



## **ARLA LIAISON GROUP MEETING**

### **FIRST MEETING**

**WEDNESDAY 23<sup>RD</sup> NOVEMBER 2011 – 7pm, Holiday Inn, Aston Clinton**

#### **Attendees**

- Cllr Batchelor – Tring Town Council
- Wing Commander Steven Borthwick – RAF Halton
- Mark Broschomb – Monks Court
- Clive Carlile – Buckland Parish Council
- Mr John Carter – The Red House
- Cllr Bill Chapple – Buckinghamshire County Council
- Tim Evans – Arla Foods
- Mr & Mrs Evett – College Farm
- Cllr Fermont – Tring Rural Parish Council
- Mr Andrew Freeth – Aylesbury College
- Cllr Jonathan Gilpin – Bierton With Broughton Parish Council
- Cllr Keith Wilkinson – Weston Turville Parish Council
- Mr Richard Maskell – Turpin Charity
- Cllr Steve Mitchell – Aylesbury Town Council
- Jakob Nielson – Arla Foods
- Cllr Carole Paternoster – AVDC Aston Clinton Ward Councillor
- Mr Richard Peel – ACRID
- Mr Tom Ross - Drayton Beaucamp Parish Meeting
- Mr Alan Sherwell – Aylesbury resident
- Victoria Walker – Beattie Communications
- Cllr Watson – Aston Clinton Parish Council
- Cllr Phil Yerby – AVDC Aston Clinton Ward Councillor

#### **Apologies**

- Cllr Nick Hollinghurst – Dacorum Borough Council
- Cllr David Thompson – AVDC Aston Clinton Ward Councillor

#### **Welcome**

TE welcomed attendees and explained Cllr Thompson has been asked to Chair the meeting but was unable to attend this evening. It was explained that the aim of the liaison group is to talk about the future and show how Arla will be a good neighbour.

TE explained that in September the planning committee unanimously agreed to approve all four planning applications. This gave detailed planning permission for the

dairy and outline on plots 1, 2 and 3. Now that the S106 has been signed Arla has approval to start building what was agreed for the dairy (including landscaping). Any developments on plots 1 – 3 are subject to detailed planning application.

The Holding Directive from the Secretary of State has been lifted which means that AVDC could grant planning subject to the S106, which has now been signed.

### **Liaison Group Protocols**

VW explained that the aim is to provide open lines of communication with the community and to enable Arla to impart information about the project.

VW requested that attendees read the minutes in advance of the meeting and notify the group secretary of any matters arising in advance. A time limit of 2 hours will be set for each liaison group meeting, with the opportunity to increase this by a further 15 minutes if the need arises at the discretion of the Chair. The meeting will accept and adhere to normal debating protocols.

Each parish/town council is requested to submit the questions or agenda items the parish/town and its constituents wish to raise at the meeting one week in advance of the meeting so that the Arla team can ensure the correct technical advisors are present with the correct data/information.

Attendees were asked to disseminate the information provided at the meetings to the wider community in order to keep people informed. Attendees agreed with the protocols which were circulated by VW.

### **Appointment of contractors**

TE explained that archaeological work is happening on site, to check if there is anything of note on the site. The diggers, which will be on site from next week, are associated with this.

Following this activity work will start on the spine road into the site. This is expected to start in mid December and then the main works in delivering the dairy itself should be in a position to start from early February.

Arla is talking to main contracting firms and once that appointment is made we would be able to then start talking to sub suppliers.

Cllr Paternoster queried if anything had been found on the archaeological dig. TE explained that some Roman remains had been found on the site and Arla is working with the authorities to record these correctly.

A query was raised regarding the location of the spine road, TE showed the new main road going into the site. The plan is to start putting this road in from mid December.

Mr Carter queried why services were not being installed first. TE explained that these will be phased in with the early works and there will be certain milestones for completing these elements.

Mr Evett explained he had met with service providers, electricians, etc. He would like to know who will reimburse him for this lost time. TE thought this would be the electric companies but he would check. **ACTION POINT** – TE/VW to respond to Mr Evett.

Cllr Yerby highlighted that College Road South signage improvements had been included within the S106 which was welcomed.

Cllr Paternoster queried the signage which will be put up during the construction period. TE explained that before main construction work begins a Construction Management Plan has to be approved by the council. This will set restrictions which the contractor will have to adhere to, this includes signage. Cllr Watson queried if parish councils can put items into this. TE thought that points could be raised with the planning authority. **ACTION POINT** – VW to disseminate the Construction Management Plan once this is approved.

