

<p>BURGAGE</p> <p><u>General:</u> 9.5 Hectares</p> <p>For:</p> <ul style="list-style-type: none"> • Existing road infrastructure in place from the Asda site. • Less direct impact on neighbours due to edge of town location. • ‘Vacant’ site without existing school to work around during construction. • Generous site size. <p>Against:</p> <ul style="list-style-type: none"> • Site shape limits flexibility in use and layout (long/narrow strip) • Infrastructure concerns, in particular water supply and potential significant investment to address. • Single rather than multiple vehicular access options. • Proximity of A9 from a noise/nuisance perspective. • Distance from town centre. • Land not in Council ownership 	<p>CRAIGHILL</p> <p><u>General:</u> 10.62 Hectares</p> <p>For:</p> <ul style="list-style-type: none"> • Most sizeable area of all 4 sites. • Most flexible scope for use, layout and future expansion. • Scope to take phased approach to construction, if necessary. • Potential for multiple vehicular access options. • Land in Council ownership. • Scope to co-locate or link with existing community facilities e.g. health centre and care home. <p>Against:</p> <ul style="list-style-type: none"> • Concerns over access/congestion. • Distance from town centre. • Construction would take place on site of a live operational school.
<p>KIRKSHEAF</p> <p><u>General:</u> 10.56 Hectares</p> <p>For:</p> <ul style="list-style-type: none"> • Proximity to town centre • Scope to enhance/create civic presence on the shore side of town. • ‘Vacant’ site without existing school to work around during construction. <p>Against:</p> <ul style="list-style-type: none"> • Pedestrian and vehicular access infrastructure would require significant improvement. • Land not in Council ownership 	<p>TAIN ROYAL ACADEMY</p> <p><u>General:</u> 6.35 Hectares</p> <p>For:</p> <ul style="list-style-type: none"> • Known quantity – as a result of site investigation, design and planning progress. • Developed design in place. • Multiple vehicular access options. • Proximity to town centre • Land in Council ownership <p>Against:</p> <ul style="list-style-type: none"> • Smallest site, site constraints • Community concern expressed during pre-planning consultation • Construction would take place on site of a live operational school.

INTRODUCTION

THE HIGHLAND COUNCIL

The proposal is to replace the following schools, Tain Royal Academy, Craighill Primary School, Knockbreck Primary School and St. Duthus Special School, with a new 3-18 campus on one of two possible sites, either the Tain Royal Academy site or the Craighill Primary site.

EDUCATIONAL BENEFITS STATEMENT

THIS IS A PROPOSAL PAPER PREPARED IN TERMS OF THE EDUCATION AUTHORITY'S AGREED PROCEDURE TO MEET THE REQUIREMENTS OF THE SCHOOLS (CONSULTATION) (SCOTLAND) ACT 2010

The Highland Council is proposing, subject to the outcome of the statutory consultation process:

- To discontinue education provision at the following campuses – Craighill Primary School, Knockbreck Primary School and St Duthus Special School and to relocate provision to a new 3 to 18 campus.
- To establish a new 3 to 18 community campus comprising Early Years, Primary, Secondary, Additional Support Needs (ASN) and Gaelic Medium provision to replace all other local authority education provision within Tain, including the existing Tain Royal Academy building and Community Complex;
- To combine the existing school catchment areas of Craighill Primary School and Knockbreck Primary School to become the catchment area of the new combined Primary School within the 3 to 18 campus.

The new campus is to be located either at the site of the existing Tain Royal Academy, or at the site of the existing Craighill Primary School. The latter option would require the relocation of Tain Royal Academy.

To avoid repetition it should be assumed that the related Pre School provision is included within any reference to each Primary School.

This Proposal is a revision to that set out in statutory consultation in 2014-15, which also proposed the merger of Craighill PS, Knockbreck PS, and St. Duthus School. In addition to proposing the merger of the schools, the Proposal Paper issued for consultation in 2014 also specified that the new 3-18 campus should

be built on the site of the existing Tain Royal Academy. The proposal was approved by Highland Council on 12 March 2015 and by Scottish Government Ministers on 1 May 2015.

Papers from the 2014-15 consultation exercise can be found at Agenda Item 7 of the papers submitted to the Council's Education, Children's and Adult Services Committee on 11 February 2015.

https://www.highland.gov.uk/meetings/meeting/3413/education_children_and_adult_services_committee

During the pre-planning application consultation process, a significant number of concerns were raised within the local community with regard to the suitability of the existing Academy site for the Campus. Arising from that feedback, the Highland Council's People Committee agreed, at its meeting of 21 June 2017, to commence a new site selection review for the Tain 3-18 Campus, the outcome of which would be reported back to the Committee. It was also agreed that project design and project activity on the current Tain 3-18 Campus be paused pending this review.

As a result of the site selection review, two options are now proposed for the site of the new campus, and the new consultation seeks views on these. A revised Proposal is required as the original consultation exercise was undertaken on the basis of the new school being built on the site of the existing Tain Royal Academy.

The revised Proposal set out below has been informed by an extensive pre-consultation process that involved regular meetings with local stakeholders and local elected Members, parental feedback gathered by Parent Councils, and comments submitted following a "drop-in" session in Tain on 10 May 2018.

SUMMARY OF THE CONSULTATION PROCESS

PUBLICATION INFORMATION

Proposal Paper Published

The proposal paper will be available for inspection, free of charge, at:

- Tain Royal Academy
- Craighill Primary School
- Knockbreck Primary School
- St. Duthus School
- Tain Public Library

and published on the Highland Council website:

www.highland.gov.uk/schoolconsultations

Copies of this Proposal Paper are also available on request from:

Business Support Team

Care and Learning Service

County Buildings

High Street

Dingwall

IV159QN

Email: Education.Consultations@highland.gov.uk

To request this information in an alternative format, e.g. large print, Braille, audio formats, or suitable language, please also contact the Business Support Team, Care and Learning Service, County Buildings, High Street, Dingwall, IV15 9QN

E-mail: Education.Consultations@highland.gov.uk

The schools directly affected by this Proposal are:

Tain Royal Academy

Craighill Primary School

Knockbreck Primary School

St. Duthus School

Other schools within the Tain Associated School Group are being included in the consultation as some parents have expressed an interest in the proposals. These schools are:

Edderton Primary School

Gledfield Primary School

Hill of Fearn Primary School

Hilton of Cadboll Primary School

Inver Primary School

Tarbat Old Primary School

However, none of the above schools falls within the definition of an “affected school” as set out on Paragraph 11 of Schedule 1 to the Schools (Consultation) (Scotland) Act 2010.

Formal notice of the Proposal and relevant information will be given and be made available, free of charge, to the consultees listed as follows:

- (i) Parents of pupils attending Tain Royal Academy;
- (ii) Parents of pupils attending Craighill Primary School; including parents of pre-school pupils;
- (iii) Parents of pupils attending Knockbreck Primary School; including parents of pre-school pupils;
- (iv) Parents of pupils attending St. Duthus School;
- (v) The Parent Councils of the above schools.
- (vi) The Parent Councils of Edderton Primary School; Gledfield Primary School; Hill of Fearn Primary School, Hilton of Cadboll Primary School; Inver Primary School; and Tarbat Old Primary School
- (vii) Members of Parliament and Members of Scottish Parliament for the area affected by the proposal;
- (viii) Staff of each of the schools listed above;
- (ix) Trade union representatives;
- (x) Tain Community Council
- (xi) Ardgay and District Community Council
- (xii) Balintore and Hilton Community Council
- (xiii) Edderton Community Council
- (xiv) Kilmuir Easter and Logie Easter Community Council
- (xv) Nigg and Shandwick Community Council
- (xvi) Tarbat Community Council
- (xvii) Bòrd na Gàidhlig
- (xviii) Education Scotland;
- (xix) Highland Youth Convener.
- (xx) Other members of the local Stakeholder Group, not already listed above.

