

[REDACTED]

---

**From:** [REDACTED]@ambassador-living.co.uk>  
**Sent:** 30 July 2021 16:35  
**To:** [REDACTED]  
**Subject:** RE: Ambassador Homes - Forthview Development : Online Information Regarding Ferrymuir Gait as a Vehicular Access to the Development

Hi [REDACTED]

I have passed the below onto our Sales & Marketing team for them to look at.

### Kind Regards

[REDACTED] | Technical Manager



231 St Vincent Street, Glasgow G2 5QY

**M:** [REDACTED] | **T:** [REDACTED] | **E:** [REDACTED]

**W:** [www.ambassador-living.co.uk](http://www.ambassador-living.co.uk) | **W:** [www.pqresidences.com](http://www.pqresidences.com) | **W:** [www.ambassador-group.co.uk](http://www.ambassador-group.co.uk)



This message is intended only for the named addressee(s) and may contain confidential and/or privileged information. If you are not the named addressee you should not disseminate, copy or take any action or place any reliance on it. If you have received this message in error, please return to the sender by replying to it and then delete the message and any attachments accompanying it from your computer immediately. We may monitor all e-mails sent to or from this or any other office of the firm for compliance with our internal policies. Internet e-mail is not necessarily secure. We do not accept responsibility for changes made to this message after it was sent. No contractual relationship is created by this e-mail by any person or company unless specifically indicated otherwise by agreement in writing via means other than e-mail.

---

**From:** [REDACTED]@transport.gov.scot [REDACTED]@transport.gov.scot>  
**Sent:** 29 July 2021 12:21  
**To:** [REDACTED]@ambassador-living.co.uk>  
**Cc:** [REDACTED]@transport.gov.scot; [REDACTED]@transport.gov.scot; [REDACTED]@bearsotland.co.uk  
**Subject:** Ambassador Homes - Forthview Development : Online Information Regarding Ferrymuir Gait as a Vehicular Access to the Development  
**Importance:** High

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi [REDACTED]

Further to our discussion on the above, I note that Ambassador Homes' website for the Forthview development contains a plan and downloadable brochure that suggests the development (phase 1) can be accessed by a vehicle from Ferrymuir Gait.

Ferrymuir Gait is a private access owned by the Scottish Ministers and does not serve as an access into this residential development *and* is not an approved access in terms of your Planning consent. However, this misleading online information continues to generate unwanted correspondence for Transport Scotland, involving contact from residents, community groups, Councillors, MSPs and letters to the First Minister. This has been ongoing for over two years now.

As requested, I would be grateful if Ambassador Homes would review the details on your website and amend the plan in question to make it clear to the public (and more importantly, to prospective buyers) that Ferrymuir Gait is not a vehicular access to your development. Transport Scotland does not wish to be in a position in the future whereby someone buys a house in the development, expecting vehicular access via Ferrymuir Gait as advertised, then complains to us when they discover this is not the case.

Your support in addressing this matter quickly and confirming a timescale for doing so would be appreciated.

Kind Regards



**Area Manager | Roads Directorate**

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



Transport Scotland, the national transport agency  
*Còmhdhail Alba, buidheann nàiseanta na còmhdhail*

\*\*\*\*\*

This e-mail (and any files or other attachments transmitted with it) is intended solely for the attention of the addressee(s). Unauthorised use, disclosure, storage, copying or distribution of any part of this e-mail is not permitted. If you are not the intended recipient please destroy the email, remove any copies from your system and inform the sender immediately by return. Communications with the Scottish Government may be monitored or recorded in order to secure the effective operation of the system and for other lawful purposes. The views or opinions contained within this e-mail may not necessarily reflect those of the Scottish Government.

\*\*\*\*\*

**From:** [REDACTED]  
**Sent:** 12 November 2021 10:15  
**To:** [REDACTED]@ambassador-living.co.uk>; [REDACTED]@ryden.co.uk  
**Cc:** [REDACTED]@transport.gov.scot>; [REDACTED]@ambassador-group.co.uk>; [REDACTED]@edinburgh.gov.uk>  
**Subject:** RE: Ambassador Developments - Ferrymuir Gait CEC Ref. 18/08266/AMC (TS Ref. FBOC/6/2019) Status of Road/Access - Title etc. (Plus CEC Ref. 21/04116/FUL & TS Ref. NSE/87/2021)

[REDACTED]

I refer to our recent communications regarding the Forthview Housing application and Transport Scotland's request to CEC seeking an extension to the consultation period to consider the latest amendment to the application - CEC Ref. 21/04116/FUL & TS Ref. NSE/87/2021. The proposed amendment formally proposes to take access to the development site via Ferrymuir Gait.

