

7318/019/RJH/rjh

7th September 2026

Mr A Wood
LNT Care Developments
Helios 47
Leeds
West Yorkshire
LS25 2DY

Dear Alistair

Foresters Way, Derby, DE23 8AG – Topsoil

FROM: Environmental Protection Team – Contaminated Land

APPLICATION NO: 26/00410/DISC

LOCATION: Site Of Former Showcase Cinema Foresters Park Centre Sinfin Lane Derby DE23 8AG

PROPOSAL: Discharge of conditions 3 (Species Enhancement Plan – Precommencement aspects), 5 (Extraction System), 6 (Remediation Update) and 7 (Landscaping) of previously approved application no. 25/00294/FUL – Erection of a three storey building to form a 66 bedroom care home (Use Class C2), parking, landscaping and associated ground works

COMMENTS DATE: 9 July 2026

6. The applicant has stated that section 5.2 has been updated to reflect work that will be carried out within tree protection areas. However, in the version submitted to us, it appears that this section has been left incomplete. The additional diagram provided has demonstrated where the anticipated topsoil made ground is located, but I remain unclear as to how this has been delineated as only 2 trial pits were dug within this location. There is no information in terms of any remediation proposed in and around the tree protection areas and as previously mentioned, there is limited evidence to determine how far the impacted topsoil made ground extends. Further clarification is therefore required to demonstrate the extent of the removal and/or any remediation proposed within the tree protection areas.

During the summer of 2026 significant demolition and site clearance has been undertake on the care home site and wider area by Cawarden.

Calabrian visited site on 19th August 2026 and noted that the majority of topsoil had already been removed from the Care Home site. Drawing 7318/8 Revision A (enclosed), details the areas of the site where a thin veneer of topsoil is still present. At this time six supplementary samples of topsoil (TS01 to TS06) were collected from within the tree protection zone (for locations see Drawing 7318/8).

Drawing 7318/8 Rev A details the location of the access road, car parking, sub-station building and PV battery building that are currently underlain by a veneer of topsoil. Any remaining topsoil outside the tree protection zone (essentially beneath the existing tree canopy) will be stripped and removed from site during construction operations.

Calabrian Limited

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Some topsoil will remain in the existing (to be retained) landscaped areas in the south-western corner of the site. This topsoil lies exclusively beneath exiting trees within the designated root protection areas.

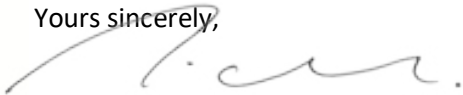
The remaining area of topsoil lies in an area located outside of the secure 'residential amenity garden and landscaped area' of the development and is separated from remaining areas of the development by secure fencing. The area of residual trees is and will remain public open space within a commercial setting (non-residential section of the care home and adjacent to a supermarket and car dealership).

In this case the area of the development outside of the secure residential amenity garden and landscaped area should be assessed with reference to a CSM that assumes a commercial with landscaping end-use (Calabrian Scenario D).

Lead concentrations of eight samples from the POS area of the site including beneath the existing protected trees ranged from 210mg/kg to 800mg/kg with a mean of 530mg/kg, Upper Quartile of 635mg/kg . The revised CSM defines a Tier 1 concentration of 2,330mg/kg for lead. On this basis remediation of soils beneath the protected trees is deemed unnecessary.

Should you require any further information, please contact the undersigned.

Yours sincerely,



Richard Hey - Managing Director
for and on behalf of
CALABRIAN LIMITED

enc

Drawing 7317/8 – Topsoil Removal Area
Summary of Lead Concentrations
Laboratory Test Certificates Results

calabrian



notes

RODGERS LEASK ENVIRONMENTAL 2021 INVESTIGATION

- TRIAL PIT LOCATION
- BOREHOLE LOCATION
- WINDOW SAMPLE LOCATION

CALABRIAN 2024 INVESTIGATION

- TRIAL PIT LOCATION
- WINDOW SAMPLE LOCATION

APPROXIMATE SITE BOUNDARY

PROPOSED CARE HOME FOOTPRINT

AREA OF RESIDUAL TOPSOIL

TOPSOIL SAMPLING POINT

rev. description

Revision A (19/08/2026): Details of residual topsoil and supplementary sampling points.

Photographs detail situation on site on 19/08/2026.

