

Cammo Meadows Development: Note of Meeting on 13 Nov. 2020

Present: CALA: John Currie, Site Manager; Gavin Pope, Land Director
Cammo Residents Assoc.: Christine Shaw Tait, Jackie Sansbury
Cramond & Barnton Community Council: Peter Scott
Representation was limited due to Covid restrictions.

Purpose: This meeting was an occasional liaison meetings to provide information and discuss any issues arising from the community and to up-date the community on progress of the development.

Hours of working: These are - Weekdays: 07.00-19.00 and, from January, work will be undertaken on Saturdays: 07.30-13.30. Occasional earth moving has been undertaken later in the evening by David Wilson Homes on ground distant from Cammo residences.

Sales Office: Sales offices for CALA and David Wilson Homes have been erected beside Maybury Road and will be operating from the weekend of 14 November by appointment only due to Covid restrictions. Two showhouses have been erected behind 88-92 Cammo Grove.

Cammo Gardens: Gas and electricity connections to the site have been completed within Cammo Gardens and the trenches backfilled. Traffic management signage, etc. will be removed. Associated work on Maybury Road should be completed within the next two weeks. Water supply connections have been completed in Cammo Walk.

Landscaping and Buffer Strip: Some grass laying has been undertaken alongside Maybury Road. Further work will be undertaken in the vicinity of the bus turning area, site entrance and community hub. Timber fencing will be erected along the rear boundaries of the new homes behind Cammo Gardens. This will be approximately on the line of wooden marker posts and provide a 5m landscaped buffer zone between the boundaries of the existing and new homes, but narrower where the gardens, hedges, fences, etc. of existing homes have encroached into CALA's land. There will be locked gates at both ends of the buffer strip, with CALA's landscape contractors holding the keys and maintaining the buffer strip.

Garden sizes and house heights: As the protective Heras fencing is nearer the new buildings than the new timber fencing will be, the impression may wrongly have been gained that gardens of the new homes will be smaller than shown in CALA's plans. Following queries on behalf of residents, CALA have checked the precise location of recently completed house structures along the boundary and verified their position. Roof heights also conform to the plans and it was indicated that, at the design stage, CALA lowered the foundation levels to benefit neighbouring owners. The homes in question were always intended to be large, prestigious homes.

Community hub: CALA will not be building the community hub building, but is likely to market the site in 2021. Uses permitted by current planning consents include nursery, crèche, medical practice and community facilities. Depending on future uses and management of the building, a large hall may be available for community purposes and managed, for example, on a 99-year lease by a community organisation for community activities.

Bus Services: CALA will be meeting representatives of the City Council and Lothian Buses to discuss future bus services to which they will be contributing developers' financial contributions.

HGVs queuing on Maybury Drive: Community representatives mentioned issues of HGVs queuing on Maybury Drive before the site opened in mornings. Apparently, this issue arose during the main period of moving excess soil from the site. The bulk of this work has been completed so this issue should not be repeated.

Mud, etc. on Maybury Road – Sealing of site entrance/exit roads and some internal roads and daily sweeping of site roads and Maybury Road should reduce previous problems.

SUDS and Stormblock tank: Rainwater run-off from the site enters one of the two Stormblock tanks, which will be landscaped over, with one sited near the north-west corner of the site and to the east of the SUDS (sustainable underground drainage system) basin currently being constructed, and the other on the western boundary. Stormwater then flows into the SUDS basin and is filtered before flowing at controlled rates into the Bughtlin Burn. This system is intended to prevent flooding of the Burn and maintain its water quality. Monitoring is being undertaken by the developers and SEPA. The SUDS basins and areas around the Stormblock tanks will comprise publicly available open space. This area won't be totally finished until all houses have been completed.

Disposition of Land: CALA have prepared draft letters to be provided, in due course, to neighbouring owners in Cammo Gardens and Cammo Grove, where their boundaries have 'crept' onto land purchased by CALA. These letters and accompanying plans will give the neighbouring owners the opportunity to receive a legal letter from CALA agreeing to the disposition of the encroaching land to the neighbouring owners. Owners may then wish to formally register the disposed land with the Land Register of Scotland, or just retain the disposition agreement in case of future need (e.g. sale of property). Neighbouring owners whose land complies with their legal boundaries, whether or not actively managed by them, will remain responsible for the management of their land in its entirety.

Future Contacts: Members of the local community with further queries or issues regarding the Cammo Meadows development are welcome to contact either Christine Shaw Tait (Cammo Residents Association) or Peter Scott (Cramond & Barnton Community Council).

Notes of future meetings (approximately quarterly) will be circulated by e-mail. Should you wish to receive a copy, please provide your e-mail address to the above at c.h.shaw@blueyonder.co.uk or ps@scottplanning.co.uk.

P. Scott, C. Shaw Tait, J. Sansbury
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