Advertisement in Local Media

A notice announcing the public meeting will be placed in the *Ross-shire Journal* and on the Highland Council's Facebook page.

Consultation Period

The consultation for this Proposal will run from Monday 5 June 2018 and will end on Tuesday 4 September 2018. This period allows for the statutory minimum of six weeks, including at least thirty school days.

Public Meeting

A public meeting will be held, the details of which are set out below:

Games Hall, Tain Royal Academy Community Campus – 6.30pm on Monday 18 June.

Anyone wishing to attend the public meeting is invited to do so. The meeting will be convened by the Council, will be chaired by a senior elected councillor, and will be addressed by officers of the Care and Learning Service.

The meeting will be an opportunity for the public to hear more about the proposal; to ask questions about the proposal; and to have the views of all stakeholders recorded so that they can be taken into account. A note will be taken at the meeting of questions asked and views expressed. This note will be published on the Council website. The meeting will also be recorded.

The note will be forwarded to Education Scotland, along with other submissions and comments received by the Council during the consultation process.

Meetings with Pupils and Staff

School staff will arrange to discuss the proposal with pupils (who are considered to be of a suitable age and maturity) in the affected schools. A record of questions, responses and views will be taken and this will be published in the Consultation Report.

Responses to the Proposals

Interested parties are invited to respond to the Proposals by making written or electronic submissions on the Proposals to:

Derek Martin

Area Care and Learning Manager (Mid)

County Buildings

High Street

Dingwall

IV15 9QN

Email: Education.Consultations@highland.gov.uk

Or via an online form, a link to which can be found on

www.highland.gov.uk/schoolconsultations

When responding, you are invited to state your relationship with the school – for example, “parent of child in the area”, “carer”, “relative”, “former pupil”, “teacher in local school”, “member of the community” etc. However it is not compulsory to do so.

Those sending in a response, whether by letter or electronically should know that their response will be open to public scrutiny and may have to be supplied to anyone making a reasonable request to see it. If they do not wish their response to be made publicly available, they should clearly write on the document: “I wish my response to be considered as confidential with access restricted to Councillors and Council Officers of Highland Council”. Otherwise, it will be assumed that the person making the response agrees to it being made publicly available. All written responses must be received by the last day of the consultation period, Tuesday 4 September 2018 at 5.00pm.

Involvement of Education Scotland

When the Proposal Document is published, a copy will also be sent to Education Scotland by the Council. Education Scotland will also be sent, by 10 September 2018, a copy of any relevant written representations that are received by the Council from any person during the consultation period, as well as the summary note of the public meeting that will be held and so far as is practicable a copy of any other relevant documentation. Education Scotland will then prepare a report on the educational aspects of the proposal, to be completed not later than 3 weeks after they receive the consultation papers – 28 September 2018. In preparing their report, Education Scotland may visit the affected schools and make such enquiries of people there as they consider appropriate.

Review of Consultation Exercise

Highland Council will review the proposal having regard to the Education Scotland Report, written representations that it has received, and oral representations made at the public meeting. It will then prepare a Consultation Report. This Report will be published in electronic and printed formats and will be sent to anyone who submitted a written representation during consultation. It will be available on the Council website as well as at the affected schools and local library, free of charge. The Report will include a summary of the written and oral representations made during consultation and a copy of the Education Scotland Report, together with the Council's considered response to the issues raised. The Report will include details of details of any alleged inaccuracies and/or omissions and how these have been handled. The Consultation Report will be published at least 3 weeks prior to being submitted to the Council's Care, Learning and Housing Committee, who will make a recommendation to the full Highland Council.

In publishing the report the Council will invite any person or party to make further representations to the Committee prior to its meeting. A notice to this effect will also be published on the Highland Council website.

At the present time the Council intends to publish its Report in November 2018, prior to submission to the Care, Learning and Housing Committee on 6 December 2018. However, this timescale may change depending on the nature of issues raised during consultation, and the need to give full consideration to those issues. In the latter event, the Report may not be submitted until a later Committee meeting.

A particular factor in this Proposal is that at present there is no specific budget allocation for the project. The Council has identified the Campus as one of a number of key priorities for bids to Scottish Government for capital investment. It is expected that there will be clarity on the funding position for the project over the course of 2018, and prior to any final decision being made on this consultation proposal.

Any proposal approved by the Care, Learning and Housing Committee would require to be confirmed by a subsequent meeting of the full Highland Council.

Scottish Ministers Call-in

In the event that the Council decides to proceed with the mergers, it is required to notify the Scottish Ministers of that decision and provide them with a copy of the Proposal Document and Consultation Report in accordance with the Schools (Consultation) (Scotland) Act 2010 within 6 working days of the decision being made, and to publish on its website a notice that it has done so, detailing the opportunity to make further representations within 3 weeks. The Scottish Ministers have an 8-week period from the date of that final decision to decide if they will call-in the proposal. If the Scottish Ministers call-in the proposal, it will be referred to a School Closure Review Panel. Within the first 3 weeks of the 8-week period, the Scottish Ministers will take account of any relevant representations made to them by any person. Until the outcome of the 8-week call-in process has been notified to the Council, the Council will not proceed to implement the proposal.

Note on Corrections

If any inaccuracy or omission is discovered in this Proposal paper, either by the Council or any other person, the Council will determine if relevant information has been omitted or, if the paper contains an inaccuracy. The Council will then take appropriate action, which may include the issue of a correction or the reissuing of the Proposal or the revision of the timescale for the consultation period, if appropriate. In that event, relevant consultees and Education Scotland will be advised.

PROPOSAL DOCUMENT

1.0 BACKGROUND

- 1.1 In November 2012 the Council's Adult and Children Services Committee approved the principle that a 3 to 18 campus should be created in Tain to replace existing education provision at Tain Royal Academy, Craighill Primary School, Knockbreck Primary School, and St Duthus Special School.
- 1.2 All of the schools are located within a mile of each other.
- 1.3 A statutory consultation exercise was carried out on the above proposal during 2014 and 2015. In addition to proposing the merger of the schools, the Proposal Paper issued for consultation also specified that the new campus should be built on the site of the existing Tain Royal Academy. The proposal was approved by Highland Council on 12 March 2015 and by Scottish Ministers on 1 May 2015.
- 1.4 During the pre-planning application consultation process, earlier in 2017, there were a significant number of concerns raised by the community with regard to the suitability of the existing Academy site for the Campus. Arising from that feedback, the Highland Council's People Committee agreed, at its meeting of 21 June 2017, to commence a new site selection review for the Tain 3-18 Campus, the outcome of which would be reported back to the Committee. It was also agreed that project design and project activity on the current Tain 3-18 Campus be paused pending this review
- 1.5 It should be noted that, per the above legislation, the Schools Consultation (Scotland) Act 2010 as amended, a statutory consultation cannot be carried out so far in advance of a proposed implementation date that it would not be possible to engage meaningfully with anyone likely to be affected by the proposal.
- 1.6 This Proposal Paper sets out a revised proposal for a 3-18 campus in Tain. In respect of the proposed school mergers, the revised Proposal is the same as that agreed by the Council in 2015. This revised Proposal invites views from the community on different options for the site of the new campus.

