Appliances

- James Hargreaves Plumbing Depot

- Motor Parts Direct

- Poldi European Cash and Carry

- Crown Decorating Centres

- Ace Gearboxes Ltd

- PPG Refinish Distribution (Bodyshop)
- GSF Car Parts
  - Northampton MOT Centre
- Velis Traders Ltd
- Al Murad Tiles and Wallpaper (Francis Street)
- National Parking Management (Francis Street)
- The Art of Wood (Francis Street)
- DTR Electrical Supplies Ltd
- Motorbike World
- Lok 'n Store
- Hertz Car Hire
- Mrowka Building Supplies
- We Buy Any Car
- Hester Street
  - Birchfields Guest House
  - Hesters Accommodation
- Kingsthorpe Road
  - TGF Pizza
  - Caribbean Jerk Takeaway
    - Beijing House Takeaway
  - Jimmy's Store

- Barratts Snooker Club and Sports Bar
- Mill Road
  - LG Bason Carpets
- Norfolk Street
  - McGanns Law (Lawyer)
- Northcote Street
  - The Old Butchers Apartment Hotel (Booking.com)
- St Andrews Road
  - Nene Valley Stores
  - Enterprise Rent-A-Car
  - Semilong Tyres
  - APS Promotions
  - EasyFix Autos
  - Scotts Tyres
  - JAM Vehicle Solutions
  - Combined Motors
  - St Andrews Off Licence
  - Galleon Fish Bar
  - Semilong Working Mens Club
  - A-Life Chapel
- St Georges Street
  - Bellbridge Motors
  - Denmans (Electrical Wholesalers)
  - Manders Paints

- Curtis
- Birchfield Cleaning Services
- (Castle Academy – Primary School)
- Semilong Road
  - Bubbles (Laundrette)
  - Semilong Sports (Betting Shop)
  - J. Hoots Pharmacy
  - Co-op Supermarket
  - Key Home Ltd Student Accommodation
  - Flying Wings Takeaway
  - Two new Electric Car Charge Points
- Stanley Street
  - Nisa Local Supermarket
- Uppingham Street
  - Nene Valley Stores
- Trinity Area**
- Bunting Road
  - Sue Vinney Photographer – Webbs Factory
- Bunting Road Industrial Estate
  - Cousins Engineering



- AS Automotive Services
- Whitney Developments
- Hewlett and Sons (Civil Engineering)
- Warner Mechanical Services
- Smart Conservatory Solutions
- Autoworld
- Noris Tyres
- DJR Training Services
- AA MOT Centre
- Taylor Car Solutions
- Tony Auto Services
- Northampton Joinery
- RSC Body Shop
- Auto Sprays 15
- All Stars Variety School
- NCR Services (Car repair)
- 1st Clever Choice (Auto repair)
- Old Skool Paintwerx
- Aster Print
- Autoplus
- RAD Motorcycles
- CMC (MOT Testing)
- Juju Shoe Factory

- PJ Scott Welding
- MPG Autos Limited
- Northampton Car Finance
- Crown Northampton Ltd (Handmade shoes)
- Alderley Autos
- Nu Vu Windows
- Peter Pan Handpans (Instruments)
- Protech Finishing
- Techno-Vision Systems Ltd
- Fast Signs
- Automotive Engineering
- Garage 106
- JC Motor Services
- Freehold Street + Nene Enterprise Centre
- Better Bodies Gymnasium
- Empowerment Training Centre (Gym)
- The Auction Room
- Easirider Company (Sheepskins and wool products)
- Kingdom Gaming
- Indy Ware Ltd (Computer repair) – Media House

- Music and Piano Lessons (Freehold Street)
- Omnipresence Children's Nursery
- Stalkers Studio (Musicians)
- Cargin Moss Black Belt Academy
- The Guitar School
- Monarch Road
- Poynters Coaches
- Koli's Barber Shop
- St Georges Avenue
- Fairhaven Residential Home
- St Georges Conservative Club
- Ryecroft Apartments (Nursing Home)
- Bosworth Independent College, (in the old Newton Building)
- Bosworth Hall
- Bosworth Independent College Accommodation 'Farthings'.
- Bosworth Independent College Accommodation 'St. Georges'.

## List of Health and Wellbeing Organisations.

### GP Surgeries

- Leicester Terrace Health Care Centre – Adelaide Street
- Langham Place Surgery – Langham Place

### Pharmacies

- J. Hoots -Semilong Road

- Well Northampton – Adelaide Street

### Chiropodist- Langham Place

### Community Centres

- Alliston Gardens Community Centre
- Semilong Community Centre – Norfolk Terrace
- The Gateway Centre – Mill Lane

### Dentist

- DSE Dental Practice – Marriott Street

- Foot Clinic

### Isis Chiropractic Centre Northampton – Barrack Road

### Northampton Ear Clinic – Leicester Terrace Health Care Centre

# Vision & Objectives



## Vision for Semilong and Trinity

### Our Vision

In 2038, Semilong and Trinity will be a distinctive, vibrant neighbourhood which is making a significant contribution to the prosperity and diversity of Northampton. It will have maximised the benefits of its new educational facilities, and its easy access by rail and bus to a range of destinations across the town and wider region.

Distinct but well-connected parts of the neighbourhoods will have been established, existing brownfield land and premises will have been successfully redeveloped to create characterful places connected via a network of high quality street scape, public spaces and easy to navigate, safe, walking and cycling routes that enable easy access to public transport facilities.

This will be showcased at the Former Northampton University Campus where sustainable urban living, will have successfully integrated the area's local character and green spaces such as the Racecourse.

Semilong and Trinity will be a prosperous place where modern business and commercial activity can innovate and thrive, and where key growth sectors, such as the green energy, health and digital/creative industries will be capitalising on the area's extensive education, skills and training offer.

Semilong and Trinity will be a place where living will be a lifestyle choice, where a wide range of quality housing will be available to meet local residents' needs, such as in the former University Campus site. A variety of homes will enable an improved choice of housing opportunities to the community, therefore supporting the changing needs of the older population, whilst affordable homes will have been delivered to enable a new generation of home owners to get onto the housing ladder and to meet the needs of those unable to afford market housing for sale.

Across the area, residents will be able to easily access local shops and services without having to use the car supporting 'low-vehicle neighbourhoods'. By doing so, Semilong and Trinity will be a regional exemplar of a healthy, well designed, safe, inclusive, high quality multifunctional green and blue infrastructure neighbourhood. Active travel and a good range of facilities will be available, enabling residents to embrace healthy, active lifestyles easily, reducing inequalities that may exist.

Semilong and Trinity will have set a benchmark for high quality design and environmental sustainability within an urban setting, where energy efficient homes and buildings positively contribute to a quality natural environment.

Together with enhanced electric /alternative fuel vehicle charging, green walls, roofs, localised heat networks and renewable technologies will help residents, such as in the redevelopment of the former Northampton University or through the retrofitting of existing buildings.

By 2038, Semilong and Trinity will be a successful place for all. Having redeveloped on the foundations of sustainable place-making, it will be an exemplar of how partnership working can maximise investment opportunities to provide a range of

quality new homes and jobs supported by new physical, social and green infrastructure to maximise opportunities for local people, businesses and the environment to thrive.

## Objectives

1. To create a resilient and vibrant area, which makes the best use of available brownfield and underused land, buildings and spaces, and maximises potential for regeneration.
2. To support the regeneration and integration of the community.
3. To support the regeneration of the Semilong area of the Neighbourhood.
4. To ensure diversity in the type, size and tenure of housing to deliver high quality urban living in Semilong and Trinity for a range of households that are affordable, safe and energy efficient to meet local housing needs.
5. To transform the experience and perception of Semilong and Trinity for developers and investors, residents, businesses and visitors by promoting sustainable development that is well integrated, well-connected, secure and that promotes positive, healthy activity with innovative, high quality design and architecture at the core.
6. To create a safe, welcoming, walkable environment that encourages positive use by a wide range of ages and abilities and reduces opportunities for crime and anti-social behaviour.
7. To protect and enhance the historic environment, its cultural and built heritage and the locally distinctive character of the area.
8. To create and enhance an attractive, safe and sustainable quality street scape, that is pleasant to use, capable of performing a wide range of functions; that supports movement, social engagement, green infrastructure, opportunities for growing local food, heritage interpretation, play and community events.
9. To protect and enhance the natural environment, by promoting a linked network of Green Spaces, comprising places and spaces which support biodiversity, vibrant ecologically functional corridors which also enhance local character and distinctiveness, provide sport and recreational opportunities, encourage the sustainable use of green spaces.
10. To enhance healthy, active lifestyles by ensuring that everyone has good access to local shops and high quality health, leisure and community facilities, walking and cycling routes, green infrastructure and space for social interaction within proximity to their home.
11. To contribute to mitigating the causes and effects of climate change by shaping development to promote the highest standards of green living and working through sustainable construction, by promoting energy efficient design and

water efficiency and management, by minimising waste generation, and by maximising sustainable travel choices and opportunities to develop innovative low carbon energy solutions which benefit local businesses and residents.

# Planning Policies



## Character and Distinctiveness

All new development must make a positive contribution to the character and appearance of the environment within which it is located, having regard to its local context, and should not impact negatively upon the amenity of the local community.

It is important to consider development proposals on their merits and on a case-by-case basis according to what they are proposing. The purpose of the following set of policies is to establish what aspects or features of local character are considered important and contribute towards the local distinctiveness of either the vicinity of a proposed development site or in the context of the wider neighbourhood area.

It was recognised that the NP needs to include references and guidelines as to the types, layout and design features of new developments. One element of this was to identify the current character within Semilong and Trinity and to use this base data/evidence to encourage and persuade developers to ensure that new properties complement and enhance the neighbourhood.

Most of the older buildings in the Neighbourhood Area are concentrated in Trinity and some of which lie within the Conservation Area. Many of the traditional buildings reflect the traditional character of the area, with stone, slate roofs and wide windows. Many of these consist of terraced homes and businesses or are larger detached properties around the racecourse.

Elsewhere in the Neighbourhood Area, the impact of a higher concentration of 20th century development varies - matching the characteristics of the overall Neighbourhood Area to a greater or lesser extent depending on design, materials and setting. Previous community consultation identified concerns that the application of inconsistent standards may dilute the character of the area and that consistent standards should be applied across the Neighbourhood Area through more detailed planning policies.

### **Semilong and Trinity Character Assessment and Design Codes**

To provide a technical review of the area's character, Semilong and Trinity Neighbourhood Plan group commissioned independent consultants (AECOM) to undertake a character assessment and design codes for the Neighbourhood Area (during Autumn 2020). This assessment (which can be viewed as a separate document) forms part of the technical evidence base to the Neighbourhood Plan and provides a detailed narrative on the specific characteristics of the area. Residents or developers who wish to submit a planning application for development should consult the character assessment and use it to inform the preparation of any forthcoming planning applications.



## Character Areas in Semilong and Trinity

The character assessment and design codes has divided the neighbourhood into five separate character areas:

### Character Area 1: North Mixed Use



### Character Area 2: West Residential



### Character Area 3: Barrack Road



### Character Area 4: The Racecourse



### Character Area 5: South West Mixed Use



These five character areas have been assessed to determine the areas' strong or distinctive built and natural assets that should either be preserved or enhanced through future development.

