

Redacted 11/2

From: Redacted 11/2
Sent: 13 August 2019 09:56
To: Redacted
Cc: Redacted 11/2
Subject: RE: Swallow Roundabout, Dundee

Redacted

I refer to your email of 30 July below regarding the delivery of Swallow Roundabout improvement works and would provide the following update.

The technical aspects are presently being reviewed. However, you highlight in your email that Springfield have, so far, been unable to progress the works in the anticipated timescale '*due to matters out with our control*'. Transport Scotland would clearly wish to avoid a scenario where, after agreeing to extend the trigger point beyond the current limit, we find ourselves in a potential situation where there continues to be unresolved issues affecting delivery. In this regard, and prior to drawing any conclusions on the technical implications of relaxing the current trigger point for completion of the works from 270 to 370 dwellings as set out in the supporting Arup report, I would be grateful if you could outline what these 'matters' are. In addition, we would be keen to understand whether or not they have now been satisfactorily resolved to the extent that they no longer pose an impediment to the subsequent delivery of the scheme or, if not, what steps are being taken to seek to resolve them.

I have copied Redacted into this email due to the Council's mutual interests in this matter.

Regards,

Redacted
11/2

Redacted 11/2

Network Operations
Roads Directorate

Redacted 11/2

redacted 11(2)

Transport Scotland
Buchanan House
58 Port Dundas Road
Glasgow
G4 0HF

transport.gov.scot



Transport Scotland, the national transport agency
Còmhdaill Alba, buidheann nàiseanta na còmhdaill

Redacted 11/2

From: Redacted 11/2
Sent: 16 October 2019 11:54
To: Redacted 11/2
Subject: FW: Swallow Roundabout, Dundee

From: Redacted 11/2
Sent: 15 August 2019 09:00
To: Redacted 11/2
Cc: Redacted 11/2

Subject: RE: Swallow Roundabout, Dundee

Red
t

To clarify the current situation, a neighbouring land owner contacted Springfield Properties PLC in relation to the latest planning application for the Swallow Roundabout upgrades. The owner believed part of the works proposed may require land owned by them. Based on Dundee City Council's original title report, this did not appear to be the case.

Through discussions with the land owner they have demonstrated that their title now extends further than was set out in the original title report and some of that land may be required for the consented layout.

The land owner has said they would look to work with Springfield Properties PLC. We have therefore commenced a review of the current designs with our consultant, Arup, and have continued to discuss this matter with the neighbouring land owner to allow the upgrades to be completed timeously.

Those discussions / review are currently expected to conclude before the end of 2019 to allow work to then commence asap after that point

I trust that this is of assistance as you review the Arup Report that supports our request to extend the agreed threshold for completing the upgrade works from 270 homes to 370 homes.

Kind regards

Re
dac
ted
Redacted 11/2



Springfield Properties PLC | Springfield House, 3 Central Park Avenue, Larbert, FK5 4RX
T 01324 555536 | F 01324 574890 | www.springfield.co.uk | larbert@springfield.co.uk

Springfield Properties PLC | Alexander Fleming House, 8 Southfield Drive, Elgin, Moray, IV30 6GR
T 01343 552550 | F 01343 551776 | www.springfield.co.uk | info@springfield.co.uk

Redacted 11/2

From: Redacted 11/2
Sent: 30 August 2019 14:22
To: Redacted
Cc: Redacted 11/2
Subject: RE: Swallow Roundabout, Dundee

Hi Red
t

Thank you for your emails and related technical assessment regarding the requested deferment in the delivery of the A90 Swallow Roundabout mitigation works associated with the Western Gateway development area in Dundee. This has been the subject of review of both the technical aspects and associated risk for Transport Scotland.

I note the conclusion drawn from the supporting report by Arup is that the difference in impact between 270 and 370 houses is not considered significant as it would only represent an extra 50 or so peak hour vehicles through an already very busy junction. Whilst the difference between the two modelled scenarios is shown to be relatively modest, in terms of additional queuing and slightly longer travel times, it cannot be avoided that the results do represent a further deterioration in network performance with the additional houses. This has to be considered not just in the context of the difference between 270 and 370 units but in terms of how this compares to the network performance prior to development occurring, which is not something considered by Arup.