2.0 CURRENT PROVISION

- 2.1 The schools under consideration in this proposal document are as follows:

- Craighill PS
- Knockbreck PS
- St Duthus School
- Tain Royal Academy and Community Complex

None of the above schools is classified as rural per the Scottish Government's published list of rural schools.

2.2 **Craighill PS** is a non-denominational school serving the catchment area shown at **Appendix 1. Appendix 1 (a)** outlines an additional geographical area from which parents have the option to send their children to either Craighill PS or Knockbreck PS. The school provides primary-age education through the mediums of English or Gaelic. The projected school roll estimates for August 2018 are 219 total.

2.3 The roll at Craighill Primary is projected to decline slightly over the next 2-3 years, thereafter stabilising at around 210 pupils.

2.4 The 2017-18 staffing arrangements are as follows:

Head Teacher – 1.00FTE

Depute Head Teacher – 1.00FTE

Principal Teacher – 1.00FTE

Unpromoted Teachers – 5.00 FTE

Management Time Teachers – 1.30 FTE

Class Contact Time Teachers – 0.6 FTE

Clerical Assistant – 1.22FTE

Playground Supervisor – 0.18 FTE

In addition, ASN teaching and non-teaching staff are allocated to the school on an annual basis, according to assessed need. The English and Gàidhlig Medium school nurseries are staffed with 4.90FTE Early Years Practitioners.

The Catering, Cleaning, and Facilities Management Service employ the following staff at the school;

Cook HC04 – 0.86 FTE

Catering Staff HC02 – 5 part-time members of staff, totalling 2.81 FTE

Cleaning Staff HC2 –0.42 FTE

Cleaning Staff HC1 – 3 part-time members of staff, totalling 0.88FTE.

2.5 The Highland Council assesses all of its schools for Suitability and Condition, in line with the Scottish Government's School Estate Management guidelines. Schools are assessed on a scale with the ratings "A" (good) "B" (satisfactory), "C" (poor) and "D" (bad). The accommodation at Craighill Primary School is

currently rated as “C” for educational suitability of the building and “C” for building condition. The school is the lowest scoring in Highland for these factors.

- 2.6 The school’s registered capacity (not including nursery) is 238. The projected roll of 219 for the 2018-19 session would therefore represent 92% use of capacity.
- 2.7 Annual CO₂ equivalent emissions from the Craighill Primary School building were just over 35 tonnes for the period 01/04/2017 – 31/03/2018.
- 2.8 There are 8 school transport routes serving Craighill Primary, 6 of which are shared transport routes with Tain Royal Academy and/or Knockbreck Primary. For the 2017/18 school session, 33 pupils were in receipt of school transport. Approximately 14% of pupils were in receipt of school transport.
- 2.9 **Knockbreck PS** is a non-denominational school serving the catchment area shown at **Appendix 2**. (Also note Appendix 1a at paragraph 2.2 above). The school provides Primary-age provision through the medium of English. The projected school roll estimate for August 2018 is 191 pupils.
- 2.10 The roll at Knockbreck Primary is projected to remain broadly stable, albeit the current roll and forecast is resulting in capacity pressure.
- 2.11 The 2017-18 staffing arrangements are as follows:

Head Teacher – The school shares a Head Teacher with Inver Primary (notionally 0.5 FTE to each school)

Depute Head Teacher – 1.00FTE

Principal Teacher – 1.00FTE

Unpromoted Teachers – 5.00 FTE

Management Time Teachers – 0.2FTE

Class Contact Time Teachers – 0.4 FTE

Clerical Assistant – 0.79 FTE

Playground Supervisor – 0.14 FTE

Road Crossing Patrollers – 0.24 FTE

In addition, ASN teaching and non-teaching staff are allocated to the school on an annual basis, according to assessed need.

The Catering, Cleaning, and Facilities Management Service employ the following staff at the school;

Catering staff HC02 – 2 part-time members of staff, totalling 0.81FTE

Cleaning Staff HC2 – 0.34FTE

Cleaning Staff HC1 – 0.27FTE.

- 2.12 The accommodation at Knockbreck Primary School is currently rated as “C” for educational suitability of the building and “C” for building condition.
- 2.13 The school’s registered capacity is 188. The projected roll of 191 for the 2018-19 session would therefore represent 102% use of capacity.
- 2.14 Annual CO₂ equivalent emissions from the Knockbreck Primary School building were just under 50 tonnes during the period 01/04/2017 – 31/03/2018.
- 2.15 There is a single school transport route serving Knockbreck Primary, which is a shared transport route with Tain Royal Academy and Craighill Primary. For the 2017/18 school session, 9 pupils were in receipt of school transport from a roll of 191. Therefore, approximately 5% of pupils were in receipt of school transport.
- 2.16 **St Duthus School** provides a learning environment for a range of pupils with Additional Support Needs resident in the Easter Ross and east Sutherland areas. The school provides for children from 3-18 years of age. The projected school roll estimate for August 2018 is 24 pupils, which represents the school’s maximum capacity.
- 2.17 The 2017-18 staffing arrangements are as follows:

Head Teacher – 1.00FTE

Unpromoted Teachers – 5.00 FTE

Pupil Support Auxiliaries – 9.12 FTE

Admin Assistant – 0.45 FTE

The Catering, Cleaning, and Facilities Management Service employ the following staff at the school;

Catering staff HC02 – 2 part-time members of staff, totalling 0.32 FTE

Cleaning Staff HC2 – 0.41 FTE

- 2.18 The accommodation at St. Duthus School is currently rated as “A” for educational suitability of the building and “A” for building condition. The current buildings are modular in nature, having been installed within the past few years,

and represent only a short to medium term solution given planning/building warrant restrictions associated with the installation of the modular units.

2.19 Annual CO₂ equivalent emissions from the St. Duthus School building were just under 12 tonnes during the period 01/04/2017 – 31/03/2018.

2.20 There are 5 school transport routes serving St. Duthus School, 2 of which are shared transport routes with Tain Royal Academy and/or Craighill Primary. All of the pupils at St. Duthus School are in receipt of school transport.

2.21 Pre School provision in the Tain area is currently provided via the following outlets:

Local authority English medium provision is located within the Craighill PS campus – there are 32 pupils enrolled for session 2017/18;

Local authority Gaelic medium provision is located within the Craighill PS campus – there are 16 pupils enrolled for session 2017/18;

The St. Duthus School campus provides education for children from the age of 3 upwards;

Partner Centre provision is provided via private day care centres at Ankerville Tain (48 children enrolled for 2017/18) and Stepping Stones Nursery (34 enrolled for 2017/18).

2.22 **Tain Royal Academy and Community Complex** - There are 8 Primary Schools within the Tain Royal Academy Associated School Grouping (ASG) namely, Craighill PS, Knockbreck PS, Edderton PS, Gledfield PS, Hill of Fearn PS, Hilton of Cadboll PS, Inver PS and Tarbat Old PS. In addition, St Duthus School is situated within Tain. The existing catchment area of Tain Royal Academy is shown in **Appendix 3**. The projected school roll estimate for August 2018 is 480 pupils. There is a Community Complex, including a swimming pool, within the campus. It is managed by High Life Highland on behalf of the Council.

2.23 The roll at Tain Royal Academy is projected to rise significantly over the next few years, and thereafter to stabilise at between 550-570 pupils.