Map 2: Character Areas in Semilong and Trinity



## **Building Types, Architectural Styles, Scale and Materials**

The Character Assessment provides information on the various building styles, materials and architectural design features that contribute positively towards a particular character area.

When considering new development, it is important for developments to take inspiration from more traditional forms and styles of development. Where development is proposed in more sensitive locations, they must consider the built context of the surrounding area. Where more modern or energy saving materials are being proposed, it is important that they blend in with the more traditional types of materials.

Policy 1 sets out an approach to ensure that new development takes account of its immediate setting through its siting and design.

### **Policy 1: Building Types, Architectural Styles, Scale and Materials**

- 1. In conjunction with the Semilong and Trinity Character Assessment and Design Codes development proposals will be supported where they have considered how the proposal responds positively to the specific character area, as identified within the Character Assessment. Proposals for development will only be supported subject to the following criteria being met, where appropriate:***
  - a) they should take inspiration from the use of local building materials;***
  - b) they should respect the scale and density of nearby development. Proposals should not seek to over-develop smaller plots with a higher density than the existing neighbouring density;***
  - c) they should draw inspiration from local vernacular architecture and the recognised buildings of heritage value;***
  - d) they should integrate well with existing streetscapes, development patterns and characteristics which define that specific character area;***
  - e) they should retain and work with existing boundary treatments wherever possible and where new boundary treatments are required, development proposals should use planting and/or walling materials that are locally distinct.***
  
- 2. Where neighbouring or functionally linked sites come forward together, each development proposal should ensure that proposals are, or can be, properly integrated with existing walking and cycling infrastructure.***

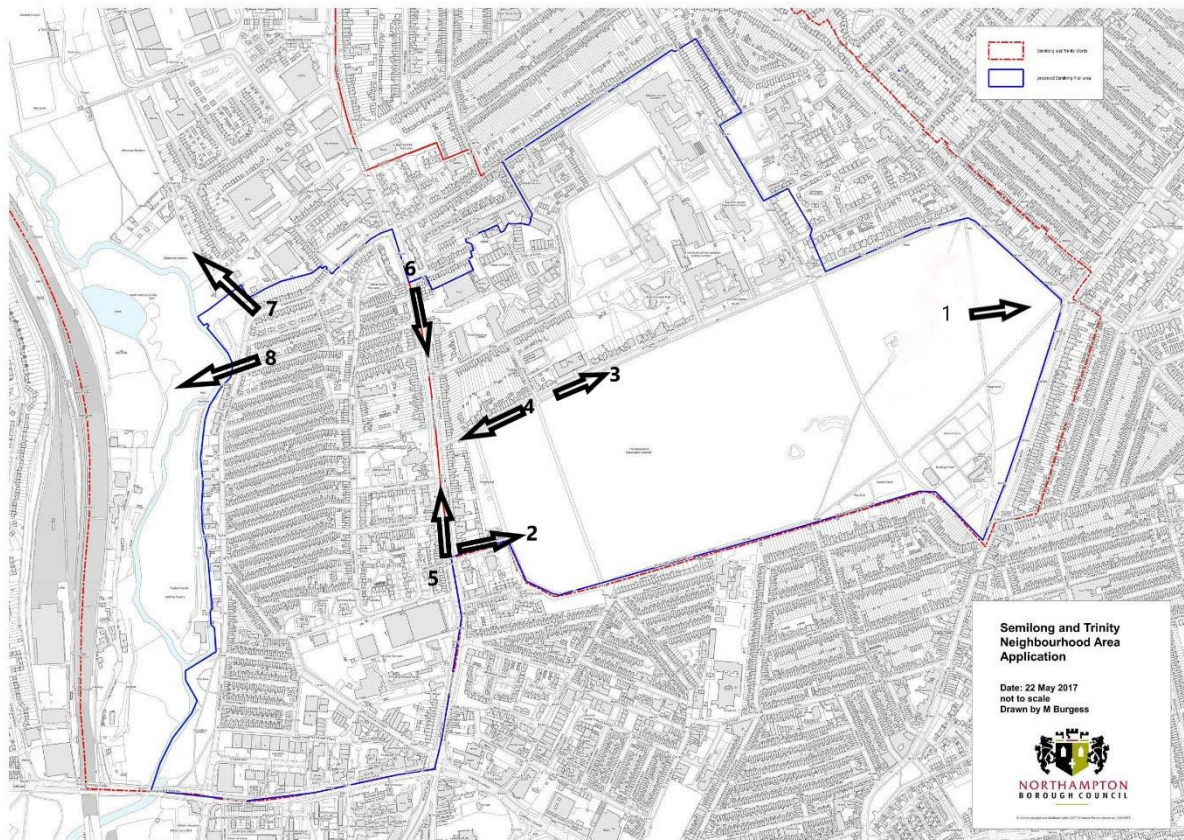
## Important Views and Vistas

Within the area's handsome built character there are several particularly significant and character-defining views. These views were assessed through the development of the Character Assessment. Given the neighbourhood's unique history, mature trees and collection of traditional buildings, Semilong and Trinity contain many locally distinct and picturesque views and vistas. Map 2a represents some of the most distinct views found across the neighbourhood. Policy 2 sets out an approach to ensure that new development takes account of its immediate setting in general, and of the identified Important Views in particular. It also offers specific support to development proposals for leisure or recreational uses and/or to preserve wildlife and which would have a direct or an indirect positive effect on an Important View. Policy 2 seeks to protect the important views and vistas as identified within the Semilong and Trinity Character Assessment and Design Codes document.





## Map 2a Important Views



### Policy 2 Important Views

**1. Development proposals should consider their impact on the Important Views, as identified on Map 2a by controlling development densities, building heights and layouts. In particular views of local landmarks and framed views of the surrounding countryside should be safeguarded in new development. The Important Views, include:**

- (1) View from Racecourse to St Matthew's church**
- (2) View from Barrack Road into Racecourse**
- (3) along St George's Avenue from Barrack Road End**
- (4) Catholic Cathedral**
- (5) View north down Barrack Road**
- (6) View south up Barrack Road**
- (7) View of river from Paddy's Meadow**
- (8) View over Paddy's Meadow**

## Trees

Trees are an important contributor to the character of a place, as is already the case in some areas of Semilong and Trinity, such as the Racecourse and along St Georges Avenue. Street trees bring many benefits, such as supporting biodiversity, improving air quality and improving people's well-being. Where trees are mature in nature and they contribute towards the character of an area, development should seek to retain these as development features in their designs.



### Policy 3 Trees

1. ***All existing mature trees should be preserved and incorporated into any new landscape design and can be used as landmarks, where appropriate.***
2. ***When planting new trees, canopy size should be considered in order to have the greatest positive impact, for example reducing the overall number of the trees but increasing the size of the tree.***
3. ***New trees can be added in strategic locations to strengthen vistas and focal points while retaining clear visibility of amenity spaces. The species of plants and trees used should be carefully considered and a range of species should be used. In order for trees on streets and within the street scape to survive they will need a sufficient volume of soil.***
4. ***New trees should be integrated into the design of new developments from the outset and can be coordinated.***
5. ***Where mature trees are lost as part of a development, then they should be replaced on the site if practicable or elsewhere within the plan area.***



## Street Scape

High-quality, well-connected public spaces are essential for urban areas. They create informal meeting places, offer a place to rest and can even provide shelter. The street scape should be coordinated and strengthen local distinctiveness making it a more user-friendly environment. The existing street scape within Semilong and Trinity is varied in type and condition. There are areas of formal and informal space, which leads to confusion for the user and misuse.

Policy 4 seeks to enhance the street scape within area by promoting the use of more traditional materials, new signage, lighting and street furniture in new developments or through regeneration.

### Policy 4 Street Scape

- 1. The materiality and colours used in the street scape should enhance the surrounding built environment and contribute to the character of the place. Materials should be of a high-quality and durable to withstand a long time period.***
- 2. Where appropriate, a variety of materials can be used to differentiate between the footpath, the roads and car parking spaces.***
- 3. Along underground utilities routes materials should be selected with consideration to future maintenance and replacement.***

## Street Design

The design and layout of streets is important to promote accessibility and connectivity between different spaces.

Barrack Road is a strategic road and an important public transport route connecting the neighbourhoods and settlements to the north with Northampton town centre. It is generally a busy street with a wide carriageway allowing for high volumes of traffic to travel at speed, prioritising motor vehicles over pedestrians and cyclists. The central reservation takes up vital space along the carriageway and makes it more difficult for pedestrians to cross the road. On-street car parking is permitted along some sections of Barrack Road at certain times of day. This parking obstructs one of the lanes on the carriageway and does not provide a pleasant environment for pedestrians. There is no provision for cyclists to safely travel along Barrack Road due to the parked cars and high levels of traffic. Along some sections of Barrack Road the pavement is fairly wide, however the footpath materials are often uneven and the high levels of traffic create significant noise pollution.

Semilong Road is currently a car dominated street that is often used as a rat run for vehicles. The speed of the traffic along with narrow, uneven footpaths makes this street feel unsafe for pedestrians. There is currently little greenery along the street

as there are no street trees or green verges and car parking dominates the streetscape.

### **Policy 5 Street Design**

- 1. Where practicable, new streets should be designed to prioritise pedestrians and cyclists through clear and safe designated areas of the highway.***
- 2. Where practicable, new developments include street trees as part of a street design to enhance local character and mitigate against the impacts of climate change. Where it is not possible to plant street trees within the existing infrastructure, then sustainable planting should be considered.***

## Heritage Assets

Semilong and Trinity's historic environment is a set of unique assets that showcase the evolution of the neighbourhood through its historic growth, industrial legacy and the influence of various styles of architecture which have created the vibrant townscape that can be seen today. Developments that embrace the best viable use of heritage assets should be secured in order to enable sustainable development, especially in the conservation areas, which will lead to socio-economic benefits such as an improved environment for residents and increased investment in the area.

The heritage significance of the neighbourhood is defined by the designation of two Conservation Areas, namely Barrack Road Conservation Area; which covers the majority of the area and Kingsley Conservation Area that wraps around the Racecourse. Relevant Conservation Area Appraisals/Management Plans should inform the approach to development in those areas.