It is unfortunate that the land ownership complications have only been brought to light at such a late stage and Springfield Developments feel compelled to seek an amendment to the current development obligations. It is noted that you expect to conclude related 3rd party negotiations before the end of 2019. It is also noted that the company anticipates completion of the 270th house in December 2019. I am advised, however, that the Minute of Agreement for the works remains incomplete. This compounds our concerns regarding the risk to Transport Scotland without some certainty that there will be a timeous resolution to the current land matter or, if there is additional delay, that a further approach for another relaxation will not be sought.

Whilst Transport Scotland would seek to be as flexible as possible, in order to manage any future risk, I would wish to obtain more certainty that the issues of land ownership are able to be resolved (whether that be through a private commercial agreement or Dundee City Council exercising CPO powers) before formally agreeing to such a relaxation. Once that has been resolved, the issue of permitting house building to proceed beyond the currently agreed limits in parallel with the delivery of the junction improvements can be considered.

I would invite your further comment on how Transport Scotland's concerns may be allayed and risks contained to an acceptable degree.

Please note I am on annual leave for one week from tonight.

Regards,

Red
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11/2

Redacted 11/2

Network Operations
Roads Directorate

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Transport Scotland
Buchanan House
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G4 0HF

transport.gov.scot



Transport Scotland, the national transport agency
Còmhdaill Alba, buidheann nàiseanta na còmhdaill

Please see our [privacy policy](#) to find out why we collect personal information and how we use it

From: Redacted 11/2
Sent: 26 August 2019 09:50
To: Redacted 11/2
Cc: Redacted 11/2

Subject: RE: Swallow Roundabout, Dundee

Red

Are you able to confirm whether a revised threshold for completion of the Swallow Roundabout upgrades would be acceptable to Transport Scotland?

Kind regards

Re
dac
ted
Redacted 11/2
Mobile No. Redacted



Springfield Properties PLC | Springfield House, 3 Central Park Avenue, Larbert, FK5 4RX
T 01324 555536 | F 01324 574890 | www.springfield.co.uk | larbert@springfield.co.uk

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redacted 11(2)

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Fro Redacted 11/2

Sent: 05 September 2019 12:29

To: Redacted 11/2

Cc: Redacted 11/2

Subject: RE: Swallow Roundabout, Dundee

Redact
d

Thank you for your email. We would be pleased to host a meeting w/c 30th September. I am currently available any time Monday to Thursday of that week.

It would be beneficial to hear what progress has been made since you brought the land ownership issue to our attention in June this year and to understand what the anticipated timescales are for resolving the land ownership issue.

We note the comments made by Transport Scotland and share their concerns regarding the risk that without some certainty that there will be a timeous resolution to the current land matter or, if there is additional delay, that a further approach for another relaxation will not be sought.

Similarly Dundee City Council could only consider a relaxation if there was certainty that the land ownership matter can be resolved timeously and certainty that an appropriate mechanism was in place to secure the delivery of the upgrade. Given the increase in risk we don't consider that the current mechanism (the exchange of letters to comply with the relevant planning condition/s) is appropriate unless it is supported by some kind of road bond. Conclusion of the agreement / bond with Transport Scotland may offer a solution in this respect.

In the absence of these two key assurances we would be unable to consider a relaxation. The meeting will be an opportunity for you to comment on how these concerns can be addressed.

Regards,

Redacted
d 11/2

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City Development Department
Dundee City Council
50 North Lindsay Street
Dundee
DD1 1LS

Redacted
11/2
Corporate Web Site: www.dundee.gov.uk

Redacted 11/2

wrote: -----

To Redacted 11/2

From: Redacted 11/2
Date: 3/9/2019 16:20
Cc: Redacted 11/2

Subject: RE: Swallow Roundabout, Dundee

Afternoon Redacted
11/2

Many thanks for your emails. As you may know, Red has now left Springfield.

