

FACT CHECK: Proposals for Southwark Metals facility at Windsor Grove

Due to the misleading information being circulated about the project within the local community and on social media, we have produced the following fact check document.

MISINFORMATION	FACTUAL RESPONSE
The location is unsuitable for waste use	<p>The site is already an operational waste facility. It has been operated by West Norwood Car Breakers for several years. Southwark Metals will take over from the existing tenant.</p> <p>Currently, the site has an Environment Agency permit to process 25,000 tonnes of vehicles.</p> <p>As per Lambeth's policy, the site is also a safeguarded waste site, within a Key Industrial Business Area:</p> <p>https://www.lambeth.gov.uk/planning-and-building-control/planning-policy/lambeths-local-plan-guide</p>
The site should be in an industrial area	<p>As per Lambeth Council's policy, the site is also located within a Key Industrial Business Area.</p> <p>The adjoining Windsor Centre Industrial Estate comprises of 16 industrial units totaling 37,492 square feet of industrial employment floor space.</p> <p>https://www.petchey.co.uk/portfolio/windsor-centre/</p> <p>Both the Industrial Estate and Royal Mail sorting office have unrestricted Heavy Goods Vehicle (HGV) movements access off Windsor Grove.</p>
Windsor Grove is too narrow for these vehicles	<p>We have surveyed Windsor Grove and will submit a full transport assessment with the planning application.</p> <p>Both Elder Road and Windsor Grove are already used by HGVs. Buses also use Elder Road.</p>

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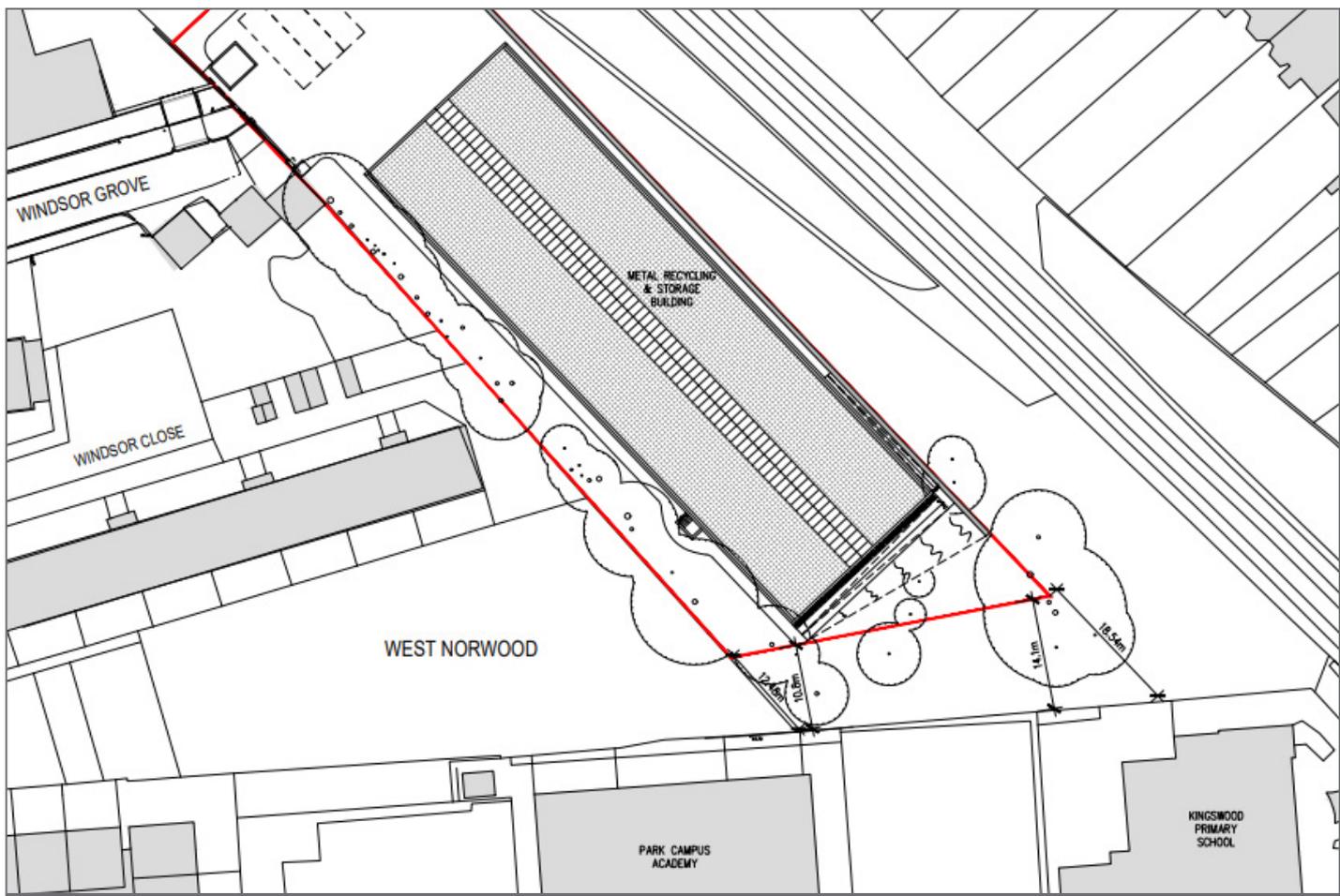
MISINFORMATION	FACTUAL RESPONSE
44-tonne lorries will come to the site	<p>This is incorrect.</p> <p>The site cannot accommodate vehicles of this size. Southwark Metals are happy to accept a condition, as part of the planning application, to ensure that this type vehicle will not be accepted at the site.</p>
Wag and drag vehicles will come to the site	<p>This is incorrect.</p> <p>Southwark Metals will not operate any wag and drag vehicles on the site. We are happy to accept a condition as part of the planning application to ensure that this type of vehicle will not be accepted at the site.</p>
Southwark Metals have little regard for residents or the school	<p>The current waste facility has been operating for several years. The proposal includes a commitment to clean up and modernise the site for ongoing use.</p> <p>Prior to submitting the application, we have undertaken a comprehensive programme of community engagement. Following the feedback received to date, we have made a number of significant improvements to the scheme. A summary of these can be found on the website;</p> <p>www.windsorgrove.co.uk</p> <p>Southwark Metals intends to operate on the site for decades to come and we hope to enjoy an excellent relationship with our neighbours. We are proud of our sustainability and recycling work.</p>
The facility will increase noise pollution	<p>A full noise assessment will be submitted with the application and there will be no discernible difference to the previous West Norwood Car Breakers Yard operation.</p> <p>It is worth noting that the current waste facility is open air.</p> <p>Our proposal is to fully enclose the facility, preventing noise pollution. Specialist cladding will be used to further reduce noise pollution, if required.</p>