Mr Sherwell highlighted that it is far more difficult to manage construction traffic than Arla transport. The management of the construction traffic to ensure vehicles only use approved roads is vital. It would be helpful if we have a note outlining how we will ensure contractors and sub contractors follow the agreed plan. TE explained that Arla will have a plan, signage and a hotline number to the site manager so that you have a point of contact on site who can deal with this swiftly.

It was queried if a tyre washing facility would be on site to minimise issues. TE explained this was the case.

Mark Broschomb said that the only traffic to date has been caused by the archaeological company – Northants County Council we believe. The gate on Buckland Road is the only access which has been used to date and this has been via Puttenham down the bridleway. TE agreed this route wouldn't be used.

Mrs Evett asked for reassurance that College Road, as a working farm, will have access. TE responded that it was not Arla's intention to inconvenience residents on College Farm. One of our first jobs will be to widen College Road North. If there are going to be any issues we will ensure we minimise these and liaise with you.

Cllr Mitchell explained that temporary signage has now been passed onto Town Council/District Council for new homes sales. Maybe temporary signage will go to local Parish Council in this case?

Cllr Chappell highlighted that he was glad to hear wheel washing facilities would be used as it is important that there is no mud on local roads or the A41. He asked how soon Arla would have security on site and whether it will be lit at night. Are you

working standard hours as lighting can be very intrusive? TE confirmed that he thought working hours would be agreed as 8am – 5.30pm on weekdays and half day on Saturday mornings and this would be confirmed in the construction management plan.

TE – will have to confirm re security timescales and any lighting as that isn't confirmed at the moment. However, security is likely to be employed when we start to bring heavy machinery on site in February. **ACTION POINT – TE to confirm timescales**

Mrs Evett queried College Farm's concerns about screening, lighting and noise as they have specific issues regarding these points. TE explained that in terms of the landscaping measures proposed, these mitigation measures have all been agreed as part of the planning permission. Regarding the lighting of the building Arla has to get the final scheme approved before any lights are fitted so will have to get these signed off by the planners. TE agreed to liaise with council officers to ascertain what Arla needs to incorporate and would share that information at future meetings. **ACTION POINT – TE to confirm lighting strategy**

Mr Carter queried if the electricity route was confirmed. TE explained that the electric companies are still liaising with local land owners.

## **S106**

This is the legal agreement which details the commitments Arla is making in association with the application.

This has now been signed and includes:

- Approved lorry route and all Arla vehicles to be fitted with appropriate GPS tracking system and agreed driver training
- College Road South signage scheme
- Creation of the Dairy Joint Consultative Committee
- Creation of the Dairy Complaints Policy to ensure any issues, should they arise, can be dealt with swiftly by an appointed member of the Arla team
- Investment of £367,630 into the Grand Union Canal towpath improvements to include the upgrade of the towpath from Bridge 9 to Lock 15 to provide a much improved pedestrian and cycle access to the site from Aylesbury
- Shuttle Bus Service for employees to include one or two buses as deemed appropriate once employees are appointed
- Appointment of a travel plan coordinator to liaise with Arla Aylesbury employees to seek uptake of green transport measures, use of shuttle bus service and the coordination and implementation of car sharing initiatives
- Conditions for landscaping/bunding and lighting/noise mitigation measures

A question was raised as to whether the shuttle bus would be available to the public. TE – explained that this wasn't the case as it would work alongside the shift patterns which were out of peak hours.

A query was raised regarding any consultation with the parish council in terms of what want to see in the S106. TE explained that we were asked to deal with the issues raised by the local authority and we had incorporated the issues which were outlined by them within the S106.

Cllr Wilkinson queried if we had taken on board the Hampden Fields development. Cllr Paternoster explained that this is nothing to do with Arla. It was a speculative new development, which isn't supported by the council. TE explained that any approved development had to be taken into account as part of our planning application, including all of the traffic counts for approved applications so we could look at accumulative effects.

Cllr Chappell queried if we can reduce the lighting impact with downward lighting to reduce the effect. Mrs Evett also stated that the lighting will have a big impact on College Farm and can this be noted? TE agreed Arla would look closely at this.

**ACTION POINT - TE**

Cllr Paternoster highlighted that the street lights had been changed to focus all of the lights down to reduce spillage. Can Arla do something similar and also avoid glare on the A41? TE agreed to take this on board and explained that downward lighting, baffles and glare shields are all included to reduce glare and spillage of lighting. **ACTION POINT - TE**

Mr Sherwell asked if Arla could commit to having as wide a discussion as possible regarding lighting as this is a genuine fear. Modern technology is now very effective and you should be able to tackle this issue. TE agreed that this is a high technology solution and will ensure that we bring draft plans to the liaison group. From an Arla environment and cost point of view we are very keen to achieve this and will share the information at future meetings. **ACTION POINT – TE to confirm lighting strategy**

Mr Ross asked if it is possible to learn from Arla's environmentally friendly colleagues on the continent. TE said that they are very engaged with this and have new solutions which we are incorporating, and Arla is very much aware that the company needs to get the solutions right.