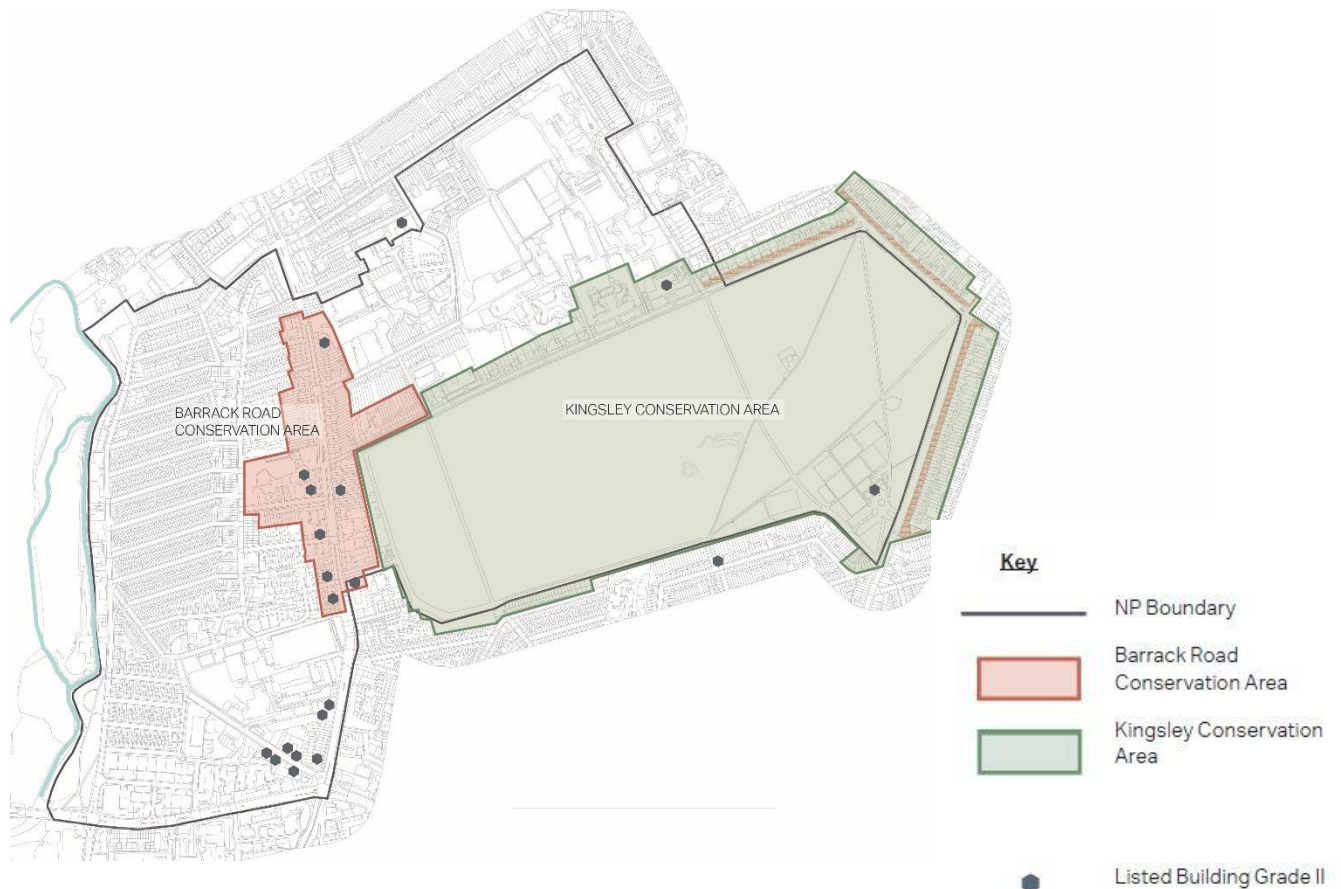


Many of the buildings within the Conservation Areas are further protected; by statutory 'designated' listing. Others are identified as 'non-designated' assets of historical local significance. These make a positive contribution towards the setting of the Conservation Areas and the wider historic environment. These are defined and identified within the Council's Conservation Area Appraisals.





## Map 4: Designated Heritage Assets in Semilong and Trinity



The historic environment is a finite resource that makes an important contribution to the character and sense of place of each neighbourhood. The setting and appearance of heritage assets forms an important part of the regeneration of Semilong and Trinity. It is vital that new buildings and spaces consider how existing heritage assets can be retained and enhanced, in a contextually appropriate way, without being unnecessarily constrained by the conservation area or heritage designation.

The starting point for proposals is the Semilong and Trinity Characterisation Assessment. It defines the local character and distinctiveness of the area, identifying opportunities for change afforded by regeneration. On that basis, proposals should take into account the known heritage assets and locally distinctive historic elements of the area and incorporate in the design. Policy 6 focusses on priorities that have the potential to catalyse regeneration

Over the last decade, the addition of modern architecture to the townscape – such as the Northampton International Academy - has shown how contextually appropriate modern architecture can enhance the historic townscape.

All identified Heritage Assets, including the Conservation Areas, can be viewed within the Conservation Area Appraisals.

## Policy 6 Heritage Assets

- 1. Proposals within Semilong and Trinity should positively contribute to the conservation, enhancement and management of the historic environment. Proposals should be designed to sustain and enhance identified heritage assets, including Barrack Road Conservation Area and Kingsley Conservation Area, and their setting.**
- 2. Development should have regard to the relevant Conservation Area Appraisals and Management Plans and the Semilong and Trinity Character Assessment and Design Codes for each neighbourhood.**



## Green Infrastructure

A high quality environment improves the experience of using Semilong and Trinity for all, increases property values, attracts inward investment and can significantly enhance the perception of the area for residents and people visiting the town for the first time.

The Northampton Local Plan's Green Infrastructure Plan focusses the green/blue infrastructure network around local green assets: A Local Wildlife Site, The Nene, Sports Facilities; including, Children's Play Areas, amenity green spaces, a newly refurbished basketball court and the Racecourse which is a Park and Garden. Collectively, these provide multi-functional benefits including; recreational facilities, wildlife corridors, pedestrian and cycle routes and support climate change mitigation and adaptation.



Nevertheless, the network lacks connectivity, multifunctionality, local complementary spaces, and in places quality. On that basis, significant potential exists to maximise and expand the green infrastructure network in Semilong and Trinity.

The Plan is a useful starting point; it gives an indication of those areas where new development should focus on reinforcing the established green infrastructure network, as well as those areas that may benefit from enhancement or strategic intervention.

The Northampton Local Plan identifies the Town's green/blue infrastructure network, its multiple functions and how it will be protected, enhanced, expanded and managed at a strategic level. This Neighbourhood Plan therefore identifies how those policy aims can address distinctive green infrastructure issues within the area.



Millers Meadow

Within Semilong and Trinity there are two major green corridors; the Racecourse and the River Nene. Building on this strong foundation, Policy 7 seeks to better link the green spaces and provide stronger links to neighbouring areas.

Elsewhere, green infrastructure is more limited. Attractive green infrastructure is an important factor in successful place making, and this plan seeks to encourage contact with green infrastructure within the urban setting for people and wildlife. Policy 7 identifies a range of measures that could be used in the area including; improving multi-functionality of existing public space; urban greening; as well as through new and reconfigured open space.

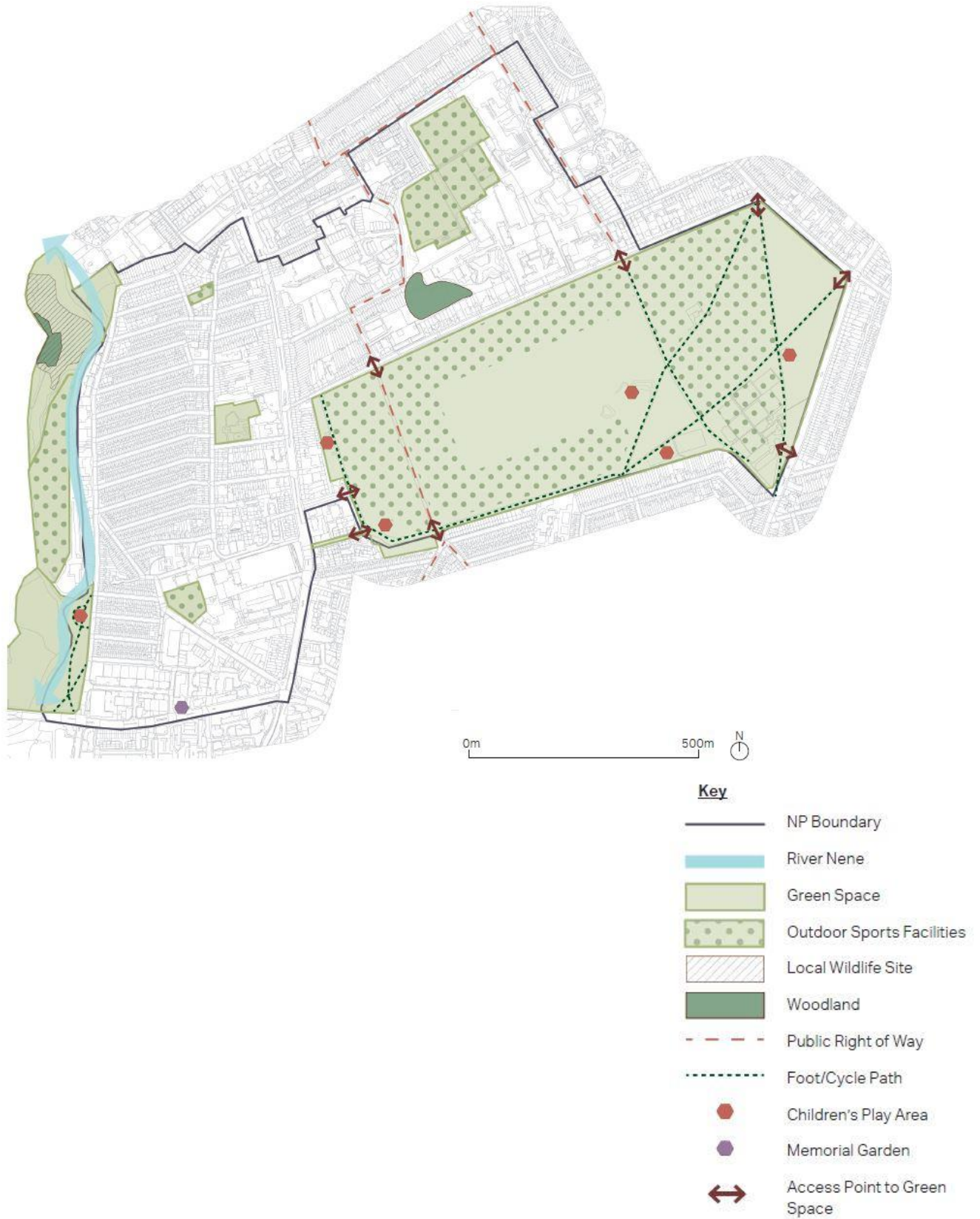


Urban greening - tree planting, naturalised biodiverse landscaping, green roofs and walls, hedges, climbers, plants for pollinators, de-paving, rain gardens and sustainable drainage systems using natural or semi-natural features - is identified by the Green Infrastructure Plan as being an efficient and attractive green measure to create distinctive development appropriate to place. On that basis, Policy 7 requires urban greening to be used effectively to enhance local character, better define public and private spaces and soften the streetscape, which is particularly important in a highly urbanised setting like Semilong and Trinity.

The provision of attractive, publicly accessible and multifunctional open space will only be sought to address strategic green infrastructure priorities or where there is an identified need in a locality. The focus of significant new investment therefore will be a network of pocket parks alongside the River Nene, which will have the added value of delivering flood management, biodiversity net gain, active travel and provide space for interaction and community events.

The reconfiguration of open space can be an effective way to better meet local needs for sport, recreation and play, and create spaces that are positively used.

**Map 5: Green Infrastructure in Semilong and Trinity**





## Public Consultation

The feedback from the community highlighted that the majority of respondents liked the green spaces within the area.