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Vehicles visiting the site will generate significant amounts of air pollution	<p>An air quality assessment will be submitted with the planning application.</p> <p>Southwark Metals operates a fleet of Euro 6 compliant vehicles, which is the highest emission standard possible. These vehicles are exempt from the Ultra-Low Emissions Zone which will be extended to the South Circular in 2021.</p> <p>Our proposal also includes the creation of an extension green roof, planting new trees and retention of the majority of existing trees on site, all of which will benefit local air quality.</p>
Lambeth's roads cannot deal with the extra lorries	<p>The majority of vehicles visiting the site will be vans or smaller.</p> <p>The waste transfer station at Shakespeare Road is shutting down and the associated vehicle movements with this operation will cease. Vehicle trips generated by Windsor Grove will be similar to those already created at Shakespeare Road. The two sites are approximately 2.2 miles apart by road.</p>
Vehicles visiting the site will use whatever route they like	<p>A transport assessment, including a proposed traffic plan, will be submitted with the planning application.</p> <p>Southwark Metals' own vehicles will be entering the site via a specific route. The traffic plan will be available on Southwark Metals' website and all customers will be encouraged to use the specified route.</p>
The proposal is reliant on additional land from Network Rail / Lambeth council	<p>This is incorrect.</p> <p>The boundary of the site has not changed since the lease was acquired from the West Norwood Car Breakers' Yard.</p> <p>The proposal does not rely on any further land from Network Rail or Lambeth.</p>

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<p>The proposal is preventing a woodland classroom for Kingswood Primary School</p>	<p>The boundary of the site has not changed, therefore we are not sure why the scheme would prevent the school pursuing its woodland classroom. We have shared information regarding the distances to the school.</p> <p>We are supportive of the school's aspiration for a woodland classroom and believe it can co-exist happily with our facility, which will be run to the highest regulatory and environmental standards.</p>



Plan showing distance of the proposed development from Kingswood Primary School

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Trees will be removed from the site	<p>We will be retaining the majority of trees on site. A few trees which are very unhealthy and a hazard will be removed. New trees will be planted elsewhere on site.</p> <p>We will also be installing a green roof and a green wall.</p>
The site will be encroaching on SINC land	<p>This is correct on the policy map. Lambeth's ecologist has visited the site.</p> <p>We will be submitting a net gain ecology assessment with the planning application which includes a green roof, green wall, new trees and wildlife habitat improvements.</p> <p>We are not proposing to encroach on any land beyond the existing lease boundary.</p>
There are no benefits to the scheme for local people	<p>Our proposal is to release the waste transfer station at Shakespeare Road by re-providing the waste capacity in West Norwood. If the plans are successful, we are able to:</p> <ul style="list-style-type: none"> • Provide a significant contribution to Lambeth's waste apportionment target, helping to meet identified demand in the Borough. • Consolidate waste tonnage into a modern waste facility which benefits from ecological improvements and high sustainability, green credentials. • The proposed operator, Southwark Metals, is a family-run business with an impeccable track record in the waste industry. They are proud of their recycling work and are committed to a programme of investment into the latest technology, making the business a true leader in the industry. • Deliver much-needed affordable housing in Lambeth.