LNT Care Developments

client

FORESTERS WAY, DERBY, DE23 8AG

project

TOPSOIL REMOVAL AREA

drawing title

drawing number 7318/8

revision A

drawing status FINAL

scale 1:250 @A3

date 13/03/2026

drawn by RJH

checked by

calabrian

GEOTECHNICAL | GEOENVIRONMENTAL

info@calabrian.co.uk

Summary of Degree of Ground Contamination (Inorganics)

Expl Hole	Depth (m)	Material	Concentrations in mg/kg unless otherwise stated. Results are quoted to 1 decimal place if <10, and whole numbers if >10. Trigger Level Concentrations are shown in BLACK and assume a commercial end-use (Calabrian scenario D) .												
			pH	As	B	Cd	Cr (III)	Cu	Pb	Hg (inorganic)	Ni	Se	Zn	Asbestos	
				640	240000	190	8600	68000	2330	1100	980	12000	730000	Identification	Quantity (% mass)
TP201	0.1	Made Ground Topsoil	7.6	18	0.8	5.9	44	61	600	0.2	56	1.7	690	Not identified	
TP201	0.5	Cohesive Made Ground	8.9	7.3	1.1	0.6	57	60	92	< 0.05	50	< 0.5	220	Not identified	
TP201	0.9	Weathered Mercia Mudstone	7.6	7.2	1.2	0.3	70	31	36	< 0.05	63	< 0.5	150	Not identified	
TP202	0.1	Made Ground Topsoil	7.2	19	0.5	6.3	44	70	740	0.21	55	1.6	720	Not identified	
TP202	0.4	Cohesive Made Ground	8	10	0.8	0.7	41	38	76	0.06	39	< 0.5	140	Not identified	
TP202	1.3	Ash & Clinker	9.4	14	1.3	1.2	28	52	87	< 0.05	34	< 0.5	150	Not identified	
TP203	0.3	Weathered Mercia Mudstone	8.4	5.1	0.3	0.3	47	97	48	< 0.05	41	0.5	110	Not identified	
TP203	0.8	Weathered Mercia Mudstone	8.5	6.2	0.3	0.1	53	23	14	< 0.05	46	< 0.5	100	Not identified	
TP204	0.1	Sub-Base	8.8	4.5	0.3	1.7	17	12	62	< 0.05	14	< 0.5	100	Not identified	
TP204	0.5	Weathered Mercia Mudstone	8.2	7.3	0.5	< 0.1	58	24	11	0.06	52	< 0.5	110	Not identified	
TP205	0.4	Granular Made Ground	8.4	3.7	0.4	0.1	44	45	15	< 0.05	37	< 0.5	89	Not identified	
TP205	0.7	Weathered Mercia Mudstone	8.4	4.3	0.3	< 0.1	47	36	6.3	< 0.05	39	< 0.5	78	Not identified	
WS201	0.3	Sub-Base	9.5	8.9	0.3	2.2	8.8	9.7	390	< 0.05	7.5	0.6	110	Not identified	
WS201	0.5	Weathered Mercia Mudstone	8	6.9	0.6	< 0.1	60	24	12	< 0.05	53	< 0.5	120	Not identified	
WS202	0.3	Sub-Base	9.4	6.7	0.3	3.3	12	15	120	< 0.05	12	< 0.5	140	Not identified	
WS202	0.6	Weathered Mercia Mudstone	7.7	6.5	0.6	< 0.1	68	35	11	< 0.05	57	< 0.5	120	Not identified	
WS203	0.3	Sub-Base	8.9	2.5	0.3	1.2	15	20	30	< 0.05	11	< 0.5	61	Not identified	
WS203	0.7	Weathered Mercia Mudstone	8.2	4.4	0.5	< 0.1	45	39	6.3	< 0.05	39	< 0.5	82	Not identified	
WS204	0.5	Granular Made Ground	9.1	6.2	0.7	1.7	16	17	100	< 0.05	14	< 0.5	90	Not identified	
WS204	1.3	Weathered Mercia Mudstone	8.3	3.9	0.3	< 0.1	42	68	4.1	< 0.05	38	< 0.5	72	Not identified	
TS01	0.1	Topsoil							800						
TS02	0.1	Topsoil							210						
TS03	0.1	Topsoil							530						
TS04	0.1	Topsoil							490						
TS05	0.1	Topsoil							520						
TS06	0.1	Topsoil							530						

KEY

36	Parameter tested for and found to be in excess of Tier 1 concentration
179	Parameter tested for and found to be > 5 x Tier 1 concentration
12	Parameter tested for but not found to be in excess of Tier 1 concentration

Certificate of Analysis

Certificate Number 26-20928

Issued: 07-Sep-26

Client Calabrian Ltd
9 Millwood
Ingleton
LA6 3HY

Our Reference 26-20928

Client Reference ~ 7318

Order No ~ PO-4299

Contract Title ~ Foresters Way, Derby, DE23 8AG

Description 6 Soil samples.