What do you like about the area?	
Near town centre	17
Green space	16
History and heritage	12
Local shops	11
Health centres	9
Local transport	6
Places of worship	6
River area	4
Playgrounds	3
Access to schools	2
Wild life	1
Quiet roads in school hols.	1
Youth clubs	1



## **Policy 7: Green Infrastructure**

- 1. Semilong and Trinity's green and blue infrastructure network will be extended and managed to enhance connectivity, quality, multi-functionality, biodiversity and amenity value, and improve accessibility for all through new development, by:**
  - a) Strengthening the environmental and amenity value of the River Nene and the Racecourse green corridors to provide for the functions and activities expected to take place:**
    - i. To improve physical and visual connections between open spaces along their routes, and between each corridor, to enhance opportunities for active travel and species movement;**
    - ii. to provide increased opportunities for exploration and understanding of the River Nene;**
  - b) Ensuring the community can more easily access space for recreation and play, and food growing close to home, through:**
    - i. provision of new open space at relevant new development, either on site or through an appropriate developer contribution to deliver measures identified in the Northampton Green Infrastructure Plan;**
    - ii. reconfiguration of open space to better meet local needs, so that quality of provision achieves net gains in quantity, multifunctionality, accessibility and biodiversity value;**
  - c) Ensuring development located adjacent to green infrastructure responds positively to its character, and seeks to protect and enhance the habitat value and visual amenity provided by it;**
  - d) Integrating urban greening in new development, ensuring measures positively respond to the site's local character, its use, layout, design and construction;**
  - e) Providing for biodiversity net gain, by protecting and enhancing ancient and mature woodland, hedgerows and the Local Wildlife Site, and providing for tree planting to secure recreation benefits and/or to aid carbon offsetting;**
  - f) Improving connectivity to, within and between green spaces, such as along walking/cycling routes, public rights of way and bridleways with priority given to measures that encourage active travel;**
  - g) Incorporating ancillary uses necessary to support the appropriate use of the open space, ensuring that its recreational, environmental and biodiversity value is enhanced, and promotes access to a wide range of users.**

## The Racecourse

Located in the eastern part of Semilong and Trinity, The Racecourse is a popular urban park (4.8ha), attracting residents and visitors year round, as a result of its highly accessible location, vibrant mix of uses, particularly its quality play offer.

Dating back to the early 1900's, today The Racecourse has become a place where heritage, wildlife and recreation co-exist comfortably. The park's design has been strongly influenced by its heritage, it's designated as a heritage asset, which contributes positively towards the character of Kingsley Road Conservation Area.



Bisecting the park, is a route of pathways which helps create distinctive character areas. There is an extensive play and recreational area for children and young people and space for community events; whereas the south includes the more formal landscaping, with significant trees and hedgerows. This multi-purpose venue offers a range of well-being services to the community, and ancillary facilities that support its operation

The Racecourse is within a 15-20 minute walk of the town centre and 5 minutes from the surrounding residential areas. As more people live in, work in and visit Semilong and Trinity it is important that the quality of The Racecourse is not lost and that the offer remains fit for purpose.

On that basis, The Racecourse is recognised for its significant contribution towards the neighbourhood's green space and is designated a Park and Garden within the Northampton Local Plan.

A Community Group have undertaken several public consultation events about the future of the Racecourse. The feedback from the public engagement helped inform the creation of a community masterplan for its future.

The Racecourse Masterplan identifies actions for future improvements and potential development. The majority relate to the public realm; in places new street furniture, boundary treatments, surfacing all of which will help enhance the visitor experience.



The Masterplan also recognises the potential to utilise the former nursery and bowling green for community uses. This neighbourhood Plan strengthens this potential by identifying The Racecourse as an Important Open Space. This public space provides significant health and environmental benefits by providing a “green lung” for the surrounding neighbourhoods and should be protected for recreational and community uses.

The Racecourse is designated as a ‘Park and Garden’ within the Northampton Local Plan and is therefore protected for its recreational use.

### **Public Consultation on the Racecourse Masterplan (2012)**

The following provides a summary of the feedback received from the community about the future of the Racecourse during the Masterplan consultation events around 10 years ago:

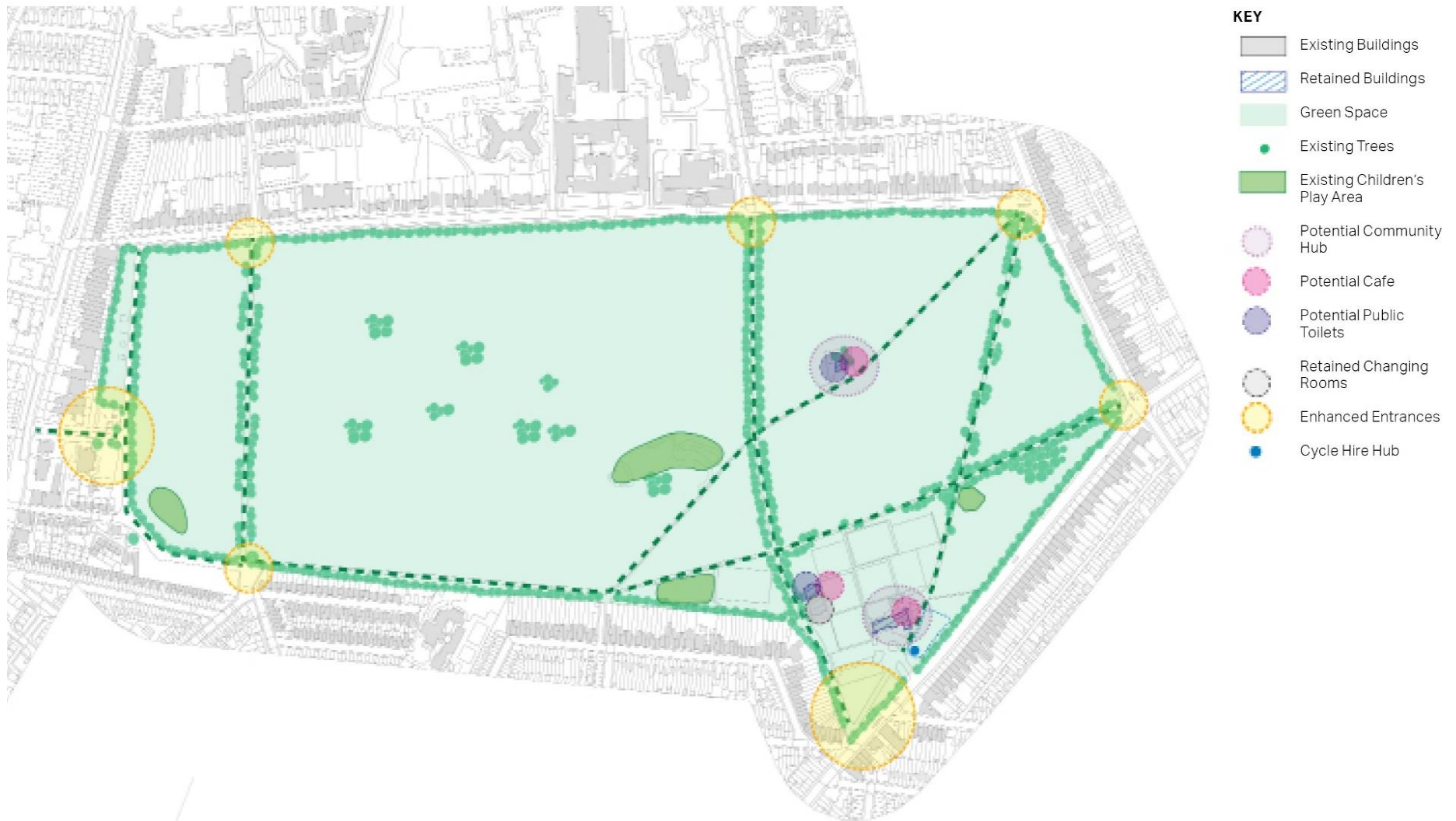
#### **What would you change?**

- Need more car parking for Racecourse users
- Would like to know the opening times of the Pavilion Café
- Clean up dog poo and litter
- Toilets need to be open on the Racecourse all the time.
- Litter needs clearing up
- More car parking spaces for the Racecourse
- Better lighting on Racecourse, it’s just about OK, but more would help.

- More dog poo bins (Lady had emailed Council and requested more, but no response yet. She had also seen that a lot of people don't pick up their dog poo, especially near Castle School)
- Litter being picked up, the whole area 'spring cleaned'
- More recycling, lots of people put their recyclables in plastic bags or 'everything' bins.
- Clear smashed bottles, as dogs get their feet cut!
- More publicity to raise the profile of Friends of the Racecourse, and the events they put on
- More dog poo bins
- A clear up/sort out litter!
- Disposing of the remains of drug use (needles/tin foil)
- Drug use/excess alcohol in area
- Broken glass and works in children's play area
- Cleaning and rubbish dumping needs to be improved, with possible more fines for those dumping cigarettes, beer cans , bottles etc
- There is too much rubbish on the streets and park! We need to clean up better/ more often, especially cans and bottles
- The Borough Councils rules and regulations
- Change the playground and put in new improved rides and clean rides
- Traffic management of Trinity Avenue
- It would be good to see the park cleaner

Throughout the Neighbourhood Plan process a significant level of consultation has been undertaken and will be documented within a separate document known as the Consultation Statement.

**Map 6: Community-led Racecourse Masterplan 2010**



## Policy 8: The Racecourse

1. ***The Racecourse, as identified on Map 6, will be safeguarded for recreational, environmental and community uses. To enhance the green infrastructure offer, improvements will be secured consistent with The Racecourse Masterplan, including:***
  - a) ***the development and/or extension of community/cultural facilities;***
  - b) ***provision of new toilets and changing places, accessible to disabled visitors;***
  - c) ***a new built performance area for the staging of events;***
  - d) ***the protection and enhancement of habitats, species and features to maximise biodiversity value, including through planting trees;***
  - e) ***exploring opportunities to restore built heritage and enable their positive re-use and/or public understanding through additional heritage interpretation;***
  - f) ***ensuring quality, attractive street scene responds positively to local context and provides for the variety of activities expected to take place:***
    - i. ***through use of contextually appropriate durable hard and soft landscaping designed to ensure that height, materials, colour, texture, detailing, lighting, street furniture, signage, refuse storage and public art complement its setting;***
    - ii. ***provide contextually appropriate boundary treatments within and along the site boundary to clearly define private and public space;***
  - h) ***the provision of safe, easy to navigate, inclusive, inviting, well-connected movement for cyclists throughout the site.***



## Healthy Neighbourhood

Healthy places generate multiple benefits: they can help reduce health inequalities that may exist in the area, improve high streets and neighbourhoods that have declined and can help mitigate the impacts of climate change.

Creating 15 minute walkable neighbourhoods helps support healthy places by locating new development within a short walk or cycle of places and spaces that most people need for their everyday lives, such as shops, school, green spaces, community and healthcare facilities.



Semilong and Trinity is relatively compact, so is ideally placed to support 15 minute neighbourhoods to maximise healthy place-making benefits, particularly as this plan seeks to prioritise active travel by introducing a range of local walking/cycling links and a more efficient public transport network to enhance movement for all.

Semilong and Trinity will therefore become a place in which the community will feel safe and

comfortable to use active travel instead of the car, and it is convenient to do so. The direct health benefits of active travel are numerous, whilst a reduction in car use improves air quality, important for those that experience respiratory conditions. Having more services close together generates additional health benefits with regard to social interaction, community safety and the ability for local services to be within proximity of home or work.

Living in a walkable environment can enhance mental well-being, by supporting a sense of community and improving social interaction, as residents are more likely to know their neighbours, and be involved in the community. Policy 9 therefore introduces a network of people friendly spaces and an enhanced street scape, including at the Racecourse.

