

Earlier today I was in the process of posting concerns that the Queen Street Group have on Condition 13 on the HBC planning portal, having taken professional advice on the previous information provided by Mr Driver ECO, when a further review from him appeared on the portal recommending discharge of the Condition. Before you sign this recommendation off to discharge Condition 13, I would ask you to read the attached letter to me, for the purposes of the Queen Street Group, from an expert in the investigation and remediation of contaminated land whom we approached advice on this matter based on the quality of information available to us at the time.

I have had sight of Mr Driver's full response attached to his recommendation today but would welcome his views on points a)-f) in the attached letter and whether these have been fully accounted for in his response. Mr Driver states that ...'the CEMP covers all the critical areas adequately (as regards pollution risk), albeit that the detail of some items is necessarily deferred to the contractor....' To me, 'adequate' is only just about right but perhaps not wholly so. There also appears to be a strong reliance on the, as yet, unnamed contractor, to adhere to and manage the items referred to. Risk of pollution from a former boatyard next to a sensitive harbour is hugely worrying, and even more so if the person dealing with those matters is not properly monitored and supervised. Can HBC confirm that this element of the development will receive a high priority of attention to ensure that what is recommended is carried out? If not it will be tantamount to asking someone to mark their own homework!