It would be useful to tee up an update meeting on the topic for week commencing 30th September.

Can everyone please let me know their availability for that week? Could DCC host?

Kind regards

Reda
cted
11/2



Larbert Office

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T 01324 555536 F 01324 574890 www.springfield.co.uk E larbert@springfield.co.uk

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Springfield Properties PLC, Alexander Fleming House, 8 Southfield Drive, Elgin, Moray, IV30 6GR

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Redacted 11/2

Sent: 30 August 2019 14:22

To: Redacted 11/2

Cc: Redacted 11/2

Subject: RE: Swallow Roundabout, Dundee

Hi Red

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I note the conclusion drawn from the supporting report by Arup is that the difference in impact between 270 and 370 houses is not considered significant as it would only represent an extra 50 or so peak hour vehicles through an already very busy junction. Whilst the difference between the two modelled scenarios is shown to be relatively modest, in terms of additional queuing and slightly longer travel times, it cannot be avoided that the results do represent a further deterioration in network performance with the additional houses. This has to be considered not just in the context of the difference between 270 and 370 units but in terms of how this compares to the network performance prior to development occurring, which is not something considered by Arup.

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I would invite your further comment on how Transport Scotland's concerns may be allayed and risks contained to an acceptable degree.

Please note I am on annual leave for one week from tonight.

Regards,

Redacted
11/2

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Network Operations
Roads Directorate

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redacted 11(2)

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Còmhhdhail Alba, buidheann nàiseanta na còmhhdhail

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From: Redacted 11/2
Sent: 30 July 2019 14:01
To: Redacted 11/2
Cc: Redacted 11/2
Subject: Swallow Roundabout, Dundee

Red
t

As you are aware, Springfield Properties PLC is in the process of seeking to deliver the new Western Gateway / Dykes of Gray village at Dundee (under 3 separate planning permissions). As part of that we are obligated (through the Dundee City Local Development Plan and planning conditions) to contribute to the future construction of junction improvements at the Swallow Roundabout (A90 / A85 junction), Dundee.

Through discussions progressed in 2015, a scheme for improvements to the Swallow Roundabout was agreed with Dundee City Council and Transport Scotland and planning permission secured for those works. That planning permission was renewed in 2018 together with a further planning application to Perth & Kinross Council for works within the PKC element of the junction.

In 2016 we agreed an approach to undertake the upgrades to the Swallow Roundabout by the date of issue by Dundee City Council of the Notice of Acceptance of Completion issued by the verifier relating to the two hundred and seventieth completion of a residential unit within the planning application sites we had secured at the Western Gateway / Dykes of Gray village (see attached letter that was agreed between Springfield Properties PLC, Dundee City Council and Transport Scotland).

However, due to matters out with our control, we have been unable to progress the works at the Swallow Roundabout in the timescales we had anticipated in 2016 (and 2018). In simple terms, we had expected to have been able to have

commenced works earlier this year and to have concluded those works by November 2019 (with our 270th house completion expected to arise in December 2019).

We anticipate that the resultant delay in completion of the upgrades to the Swallow Roundabout as we address outstanding matters will be c12 months which would equate to us having completed 370 homes at the Western Gateway / Dykes of Gray village. In light of this, we instructed Arups to undertake an assessment of the junction to consider the effect of an additional 100 homes at the Western Gateway / Dykes of Gray village prior to the upgrades being completed. Their report (plus the background modelling info for 270 homes and 370 homes) is attached.

The advice from Arups is that *“an additional 100 homes will not result in any noticeable impact on the overall operation of the Swallow Hotel roundabout (in its current configuration).”*

In order for the delivery of the Western Gateway / Dykes of Gray village development to proceed without adverse impact, we would require the threshold for completions of the Swallow Roundabout upgrades to be increased from 270 completions to 370 completions. Ensuring that there is no interruption to delivery of the Western Gateway / Dykes of Gray village is an important factor in delivering the strategic development expectations set out in the TAYplan Strategic Development Plan and the recently Adopted Dundee City Local Development Plan. The approach outlined would allow this to happen without creating additional net detriment to the trunk road network.