Creating a well-designed, more walkable environment provides opportunities to support inclusive design. This plan promotes sites capable of accommodating housing for older people and those with specific needs. These residents are more likely to engage in walking, so connectivity by safe, well-surfaced paths is vital to enable residents to remain living independently. Child-friendly streets in low traffic neighbourhoods such as at the Former Northampton University Campus, will allow for informal play and increased independence, which is important for child development.

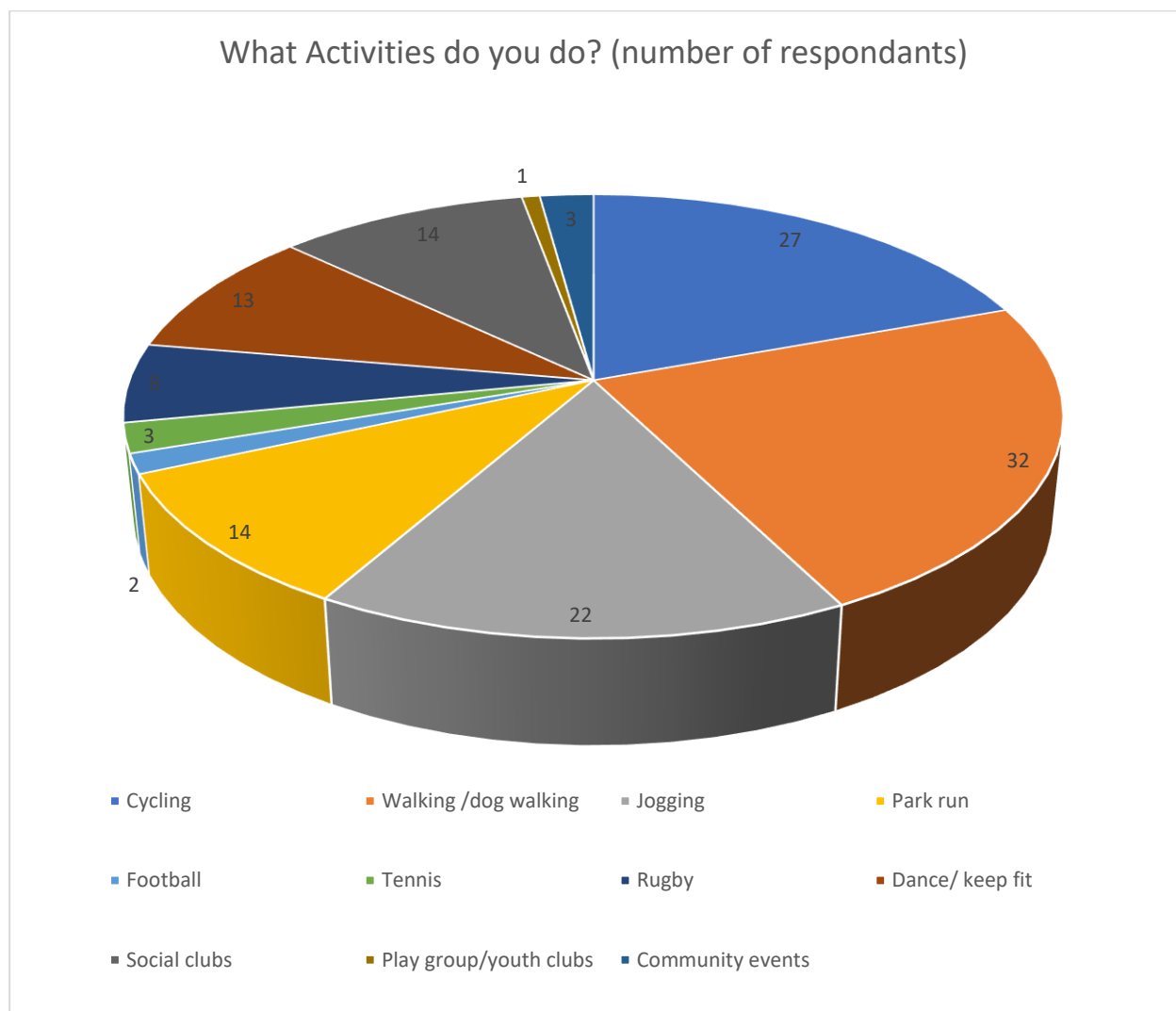
Meanwhile, green space will provide varied opportunities for all ages and abilities to enjoy a healthy lifestyle close to home. For example, new facilities at the Racecourse will provide varied opportunities for recreation, play and relaxation; whilst better connectivity to the town centre will provide greater access to biodiversity, important for well-being.



A vital element of the 15 minute neighbourhood is to strengthen the local economy by keeping jobs and money local. Diversifying the offer in the area can help businesses survive and flourish, particularly important post Covid. This plan promotes the growth of local business in the area: for every pound spent by customers in locally-stocked independent retailers, around twice as much is invested back into the local economy.

### Public Consultation

The feedback from the community demonstrates that the majority of respondents are active either through walking or through sport. The health and wellbeing of the community is considered an important factor to the future of the area.



## Policy 9: Creating Healthy Neighbourhoods

1. ***Semilong and Trinity will put people at its centre, ensuring buildings and spaces are welcoming, inclusive, safe and accessible to all. To deliver healthy, liveable and walkable neighbourhoods, new development must be designed to support the principles of the 15 minute neighbourhood.***

***Development proposals should, where applicable:***

- a) ***Provide diverse, safe, healthy, energy efficient and affordable homes that reflect local housing need and support people at all stages in life;***
- b) ***Provide a well-connected street scape that creates the conditions to optimise walking, cycling and public transport for local journeys, ensuring equality of access to local facilities;***
- c) ***Create green and public spaces that promote social interaction and cohesion, with space to rest, shade and shelter, with appropriate wayfinding;***
- d) ***green spaces that promote multi-functional use for sport, recreation and play, encourage active travel and support biodiversity to improve physical and mental health;***
- e) ***Enable local food production and provide communities with a greater variety of healthy, locally sourced, fresh food by increasing the number and diversity of fresh food spaces within the area;***
- f) ***Keep jobs and money local by promoting locally productive forms of business and employment ensuring a strong town centre and neighbourhood centre exists to support everyday needs;***
- g) ***Support provision of community health and well-being facilities that support health practitioners and complementary community support services; and***
- h) ***Design a place to accommodate the needs of all age groups and life stages.***



## Promoting Sustainable Transport and Active Travel

Access by car to the town centre and its surrounds is vital for many, and will support the growth of the area's economy. But a balance needs to be achieved, between making the road network more effective and delivering a key aim of this plan; to enable a modal shift from the car to active travel and public transport. By doing so, Semilong and Trinity will become a liveable, walkable area with enlivened streets, public and green spaces. It will also improve the traffic flow on key streets such as along Semilong Road, and at key junctions such as Barrack Road making trips for all safer and more enjoyable.

The area has good bus links into Northampton Town Centre, especially from Barrack Road. There is also an E-Scooter facility which people can use to travel into and out of the area.

Walking and cycling offer great flexibility, are sustainable, have minimal cost to the user and provide significant health benefits. Local cycle links are mostly on road, lack legibility and connectivity between key destinations which discourage use. Similarly, walking options are dominated by traffic, whilst the perceived safety and quality of street scape in some areas limits use. The car appears to be more convenient, thereby increasing traffic flow and impacting environmental quality.

But Semilong and Trinity is relatively compact: within each neighbourhood it is possible to walk/cycle to everyday services within 10-15 minutes. There is a significant opportunity to encourage a modal shift from the car to active travel, particularly for local trips. This will contribute to reducing car use, important for movement particularly in the town centre, enhance activity and vibrancy and increase footfall.

Improvements will connect to, and enhance the existing network, strengthen links to green infrastructure and key destinations and gateways. For example, street scape /highways improvements along Barrack Road will improve conditions for walking and cycling, better integrate active travel with public transport, whilst improving connectivity along key desire lines through the town centre.

### **Policy 10 Promoting Sustainable Transport and Active Travel**

- 1. New development will be expected to provide well-designed, integrated, easy to navigate, durable, safe and attractive pedestrian/cycle links to promote the use of walking, cycling and active travel.***

#### ***Development should:***

- a) ensure that new development is designed to encourage walking and cycling as the preferred means of transport, within the development and to link with everyday facilities; and where practicable; educational facilities, employment areas and public transport;***
- b) consider how new walking and cycling infrastructure could contribute towards the priorities identified in the Council's Green Infrastructure Plan;***
- c) contribute to relevant street scape improvements on key public transport and active travel corridors;***
- d) make provision for quality, secure cycle storage in accordance with the Northampton's parking standards to encourage cycle use.***

## Protecting Local Amenities

Community amenities are an important part of any community and encourage community involvement, interaction and sustainable development. There are several important local amenities that cater for the local and wider population. These amenities include:

- Local Authority Education establishments.
- Display of works of art.
- Museums.
- Public libraries or public reading rooms.
- Public halls or exhibition halls.
- Public worship or religious instruction (or in connection with such use).
- Shops (mostly) selling essential goods, including food, where the shop's premises do not exceed 280 square metres and there is no other such facility within 1000 metres.
- Halls or meeting places for the principal use of the local community.
- Areas or places for outdoor sport or recreation (not involving motorised vehicles or firearms) and not already protected as a Local Green Space.

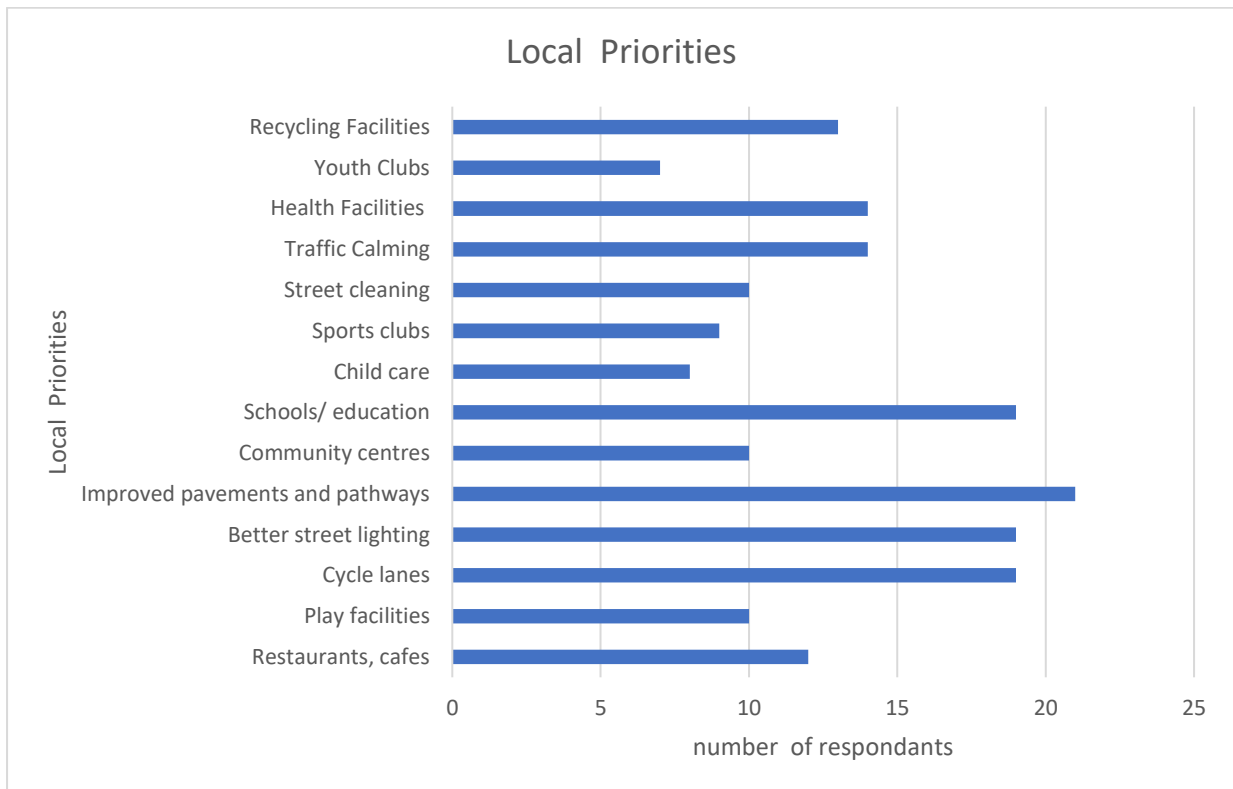
Policy 11 provides an approach to safeguard such facilities unless specific exceptions can be met. One relates to the commercial viability of the key local amenities. This may be particularly relevant for those amenities which are inherently commercial in their nature. In these circumstances the premises concerned should be marketed at a realistic price for at least six months to assess the opportunities for other community facilities to occupy any space currently occupied by key local amenities.



