

Beeleywood

Leading regeneration
and recycling in Sheffield

LOXLEY LAND & PROPERTY
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Welcome. This newsletter is designed to tell you a little more about what is happening over on the former Union Carbide site near Beeleywood, Sheffield. The site, which has been the subject of a massive decontamination and clear-up operation by specialists EDS, is now at the beginning of being transformed into a centre for recycling technologies.

As one of the largest brownfield sites in Sheffield, it is fitting that the redundant area could now become a home for specialist recycling industries, putting Sheffield at the top of resource recycling technology. Loxley Land and Property, the current managers and promoters of the site, specialise in finding new uses for brownfield sites and believe this derelict site presents a real opportunity for Sheffield, with any development respecting neighbouring communities and providing jobs for local people.

This newsletter is just the beginning of our goal to keep you informed. If you would like any more information, please give our freephone information line a call on **0800 298 7040** or email feedback@consultation-online.co.uk.

Creating a new future for the Union Carbide site

Union Carbide (formerly British Acheson Electrodes) closed in 2005. Some elements of the 45 acre site were left contaminated; it was local firm EDS' first priority to remove the contaminated materials, in accordance with strict health and safety procedures, in an operation which took just under two years.

The site has been vacant since. Many of the buildings were removed however the water tower and some of the chimneys remain. In 2006, the land was promoted for a mix of residential, commercial and leisure uses and an application was submitted to the council by Menta. This application was refused on policy grounds as the land is allocated for industrial rather than residential uses, preserving land for employment on a strategic level.

Loxley Land and Property took over the promotion and management of the land in 2008 and is proposing to transform the site into a home for recycling and resource management.



**Beeleywood**TM
► Sustainable Recycling Village

Beeleywood – a home for new recycling techniques

The 45 acre Beeleywood site is now being promoted as a home for clean recycling technologies, creating a cluster of companies all looking to make better uses out of unusable materials. The site already has a number of tenants (including Ballast Phoenix – see below) using technologies to put these materials to good use.

The site is not being promoted as a home for general waste. Materials would be delivered to the site, predominantly already sorted and cleaned/contained. The site will allow companies to process these materials and turn them either into new products, energy or a material to be used in the manufacture of new products. All processes, which will be strictly controlled and respectful of surrounding communities, will make better use of waste materials and divert important resources away from landfill.



The site is currently being marketed to a range of potential tenants who will each develop their own specialist buildings on the site. Each of these industries would have to generally submit a planning application and as part of our commitment to communities, we will ensure we write to residents about this and summarise any changes and potential tenants.

Loxley Land and Property carefully considers each tenant on their needs and merits, working to ensure that future tenants avoid unnecessary nuisance to communities which have grown around the valley. The site will be controlled by strict national and local legislation, alongside appropriate control measures. These will be included in every planning application and will be tailored to the tenant and the proposed use. Companies will have regular inspections and fines can be levied where rules are constantly broken.

What type of company would be based here?

Beeleywood Recycling Village is being marketed to companies who would look to recycle key materials. These companies generally are looking to recycle non toxic products in controlled environments, ensuring they are good neighbours to surrounding homes.

The development is already home to 4recycling, some operations of EDS and Ballast Phoenix. The aim would be to introduce like-minded businesses on the site, leading to its wholesale regeneration into a leading employment area.

Focus: Ballast Phoenix

Following a successful planning application in January 2009, Ballast Phoenix joined the Beeleywood development with a new facility processing incinerator bottom ash (IBA) from the Veolia Energy from Waste facility in Sheffield. The facility converts the residue into a versatile aggregate used in the construction industry – particularly highways.

Ballast Phoenix is the UK's leading recycler of IBA, from which remaining metals are initially removed for further recovery before being safely and securely processed within the building. A robust Quality Control procedure on the site ensures that it accords with strict standards of operations – including ensuring that noise, dust and deliveries are controlled (in compliance with the company's BS EN ISO 14001 Environmental Management System).



Keeping in touch: This is the first edition of our newsletter and we'd like to know what you think. Please let us know by sending back our enclosed feedback form or calling us on 0800 298 7040.

Who are Loxley Land and Property?

Loxley Land and Property is based in Sheffield and is specialists in regenerating previously developed land. With the backing of EDS, also based locally but with a workforce nationwide, we are part of a wider team bringing essential services to the development industry.