2.24 The 2017-18 staffing arrangements are as follows:

Head Teacher – 1.00FTE

Depute Head Teacher – 2.00FTE

Principal Teacher – 7.00FTE

Unpromoted Teachers – 25.31 FTE

ASN Teacher (Secondary) – 1.50FTE

Administrative Assistant – 1.00FTE

Clerical Assistant – 2.4 FTE

Technician – 1.25 FTE

In addition, other ASN staff are allocated to the school on an annual basis, according to assessed need.

The Catering, Cleaning, and Facilities Management Service employ the following staff at the school;

Cook HC05 – 0.84 FTE

Cook HC03 – 0.7 FTE

Catering staff HC02 – 4 part-time members of staff, totalling 2.35FTE

Cleaning Staff HC2 – 2 part-time members of staff, totalling 0.81FTE

Cleaning Staff HC1 – 12 part-time members of staff, totalling 4.65FTE.

- 2.25 The accommodation at Tain Royal Academy is currently rated as “C” for educational suitability of the building and “C” for building condition.
- 2.26 The school’s registered capacity is 811. The projected roll of 480 for the 2018-19 session would therefore represent 59% use of capacity.
- 2.27 Annual CO₂ equivalent emissions from the Tain Royal Academy building were just over 347 tonnes during the period 01/04/2017 – 31/03/2018.
- 2.28 There are 12 school transport routes serving Craighill Primary, 8 of which are shared transport routes with St. Duthus School, Craighill Primary, Dornoch Academy or Knockbreck Primary. For the 2017/18 school session, 237 pupils were in receipt of school transport.
- 2.29 Letting activity in the town is concentrated at the Tain Royal Academy Community Complex, and is organised by High Life Highland.

3.0 THE PROPOSED NEW CAMPUS

- 3.1 Currently, 3 to 18 education provision in Tain is spread across four separate campuses. The proposal is, therefore, to consolidate existing education and community provision within a new build 3 to 18 campus, on either the existing Tain Royal Academy site or the Craighill PS site. The principle of establishing a new 3-18 Campus was consulted on previously, during 2014/15.
- 3.2 Given the financial pressures facing the Council, and the recently agreed capital programme (March 2018) representing a significant reduction in investment due to affordability issues, there is not currently a budget in place to

deliver a new 3-18 Campus for Tain. The Council has however identified Tain 3-18 Campus as one of a number of key school investment priorities, which it intends to bid to Scottish Government for funding during 2018. It is anticipated that the funding position for the Campus will be clarified in a timescale parallel with the consultation covered by this report. Until such time as a budget is established for the project, the scope, specification and layout of a new Campus cannot be determined. The information set out in this report, regarding Campus scope etc is therefore illustrative, pending budget certainty.

- 3.3 As was proposed in the 2014 consultation, the Secondary School and Primary School will retain their separate identities, despite being co-joined on site. The Council is however currently undertaking a Highland wide review of management arrangements across its school estate. This review is subject to full engagement with communities and stakeholders. Future management arrangements may possibly change as a result of this. If this proposal progresses beyond the statutory consultation phase, consideration will have to be given to the future use of the sites vacated. There are established Council policies and procedures for dealing with assets which have been declared surplus by a Service which include the opportunity for the local community to identify potential future uses.
- 3.4 The new school would offer good quality accommodation that provides a safe, healthy and visually stimulating environment, flexible teaching spaces, better facilities for visiting specialists and parents/the community, and a healthier, less stressful environment. The facility would also serve as a community hub, with community facilities located within the Campus.

4.0 SITE SELECTION

- 4.1 As previously mentioned, the consultation exercise undertaken in 2014-15 proposed that the new campus should be constructed on the site of the existing Tain Royal Academy site. That plus the Craighill PS site have been identified, through a process of informal consultation, as the options on which the Council is now consulting. Appendix 4-4v provides some maps setting out the location of these sites in the context of Tain, and close-up maps and information providing more detailed information in relation to the sites. The information set out in Appendix 4-4v includes all 4 sites on the original long list of site options (Tain Royal Academy, Tain Craighill PS, Tain Burgage and Tain Kirksheaf) and was used as the basis of the informal consultation exercise to narrow down the list of site options to the current two.
- 4.2 The Tain Royal Academy site, comprising circa 6.3 hectares, was the chosen site of the new 3-18 Campus from the 2014-15 consultation. Given the focus of community concerns that subsequently arose, related to the Academy site, the Council considers it appropriate that this consultation continues to include the Academy site, firstly to provide a means of assessing/comparing the alternative Craighill PS site against, and secondly in recognition that formally, the Academy site remains the status quo position, until such time as any decision to rescind that decision or reach a decision on a new site.

- 4.3 From that earlier consultation, there were a number of advantages to the Tain Royal Academy site. It is in a central location within the town with good pedestrian access, good transport links and potentially fewer traffic issues than the alternative sites. There had also been concerns about the future use of this site if it is not selected for a school.
- 4.4 There are however also some disadvantages to this site. At the time of the 2014-15 consultation, concerns were expressed in relation to the size of the site, scope for sufficient play space and future expansion, and about the impact of building a new school on the residents of neighbouring houses. There were also concerns about the potential for traffic congestion once the school becomes operational. It is also acknowledged that since the time of the 2014-15 consultation, further capacity demands have arisen, for example, as a result of Scottish Government plans to expand the provision of funded early learning and childcare.
- 4.5 Logistically, given the size of the site, and the existing Academy in situ, careful construction management would have been required to manage the construction of the new Campus on site, while the existing Academy continued to operate until such time as the new Campus was available. These site and logistical challenges also remove scope for building the Campus on a phased basis, which may be a consideration subject to the budget position for the Campus project being resolved.
- 4.6 The Craighill Primary School site incorporates land currently in the ownership of the Council, albeit held on the housing account. That expanded land ownership area comprising circa 10.6 hectares is a good, well-sized open site which would provide plenty of room for future expansion and also provide options for layout and construction logistics to cause only minimal disruption to pupils during the construction phase. The location is also close to the health centre which many regard as a positive aspect, and may emphasise the sense of a wider community/public service hub, and also provide potential opportunities for improving and integrating services offered to the public.
- 4.7 Disadvantages to the Craighill site tend to be around traffic congestion concerns, access and availability of parking, though the generous size of the site does provide scope to mitigate these possible issues through site access and layout arrangements. There may also be marginally higher costs associated with developing on this site.
- 4.8 At both sites, the creation of the Campus will result in an almost doubling of the number of pupils who will access the site on a daily basis.
- 4.9 On the basis of current roll figures approximately 900 Primary/Secondary pupils will access/egress the new 3-18 campus on a daily basis if this proposal is accepted. In addition, it is estimated that there will be approximately 50 Pre School pupils accessing the site on a daily basis. On the basis of current school transport numbers just over 300 Primary/Secondary pupils use free school transport provided by the Council on a daily basis leaving approximately 600 pupils either walking/cycling or transported to school by parents or guardians.

In addition, there will be the traffic generated as a result of staff and users of the community facility coming and going on a daily basis.