The Northampton Local Plan Part 2 designates an area on Semilong Road as a Neighbourhood Centre, which protects other community services such as health and local convenience retail.

### Public Consultation

The feedback from the questionnaire identified that residents would like to see new or improved local facilities. There was particular support for improved or new footpaths and cycleways and additional school provision.





## **Policy 11: Protecting Local Amenities**

- 1. *The following local amenities will be safeguarded for community purposes throughout the plan period:***
  - a) *Alliston Gardens Community Centre***
  - b) *Semilong Community Centre***
  - c) *Northampton Cathedral Café 1850***
  - d) *Semilong Working Men's Club***
  - e) *Northampton BBOB RFC***
  - f) *The Gateway Centre***
  - g) *Northampton Bangladeshi Association***
  - h) *Racecourse Pavilion***
  - i) *Castle Primary School***
  - j) *Bosworth Independent College***
  - k) *Malcolm Arnold Academy***
  - l) *Malcolm Arnold Prep School***
  - m) *Northampton International Academy***
  
- 2. *Proposals for the redevelopment or the change of use of any of the identified key local amenities to a non-community use will not be supported unless alternative community facilities are proposed as part of the development concerned or that it can be demonstrated that the existing use is unviable.***
  
- 3. *Proposals for new local amenities will be supported in accordance with the relevant Policies within this Plan and the Local Plan.***

## The Delivery of New Housing

Delivering new homes in Semilong and Trinity can complement the vitality and viability of the area by helping to ensure it is a lively, welcoming and safe place to live for all ages and abilities.

The Northampton Local Plan allocates the former Northampton University Campus Site (LAA1014). This will be the focus for residential-led growth within the neighbourhood. See Policy 15 for more information.

Optimising underused buildings, particularly through the use of upper floors can make an important contribution to creating sustainable residential communities. Such uses also increase vitality and help improve surveillance and activity. The recognition that such residential development may occur in parts of Semilong and Trinity, is considered an appropriate element of the regeneration strategy.

Outside the site allocations, residential uses are supported in principle where they do not jeopardise the function of the area as a place of work, leisure and shopping. Developers will be expected to take a comprehensive approach to development, and residential uses should be considered as part of mixed schemes to make the best use of land and to bring life into the area.

The Local Plan encourages higher density housing in urban settings and locations with good transport connections to support sustainable development. Nevertheless, it is important that proposals provide a housing mix that meets local needs and aspirations. Many sites in Semilong and Trinity may provide an opportunity for residential development, such as town houses or individual homes, especially at sites outside the town centre or towards the edge of the plan area. This allows a variety of housing needs to be met in the area and would help to create a diverse community.

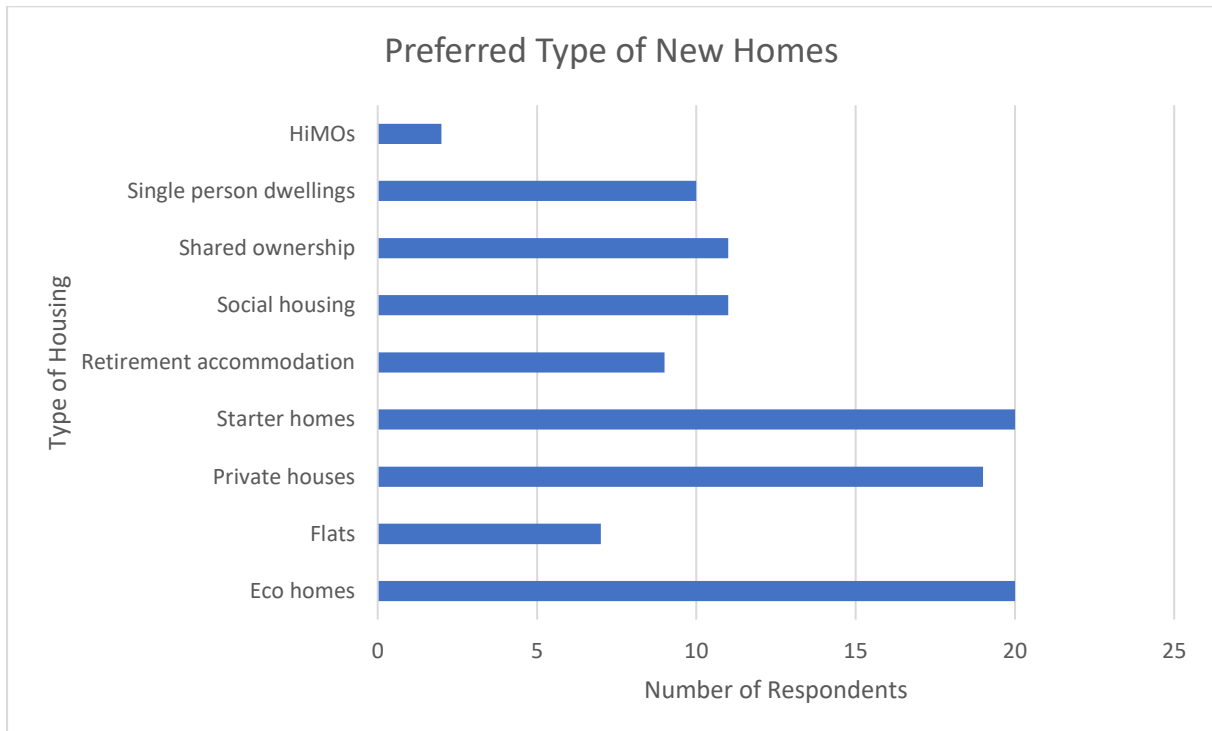
A Vibrant neighbourhood often attracts a larger proportion of resident younger people, particularly in a location with a growing evening economy. Providing homes for this age group, and first time buyers is important, whilst proximity to town centres can also prove attractive to older residents who prefer accessible facilities close to home. Policy 12 aims to support housing that is attractive to a variety of social groups at different stages of life.

Higher levels of activity associated with the nearby town centre can have an impact on the living conditions of nearby residents. A balance needs to be struck between residential environments and other uses, especially evening activities, to ensure that residents enjoy a high level of amenity, safety, and reasonable access to services. Some housing in the area can be of limited quality, especially where it involves the conversion of existing buildings or provides little amenity space for residents to enjoy. Policy 12 therefore requires adequate living environments be provided.

Affordable housing and specialist housing should be provided consistent with the requirements of the Local Plan. Site specific policies in this plan will identify where a particular housing product is considered appropriate.

## Public Consultation

The feedback from the community demonstrates that there is a preference for more starter homes, private houses and homes that are energy efficient or have integrated environmental features. There was less support for additional Houses of Multiple Occupation where these have brought local issues to the community.





## Policy 12: The Delivery of New Housing

**1. Semilong and Trinity will be an inviting, safe and pleasant place to live. New homes in the area will be supported by:**

- a) Encouraging residential uses on other sites as part of mixed used developments and/or conversion of existing buildings, especially upper floors where it does not jeopardise the commercial function of the town centre, and where it supports an adequate standard of amenity space;**
- b) Undertaking a programme of housing estate maintenance, renewal and regeneration that ensures high quality housing provision and results in no net loss of affordable housing, delivering an uplift in affordable housing wherever possible;**
- c) Securing higher density development, except in locations where local context supports a lower density and the proposal better meets local housing needs;**
- d) Making the best use of the existing housing stock, including by using available tools to bring vacant units back into use;**
- e) Ensuring that major residential development (other than the site allocations) will support and not prejudice the town centre's retail, commercial and leisure function.**

## Regeneration

In recent years, much has been accomplished to foster investor confidence. Such work will need to continue if the vision for Semilong and Trinity is to be realised.

This Neighbourhood Plan therefore sets out an ambitious long-term strategy for securing and coordinating new investment in Semilong and Trinity, along with managing growth and new development in a socially, economically and environmentally sustainable way. This will build on the Local Plan's regeneration ambitions for Northampton Central Area which covers the southern part of the neighbourhood from the International Academy south along Barrack Road.



Whilst regeneration and redevelopment will have a great impact on Semilong and Trinity, they cannot be looked at in isolation; each project builds on the success of its predecessor and will in itself, provide the foundation upon which future projects are delivered.

Much of the regeneration activity in the neighbourhood in recent years has been focussed around two development opportunities – the Northampton International Academy and the site of the former Northampton University Campus - and the latter is and will continue remain a focus for change and investment in the short to medium term.

Within the wider area, there are a range of other sites that provide development opportunities to help support the regeneration of Semilong and Trinity. However, these are likely to be delivered in the longer term due to land ownership constraints.

This Regeneration Strategy will be realised by a mix of spatial interventions, planning decisions and public and private funding as well as through the Community Infrastructure Levy, developer contributions and legal agreements.

Developer contributions will be sought having regard to the relevant policy requirements of the emerging Northampton Local Plan and the Neighbourhood Plan, development specific impacts, appropriate mitigation (including additional facilities or requirements made necessary by the development), viability and the statutory tests for the use of planning obligations.

## Residential Regeneration

Delivering new homes or enhancing existing properties in Semilong and Trinity can complement the vitality and viability of the area by helping to ensure it is a lively, welcoming and safe place to live for all ages and abilities. The regeneration of the area will help contribute positively towards the Local Plan's ambition for the regeneration of Northampton Central Area.

Optimising underused buildings can make an important contribution to creating sustainable residential communities. Such uses also increase vitality and help improve surveillance and activity. The recognition that further residential development may occur in the neighbourhood, as windfall development, is considered an appropriate element of the regeneration strategy.

Outside the site allocations, residential uses are supported in principle where they do not jeopardise the function of the area as a place of work, leisure and shopping. Developers will be expected to take a comprehensive approach to development, and residential uses should be considered as part of mixed schemes to make the best use of land and to bring life into the neighbourhood.



### **Semilong Regeneration Area**

Semilong Regeneration Area covers the whole of Semilong. The Community is committed to ensuring that all residents have access to a decent home that is secure and affordable. This will require significantly more new affordable housing and homes where residents can age well in Semilong and Trinity. However, it is equally important that existing homes are brought up to, and maintained at an appropriate standard, including within Semilong and Trinity's residential areas. In addition, it is vital for the safety and security of residents and the wider community that new homes are well integrated into their neighbourhoods, with plentiful opportunities for social interaction, and that high quality living environments benefit the health and well-being of local residents.



