

Waste Recovery Plan Review - Sweethayes Farm

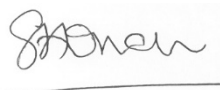
Briefing Note

Date: December 2021

Client Name: Laci Land Restoration Ltd.

Document Reference: WIE18431-100-BN-3.1.2-AddWRP

This document has been prepared and checked in accordance with
Waterman Group's IMS (BS EN ISO 9001: 2015, BS EN ISO 14001: 2015 and BS EN ISO 45001:2018)

Issue	Prepared by	Checked & Approved by
	Matt Mehegan Technical Director	Sarah Owen Senior Associate
1		

1. Introduction

- 1.1. Waterman Infrastructure & Environment Ltd (Waterman) has been appointed by Laci Land Restoration Ltd ("the applicant") to prepare and submit a Waste Recovery Plan (WRP) to the Environment Agency (EA). The subject site lies at Sweethayes Farm, London Road, Hurst Green, TN19 7PS. Waterman submitted the WRP on 2 September 2021.
- 1.2. On 19 November 2021 the EA reverted to Waterman asking:
 - "Please provide a comprehensive breakdown of what exactly the non-waste product is, and all of the costs associated with it."
- 1.3. The EA's query is potentially open to rather wide interpretation. However, in a bid to respond to the EA's request Waterman has reviewed the applicant's submission¹.
- 1.4. The applicant's costs model is set out at Tables 1 and 2 of its submission. Table 1 includes that "Non-waste fill material import" would cost £42,042. And this leads to a total development cost of £131,220 if waste were not used.
- 1.5. That figure is then taken forward into Table 2, where further costs and income from the operation of the completed development are then modelled. These show that a profit would be returned. The modelling is undertaken on the basis of importing 6F2 / 6F5 material².
- 1.6. Waterman considers a means to respond to the EA's request for "a comprehensive breakdown" could include us modelling an alternative supply scenario. With that in mind the applicant has gone back out to the marketplace and sought alternative quotations.
- 1.7. We hereby enclose at, Annex A, a further quotation received by the applicant. In it, the material will be bought at the rate of £78 per 12m³ (19.5 ton) load excluding VAT.

¹ Waste Recovery Plan - Sweethayes Farm, reference WIE18431-101-R-2.2.2-WRP, Waterman, August 2021.

² Appendix 6, "Non-waste material supply agreement", of the applicant's Waste Recovery Plan.

- 1.8. In taking that figure and rerunning the cost model Waterman calculate as follows. Volume of material to be imported 24,500m³³. At 12m³ per lorry load, this makes 2,042 lorry loads.
- 1.9. Haulage from the site of production to the subject site will be undertaken by the applicant at the rate of £52.25 per load. This figure is inclusive of the anticipated transport costs, namely including: fuel; driver time; and profit.
- 1.10. Accordingly, a lorry load of material will cost: £78 + £52.25 = £130.25 + VAT. The 2,042 lorry loads would therefore cost £319,165 (including VAT).
- 1.11. Insert £319,165 into the method shown in Table 1. Total development cost is £ 408,343. See Table 1A, hereby enclosed at Annex B.
- 1.12. Take the total figure from Table 1A forward into the method shown in Table 2 and model the further costs and income. These show that a profit would be returned within a reasonable timeframe. See Table 2A, hereby enclosed at Annex C.
- 1.13. The revised modelling is undertaken on the basis of importing Type 4 material. That material will be recovered in accordance with relevant standards, including the WRAP Quality Protocol for the production of aggregates from inert waste.

2. Conclusions

- 2.1. The applicant's submission includes analysing an alternative supply scenario. The scenario is at a greater initial cost. As may be expected with higher initial input costs it would likely take longer under this scenario to return to profit than as shown previously. Nevertheless the proposals still appear reasonable.
- 2.2. The applicant has provided further amplifying and clarifying information, including by way of demonstrating that the alternative fill material would not be classified as waste.

³ 16,350m³ of earthworks material is required. At a bulking factor of 1.5x in the loose (e.g. on the lorry), this makes for an import volume of circa 24,500m³.

Annex A



QUOTATION OF RECYCLED MATERIALS

To supply 24,500m³ of Type 4 Sub-Base Material (Produced in-line with the Wrap QP at our Recycling Centre in East Sussex.) It is understood that quantities of Materials will be confirmed throughout the project.

Rate - £78 per 19.5 Ton Load + VAT. To be collected by customer from Hailsham Roadways, Hailsham, East Sussex. (We would suggest that this will be Approx. between 1,362 and 1,816 Loads depending on confirmed quantities once site has advised.)

Price is valid for 30 Days due to current HGV driver Shortages, Economic, Supply Chain and Covid Related Factors.

Subject to credit terms to be agreed before supply.

Annex B

Table 1A: Cost of development

Cost of development	£
Barn Build	18,900
Non-waste fill material import	319,165
Labour costs	51,000
Diesel costs	19,278
Total	408,343

Prices are inclusive of VAT where relevant.

Annex C

Table 2A: Revenue from the development

	Year															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
	Development complete	Buy cattle	Sell calves	Sell calves	Sell calves	Sell calves	Sell calves	Sell calves	Sell calves	Sell calves	Sell calves	Sell calves	Sell calves	Sell calves	Sell calves	Property sale (uplift in value)
Cost	408,343	10,000	2,280	2,280	2,280	2,280	2,280	2,280	2,280	2,280	2,280	2,280	2,280	2,280	2,280	
Revenue			34,700	34,700	34,700	34,700	34,700	34,700	34,700	34,700	34,700	34,700	34,700	34,700	34,700	
Balance (income)			32,420	32,420	32,420	32,420	32,420	32,420	32,420	32,420	32,420	32,420	32,420	32,420	32,420	150,000
Subtotal (income accrued)	408,343	-418,343	-385,923	-353,503	-321,083	-288,663	-256,243	-223,823	-191,403	-158,983	-126,563	-94,143	-61,723	-29,303	3,117	
Total financial gain from completion of development (£)																153,117

Annex

Waste Recovery Plan Review - Sweethayes Farm
WIE18431-100-BN-3.1.2-AddWRP