Date Received 24-Aug-26

Date Started 24-Aug-26

Date Completed 07-Sep-26

Test Procedures Identified by prefix DETSn (details on request).

Notes Opinions and interpretations are outside the laboratory's scope of ISO 17025 accreditation. This certificate is issued in accordance with the accreditation requirements of the United Kingdom Accreditation Service. The results reported herein relate only to the material supplied to the laboratory. This certificate shall not be reproduced except in full, without the prior written approval of the laboratory.

Approved By



Reyhan Irfan
Operations Manager



2139

Summary of Chemical Analysis

Soil Samples

Our Ref 26-20928

Client Ref ~ 7318

Contract Title ~ Foresters Way, Derby, DE23 8AG

Lab No	2739771	2739772	2739773	2739774	2739775	2739776
Sample ID ~	TS01	TS02	TS03	TS04	TS05	TS06
Depth ~	0.10	0.10	0.10	0.10	0.10	0.10
Other ID ~						
Sample Type ~	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL
Sampling Date ~	19/08/2026	19/08/2026	19/08/2026	19/08/2026	19/08/2026	19/08/2026
Sampling Time ~	n/s	n/s	n/s	n/s	n/s	n/s

Test	Method	LOD	Units						
Metals									
Lead	DETSC 2301#	0.3	mg/kg	800	210	530	490	520	530

Information in Support of the Analytical Results

Our Ref 26-20928
Client Ref ~ 7318
Contract ~ Foresters Way, Derby, DE23 8AG

Containers Received & Deviating Samples

Lab No	Sample ID ~	Date Sampled ~	Containers Received	Holding time exceeded for tests	Incorrect container for tests
2739771	TS01 0.10 SOIL	19/08/26	PT 1L		
2739772	TS02 0.10 SOIL	19/08/26	PT 1L		
2739773	TS03 0.10 SOIL	19/08/26	PT 1L		
2739774	TS04 0.10 SOIL	19/08/26	PT 1L		
2739775	TS05 0.10 SOIL	19/08/26	PT 1L		
2739776	TS06 0.10 SOIL	19/08/26	PT 1L		

Key: P-Plastic T-Tub

Normec DETS cannot be held responsible for the integrity of samples received whereby the laboratory did not undertake the sampling. In this instance samples received may be deviating. Deviating Sample criteria are based on British and International standards and laboratory trials in conjunction with the UKAS note 'Guidance on Deviating Samples'. All samples received are listed above. However, those samples that have additional comments in relation to hold time, inappropriate containers etc are deviating due to the reasons stated. This means that the analysis is accredited where applicable, but results may be compromised due to sample deviations. If no sampled date (soils) or date+time (waters) has been supplied then samples are deviating. However, if you are able to supply a sampled date (and time for waters) this will prevent samples being reported as deviating where specific hold times are not exceeded and where the container supplied is suitable.

Soil Analysis Notes

Inorganic soil analysis was carried out on a dried sample, crushed to pass a 250µm sieve
Organic soil analysis was carried out on an 'as received' sample. Organics results are corrected for moisture and expressed on a dry weight basis.
The Loss on Drying, used to express organics analysis on an air dried basis, is carried out at a temperature of 28°C +/-2°C.

Disposal

From the issue date of this test certificate, samples will be held for the following times prior to disposal :-
Soils - 1 month, Liquids - 2 weeks, Asbestos (test portion) - 6 months

Key:

~ Sample details are provided by the client and can affect the validity of the results
* -not accredited.
-MCERTS (accreditation only applies if report carries the MCERTS logo).
\$ -subcontracted.
n/s -not supplied.
I/S -insufficient sample.
U/S -unsuitable sample.
t/f -to follow.
nd -not detected.

End of Report Ver 26.05.23