- 4.10 The Safe Routes to School team will carry detailed analysis work throughout the statutory consultation period to ensure that final agreed mitigation actions are included within the final consultation report submitted to this Committee early next calendar year.
- 4.11 As part of the pre-consultation process, the Council engaged with its local Stakeholder Group, conducted an open drop in day on site options, and also received feedback from Parent Councils and Community Councils on site options. The results of that informal consultation exercise were used to inform the reduction of four possible sites to the two being consulted on within this report. Appendix 5-5vi includes the details of submissions received through the pre-consultation process. It is quite clear from the feedback provided that an overwhelming majority of respondents felt that the Craighill PS site was the preferred option for a new 3-18 Campus. A summary of responses is shown in the table below. (Totals have not been shown given the separate nature of the informal consultation exercises).

	Responses-Highland Council Drop-in session single preference	Responses-Highland Council Drop-in session multiple preferences	Responses-Parent Council feedback single preference	Responses-Parent Council feedback multiple preferences	Stakeholder Group discussion March 2018
Craighill PS site	60	16	8	2	18
Tain Royal Academy site	6	7	1	1	12
Burgage Site	2	8	0	0	4
Kirksheaf Site	0	7	0	4	2
No preference	12	0	8	0	1

- 4.12 Both site options consulted on within this report represent viable options for the new 3-18 Campus. The Tain Craighill PS site is evidently the option most favoured by the pre-consultation exercise. It is also fair to say that the Tain Royal Academy site received relatively little public support as a result of the pre-consultation. While the Academy site is more constrained in terms of space, flexibility and future expansion, it also has the positives of having a detailed design developed and a full understanding of how a Campus could be layed out and delivered on site. In comparison, the Craighill PS site is considerably more generous in size, provides more flexibility in its layout and use as a result, and also gives more potential in regard to phasing and approach to construction. There is not as yet, however, the detailed site layout, design and technical assessment that would only be available once a site

proceeded into design phase. At this time the Council remains neutral on site options, and seeks the public's views before a decision is made.

5.0 EDUCATIONAL BENEFITS

- 5.1 Highland Council is of the view that the school environment should be of a quality that sustains and improves education provision, pupil performance and outcomes for the young people of Highland.
- 5.2 With the above aim in mind, Highland Council has adopted the following indicators in reviewing its school estate:
1. Pupils should be educated in facilities which are rated at least category B for each of Condition and Suitability.
 2. Pupils should be members of an age-appropriate peer group.
 3. Pupils should have the opportunity to engage in the widest possible range of activities beyond the core curriculum, including music, sports, drama and art.
 4. Pupils with Additional Support Needs should be educated in the most appropriate local setting.
 5. Pupils should not ordinarily be required to travel for longer than 30 minutes from the nearest classified road pick-up point to school (primary) although it is recognised that this may not always be possible in a rural Council area such as Highland.
 6. School facilities should be of a size appropriate to the delineated area that they serve, paying due regard to demographic trends.
 7. School delineated areas should reflect geography, travel routes and population distribution.
 8. Safe school transport should be provided and safe traffic management in and around school sites should be implemented.
 9. Teachers should be members of a professional learning community comprising at least 3 members located in the same facility.
 10. The implications of school location to local communities should be considered.
 11. Schools, wherever possible, should be located where there is a recognised village or other built up community.
- 5.3 Three of the four schools in Tain currently fail to meet Condition 1 above. The accommodation at Tain Royal Academy, Craighill Primary and Knockbreck Primary is rated "Poor" for both condition and suitability in each case, and the buildings continue to deteriorate.
- 5.4 It is generally recognised that poor quality school accommodation can be dispiriting for pupils, staff and parents, can limit the effectiveness of teaching (for example when a disproportionate amount of staff time is spent on building issues), and can pose issues for the safety and security of children.
- 5.5 Both Craighill Primary and Knockbreck Primary are also currently under significant pressure in terms of capacity.

- 5.6 Although the accommodation at St. Duthus is superior to that of the other three schools, that school is operating at its maximum capacity and is likely to do so for the foreseeable future.
- 5.7 It is apparent from the above evidence that there is a requirement to improve educational provision in Tain. The creation of a 3 to 18 campus provides an opportunity to address this requirement, as well as providing new opportunities for curriculum delivery. This proposal also provides opportunities to further strengthen health and well-being provision in partnership with High Life Highland.
- 5.8 The new campus will provide access to up to date facilities which will allow the pupils who attend the school to engage with the curriculum in a more flexible and innovative way. Pupils are likely to experience a higher quality learning experience because of the enhanced facilities which will be designed for the purpose of delivering the modern curriculum.
- 5.9 Although there will still be key stages of curricular transition for pupils the 3-18 approach will ensure that pupil progression from one stage to the next will happen with minimum disruption.
- 5.10 The 3-18 campus will have a greater concentration of teaching staff in one location. This will lead to a broader range of staff experience within the new school structure. This will allow a better sharing of good practice, due to the broader experiences of a more diverse range of staff. Teachers at the 3-18 school will, therefore, be better placed to have a deeper understanding of pupils' learning and development and a better understanding of the need to provide high quality feedback, personalised for each learner.
- 5.11 The 3-18 model is best placed to meet the educational requirements of Tain. The flexible learning spaces provided in the new campus will provide greater opportunities to deliver a variety of approaches to learning. In addition to traditional teaching areas, there will be a range of more flexible areas where the available space can be used for investigative work and active learning.
- 5.12 A key aim of the new campus will be to develop a sense of belonging, engagement and ownership. The 3-18 structure offers the opportunity to create a real sense of family across the whole school where younger pupils are supported and looked after by the older pupils.
- 5.13 The potential co-location of professionals on the one campus, plus the interchange of information – in particular the “soft” intelligence so vital in properly planning on an early intervention approach would greatly support the children and families in the local communities.
- 5.14 In addition, a new campus could provide opportunities to locate vocational facilities would allow greater integration of the Skills for Work agenda for pupils, which in turn could be integrated in to preparing young people for work.

- 5.15 There are a number of pupils within the schools involved who have support needs. There will be a continuum of the support for all learners, and in particular those who have specific identified needs. The 3-18 structure will allow the pulling together of staff expertise and experience. It will allow a more focused approach across the age range and will enable better use of the staff and resources that are available in this area.
- 5.16 The 3-18 campus will also include replacement facilities for St Duthus School. Whilst the accommodation at St. Duthus has been significantly improved since the 2014 consultation, this has been by means of modular buildings, and the relevant building warrant only provides a short to medium term solution. The new Campus provides an opportunity to enhance the quality of provision and experience for pupils with Additional Support Needs.
- 5.17 Whilst Highland Council sees significant educational benefits from the creation of a 3-18 campus for Tain, in educational terms we do not consider that there are significant differences between the two sites under consideration.

6.0 EFFECTS ON STAFF AND SCHOOL MANAGEMENT ARRANGEMENTS

- 6.1 Schools in Highland are staffed according to roll-related formulae (with the exception of certain specified categories such as ASN related staffing and School Crossing Patrollers, which are assessed according to need). The new schools will be staffed according to the same principles.
- 6.2 It is inevitable when 4 separate school campuses come together within a single campus that there will be an overall reduction in the level of staff required. The previous consultation, undertaken in 2014 identified a potential loss of 4.00FTE posts. That may be a reasonable expectation for the creation of the new campus.
- 6.3 As mentioned above, the previous Proposal specified that the secondary school and new primary school would have separate identities despite being co-joined. In the intervening period the Council has adopted a new strategy for the management of schools. Proposals for the future management of the Tain 3-18 campus will be taken forward as part of that strategy, and in full consultation with the community.
- 6.4 Highland Council has a Redeployment and Redundancy Policy, which has the defining principle that compulsory redundancies will be avoided wherever possible. Roll-related deployments are a normal part of the Highland Council's annual staffing allocation. A variety of measures are used to ensure redeployments are possible, including restrictions on the recruitment of external staff to vacancies, so that staff affected by changes in service delivery may be redeployed to vacant posts. Clearly it would be premature to redeploy staff in advance of a decision on closure, but Highland Council considers compulsory redundancy only after all other options have been considered.
- 6.5 There are obvious benefits for staff, both teaching and non-teaching, working in a 3-18 campus environment. The new state of the art buildings will provide a

vastly improved working environment for staff and access to modern resources and facilities.

