

CAMMO MEADOWS DEVELOPMENT: Notes from Meeting with CALA: 28.8.20

Present

CALA: Gavin Pope, Land Manager; John Currie, Site Manager

Residents: Christine Shaw Tait, Cammo Residents Assoc.; Jackie Sansbury; Peter Scott, Community Council. Meeting was limited to 3 representatives for Covid reasons

Housing Programme

197 houses will be built by CALA along the northern section of the site and 450 by David Wilson along the southern section. House building is starting with an apartment with 3 garages underneath (behind 94 Cammo Grove), a house and 2 showhouses (behind 82-86 Cammo Grove) in October. Building will then follow from east to west including houses on the roads at right angles to Cammo Grove and parallel to Cammo Grove. The site manager will send details of planned timings of construction of the houses which will border the current houses on Cammo Grove as soon as possible. Those houses are expected to be completed by spring 2021 depending on sales and direction of build. Marketing of the houses will begin in October/November. The social housing will be built by Barratt David Wilson and will be rented through a registered social landlord.

SUDS

The SUDS (surface water storage compound) will be completed around the end of 2020. Gavin Pope will be delivering SUDS profile plans to the Stewarts, as requested.

Temporary Sales Offices

These will be erected soon on land within the bus turning circle at the north east corner of the site and will remain in use until the showhouses are completed and fitted out.

Working Times

07.30 until 17.00 (Monday – Friday) and 08.00-13.00 (Saturdays), with very noisy activities (e.g. rock breaking) starting later. It was noted that the reversing beepers cannot be silenced for health and safety reasons.

Traffic Lights and Crossing Islands on Maybury Road

The working licence timeslot for roadworks was missed due to lockdown. Permanent lights and islands are due to be installed soon and operational around October. There will be two sets of traffic lights at each of the main site entrances – one towards the south end of the site (David Wilson Homes site) and the other at the southern entrance to the bus turning circle (CALA Homes), with this entrance/exit also serving the homes in this part of the site. The Community Council will be discussing the Council's proposed changes to the Barnton Junction and the future of Cammo Walk and seeking wider community consultations prior to any changes. It is planned that all traffic lights on Maybury Road will be "intelligent" and will all work in sequence, which should make for safer exiting from Cammo Gardens. The developers are obliged to make financial contributions to support road and path works in the surrounding area and large amounts have already been paid to Edinburgh City Council.

Compensation and Community Sponsorships

No compensation is payable by developers in Scotland to residents for noise and other nuisances. The developers will consider potential requests for sponsorship of community groups/projects. One potential project may be enlargement of Cammo Estate South Car Park. Community Council to follow up in discussion with City Council and Friends of Cammo.

Boundary Issues

The landscape strip between the gardens of Cammo Grove and the gardens of the new houses is still 5 metres. However this will vary to a narrower width if current owners have crept over their official boundary limit. A 1.8 metre timber fence will be erected along the boundary of the new homes parallel to Cammo Grove, as soon as possible and the landscape strip will be planted with low growing trees and shrubs and maintained in perpetuity by Cala/David Wilson Homes' factors. Double gates will be installed at both ends of this strip to prevent public access, although the strip will be available to neighbours. CALA will remove the dead tree behind 92(?) and contact the owners of 76 about removing/cutting back the tree of concern behind their property.

Within next 3-6 months CALA and David Wilson Homes will be contacting all adjacent owners in Cammo Gardens and Grove regarding land along the mutual boundary, to ask whether they wish land which has been subject to boundary creep to be disposed to them. The edges of properties which are currently unmanaged will be tidied up. Owners of land within their current ownership and which they do not currently manage (e.g. between their hedges and Cala's boundary) will remain responsible for managing this land.

Water Supply Excavations in Vicinity of Cammo Estate Entrance

Scottish Water is currently testing the water supply which takes 10-14 days and once that is complete the contractors will be filling in the excavations.

Community Hub

CALA and David Wilson Homes plans to construct a building near the north east corner of the Estate, which has been designed with meeting space for community use, etc. on the upper floor and the rest of the building designed for use as a nursery, doctors surgery, or similar. The building will be sold as a whole, with a condition of sale requiring the community space to be leased to a community body, or similar. The community hub is not likely to be built until a later stage in the development programme.

[Please get in touch with the Community Council (www.cramton17@gmail.com) if you know of any business or social enterprise which may be interested in purchasing the building, or community groups which may be prepared to lease the meeting space and operate it on behalf of the community]

Information Boards

Despite wishing to provide information, CALA and David Wilson Homes are reluctant to display this on the two notice boards, as each time they have done so the information has been vandalised within a couple of days.

Next Meeting with Local Representatives

This is likely to be held in November.

Meanwhile if you have any issues regarding the Cammo Fields development, please contact Cammo Residents Association c.h.shaw@blueyonder.co.uk or on our Facebook page, or Cramond and Barton Community Council, via its Facebook site.

Christine Shaw Tait, Cammo Residents Assoc.
Peter Scott, Cramond & Barnton Community Council
31/8/20