The mechanism to then allow this to progress is for our letter of August 2016 to be updated and agreed; a draft is attached for your consideration. I would therefore be grateful if you could confirm that the revised letter is satisfactory to Transport Scotland and we can formalise this agreement with Dundee City Council in due course.

Kind regards

Re
dac
ted
11/
2

Redacted 11/2

Redacted 11/2



Springfield Properties PLC | Springfield House, 3 Central Park Avenue, Larbert, FK5 4RX

T 01324 555536 | F 01324 574890 | www.springfield.co.uk | larbert@springfield.co.uk

Redacted 11/2

From: Redacted 11/2)
Sent: 10 December 2019 17:43
To: Redacted 11/2
Subject: FW: Our discussions yesterday

From: Redacted 11/2
Sent: 03 October 2019 08:32
To: Redacted 11/2

Cc: Redacted 11/2
Subject: Our discussions yesterday

Thank you for your time yesterday.

I look forward to providing the reassurances you require that Springfield is fully committed to completing the works on Swallow Roundabout. Please do not hesitate to contact me directly if you have any questions or issues.

Yours sincerely,
Redacted 11/2

Redacted 11/2

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Redacted 11/2

From: Redacted 11/2
Sent: 05 November 2019 16:11
To: Redacted 11/2
Cc: Redacted 11/2
Subject: Swallow Roundabout
Attachments: Swallow Roundabout rev4 - 04-11-19.pdf

Dear all

Following our productive meeting last month, please find attached our proposed programme. We trust this will enable the Minute of Agreement and RCC to be progressed.

Kind regards

Redacted

Redacted 11/2



Larbert Office

Springfield Properties PLC, Springfield House, 3 Central Park Avenue, Larbert, FK5 4RX
T 01324 555536 F 01324 574890 www.springfield.co.uk E larbert@springfield.co.uk

Elgin Office

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From: Redacted 11/2
Sent: 03 October 2019 08:32
To: Redacted 11/2

Cc: Redacted 11/2

Subject: FW: A90 - Swallow Roundabout - MoA - Bond - 26 February 2020

Hi Re
d

Following your email on 26th February, please see attached updated MoA along with a comparison and the construction programme.

Please also see below from Redacted regarding the drawing and document lists.

I trust this satisfactory and leaves no further outstanding items?

Regards
Redact
d 11/2

Redacted 11/2 | Springfield Properties Plc
Larbert Office: Springfield House, 3 Central Park Avenue, Larbert, FK5 4RX
Redacted 11/2



From: Redacted 11/2

Sent: 27 February 2020 17:33

To: Redacted 11/2

Cc: Redacted 11/2

Subject: RE: A90 - Swallow Roundabout - MoA - Bond - 26 February 2020

Redacte
d 11/2

We have checked list of drawing and documents in the Memorandum of Agreement (MoA) and are content that the list is correct.

Regards
Redact
ed 11/2

From: Redacted 11/2

Sent: 26 February 2020 09:59

To: Redacted 11/2

Cc: Redacted 11/2

Subject: [External] FW: A90 - Swallow Roundabout - MoA - Bond - 26 February 2020

Hi Reda
t d

Please see below email from Redacted 11/2 and the attached draft MoA.

Can you please review the MoA referenced documents and drawings and provide the requested statement?

Kind regards

Redact

d 11/2

Redacted 11/2 Group Lawyer | Springfield Properties Plc

Larbert Office: Springfield House, 3 Central Park Avenue, Larbert, FK5 4RX

Redacted 11/2



From: Redacted 11/2

Sent: 26 February 2020 09:53

To: Redacted 11/2

Subject: A90 - Swallow Roundabout - MoA - Bond - 26 February 2020

Redacte

d 11/2
With the exception of the following things would appear in order.

-Programme – Received construction programme. This will then need to be referenced and reflected in the MoA (currently [52] weeks in MoA, programme references [36] weeks), please clarify.

-We require a statement from ARUP confirming the MoA referenced documents and drawings are correct. i.e. ARUP have checked the referenced MoA list.

