

Committee Report: Kiln Lane Allotment Land Use Survey Results

Date: Sept 5th, 2024

To: Leisure & Recreation Committee

From: Andrew Briggs – Ops Manager

Subject: Summary of Resident Survey on Kiln Lane parking request.

Council Priority: To provide a high standard of services & facilities. To protect and improve our environment.

Subject: Survey Results and Recommendations Regarding the Proposed Lease of Kiln Lane Allotment Land

1. Introduction

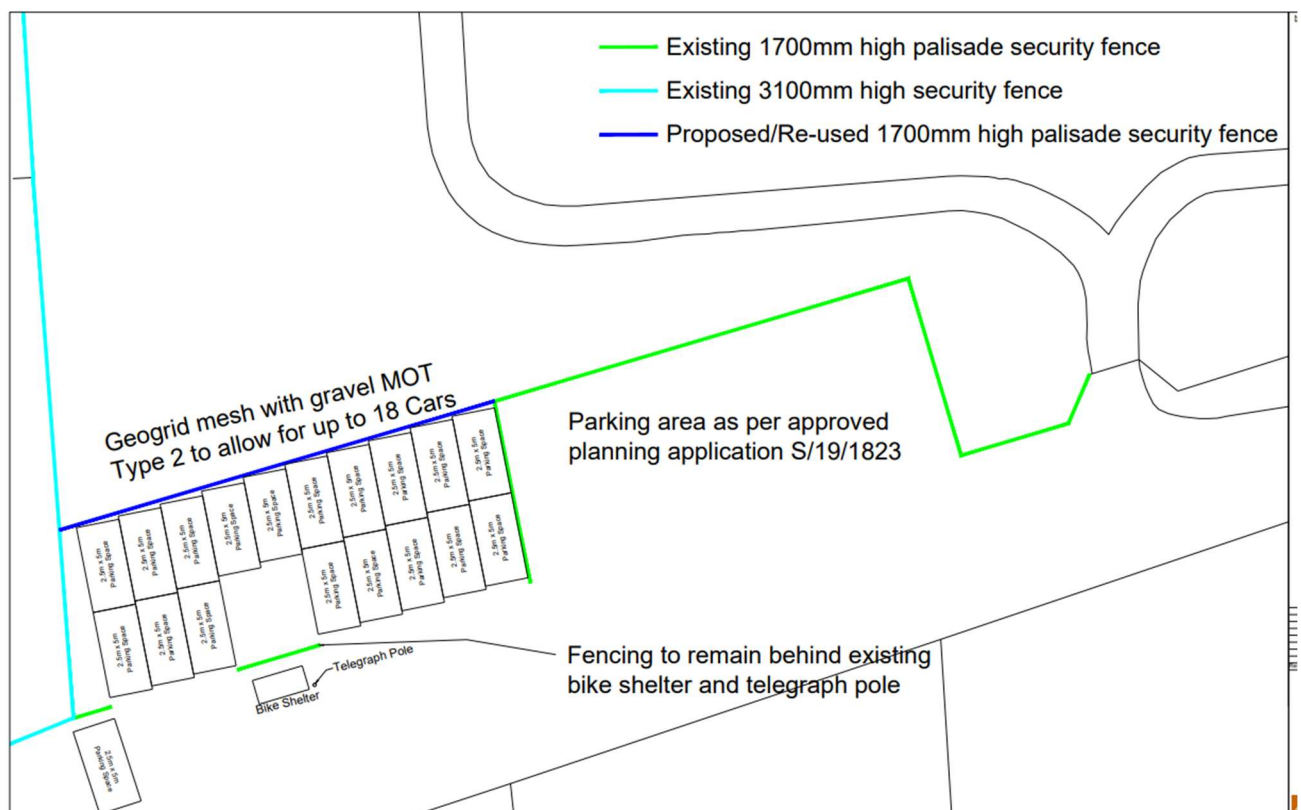
Following the approach by Manor Garages for use of a section of Allotment land within the Kiln Lane site, Officers created and distributed a survey to the site tenants. The survey aimed to gather feedback on the proposed lease of a portion of the allotment land to a third party for additional parking, as well as potential uses for the land and concerns from the tenants.

This report summarises the findings.