Cllr Carlile queried if the lighting is a reserved matter and if it was still possible to lobby AVDC regarding lighting solutions. TE explained that Arla has to go back and get an approval and get the design signed off.

Cllr Mitchell asked who is leading on the junction improvements. It was explained that Arla's local highways consultant put forward design and the County Council signs off/changes the design. **ACTION POINT – VW to clarify who will commission and oversee the work.**

Cllr Chappell queried if Arla could consider other people being able to use the shuttle bus for the benefit of the local community as buses locally are not regular. TE agreed

to consider this and explained that Arla will need to liaise with a number of bus suppliers and see what can be done.

Mr Maskell queried if it was still possible to consider a pedestrian crossing in Aston Clinton. **ACTION POINT – TE TO CONSIDER**

#### **Start on Site**

Archaeological works have started – we've had feedback on this regarding access. Before work starts next week it will be made very clear which route the team can access the site from.

Arla is currently involved in placing the main contracts. As far as the build goes, the main works in terms of people coming to site will be early February next year. It is about one year in terms of main build of the dairy.

Mr Peel asked if clarity could be provided on what had been found during the archaeological work. TE explained that something Roman has been found and we are working with the authorities to record the finding. **ACTION POINT – VW** to provide further information if possible and to clarify the name of the company. It was explained that the A41 was a Roman road and an amphora was found locally which has been relocated to the local museum.

TE explained that by the next meeting we'll have appointed the contractor so we can bring a detailed timescale plan and also invite the contractor to the next meeting.

**ACTION POINT – VW to invite contractor to future meeting**

Cllr Watson queried if Arla was talking to local companies. TE explained that some are and we also have a list of local companies interested in being involved.

#### **Cladding and bunding**

Work will start soon on the earth work to create the bunds around the site and Arla aims to plant as many trees as possible in the next planting season once the bunding is complete.

Mr Broschomb said that the end of March is the end of the planting season and if Arla is not moving earth around until February can you centre your efforts in planting on the sensitive areas of the site near to Monks Court and the Red House? TE agreed to look at this. **ACTION POINT - TE**

Mrs Evett highlighted that she was sceptical on this point as the screening never arrived for the waste centre.

TE said Arla is planting semi mature trees and some of the species we are planting are fast growing. Arla is also committed to replacing any which don't take and is installing an irrigation system. TE couldn't comment on the waste centre but we have a very detailed landscaping plan.

Cllr Paternoster asked if it was possible to look at what is on the Aston Clinton bypass and learn from this. TE - yes we have worked closely with the Council to identify local species. Cllr Paternoster has the landscaping plan for the bypass which we can share. **ACTION POINT – VW to include details about the species in the minutes.**

*Species include: native and locally occurring species such as Oak, Ash, Silver Birch and the rare Black Poplar. In addition, evergreens such as Scots Pine have been included following requests at public consultation. Edging species include Hazel, Holly, Maple and Buckthorne.*

Mr Broschomb said that on the corner of Monks Court the bunding is very low near Monks Court and it could be raised and heavily planted. It's a heavily used area for leisure and he asked if we can increase the landscaping and five metre bund. TE – yes we will look at this, but was unsure if it was possible to change the detailed proposals which have planning permission. **ACTION POINT - TE**

Mr Carter said that it wasn't clear if Arla has the scope to raise the heights of the bund as this has now been approved. TE said Arla has to build what has been approved. However, he can talk to the planners but at the moment we are not allowed to just change the plans. Arla is setting up a meeting pre Christmas with the planners and will put this on the agenda.

TE explained that in the next few weeks a large cladding panel will be erected on site. As part of the application the colour palettes need to be approved by the council so we will install a 15m panel so that the relevant people from the council can go to the top of the Chilterns and assess and approve this. We are submitting a planning permission in order to put large panels up on site.

Mr Carter asked if anyone had been down the M5 and looked at the Morrisons warehouse which he didn't like the design of. Cllr Yerby thought it blended in well as it was green but assume this depends on the time of year. Cllr Chappell highlighted that the challenge is that square panels don't look like nature as this is curved. TE – depends on what you see up close and what you see from a distance as this can be very different. Mr Carter highlighted the stainless steel would reflect the colours of nature and preferred the original proposal. TE said unfortunately it will be green/brown building not stainless steel as this is what the council prefers and has now been approved. Mr Broschomb asked if the Arla sign could face the A41 away from the Buckland Bridge? TE – said yes Arla will look at this. This is subject to a planning agreement with the local authority. **ACTION POINT - TE**

### **Employment and Training**

TE explained that Chris Bradley, Regional Operation Director will be attending a future meeting. Part of his responsibility is to oversee the employment opportunity. Approx. 10 per cent will be Arla employees who would relocate to the area. Arla has already started to look at the skills set, recruitment and talking to the colleges.