Regards,

Re

dac

From: Redacted 11/2

Sent: 24 February 2020 14:53

To: Redacted 11/2

Cc: Redacted 11/2

Subject: Swallow Roundabout

Importance: High

Hi Re

d

Following our call this morning I think it is important I set out what I believe has been agreed/is to be agreed between us so that we can progress the Minute of Agreement for Swallow Roundabout:

Redacted 11/2

Redacted 11/2

- The Minute of Agreement is agreed in principle subject to the road bond? As you will see from the attached comparison, we have not made any material changes to the agreement.
- The drawings and supporting information provided by ARUP are approved (see attached).
- All other outstanding items (programme, legal contact details, CSP) which you requested prior to tying up the Minute of Agreement have been provided.

Please advise whether you disagree with any of the above or whether you have any comments on the above. Happy to discuss over the phone if required.

Regards
Redacted
ed 11/2

Redacted | Springfield Properties Plc
Larbert Office: Springfield House, 3 Central Park Avenue, Larbert, FK5 4RX
Redacted 11/2



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Redacted 11/2

From: Redacted 11/2
Sent: 28 February 2020 09:47
To: Redacted 11/2
Subject: FW: A90 - Swallow Roundabout - MoA - Bond - 26 February 2020
Attachments: Transport Scotland - MoA 26 Feb 2020.docx; Comparison MoA 4th Feb and 26 Feb Versions.docx; Swallow Roundabout - Construction Programme - Rev5 - 11-02-20 (002).pdf

Hi Re
d

Following your email on 26th February, please see attached updated MoA along with a comparison and the construction programme.

Please also see below from Redacted regarding the drawing and document lists.

I trust this satisfactory and leaves no further outstanding items?

Regards
Redacted
ed 11/2

Group Lawyer | Springfield Properties Plc

Larbert Office: Springfield House, 3 Central Park Avenue, Larbert, FK5 4RX
Redacted 11/2



From: Redacted 11/2
Sent: 27 February 2020 17:33
To: Redacted 11/2

Subject: RE: A90 - Swallow Roundabout - MoA - Bond - 26 February 2020

Redacted
d 11/2

We have checked list of drawing and documents in the Memorandum of Agreement (MoA) and are content that the list is correct.

Regards
Redacted
cted

From: Redacted 11/2
Sent: 26 February 2020 09:59

To: Redacted 11/2
Cc: Redacted 11/2
Subject: [External] FW: A90 - Swallow Roundabout - MoA - Bond - 26 February 2020

Hi Reda
d

Please see below email from Redacted 11/2 and the attached draft MoA.

Can you please review the MoA referenced documents and drawings and provide the requested statement?

Kind regards
Redacted
ed 11/2

| Group Lawyer | Springfield Properties Plc
Larbert Office: Springfield House, 3 Central Park Avenue, Larbert, FK5 4RX
Redacted 11/2



From: Redacted 11/2
Sent: 26 February 2020 09:53
To: Redacted 11/2
Subject: A90 - Swallow Roundabout - MoA - Bond - 26 February 2020

Redacted

With the exception of the following things would appear in order.

- Programme – Received construction programme. This will then need to be referenced and reflected in the MoA (currently [52] weeks in MoA, programme references [36] weeks), please clarify.
- We require a statement from ARUP confirming the MoA referenced documents and drawings are correct. i.e. ARUP have checked the referenced MoA list.

Regards,
Redacted

From: Redacted 11/2
Sent: 24 February 2020 14:53
To: Redacted 11/2
Cc: Redacted 11/2

Subject: Swallow Roundabout
Importance: High

Hi Reda
d

Redacted 11/2

From: Redacted 11/2
Sent: 05 September 2019 12:29
To: Redacted
Cc: Redacted 11/2
Redacted 11/2
Subject: RE: Swallow Roundabout, Dundee
Follow Up Flag: Follow up
Flag Status: Completed

Redact

Thank you for your email. We would be pleased to host a meeting w/c 30th September. I am currently available any time Monday to Thursday of that week.