7.0 COMMUNITY FACILITIES

- 7.1 The new campus will also provide the wider community of Tain with an opportunity to make use of high quality facilities and encourage them to re-engage or continue with their formal education. It also provides the local community with the opportunity to build greater community capacity by using the school for formal and informal social events.
- 7.2. Tain Royal Academy currently benefits from having the TRACC facilities co-located, comprising; 4 lane 20m swimming pool, fitness suite, sports hall amongst other facilities.
- 7.3 It is proposed the new 3-18 Campus would have co-located community facilities, operated by Highlife Highland, and replacing the existing TRACC. Over and above the replacement of facilities currently at TRACC, the Council would also propose to incorporate the public library in the new Campus.
- 7.4 The scope of the community facilities would ultimately be determined by further consultation as the specification and design phase of the project, and will of course ultimately be dictated by the funding available for the project.

8.0 FINANCIAL IMPLICATIONS

- 8.1 **Appendix 6** provides details of the financial implications of this proposal.
- 8.2 Appendix 6 compares the total estimated costs of the 3 to 18 campus proposal (on the two site options) with the total estimated costs of upgrading the existing schools to building Condition/Suitability scores A/A. The respective costs also include life cycle maintenance costs over the anticipated 60 year life of the buildings. The annual revenue costs of repaying the borrowing for capital investment are reflected, to give an annualised comparison of revenue costs of the options.
- 8.3 In summary, the appendix shows the following comparison of cost. Largely as a result of estimated differences in capital and lifecycle costs, the estimated costs of a new 3-18 Campus (on either of the two sites) are circa £0.5m less per annum than the estimated cost of the existing schools, brought up to a comparable standard. There is a differential forecast between the two site options, with the Craighill site estimated to be £54k more per annum than the Tain Royal Academy site, due to site related capital costs.

	Total Annualised Revenue Cost (line 42)	Comparison of Annualised Revenue Cost against Baseline
Baseline – cost of bringing existing schools up to A/A standard	£8,954,042	-
Option 1 – New 3-18 Campus on Tain Royal Academy Site	£8,430,302	(£523,740)
Option 2 – New 3-18 Campus on Craighill Site	£8,484,042	(£470,000)

9.0 SCHOOL TRANSPORT IMPLICATIONS

9.1 The new campus will be located a short distance from the 4 existing schools. The Council does not anticipate any significant variation to the existing school transport arrangements, in terms of the distances to be travelled by pupils.

10.0 ACCOMMODATING GOVERNMENT POLICY CHANGES

10.0 The Scottish Government has made a commitment to extend the entitlement to Early Years provision to 1140 hours per annum for all 3 and 4 year olds and for eligible 2 year olds from 2020. It is possible that there will be further enhancements to Early Years provision in future years.

10.1 The design of the proposed 3 to 18 campus will take into account these accommodation requirements including the ability to extend the accommodation at some future point if required.

11.0 EQUALITIES IMPACT ASSESSMENT

11.1 The proposal has been assessed as having no impact on the following Equality areas:

- Gender
- Gender reassignment
- Pregnancy or Maternity
- Marriage/Civil Partnership
- Race
- Religion or Belief
- Sexual Orientation
- Looked After Children
- Young Carers
- Children and Young People Living in Deprivation

11.2 In respect of age equality, the proposal relates to schools, and as such primarily affects children in the 3-18 age group and their parents. The proposal is advanced on the basis of educational benefit to children in the area concerned. No negative age related effects arise. Age is not a protected characteristic for the purposes of schools provision.

11.3 The proposed new school would be built to modern standards, offering disabled access for children, parents and the wider community, as well as purpose built teaching accommodation for children with additional support needs. It would therefore have a positive impact on disability issues.

12.0 MITIGATION OF ADVERSE EFFECTS

12.1 At the time of the 2014 consultation, concerns were expressed about disruption to the local community during the construction phase if the project progressed beyond statutory consultation. These comments related specifically to the Tain Royal Academy site which at that time was proposed as the location for the new campus. To some extent they are also valid for the Craighill site. The Council has experience in working with contractors who have constructed major new school buildings adjacent to existing residential areas and therefore have the expertise and empathy to manage such projects successfully.

12.2 The Council does not envisage any other adverse effects arising from the proposal.

13.0 CONCLUSION

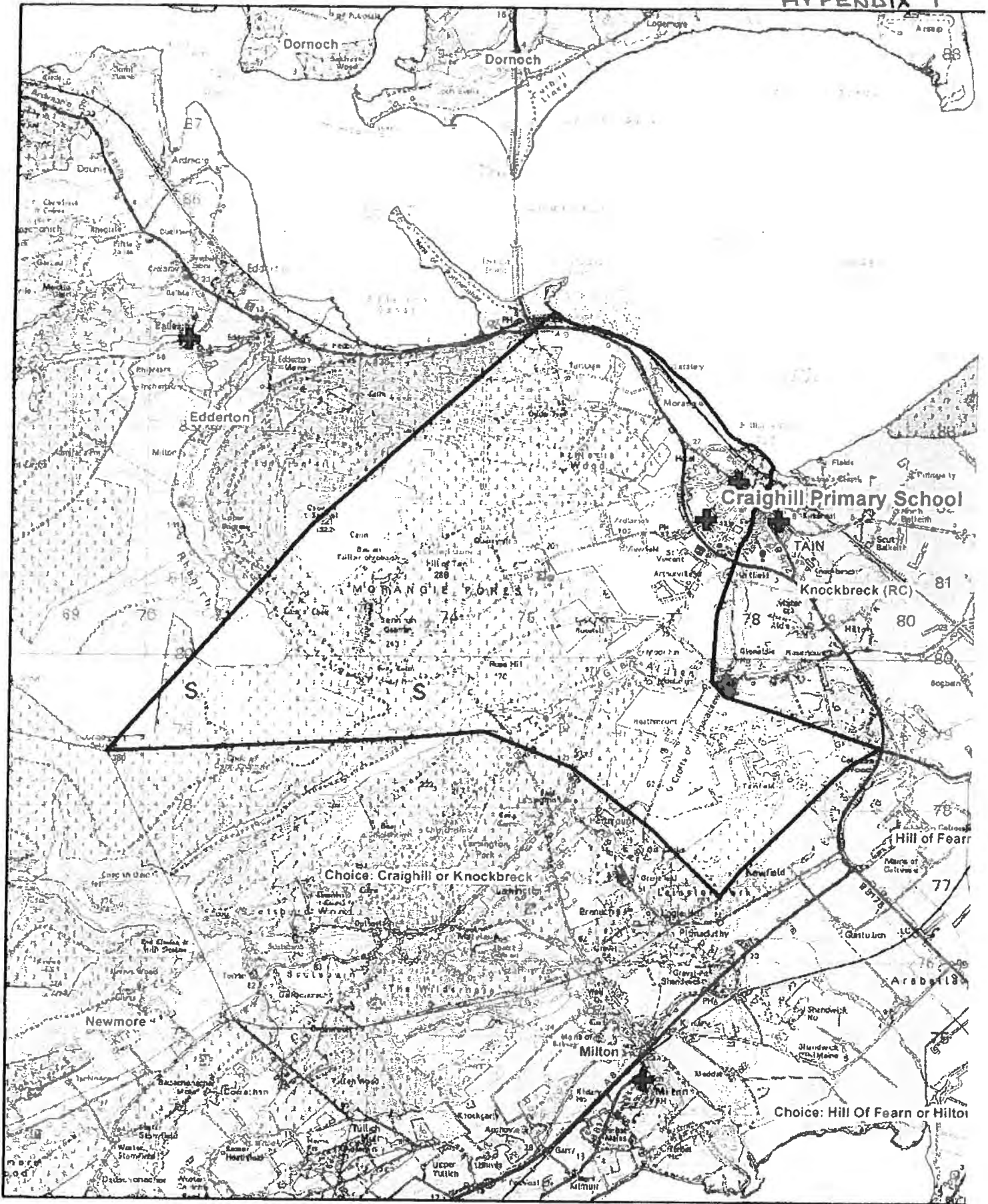
13.1 The preceding chapters outline the justification for this proposal which can be summarised thus:

