Moray Lodge, Peveril Road

Statement of Community Involvement – Public Consultation

Northampton Partnership Homes (NPH) in May 2019, consulted with key stakeholders and residents (tenure neutral) neighbouring the proposed development site.

Letters were hand delivered to 42 homes on 2nd May in Peveril Road, Kerrfield Estate & Ashwood Road detailing where plans could be viewed online and feedback given electronically. Details of a consultation event on 8th May 2019 were also given – this was held in a local community centre.

The following key stakeholders were consulted:

Northants County Councillor – Cllr Suresh Patel
Northampton Borough Councillor – Cllr Tim Hadland
Sharon Henley Crime Prevention Design Adviser, AdCertED&CP
Duston Parish Council

There were no negative comments from any of the key stakeholders consulted.

Community Consultation:

The community consultation was attended by around 15 local residents, the online plans had 270 unique page views.

Below are examples of the images shown on the NPH website:
Community Consultation Feedback:

Of the 42 households written too, 11 households responded with 14 replies (some households wrote more than one response). Concerns ranged from replacement of fences, construction traffic and working hours to the building being too large for the plot despite being a very similar footprint to the previous building. The main concern was around the front entrance being on the line of the pavement, this has now been addressed with the front lobby being re designed. Concerns were also raised about 9 Peveril Rd being over looked, but the household of 9 Peveril Rd have not complained themselves in writing although they did attend the consultation event and verbalised their concerns; the previous building had more windows on this elevation.

Falling house prices as a result of the development was a concern of one respondent, several requested that the building be ‘flipped’ with the accommodation windows being along the site of the neighbouring garage workshops rather than near 9 Peveril Rd.

Another concern raised was the layout of the front garden boundary being ‘unattractive’ NPH have therefore requested that their architects re design the frontage as a result of this.

Respondents from outside of the local area stated that the facility was ‘much needed’ and will ‘enable residents to live independently in their own homes with support of care staff’.

Parking was also a concern with the garage losing their current parking which is temporarily licenced on the site – this needs to be addressed with owners of the garage.