As outlined in Transport Scotland's request to CEC, the extension request was issued on the following basis:

*To allow Transport Scotland additional time to seek further information on the proposals, in particular why the applicant is now formally proposing Ferrymuir Gait as an access to the development site when Transport Scotland remains of the view that no such legal right to use Ferrymuir Gait exists.*

I would advise that it continues to be Transport Scotland's position that the access at Ferrymuir Gait, which is on land owned by the Scottish Ministers, should not be used as a new access into the Forthview Housing Development currently under construction by Ambassador Living.

Transport Scotland requires to maintain control over the access to ensure safe and uninterrupted access to the operational depot used to maintain the Forth Road Bridge and Queensferry Crossing. The access is also used by office staff for the Operating Company and Traffic Scotland and provides access for use by larger vehicles into the Operating Company's maintenance compound. It is also used by tourists, school children, cyclists and visitors to gain access to the Contact and Education Centre.

Transport Scotland does not agree with Brodies' interpretation of Ambassador Living's access rights to the development via Ferrymuir Gait. Notwithstanding the developer's title, Transport Scotland does not agree that any such right continues to exist. However, even if it did, such a right would not entitle every householder or visitor to the development site unfettered access through Ferrymuir Gait.

Transport Scotland therefore does not support any planning application that proposes Ferrymuir Gait as a vehicular access to the development, nor will we support the promotion of a road construction consent or contribute towards any costs of upgrading Ferrymuir Gait so as to offer it for adoption to the City of Edinburgh Council.

Our Operating Company, BEAR Scotland, have provided reasonable access through Ferrymuir Gait to Ambassador Living for construction purposes as previously agreed. However I understand that the demand for this is reducing, therefore this will be reviewed with the intention of reinstating the bollards across the access at an appropriate time to prevent unauthorised future access.

I trust this clarifies Transport Scotland's position.

Sincerely,

[REDACTED]



Transport Scotland  
Development Management Quality Manager  
Roads Directorate

[transport.gov.scot](mailto:transport.gov.scot)  
[transport.gov.scot](mailto:transport.gov.scot)

**From:** [transport.gov.scot](mailto:transport.gov.scot) <[transport.gov.scot](mailto:transport.gov.scot)>  
**Sent:** 08 November 2021 16:25  
**To:** [transport.gov.scot](mailto:transport.gov.scot); [ryden.co.uk](mailto:ryden.co.uk)  
**Cc:** [transport.gov.scot](mailto:transport.gov.scot); [ambassador-group.co.uk](mailto:ambassador-group.co.uk)  
**Subject:** RE: Ambassador Developments - Ferrymuir Gait CEC Planning Application Ref. 18/08266/AMC (TS Ref. FBOC/6/2019) Status of Road/Access - Title etc.

Afternoon  
Further to the below I note that to date we have not received a reply or update from yourself on this matter and would be happy to take a call to discuss.  
I do see that you have submitted comments on our current planning application and again having discussed this with our solicitors today, they would be happy to take a call and discuss this with your solicitors.  
If neither of us hear back within the next 48 hours then we will be left with no option but to have our solicitors take the next legal steps.

**Kind Regards**

Technical Manager



231 St Vincent Street, Glasgow G2 5QY

[ambassador-living.co.uk](mailto:ambassador-living.co.uk)

**W:** [www.ambassador-living.co.uk](http://www.ambassador-living.co.uk) | **W:** [www.pqresidences.com](http://www.pqresidences.com) | **W:** [www.ambassador-group.co.uk](http://www.ambassador-group.co.uk)



This message is intended only for the named addressee(s) and may contain confidential and/or privileged information. If you are not the named addressee you should not disseminate, copy or take any action or place any reliance on it. If you have received this message in error, please return to the sender by replying to it and then delete the message and any attachments accompanying it from your computer immediately. We may