Arla is committed to Project Eden which is industry wide and driven by Arla. It's about taking on 10 engineers/logistics/dairy specialists every year as there is a skills shortage in specialist dairy technologists. Arla is looking at advertising this in the local area.

Mr Sherwell highlighted that figures came out recently regarding the changes in long term youth unemployment and Aylesbury was in the top ten of the country in terms of increases in youth unemployment. Aylesbury suffered a 100 per cent increase when the average nationally was 9 per cent. This is an issue locally. Are we aware of this?

It was raised that Mr Wilkinson - Chair of Governors of John Colet School would welcome an opportunity to discuss employment and training and Tring School in Hertfordshire should also be consulted. **ACTION POINT – CHRIS BRADLEY.**

It was queried if the outline plots are linked to Arla? TE explained that Arla is looking at bringing suppliers closer to the dairy to reduce the number of vehicles which have to bring these products to site. For example Siemens, label suppliers etc. These discussions take some time to mature but we need to select the suppliers. These are outline applications but once we know which suppliers we can work with we will be able to bring forward detailed planning applications.

Cllr Paternoster asked if the outline plots would be in direct competition with the Aston Clinton MDA site? Does Arla have willing tenants yet? TE thought it was unlikely as they are talking to dairy related industry suppliers only at this stage.

Mr Ross asked what level of employment do you envisage on the rest of the site? The planning permission highlights approximately 1,000 job opportunities across the wider site.

### **Communications**

It was queried if questions be asked and answered between meetings? VW explained that questions can either be emailed directly to [victoria.walker@beattigroup.com](mailto:victoria.walker@beattigroup.com) or by using the email address on [www.arlafoods.co.uk/aylesbury](http://www.arlafoods.co.uk/aylesbury) . VW explained these would be answered and she would collate an FAQ of questions which are asked between meetings.

VW explained that a newsletter would be produced so that parish councils can use this to keep residents informed. Attendees asked to see a preview of this before it is distributed. **ACTION POINT – VW to distribute preview**

Cllr Paternoster asked if we could also do a monthly A4 one pager notice update which can be distributed via email and go to Clerks for notice boards. **ACTION POINT - VW**

Mr Sherwell – those in Tring may want different information. It was agreed we would give headings so residents can review elements of interest to themselves.



Cllr Carlile highlighted that the brochure mailshot didn't reach the correct people and that we need to update our database on all the people locally. VW explained that a third party company, Link Direct, had been hired to provide the database and distribute this. They had made a mistake using an old, uncleaned database and had written to apologise. A copy of this letter had been provided to parish councils. It was agreed that the information would be sent to the Parish Councils and Town Council for dissemination in future.

### **Any other business**

Cllr Gilpin raised concerns regarding traffic and the junctions, is Arla satisfied that a solution has been found to meet Arla's needs? TE explained that Arla and Bucks Highways are happy with the solution – it has been stress tested using modelling and an error factor was also inputted and the junctions still stood up.

Mr Ross highlighted that he was not sure it follows that what is okay for Arla is same for other travellers. TE explained that cameras on the system will enable smoother flows and that Arla will be seeking to avoid peak hours.

Mr Sherwell said that the council was seeking to link all of the traffic lights within Aylesbury, although he wasn't sure if this is still planned. The aim with linking the system is to alter the phasing to deal with the actual traffic, so if there is an accident and a road blocks the lights can be changed to deal with the flow. If it works this could make an enormous difference.

Cllr Carlile queried if the junction improvements will involve fixed lighting; can we use the system used in America with the flashing red and amber? TE highlighted he isn't an expert but is learning through this process and Bucks have been very professional. They have been conscious not to introduce new ways of signalling as it can cause accidents. Some of our early proposals would have been cheaper but Buck's view was that this isn't done in the County.

Mr Ross highlighted that Arla will be coming here and we know that Aylesbury's traffic management system is dreadful but hope that over time Arla and parishes will press for improvements. He hopes that Arla as one of the major employers will help Aylesbury to achieve this. TE said he was aware of many of the issues and is happy to work with the attendees and lobby and help to sort out some of these problems.

TE thanked everyone for attending the meeting.