A total of 12 tenants participated in the survey.

Alongside the survey, a formal application was submitted to Swindon Borough Council Planning department.

Proposed location plan:



2. Detail

2.1. Tenant Participation and Awareness

- **Tenant Participation:** All 12 respondents confirmed that they are current tenants at the Kiln Lane allotment site.
- **Awareness of Previous Land Lease:** 75% of the tenants were aware of the previous land lease in 2022, which was also intended for parking purposes.

2.2. Sentiment Towards the New Lease Proposal

- **Support for the Proposal:** The tenants are divided on the proposal to lease allotment land for additional parking. The responses indicate:
 - Supportive: 41.67%
 - Neutral: 41.67%
 - Opposed: 16.67%

2.3. Concerns about the Lease

- **Primary Concerns:** Tenants expressed significant concerns about the potential impact of the lease. Key issues include:
 - **Loss of Potential Allotment Space:** 58.33%
 - **Increased Traffic:** 33.33%
 - **Environmental Impact:** 25.00%
 - **Change in Community Atmosphere:** 25.00%

2.4. Use of Revenue

- **Allocation of Revenue:** 100% of respondents believe that any revenue generated from the lease should be exclusively used for improvements at the Kiln Lane allotment site.

2.5. Desired Improvements

- **Site Enhancements:** Respondents provided several suggestions for improvements that could be funded by the lease revenue, including:
 - Road repairs and drainage enhancements.

- Expansion of hard-standing car parking and filling potholes.
- Regular maintenance of the site, including hedging and green waste management.

2.6. Alternative Land Uses

- **Suggestions for Unused Land:** While some respondents had no alternative suggestions, a few proposed:
 - The creation of additional plots.
 - Improved parking facilities specifically for allotment holders.
 - The establishment of a protected area for deliveries and storage.

2.7. Additional Comments

- **Security and Environmental Concerns:** Several tenants highlighted the need for adequate security measures if the lease proceeds. Concerns were also raised about potential environmental impacts, such as increased water drainage issues and fumes from additional vehicles.
- **Request for Clarity:** Tenants expressed a desire for transparency regarding the exact area that would be leased and assurance that no further encroachment on allotment space would occur.

3. Planning Application

Additionally, it should be noted that planning permission for a change of use of the allotment land was submitted on 15th July 2024 (pending decision). Further details on the planning application can be accessed via the following links:

- [Application Summary](#)
- [Application Documents](#)



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S/24/0811/LZWI

www.swindon.gov.uk/planning



GRANT PLANNING PERMISSION

Town and Country Planning Act 1990

Application Number: S/24/0811/LZWI**Ward:** Rodbourne Cheney**Parish:** Central Swindon North

Proposal: Change of use of part of allotment land to create parking area for industrial use.

Site Address: Cheney Manor Allotments, Kiln Lane Cheney Manor Swindon

Agent:
Mr Mike Ferne
Basepoint Business Centre
Rivermead Drive
Westlea
Swindon
SN5 7EX

Applicant:
Mr Briggs
Pinetrees Community Centre
Swindon
Wiltshire
SN2 1QR

The Local Planning Authority **HEREBY GRANT PLANNING PERMISSION** for the development proposed in the application subject to the scheduled conditions.

Permission granted by SBC on Fri 30th Aug 2024.

Based on the survey results, the following recommendations are made:

1. **Further Consultation:** Consideration should be given to any additional consultees that form part of the planning application.
2. **Consideration of Tenant Suggestions:** The Council should take into account the suggested site improvements and ensure that any lease agreement includes provisions for reinvesting the revenue into the Kiln Lane allotment.
3. **Environmental and Security Measures:** If a lease were to be approved, it is essential to implement security measures, such as fencing and proper drainage systems, to mitigate any negative impact on the allotment site.

4. Next Steps & Recommendation:

1. Members NOTE the outcome of the planning decision.
2. Members CONSIDER the comments raised as part of the consultation process.
3. Members CONSIDER approval of the request as per planning decision.

Should Members approve the request.

4. Instruct officers to draw up Terms & Conditions of the lease.
5. Instruct Officers to approach Bevirs to draft the lease & licence documents.
6. That the Terms, the draft lease and the Licence are presented to a future Full Council Committee for final decision.