



OLD OAK NEIGHBOURHOOD FORUM

Gisby Harrison Solicitors
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Goffs Lane
Cheshunt Hertfordshire
EN7 5HG

Dear Mr Harrison,

2nd November 2021

2 Scrubs Lane – notice of Termination of Tenancy at Will

I am writing to follow up our letter of yesterday's date. Again we ask you urgently to pass on this letter to your clients Scrubs Lane Ltd/Fruition Properties.

Our Forum met last night, with Rev Desmond Hall and the Head of Communications and Engagement at OPDC at the session. Tomorrow Andy Slaughter MP will be meeting with OPDC Chief Executive David Lunts and his colleagues.

At our meeting we tried to understand what is motivating Scrubs Lane Ltd/Fruition Properties to seek to evict a longstanding and active church and day nursery from the premises at 2 Scrubs Lane. We can only speculate, as there seems to be no explanation or rationale for this action.

When Fruition/Scrubs Lane Ltd first acquired this site they must have realised that to buy a site with an active church and a large day nursery in situ has consequences? Our understanding is that the early discussions between Scrubs Lane Ltd and City Mission church were in a spirit of a partnership, leading up the 2017 planning application and the support to these proposals which Rev Desmond Hall gave when the application was approved by OPDC Planning Committee in October 2017.

In our letter yesterday, we identified a number of reasons why your clients may wish to think twice before proceeding with an eviction on Friday. We now wish to add to these.

OPDC officers have reminded us that the emerging OPDC Draft Local Plan includes the following requirements:

- Policy TCC3 of the draft Local Plan (2021) requires existing social infrastructure facilities to be protected, unless it is clearly demonstrated that these are no longer required, or that the facilities would be appropriately replaced or provided elsewhere in the locality.
- This is reinforced by place policy P10C1 'Harrow Road Cluster' which specifically requires development to '*re-provide the floorspace of a church use and associated community use at 2 Scrubs Lane on site including new fitted out building space at community use rent levels*'.

So we do not understand where your clients are heading in evicting the present City Mission church and day nursery? Will the building remain empty and unused? The ACV as registered prevents early sale or disposal.

We understand that there has been no contact between your clients and OPDC since last summer? If there are to be proposals for a new development and a new set of uses, what are these?

Please ensure that your clients understand that any new set of development proposals which do not include floorspace for the church and day nursery will be vigorously opposed. OPDC emerging Local Plan policy will support such objections.

We do not see that reliance on the 2018 planning consent will mean much for the chances of obtaining a new planning consent, as outlined in our letter yesterday. Circumstances have changed and the planning context of the site is not what it was when the 2017 application was approved, on a narrow vote of the OPDC Planning Committee.

We would welcome confirmation that our letters are being passed on to your clients. An explanation of their intentions in evicting the City Mission church would be even more welcome. Such an event will prompt a major reaction from local people in the surrounding area.

Regards,

Henry Peterson

Chair St Quintin and Woodlands Neighbourhood Forum and Adviser to the Old Oak Neighbourhood Forum

www.oldoakneighbourhoodforum.org

www.stqw.org

cc Andy Slaughter MP

Cllr Wesley Harcourt LBHF, Cllr Matt Kelcher LB Brent

Emma Wilkinson Director of Planning OPDC, Claire O'Brien OPDC. Roz Henville OPDC,

David Gawthorpe LBHF, Lorna Hughes LB Brent

Rev Desmond Hall, City Mission Church

Robin Brown, Grand Union Alliance

Mark Walker, Chair Old Oak Neighbourhood Forum