It would be beneficial to hear what progress has been made since you brought the land ownership issue to our attention in June this year and to understand what the anticipated timescales are for resolving the land ownership issue.

We note the comments made by Transport Scotland and share their concerns regarding the risk that without some certainty that there will be a timeous resolution to the current land matter or, if there is additional delay, that a further approach for another relaxation will not be sought.

Similarly Dundee City Council could only consider a relaxation if there was certainty that the land ownership matter can be resolved timeously and certainty that an appropriate mechanism was in place to secure the delivery of the upgrade. Given the increase in risk we don't consider that the current mechanism (the exchange of letters to comply with the relevant planning condition/s) is appropriate unless it is supported by some kind of road bond. Conclusion of the agreement / bond with Transport Scotland may offer a solution in this respect.

In the absence of these two key assurances we would be unable to consider a relaxation. The meeting will be an opportunity for you to comment on how these concerns can be addressed.

Regards,

Redact
d 11/2

Redacted 11/2
Redacted 11/2

City Development Department
Dundee City Council
50 North Lindsay Street
Dundee
DD1 1LS

Telephone: Redacted 11/2
E-mail: Redacted 11/2
Corporate Web Site: www.dundee.gov.uk

Redacted 11/2
To: Redacted 11/2
Redacted 11/2
From: Redacted 11/2

wrote: -----

Springfield Properties PLC, Alexander Fleming House, 8 Southfield Drive, Elgin, Moray, IV30 6GR

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From R

Sent: 30 August 2019 14:22

To: Redacted Redacted 11/2

Cc: Redacted 11/2

Subject: RE: Swallow Roundabout, Dundee

Hi Red

Thank you for your emails and related technical assessment regarding the requested deferment in the delivery of the A90 Swallow Roundabout mitigation works associated with the Western Gateway development area in Dundee. This has been the subject of review of both the technical aspects and associated risk for Transport Scotland.

I note the conclusion drawn from the supporting report by Arup is that the difference in impact between 270 and 370 houses is not considered significant as it would only represent an extra 50 or so peak hour vehicles through an already very busy junction. Whilst the difference between the two modelled scenarios is shown to be relatively modest, in terms of additional queuing and slightly longer travel times, it cannot be avoided that the results do represent a further deterioration in network performance with the additional houses. This has to be considered not just in the context of the difference between 270 and 370 units but in terms of how this compares to the network performance prior to development occurring, which is not something considered by Arup.

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Whilst Transport Scotland would seek to be as flexible as possible, in order to manage any future risk, I would wish to obtain more certainty that the issues of land ownership are able to be resolved (whether that be through a private commercial agreement or Dundee City Council exercising CPO powers) before formally agreeing to such a relaxation. Once that has been resolved, the issue of permitting house building to proceed beyond the currently agreed limits in parallel with the delivery of the junction improvements can be considered.

I would invite your further comment on how Transport Scotland's concerns may be allayed and risks contained to an acceptable degree.

Please note I am on annual leave for one week from tonight.

Regards,

Red

Redacted 11/2

Redacted 11/2

Development Management
Network Operations
Roads Directorate

Redacted 11/2

F: 0141 272 7350

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Buchanan House
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From: Redacted 11/2
Sent: 26 August 2019 09:50
To: Redacted 11/2
Cc: Redacted 11/2

Subject: RE: Swallow Roundabout, Dundee

Red
t

Are you able to confirm whether a revised threshold for completion of the Swallow Roundabout upgrades would be acceptable to Transport Scotland?

Kind regards

Re
d

Redacted

Redacted 11/2

Redacted 11/2



Springfield Properties PLC | Springfield House, 3 Central Park Avenue, Larbert, FK5 4RX

T 01324 555536 | F 01324 574890 | www.springfield.co.uk | larbert@springfield.co.uk



From: Redacted
Sent: 15 August 2019 09:00
To: R
Cc: Redacted 11/2

Subject: RE: Swallow Roundabout, Dundee

Red

To clarify the current situation, a neighbouring land owner contacted Springfield Properties PLC in relation to the latest planning application for the Swallow Roundabout upgrades. The owner believed part of the works proposed may require land owned by them. Based on Dundee City Council's original title report, this did not appear to be the case.