The Northampton Core Strategy policy H1 makes provision of affordable housing and older peoples housing through new development. The focus of Policy 13 therefore is enhancing the existing Council stock within the area.

Housing areas within Semilong and Trinity are traditional in style and there are a high number of Houses of Multiple Occupation and private rented. Their age and condition varies and so does the programme of maintenance required for each. The nature of the programme for housing estate maintenance, renewal and regeneration will therefore vary on a case-by-case basis. Policy 13 will help ensure that that all such investment is appropriately managed, irrespective of the level of works involved, and that local residents benefit from improved access to high quality, inclusive affordable housing and living environments.

In some housing areas such as St Georges Avenue, the housing offer is fit for purpose and meets local residents' needs, whereas the environment could benefit from improvement, including more direct walking and cycling links to local shops, services and green space.



In other circumstances, such as areas around Semilong there are opportunities, as identified by Policy 13, to adopt a broader approach to regeneration to deliver more, better quality homes and improve the physical appearance of the area.

All regeneration schemes should be carried out in consultation with existing residents and the local community. The process will be in line with the Council's policies and procedures. All proposals for regeneration

must also ensure that there is no net loss of affordable housing within the neighbourhood.

Housing renewal and enhanced management offers opportunities to reconsider the wider environment within which housing sits. Open space provision and play space, can be revisited, in consultation with the community, to ensure that the facilities are fit

for purpose, whilst better use of urban greening will be required to create a multifunctional green environment that can help development adapt to climate change.

### Policy 13: Semilong Regeneration

- 1. The maintenance, renewal and regeneration of Semilong and Trinity's housing areas will play an important role in helping to ensure that neighbourhoods benefit from high quality living environments, housing is maintained at a decent standard and new affordable housing and housing for families and older people and those with specific needs is delivered locally. Where strategic housing renewal and regeneration is proposed, this will be carried out in consultation with existing residents and the local community, in order to ensure:**
  - a) There is no net loss of affordable housing, and an uplift in affordable housing is delivered to meet local needs;**
  - b) A range of high quality, affordable housing options are made available in the neighbourhood plan area;**
  - c) Existing and new residential units achieve the Decent Homes standard;**
  - d) The development is designed to a high quality standard and provides for physical improvements to the housing stock and local environment, consistent with other relevant policies; and**
  - e) Strong and inclusive communities can be better fostered and supported, with spaces and facilities that enhance opportunities for social**

## Climate Change

Climate change is likely to bring about more extremes of weather locally such as higher winds; hotter, drier summers and wetter winters. Planning for climate change involves seeking to limit the impact of development on the climate.

In accordance with national policy this Plan seeks to reduce greenhouse gases in accordance with the provisions of the Climate Change Act 2008. In 2021, the UK Government committed to cut Greenhouse gas emissions by 78% by 2035 and to achieve net zero by 2050. This significant reduction falls within this plan period, therefore this Plan must put in place an ambitious but flexible approach, with measures to enable a step change locally – to allow for any changes to legislation and technology that may be introduced – to ensure that our communities are able to move towards a zero carbon environment more easily by 2050.

The community is mindful of the progression towards a zero carbon standard and will respond to further measures through a review of the Neighbourhood Plan. Policy 14 is designed to ensure that the development and use of land in the area will contribute to the 'mitigation' of, and 'adaptation' to, climate change during the design, construction and occupation of any new development.

Climate change mitigation are measures that can be taken to reduce our contribution to climate change, including locating, designing and constructing developments in ways that reduce carbon dioxide emissions and reduce the use of our natural

landscape and its resources. Climate change adaptation are those measures that can be included within developments that will take account of the effects of climate change; such as, managing flood risk, using water efficiently and the use of more sustainable materials in development. Methods to reduce the impact of climate change should where practicable, favour natural based solutions over those that required hard engineering.

### **Climate Change Adaption**

Adaptation to a changing climate will be necessary to avoid unmanageable impacts to communities in the future. The design of new developments will play a crucial role in making communities more resilient to the effects of a changing climate in the future: by minimising risks and exploring opportunities.

It is important that developments are designed to withstand the effects of climate change. Development provides an opportunity for reducing energy consumption and enabling more efficient use of energy and water, both of which are important for reducing carbon emissions and wasteful use of finite natural resources. This will help to minimise the impact of development on the environment, and ensure that buildings and spaces endure.

Sustainable design also includes the sustainable use of resources. This includes considering how existing buildings can be re-used, and how new buildings might be used in different ways in the future. The use of sustainable materials (those that are degradable, have low embedded energy, are easily renewed, or are recyclable) will also be supported.

### **Efficient Use of Existing Buildings**

Optimising the use of land in Semilong and Trinity is a key priority. One way to do so, is by extending, altering or making the building better work in a modern setting. A number of recent projects demonstrate the positive impacts sensitively altering, extending designated or traditional buildings or retrofitting to incorporate modern and low carbon measures can bring to a historic and traditional urban setting.

High design quality therefore should be achieved through all new development, including extensions, alterations and retrofitting measures. A poor quality extension, alteration or retrofitting can significantly impact the quality of the streetscene, and cumulatively can reduce the attractiveness of a neighbourhood. Across the neighbourhood there are many examples of good quality, but many also jar with the host building, do not complement the streetscene and local context.

Neighbourhood Plan Policy 14 encourages and supports developments that sensitively incorporate such initiatives into new developments and this includes the scheme's design, construction, use of materials and their long-term efficiency.

Whilst some retrofitting measures, extensions and alterations are allowed through permitted development rights, others will need consent, especially where they impact historic buildings and their setting. Policy 14 only applies to those proposals requiring planning permission.



The Semilong and Trinity Character Assessment recognises that the urban grain and local character of neighbourhoods varies greatly. Policy 14 recognises therefore that quality is particularly important where alterations or extensions are visible from the frontage or street scape are within established residential areas, or the Barrack Road or Kingsley Conservation Areas. Proposals need to be well thought

out, using the design-led approach to ensure a site-specific response to the urban grain. This will help ensure alterations and extensions are sensitive to their local and historical context, and do not adversely impact on the amenity of neighbouring properties.

Extensions to residential buildings should normally be subordinate in scale to the original. This will ensure that new development does not dominate existing and well-established features of the building or setting, or result in disproportionate additions that detract from local character. Alterations and extensions must also respect the architectural qualities and coherence of the urban grain, for example, by taking into account the distinctive qualities of blocks or terraces of buildings and not undermine their established uniformity.

Innovative, high quality and creative contemporary design solutions that respond positively to the site context will be supported, so long as the design carefully considers the architectural integrity of the original building and avoids any jarring building forms.



Light wells can help to enhance the amenity of a building's users. Such proposals must give careful consideration to their integration within the site along with their relationship to the host building and wider setting.

## Energy Efficiency

Many existing buildings in Semilong and Trinity are of traditional form and style. These buildings are often less efficient than newer buildings, but provide opportunities for the installation of measures retrospectively to reduce their carbon emissions and to make them more appealing commercially. Retrofitting measures to existing buildings will be

supported to improve their energy and water efficiency and their adaptability to climate change.

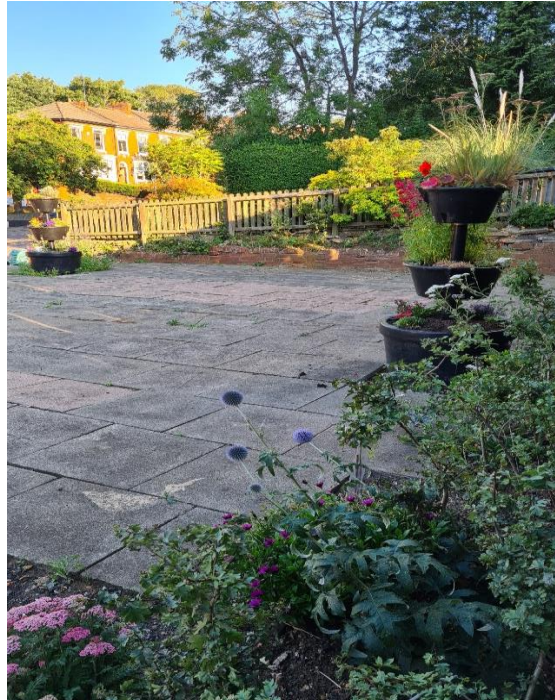
## Community Gardens

To help adapt to the impacts of climate change, it is important to undertake environmental-led regeneration in areas where there is vacant or underused land. An example of this is the development of Primrose Garden which was a space that was underused and neglected. Overtime, this area has become a focus for community liaison and local wildlife and has become the Primrose Garden. The space has gone from grey to green and contributes positively towards the character and regeneration of the neighbourhood.

### Primrose Garden







## **Policy 14: Retrofitting Existing Buildings**

- 1. Proposals for the extension, alteration and/or retrofitting of existing buildings to incorporate low carbon or renewable technologies and materials should follow the design-led approach and will be expected to:**
  - a) Be designed to contribute to successful place-making by responding positively to the principles for the relevant character area identified by the Semilong and Trinity Characterisation Study;**
  - b) Ensure there is no unacceptable impact on relevant designated and non-designated heritage assets and their settings, where appropriate;**
  - c) Respond positively to the local context, character and distinctiveness of the site and host building with regard to the form, proportion, setting, period, architectural characteristics and detailing of the original building;**
  - d) Use high quality, durable and matching or complementary materials;**
  - e) Maintain and wherever possible enhance the architectural integrity of a group of buildings as a whole;**
  - f) Ensure new rooms created by a residential alteration or extension provide adequate amenity and space for all building occupiers;**
  - g) Ensure innovative and contemporary designs/materials and/or modern structures are of an exceptional design quality and comply with (b) above;**
  - h) Protect the amenity of neighbouring properties, including back gardens; and**
  - i) Ensure a high-quality living or working environment can be provided.**

### **Urban Greening**

- 2. Living roofs and walls will be supported where they are appropriately designed, installed and maintained. Proposals should have regard to the latest industry good practice guidance to help ensure that green roofs and walls are designed to maximise environmental benefits and will function effectively over the lifetime of the development.**

## Redevelopment Site

### The Former Northampton University Campus Site

The former Northampton University Campus is a large underused existing educational site. A significant opportunity exists to positively re-develop this brownfield site, as part of the regeneration of Semilong and Trinity. The Northampton Local Plan also allocates this site for residential led development.



Building on the successful regeneration of the nearby Northampton International Academy, whereby buildings have been rejuvenated into a creative education facility, the aspiration is to create a vibrant mixed use area, contributing to the creation of a vibrant, mixed use neighbourhood. This site will contribute quality residential development that diversifies the housing mix within the area and creates a more attractive, green

space which will contribute positively towards the areas public green spaces.

The site is currently under development and has received planning consent for a large residential-led development, including the conversion of existing historic buildings and the demolition of others. Previous student accommodation is also being transformed into 2 and 3 bedroom flats. The site will likely be developed in phases.

Strategically located between the Racecourse and Malcom Arnold Academy, the site is an integral part of the community which is within 15 minute walk of shops and services on Barrack Road. Public transport connections adjoin the site on St Georges Avenue and Trinity Avenue.

