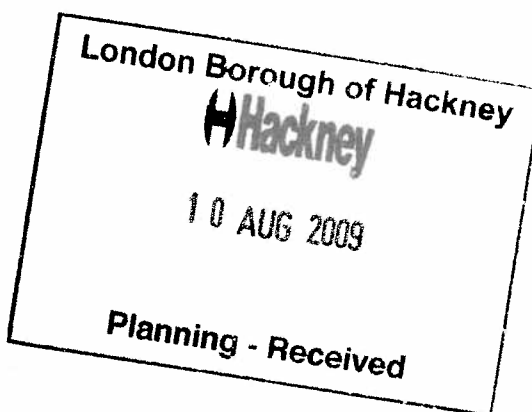




FREEPOST NAT 18925  
LDF Core Strategy  
Planning Policy Team  
263 Mare Street  
London  
E8 3HT



7 August 2009

Dear Sir / Madam

**Representations Submitted to the LB Hackney LDF Core Strategy and Proposals Map**

Please find enclosed representations to the LB Hackney LDF Core Strategy and Proposals Map submitted by Knight Frank LLP on behalf of Invesco Real Estate. The representations have been written in the context of a Class B1(a) office building known as Finsgate and refer primarily to Policies 17 and 18 and paragraphs 6.14 to 6.58 of the Core Strategy concerning the level of protection afforded to sites used, or last used, for employment generating purposes.

Should you require any clarification or additional information please do not hesitate to contact me.

Yours sincerely

**John Richards**  
Associate, Planning Department

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Enc

Please refer to the guidance notes before completing this form. An electronic copy of the guidance notes and representation form are available at [www.hackney.gov.uk/ldf](http://www.hackney.gov.uk/ldf)

**Part A : Your Personal Details**

**Agent's Details (if applicable)**

First Name _____	First Name <u>JOHN</u>
Surname _____	Surname <u>RICHARDS</u>
Address _____	Address <u>55 BAKER STREET,</u>
_____	<u>LONDON, W1U 8AN</u>
Phone number _____	Phone number <u>020 7861 1179</u>
Email _____	Email <u>john.richards@knightfrank.com</u>
Job title _____	Job title <u>ASSOCIATE PLANNER</u>
Organisation _____	Organisation <u>KNIGHT FRANK LLP</u>

**Part B. Please use a separate sheet for each representation**

1. Which part of the Core Strategy are you commenting on?

Paragraph 6.14 - 6.58 Policy 17 and 18 Proposals Map PEAs

2. Do you think the Core Strategy is:

Legally compliant? Yes  No  Please go to Question 4  
Sound? Yes  No  Please go to Question 3

3. Do you consider the core strategy is unsound because it is not:

Justified  Effective  Consistent with national policy

4. Please give details of why you consider the core strategy is not legally compliant or is unsound.

Please be as precise as possible.

If you wish to support the legal compliance or soundness of the core strategy, please also use this space to set out your comments.

Please see representations enclosed but considered unsound due to effectiveness as Policies 17 and 18 are not sufficiently flexible to allow a more holistic consideration of the benefits of mixed-use redevelopment schemes on existing employment sites due to the rigid protection afforded to sites used, or last used, for employment generating purposes.

5. Please set out what change(s) you consider necessary to make the core strategy legally compliant or sound. You will need to say why this change will make the core strategy legally compliant or sound. It will be helpful can to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

A policy that is more flexible, recognising the variety of benefits introduced through mixed-use redevelopment, rather than an approach seeking to protect existing employment premises regardless of the value of the site or building to those people and firms based in Hackney - see representations.

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage.

After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination

6. If your representation is seeking a change, do you consider it necessary to participate at the oral part of the examination?

Yes

No

7. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

N/A

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.

Signature \_\_\_\_\_ Date \_\_\_\_\_