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The land owner has said they would look to work with Springfield Properties PLC. We have therefore commenced a review of the current designs with our consultant, Arup, and have continued to discuss this matter with the neighbouring land owner to allow the upgrades to be completed timeously.

Those discussions / review are currently expected to conclude before the end of 2019 to allow work to then commence asap after that point

I trust that this is of assistance as you review the Arup Report that supports our request to extend the agreed threshold for completing the upgrade works from 270 homes to 370 homes.

Kind regards

Re
d

Redacted

Redacted 11/2

Redacted 11/2



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T 01324 555536 | F 01324 574890 | www.springfield.co.uk | larbert@springfield.co.uk

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Transport Scotland, the national transport agency

Còmhhdhail Alba, buidheann nàiseanta na còmhhdhail

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From: Redacted 11/2
Sent: 30 July 2019 14:01
To: Redacted 11/2
Cc: Redacted 11/2
Subject: Swallow Roundabout, Dundee

Red
t

As you are aware, Springfield Properties PLC is in the process of seeking to deliver the new Western Gateway / Dykes of Gray village at Dundee (under 3 separate planning permissions). As part of that we are obligated (through the Dundee City Local Development Plan and planning conditions) to contribute to the future construction of junction improvements at the Swallow Roundabout (A90 / A85 junction), Dundee.

Through discussions progressed in 2015, a scheme for improvements to the Swallow Roundabout was agreed with Dundee City Council and Transport Scotland and planning permission secured for those works. That planning permission was renewed in 2018 together with a further planning application to Perth & Kinross Council for works within the PKC element of the junction.

In 2016 we agreed an approach to undertake the upgrades to the Swallow Roundabout by the date of issue by Dundee City Council of the Notice of Acceptance of Completion issued by the verifier relating to the two hundred and seventieth completion of a residential unit within the planning application sites we had secured at the Western Gateway / Dykes of Gray village (see attached letter that was agreed between Springfield Properties PLC, Dundee City Council and Transport Scotland).

However, due to matters out with our control, we have been unable to progress the works at the Swallow Roundabout in the timescales we had anticipated in 2016 (and 2018). In simple terms, we had expected to have been able to have commenced works earlier this year and to have concluded those works by November 2019 (with our 270th house completion expected to arise in December 2019).

We anticipate that the resultant delay in completion of the upgrades to the Swallow Roundabout as we address outstanding matters will be c12 months which would equate to us having completed 370 homes at the Western Gateway / Dykes of Gray village. In light of this, we instructed Arups to undertake an assessment of the junction to consider the effect of an additional 100 homes at the Western Gateway / Dykes of Gray village prior to the upgrades being completed. Their report (plus the background modelling info for 270 homes and 370 homes) is attached.

The advice from Arups is that *“an additional 100 homes will not result in any noticeable impact on the overall operation of the Swallow Hotel roundabout (in its current configuration).”*

In order for the delivery of the Western Gateway / Dykes of Gray village development to proceed without adverse impact, we would require the threshold for completions of the Swallow Roundabout upgrades to be increased from 270 completions to 370 completions. Ensuring that there is no interruption to delivery of the Western Gateway / Dykes of Gray village is an important factor in delivering the strategic development expectations set out in the TAYplan Strategic Development Plan and the recently Adopted Dundee City Local Development Plan. The approach outlined would allow this to happen without creating additional net detriment to the trunk road network.

The mechanism to then allow this to progress is for our letter of August 2016 to be updated and agreed; a draft is attached for your consideration. I would therefore be grateful if you could confirm that the revised letter is satisfactory to Transport Scotland and we can formalise this agreement with Dundee City Council in due course.

Kind regards

Re
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Redacted

Land and Planning Manager

Redacted 11/2



Redacted 11/2

From: Redacted 11/2
Sent: 04 December 2019 15:42
To: Redacted 11/2
Subject: Swallow Roundabout junction upgrade - update

Redacted
d

Further to our telephone conversation I can provide you with an update on the Swallow Roundabout junction upgrade.

