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**Site Condition Report**

**February 2020**

*Report for:*  
Soil & Water Solutions Limited  
Bell Farm  
Wexham Park Lane  
Wexham  
SL3 6LX

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<b>1.0 SITE DETAILS</b>	
Name of the applicant	Soil & Water Solutions Limited
Activity address	Wexham Park Golf Club Wexham Street Slough Buckinghamshire SL3 6NG
National grid reference	SU 99276 83387
Document reference and dates for Site Condition Report at permit application and surrender	183239/SCR
Document references for site plans (including location and boundaries)	<ul style="list-style-type: none"> <li>• 183239/D/001 Site Location Plan</li> <li>• 183239/D/002 Site Receptor Plan</li> <li>• 183239/D/003A Environmental Site Setting</li> <li>• 183239/D/003B Cultural and Natural Heritage</li> <li>• 183239/D/004 Site Layout Plan</li> <li>• 183239/D/005 Site Monitoring Plan</li> <li>• 183239/D/006 SMA Plan</li> </ul>

<b>2.0 Condition of the land at permit issue</b>	
<p>Environmental setting including:</p> <ul style="list-style-type: none"> <li>• geology</li> <li>• hydrogeology</li> <li>• surface waters</li> </ul>	<p><b>Geology</b></p> <p>The superficial geology is Boyn Hill Gravel Member (sand and gravel) underlain by London Clay.</p> <p><b>Hydrogeology</b></p> <p>The bedrock and superficial geology is designated as unproductive strata. The site is located within a Groundwater Source Protection Zone (Zone III - Total Catchment).</p> <p><b>Surface water bodies</b></p> <p>An unnamed tributary of the Datchet Common Brook runs south-westerly within the northwest extent of the application site towards Wexham Street. A drainage ditch runs through the middle of the application site, traversing the land from north to south before merging with Datchet Common Brook.</p> <p>Four small ponds are situated within the site's boundaries, two of which lie in the southeast side of Wexham Club House, one in the northeast, adjacent to</p>

	<p>the eastern site boundary and one in close proximity to the application site's northwest corner.</p> <p>The site lies within Flood Zone 1 and thus at a very low risk of fluvial flooding.</p>
<p>Pollution history including:</p> <ul style="list-style-type: none"> <li>• pollution incidents that may have affected land</li> <li>• historical land-uses and associated contaminants</li> <li>• any visual/olfactory evidence of existing contamination</li> <li>• evidence of damage to pollution prevention measures</li> </ul>	<p>The Environment Agency website records no pollution incidents on the site.</p> <p>The golf course has been developed on land used historically for a mixture of farming and gravel extraction. There has been historic infilling of the former mineral workings and the golf course lies above five historic landfills. Parts of the landfills were inadequately capped / restored and as a consequence there is a requirement to remediate this area through soil capping in order to address any potential contamination issues.</p>
<p>Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)</p>	<p>Intrusive investigation showed that the extent of the historic landfill, most likely to have gas generation potential, was restricted to the north eastern portion of the site, within the boundary of the Warren Larches and Grotes Wood historic landfills. A Gas Risk Assessment has been undertaken by AAe, which included gas monitoring, between September and December 2019. For detailed information refer to Appendices B, C and D of the ESSD (183239/ESSD).</p>
<p>Baseline soil and groundwater reference data</p>	<p>183239/ESSD</p>
<p><b>Supporting information</b></p>	<p>Environmental Setting &amp; Site Design (183239/ESSD)</p>

3.0 Permitted activities	
<p>Permitted activities</p>	<ul style="list-style-type: none"> <li>• Waste importation and use for recovery;</li> <li>• Crushing and screening waste for onsite use; and</li> <li>• Storage pending onward recovery</li> <li>• Refer to 183239/OP</li> </ul>
<p>Non-permitted activities undertaken</p>	<p>N/A</p>
<p>Document references for:</p> <ul style="list-style-type: none"> <li>• plan showing activity layout; and</li> <li>• environmental risk assessment.</li> </ul>	<ul style="list-style-type: none"> <li>• Drawing 183239/D/004 – Site Layout Plan</li> <li>• Appendix A of the Environmental Setting &amp; Site Design (183239/ESSD)</li> </ul>

4.0 Changes to the activity	
<p>Have there been any changes to the activity boundary?</p>	<p>N/A</p>
<p>Have there been any changes to the permitted activities?</p>	<p>N/A</p>

Have any 'dangerous substances' not identified in the Application Site Condition Report been used or produced as a result of the permitted activities?	N/A
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Checklist of supporting information	
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### 5.0 Measures taken to protect land

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Checklist of supporting information	
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### 6.0 Pollution incidents that may have had an impact on land, and their remediation

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Checklist of supporting information	
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### 7.0 Soil gas and water quality monitoring (where undertaken)

Landfill Gas Risk Assessment.

Checklist of supporting information	To be read in conjunction with the Ground Gas Factual Report. Appendices C and D of the ESSD.
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### 8.0 Decommissioning and removal of pollution risk

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Checklist of supporting information	
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### 9.0 Reference data and remediation (where relevant)

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Checklist of supporting information	
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### 10.0 Statement of site condition

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