



Windmill Hill Covenant Consultation Report

January 2015

Method	Number of questionnaires returned	Percent of questionnaires returned
Paper	311	99.0%
Online	3	1.0%
Total	314	100%

This survey was open between 15 December 2014 and 23 January 2015



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1. Executive Summary

Windmill Hill playing fields are currently used as a public open space with a number of football pitches and a skate park. Over the past few years there have been various discussions about how the area should be managed in the future, although its future use has always been intended to remain as public open space for the enjoyment of local residents.

During discussions between Torbay Council staff, Councillors and local stakeholders it has been suggested that a covenant should be placed on the Windmill Hill playing fields area. A covenant, in this instance, is a legal agreement which would prevent certain changes to the site from taking place without the agreement of the local community. Changes would have to be established through a referendum of the residents of the roads being consulted (Audley Avenue, Higher Audley Avenue, Lower Audley Avenue, Pendennis Road, Pencourse Road).

Covenants can protect land for a period which could vary from 25 years to 100 years. Covenants usually restrict building on a piece of land or substantial change of use from its current status. In this instance, it is proposed a covenant will prevent additional development beyond the existing building's footprint (square feet) and height, and the sale and consumption of alcohol on the site. However, covenants can be restrictive and prevent future generations from making changes to them, unless a referendum is carried out with the residents of roads being consulted at this time. A consultation was undertaken to measure the amount of community support for implementing a covenant on the Windmill Hill site.

Consultation started on 15 December 2014 and closed on the 23 January 2015. A paper questionnaire was distributed to houses surrounding the Windmill Hill site by local residents and an on line version of that survey was published on the Torbay Council website.

Once the results have been reviewed, consideration will be given to drafting a covenant to reflect the community's view.

2. Quality Assurance

To ensure the quality of data provided, all information received through both the on line and paper surveys was verified and moderated. This provides assurance that the results presented overleaf are an accurate representation of respondents' views.

3. Summary of results

Q1) Please give your postcode and road name to verify that you are a resident of the area being surveyed.

Postcode	Number	Percent
TQ2 7PD	64	20.4%
TQ2 7PG	49	15.6%
TQ2 7PB	44	14.0%
TQ2 7QS	40	12.7%
TQ2 7QS	40	12.7%
TQ2 7QR	27	8.6%
TQ2 7PQ	26	8.3%
TQ2 7PF	21	6.7%
TQ2 7QB	14	4.5%
TQ2 7QZ	13	4.1%
TQ2 7PE	7	2.2%
TQ2 7QA	6	1.9%
No answer	3	1.0%
	314	100%

Road name	Number	Percent
Audley Avenue	111	35.4%
Pendennis Road	98	31.2%
Higher Audley Avenue	69	22.0%
Lower Audley Avenue	26	8.3%
Pencourse Road	7	2.2%
No answer	3	1.0%
Total	314	100%

Q2) Do you think there should be a covenant protecting Windmill Hill playing fields as a public open space?

	Number	Percent
Yes	313	99.7%
No	1	0.3%
Don't know	0	0.0%
No answer	0	0.0%
Total	314	100%

Q3) If a covenant is put in place, do you think it should prevent the existing changing rooms from increasing beyond its current footprint (square feet) and height?

	Number	Percent
Yes	294	93.6%
No	12	3.8%
Don't know	7	2.2%
No answer	1	0.3%
Total	314	100%

Q4) Should any covenant prevent the sale and consumption of alcohol at the site?

	Number	Percent
Yes	307	97.8%
No	3	1.0%
Don't know	3	1.0%
No answer	1	0.3%
Total	314	100%

Q5) How many years do you think any covenant at Windmill Hill should last?

	Number	Percent
25 years	27	8.6%
40 years	9	2.9%
60 years	22	7.0%
100 years	254	80.9%
No answer	2	0.6%

Total	314	100%
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Q6) Other comments:

This question was for free text allowing respondents to make written comments. These comments have been categorised into popular themes. The numbers in brackets indicate the number of responses in that theme. Individual comments may be classified under more than one theme.

Please note: Not all respondents may have answered this question

Category	Comments made by respondents
Alcohol (17)	<p><i>"If its unacceptable for spectators at Torquay UTD, a professional football club, to be allowed to watch football being played whilst drinking alcohol, why should it be allowed to be served in a public open space which is unpoliced or stewarded. It makes no sense there is no need for alcohol."</i></p> <p><i>"Windmill hill is an amenity in the heart of a housing area. It is a safe area for people to live and children to play. This would change the whole area if the field was privatised wholly or partly and alcohol was permitted to be sold at any time day or night. These fields must be kept for the use of the public and general sport."</i></p> <p><i>"We don't need another pub/club near our house"</i></p>
Protect the space (17)	<p><i>"It is important to keep Windmill Hill an open green space to be enjoyed by local residents for future generations."</i></p> <p><i>"This space should be a green space and protected for the future generations for my children and grandchildren and their children....."</i></p> <p><i>"I think this space should be available for everyone to use at any time".</i></p>
Other (15)	<p><i>"CCTV and lighting please up at windmill"</i></p> <p><i>"Even though the residents might have a say in the use of the area, at no stage should any maintenance cost be borne by the residents. The council should also ensure their planned maintenance schedules and budgets do not neglect the area like what has happened to Stoodley Knowle field"</i></p> <p><i>"I'm new to the area and enjoy the lovely green area and peace and quiet and very much appreciate what the residents are trying to achieve".</i></p>

Parking / Traffic (10)	<p><i>“Area for car parking should be considered”</i></p> <p><i>“My son was knocked over outside my house when there was a football game on and everyone that couldn't park in the spaces at the ground parked both sides of our road, could this happen again?”</i></p>
Community Facility (9)	<p><i>“I have no objection to the football club developing the site if the community is involved and development is controlled and the space remain public access.”</i></p> <p><i>“It should be used as a facility for the whole community to enjoy a variety of sporting activities etc”.</i></p>
Development (9)	<p><i>“As a resident in this area for eight years i know most of the neighbours in lower Audley Avenue and none of them are in support of any major developments in this public space”</i></p> <p><i>“Keep up improvements to existing building”.</i></p>

Respondent Profile

Q7) Are you?

	Number	Percent
Male	129	41.1%
Female	154	49.0%
No answer	31	9.9%
Total	314	100%

Q8) Which of the following age groups applies to you?

	Number	Percent
0 – 15	1	0.3%
16 – 24	31	9.9%
25 – 34	28	8.9%
35 – 44	35	11.1%
45 – 54	55	17.5%
55 – 64	53	16.9%
65 –74	58	18.5%
75+	24	7.6%
No answer	29	9.2%

Total	314	100%
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Q9) Do you consider yourself to be disabled in any way?

	Number	Percent
Yes	43	13.7%
No	217	69.1%
No answer	54	17.2%
Total	314	100%

For further information please contact the Policy Performance and Review team on 01803 207227 or email consultation@torbay.gov.uk

The information used to collate this report has been collected and processed in accordance with the Data Protection Act, 1998.