Discussions between relevant bodies about the development of the site have continued and there is an agreement to work collaboratively through its planning and development process.

On this basis, it is vital that the site is developed in a comprehensive way, to deliver a well-designed coherent development supported by appropriate infrastructure. As such, all proposals should be consistent with the Semilong and Trinity Design Codes, that have been prepared by this Neighbourhood Plan.

Design cues should be taken from local context, having regard to onsite and nearby heritage assets in the locality, including the Newton Building and the Kingsley Conservation Area.

On its southern boundary the Racecourse green corridor dominates. Within its buffer, ecological and amenity value should be appropriately enhanced, ensuring

connectivity with neighbouring areas and the Primary School. Its contribution to improving the street scape network within the area will help link this site to neighbouring development and assets like The Racecourse.

Opportunities exist to strengthen active travel connections between the site and neighbouring area, making it possible to live and work close by. Part of the frontage will facilitate an improved junction on to St Georges Avenue to enhance highway safety.

### Proposed Landscape Masterplan



Proposed Site Plan



### **Policy 15: Former Northampton University Campus**

- 1. The former Northampton University Site, as identified on the Policies Map, will be redeveloped as a high-quality, efficient and well-designed development that takes inspiration from the areas educational heritage. Its residential development, of approximately 170 dwellings, new public space and rejuvenated green spaces will contribute positively towards the physical and environmental regeneration of Semilong and Trinity. The site will be developed in accordance with the most recent planning approval and any associated conditions and masterplan.***

#### ***Development Should:***

##### ***Local Character and Streetscape***

- a) Be designed to contribute to successful place-making and improve the character and appearance of the Character Area to reflect the principles identified in the Semilong and Trinity Character Assessment and Design Codes;***
- b) Respond positively to evolving urban scale, density and character, to secure a coherent and appropriate functional relationship with land uses and spaces within the site and its surroundings, taking into account the needs of the users of the development;***
- c) Provide a positive relationship with an active frontage to St Georges Avenue to encourage positive use;***
- d) Be responsive to the environmental and amenity value of green spaces, through urban greening and by incorporating walking and cycling links.***

- a) Use suitable and sustainable materials that promote energy efficiency, durability and contribute positively towards improving the character of the area;***
- b) Be sensitive and responsive to the historic character and local distinctiveness of the surrounding local environment, with regard to nearby designated and non-designated heritage assets.***

#### ***Street Scape Public Realm***

- a) Ensure new street scape public realm and landscaping forms a well-defined, distinctive element of the streetscene; enhances legibility, incorporates greenery appropriate to location, provides for the variety of activity expected to take place, and is designed to be durable, attractive, resilient to the impacts of climate change and positively contribute to the character of the locality;***
- b) Provide contextually appropriate boundary treatments to clearly define private and public space and their design, height, material(s) or species contribute positively towards the character of the area;***
- c) Ensure materials, colour, texture, quality, detailing, lighting, street furniture, signage, species, refuse storage and public art complement the streetscene and respond positively to local context; and***
- d) Provide an appropriate level of off-street car/cycle parking and servicing space in accordance to the standards identified in the Northampton Local Plan.***



# Monitoring the Plan



## Monitoring the Plan

The policies in this Plan will be implemented by West Northampton Council (WNC) as part of their development management process. Where applicable the Neighbourhood Forum will also be actively involved. Whilst WNC will be responsible for development management, the group will use the Neighbourhood Plan to frame its representations on submitted planning applications.

The Neighbourhood Plan should be reviewed (by the community) within 5 years following the making of the Neighbourhood Plan by WNC to keep it up to date with current legislation.

The impact of the Neighbourhood Plan policies on influencing the shape and direction of development across the Plan area will be monitored by the group. If it is apparent that any policy in this Plan has unintended consequences or is ineffective it will be reviewed.

Any amendments to the Plan will only be “made” following consultation with Northampton Town Council, local residents and other statutory stakeholders as required by legislation.

## GLOSSARY

Term	Abbreviation	Definition
Accessibility		The ability of people to use a range of transport methods in order to reach places and facilities.
Affordable housing		<p>Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:</p> <p>a) Affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).</p> <p>b) Starter homes: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.</p> <p>c) Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.</p> <p>d) Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.</p>

<b>Term</b>	<b>Abbreviation</b>	<b>Definition</b>
Allocated Site		This describes sites which have been identified for a specific use e.g. housing.
Amenity		A positive element or elements that contribute to the overall character of an area, for example open land, trees, historic buildings and how they relate to each other.
Biodiversity		The whole variety of life encompassing all genetics, species and ecosystem variations, including plants and animals.
Blue Infrastructure		Infrastructure which relates to water; both natural and man-made. This includes rivers, streams, ponds and lakes.
Brownfield Land		Land which is or was occupied by a permanent structure, including land within the structures curtilage. This excludes land occupied by agricultural or forestry buildings; land developed for minerals extraction or waste disposal; land in built up areas, such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.
Building regulations		Building regulations approval is required for most building work in the UK and are statutory instruments that seek to ensure that policies set out in the relevant legislation are carried out.
Built Environment		This term refers to the man-made surroundings that provide the setting for human activity, ranging in scale from buildings to parks.
Change of Use		A change in the way that land or buildings are used (see Use Classes). Planning permission is usually necessary in order to change from one 'use class' to another.
Character		A term relating to Conservation Areas or Listed Buildings, but also to the appearance of any rural or urban location in terms of its landscape or the layout of streets and open spaces, often giving places their own distinct identity.
Climate Change		Long-term changes in temperature, precipitation, wind and all other aspects of the Earth's climate. Often as a result of human activity and fossil fuel consumption.
Climate Change Mitigation		Action needed to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions.
Community Facility		Facilities which provide for the health and wellbeing, social, educational, spiritual, recreational, leisure, or cultural needs of the community. This includes; community centres, libraries, leisure centres.
Conservation		The process of managing change to a historic asset in a way that sustains and enhances its significance.
Conservation Area		They are areas of special architectural or historic interest, of which the character or appearance are desirable to preserve or enhance.
Deliverable		Sites for housing should be available now, offer a suitable location for development now, and be

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		<p>achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:</p> <p>a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).</p> <p>b) Where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.</p>
Density		The amount of development which takes place on a development plot. This is commonly used as a measure of either the number of habitable rooms per hectare or the number of dwellings built per hectare.
Deprived/ Deprivation		The damaging lack of material benefits considered to be basic necessities in society.
Designated heritage asset		A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.
Developable		Sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.
Developer Contributions		Payments which are made to the local authority to deliver infrastructure, which is required to make a development acceptable in planning terms.
Development plan		Defined in section 38 of the Planning and Compulsory Purchase Act 2004, this includes adopted Local Plans and made neighbourhood plans.
Facilities		A place, amenity or piece of equipment provided for a particular purpose.
Green Infrastructure		A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.
Greenspace		A collective term for green and open space, which may or may not be publicly accessible. This includes parks and gardens, outdoor sports facilities, allotments, playing fields, cemeteries and churchyards.
Heritage asset		A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

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Historic England		Public body which looks after England's historic environment.
Historic Environment		All aspects of the environment which result from the interaction between people and places through time. Including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora. Elements of the historic environment which hold significance are called heritage assets.
Housing in Multiple Occupation	HMO	Housing where at least 3 tenants live there, forming more than 1 household and where they share toilet, bathroom or kitchen facilities with other tenants.
Infrastructure		Structures and facilities which support development including transport, green and social infrastructure such as roads, local open spaces, schools, health provision, and utilities.
Landscape Character		The distinct and recognisable pattern of elements that occur consistently in a particular type of landscape and give it recognisable identity.
Listed Buildings		Designated heritage assets of national importance, and are included on the statutory list of buildings of special architectural or historic interest.
Local Centre		Includes a range of small shops and perhaps limited services of a local nature, serving a small catchment.
Local Distinctiveness		The positive features of a place and its communities which contribute to its special character and sense of place.
Local Green Space		Green areas of particular local importance identified for special protection according to criteria set out in the NPPF.
Local Nature Reserves	LNR	Places with wildlife and or geological features that are of special interest locally.
Local Plan		A plan for the future development of the Borough, drawn up by the local planning authority in consultation with the community. Also known as a development plan document adopted under the Planning and Compulsory Purchase Act 2004. A local plan can consist of either strategic or non-strategic policies, or a combination of the two.
Local Planning Authority	LPA	This is the local government body that is empowered by law to exercise planning functions for a particular area.
Local Wildlife Sites	LWS	Locally designated sites that are considered to have county-level biological or geological significance.
Low carbon technologies		Those that can help reduce emissions (compared to conventional use of fossil fuels).
Masterplan		A type of planning brief outlining the preferred usage of land and the overall approach to the layout of a development on a site or a group of sites. To provide detailed guidance for subsequent planning applications.
National Planning Policy Framework	NPPF	The framework sets out planning policies at a national level and provides guidance for local planning authorities and decision-takers, both in drawing up plans and making decisions about planning applications.

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Neighbourhood Plan		Produced by a designated parish council or neighbourhood forum for a defined neighbourhood area, using powers put in place by the 2011 Localism Act. Once made the neighbourhood plan forms part of the Development Plan for the area covered and carries weight in planning decisions.
Non-designated Heritage Asset		Defined as having a positive significant impact in heritage terms, but is not subject to statutory protection
Planning and Compulsory Purchase Act 2004		The Act introduces: a statutory system for regional planning, a new system for local planning, reforms to the development control and compulsory purchase and compensation system and removal of crown immunity from planning controls.
Planning Condition		A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.
Planning Obligation		A legal agreement entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.
Planning Permission		Formal approval sought from a local planning authority to allow a proposed development to proceed, often granted with conditions.
Planning Policy Guidance	PPG	Regularly updated online guidance that accompanies the policies set out in the National Planning Policy Framework (see above). It provides additional detail about how different issues are expected to be addressed.
Protected Species		Plant and animal species afforded protection under certain Acts of Parliament and Regulations.
Public Realm		The publicly accessible external space including pavements, streets, squares and parks.
Regeneration		The economic, social and environmental renewal and improvement of urban or rural areas.
Renewable and low carbon energy		Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).
Section 106 Agreement	S106	A legal agreement under section 106 of the 1990 Town & Country Planning Act. Section 106 agreements are legal agreements between a planning authority and a developer, or undertakings offered unilaterally by a developer, that ensure that certain necessary extra works related to a development are undertaken.
Setting of a heritage asset		The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to

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		the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
Significance for heritage		The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.
Site Allocations		Parcels of land that have been allocated through the Local plan to be developed for a particular use.
Site of Special Scientific Interest	SSSI	Sites designated by Natural England under the Wildlife and Countryside Act 1981.
Sustainable Development		World Commission on Environment and Development in 1987: "development that meets the needs of the present without compromising the ability of future generations to meet their own needs".
Sustainable Transport/ Travel		Often meaning walking, cycling and use of public transport (and in some instances 'car sharing'), which is considered to be less damaging to the environment and reduce traffic congestion and pollution.
Town Centre		Area defined on the policies map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. Excludes small parades of shops of purely neighbourhood significance. Unless they are identified as centres in the development plan, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres.
Tree Preservation Order	TPO	A mechanism for securing the preservation of single or groups of trees of acknowledged amenity value. A tree subject to a tree preservation order may not normally be topped, lopped or felled without the consent of the local planning authority.



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