- This proposal will, by replacing the existing education and community provision in Tain, ensure that, on average going forward, around 900 pupils (in the age-range 3 to 18) will learn and enjoy the benefits of a community campus that scores A/A in terms of building condition and suitability;
- The existing school buildings and campus configurations in Tain are generally poor, both in terms of condition and suitability for learning and teaching. There is, therefore, an imperative to address this problem;
- By delivering the above proposals the Council will deliver demonstrable educational benefits, deliver community facilities in partnership with High Life Highland and also ensure that by consolidation of provision within a single campus, the Council's aim of achieving Best Value when delivering front-line services is further enhanced;
- This investment will ensure that education and community facilities provision is placed on a sustainable footing for at least the next 60 years.

- The decision on the site selection will be taken after careful consideration of the views expressed by the community, both during the pre-consultation and statutory consultation phases

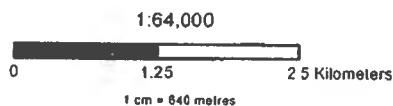
13.2 The case for a 3-18 campus in Tain was consulted on 2014 and was agreed by all parties, including the Scottish Government. The Council still believes that the 3-18 Campus is the way forward for Tain. The site selection process will be informed by feedback from this consultation.

END OF PROPOSAL DOCUMENT



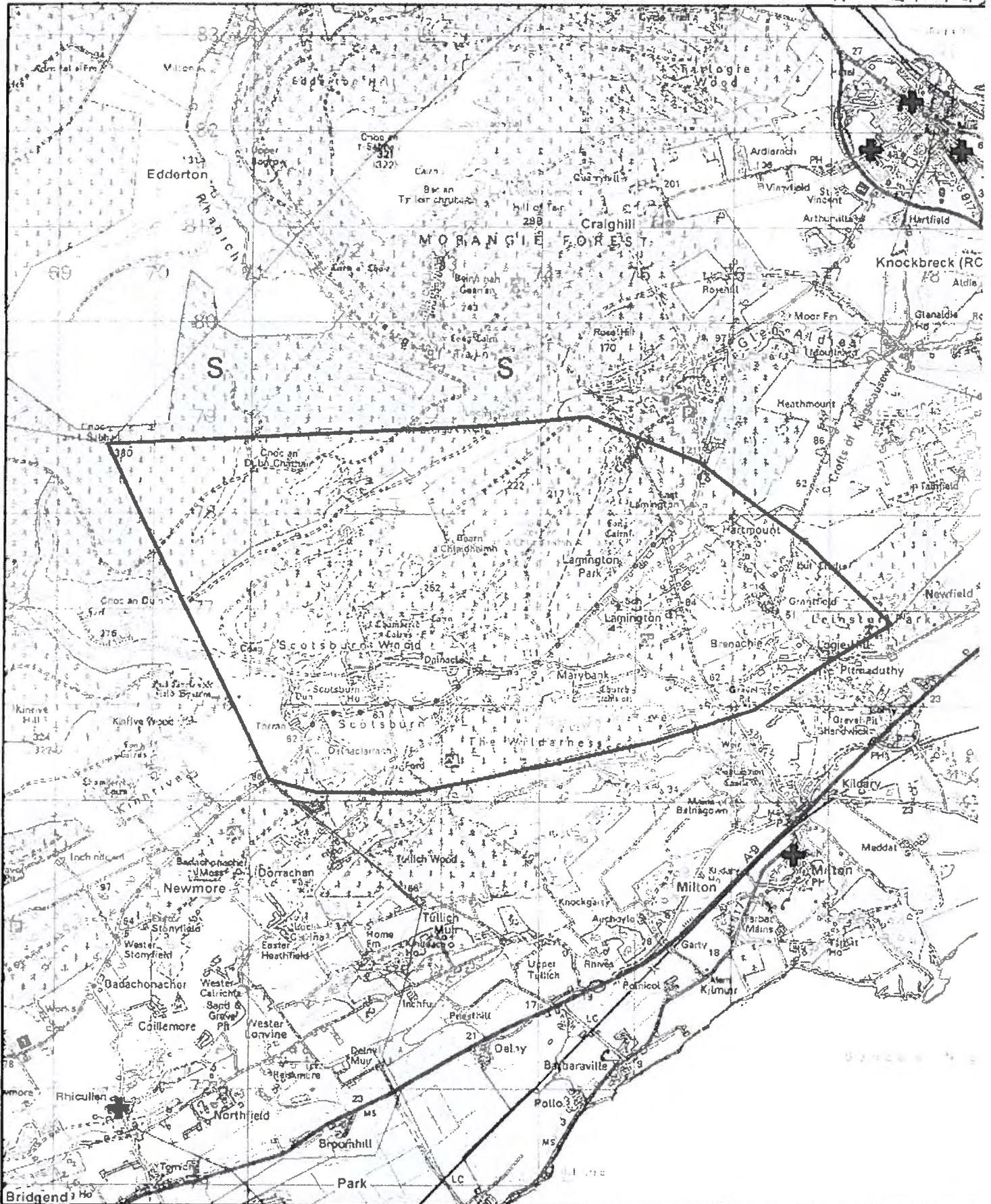
Craighill Primary School

Primary School
 Catchment Boundary
 March 2013



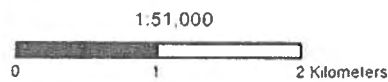
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Choice: Craighill or Knockbreck