As you are aware the underlying issue is that of land ownership, with Springfield Properties required to acquire an area of land to enable them to complete the upgrade works. We have been in contact with Springfield and the landowner in recent weeks and have been advised by both parties that they have each instructed separate valuations of the land with a view to agreeing a value and completing the transfer of the land to Springfield. Both parties have indicated that the whole process could be completed by mid-January.

The Council is considering all options to enable the commencement and completion of the roundabout improvement works and the continuation of house building in the Western Gateway Strategic Development Area. This includes the possibility of a promoting a Compulsory Purchase Order in the event that the voluntary purchase is delayed. From our point of view the CPO would serve as a backstop, but one that is very much a last resort as the process is likely to take some time to conclude, and there is of course no guarantee that the process would have a positive outcome.

To ensure that we could act quickly should it be clear that the voluntary purchase does not progress timeously, we have drafted a Committee paper seeking authority to commence the preliminary work on a CPO. The paper remains in draft form and our intention is to review the matter in mid-January when the voluntary purchase is expected to conclude.

I trust that this clarifies our current position. Please do get in touch should you have any questions.

Regards,

Redacted 11/2
Redacted 11/2

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Dundee City Council
50 North Lindsay Street
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DD1 1LS

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11/2

Corporate Web Site: www.dundee.gov.uk

Redacted 11/2

From: Redacted 11/2
Sent: 06 March 2020 14:57
To: Redacted 11/2
Cc: Redacted 11/2
Subject: Redacted 11/2
RE: Swallow Roundabout RCC/Minute of Agreement

Hi Reda
t d

The MoA documents were accepted yesterday by the Area Manager. The documents now require to be signed by Springfield and submitted for signature by Transport Scotland.

Kind Regards,

Red
acte
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11/2

Redacted 11/2
Redacted 11/2

Network Operations
Roads Directorate

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From: Redacted 11/2
Sent: 06 March 2020 09:17
To: Redacted 11/2
Cc: Redacted 11/2

Subject: Swallow Roundabout RCC/Minute of Agreement

Redacted

Hope you are well and sorry to bother you.

I am informed that signing of the Minute of Agreement by Springfield and Transport Scotland is imminent.

Can you either confirm this or give an idea of what you believe the current situation is regarding the Minute of Agreement.

I am close to issuing conditions for the RCC on the local roads subject to discussions on one condition.

Please call if you wish to discuss this further.

Regards,

Redacted

Redacted 11/2

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From: Redacted 11/2

Sent: 26 February 2020 09:35

To: Redacted 11/2

Subject: RE: Swallow Roundabout - Advanced Scheme Signs

Importance: High

Redacted

Just tried to call you....

We have had a discussion regarding the Advance Scheme Signs, this is the sign 'Major Works, date/month and expect delays' signage that would be stood up for the duration of the scheme.

In addition to this can wording along the lines of 'Roundabout Improvements works by Springfield Developments' be added, either on the same sign or on another sign on north and southbound approaches to the roundabout on the A90.

Redacted not sure if this can be accommodated within one sign plate?

Kind regards

Redacted 11/2

JourneyTime Reliability Coordinator

BEAR Scotland | North East Unit

Redacted 11/2

From: Redacted 11/2

Sent: 05 February 2020 12:30

To: Redacted 11/2

Subject: Swallow Roundabout - Advanced Scheme Signs

Hi Redacted

I refer to the use of 'Advanced Scheme Signs' associated with the proposed works.

From our site visit and review of the drawing package it is noted that there are a number of existing traffic signs and other street furniture within the road verge. The scheme design requires the introduction of a number of new signs

and of course the requirement for a number of traffic management information signs to be installed, including the large 'MAJOR WORKS AHEAD' type signs.

We would consider that there is insufficient scope to accommodate the 'Advanced Scheme Signs' within the available verge in order to avoid the proliferation of signage/sign clutter and to avoid driver confusion.

We have discussed these concerns with Redacted at BEAR Scotland.

Kind regards,

Redacted
Senior Engineer

Redacted 11/2



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