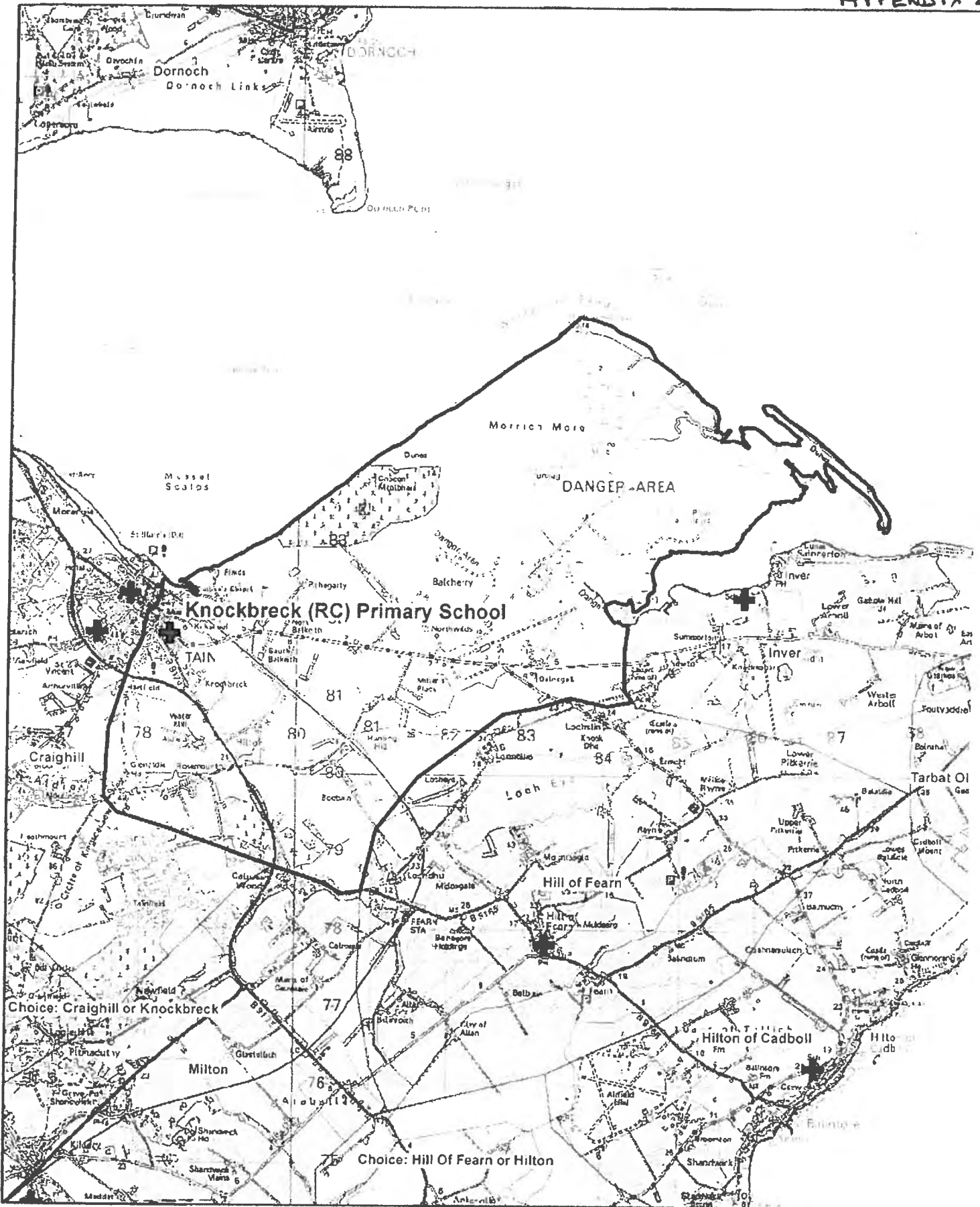
Primary School
 Catchment Boundary
 March 2013



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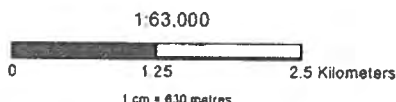


The Highland Council
 Comhairle na Gàidhealtachd
 Planning & Development Service



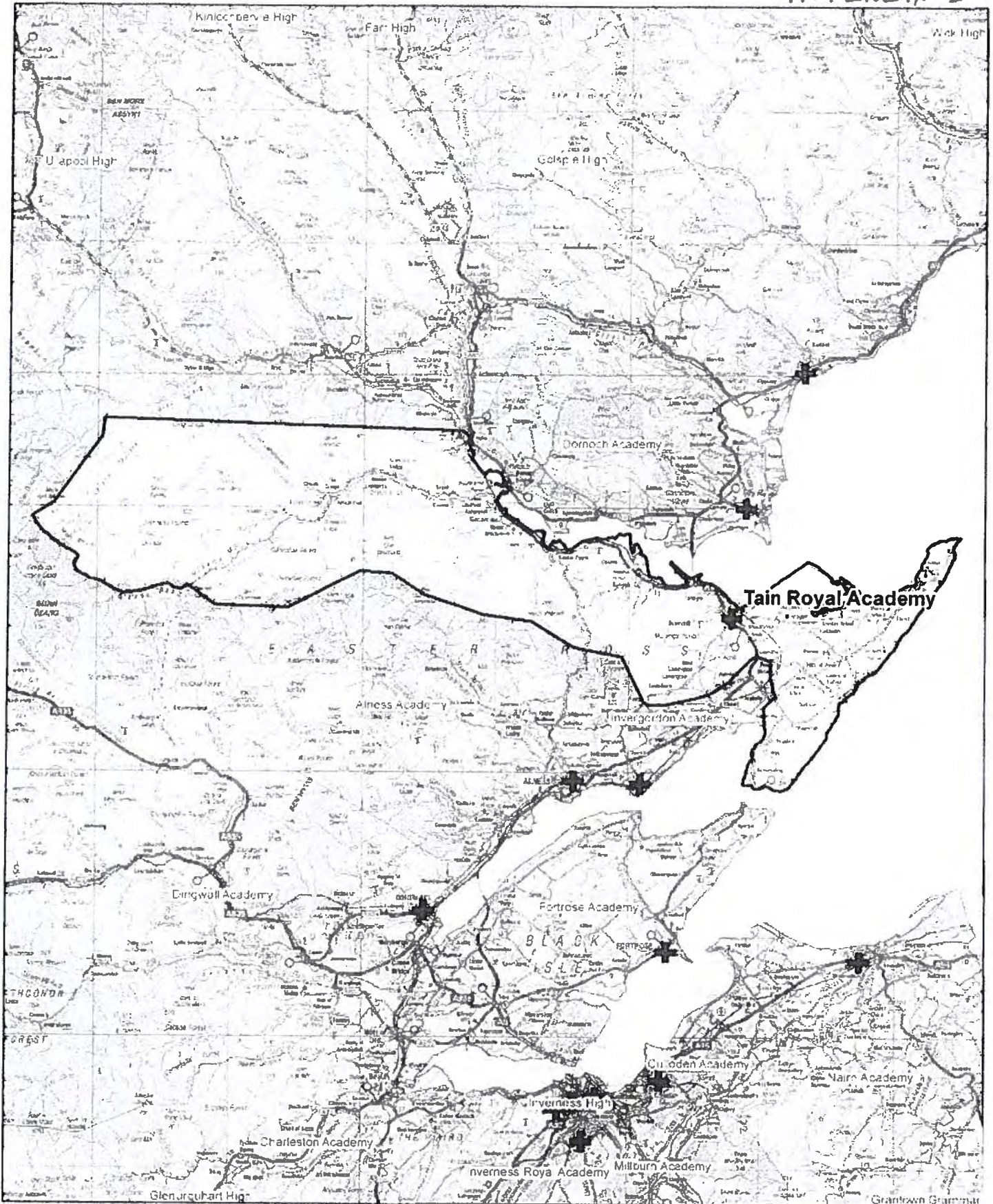
Knockbreck (RC) Primary School

Primary School
Catchment Boundary
March 2013



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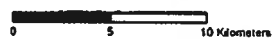




Tain Royal Academy

**Secondary School
Catchment Boundary
March 2013**

1:263,000



1 cm = 2,630 metres

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Planning & Development Service



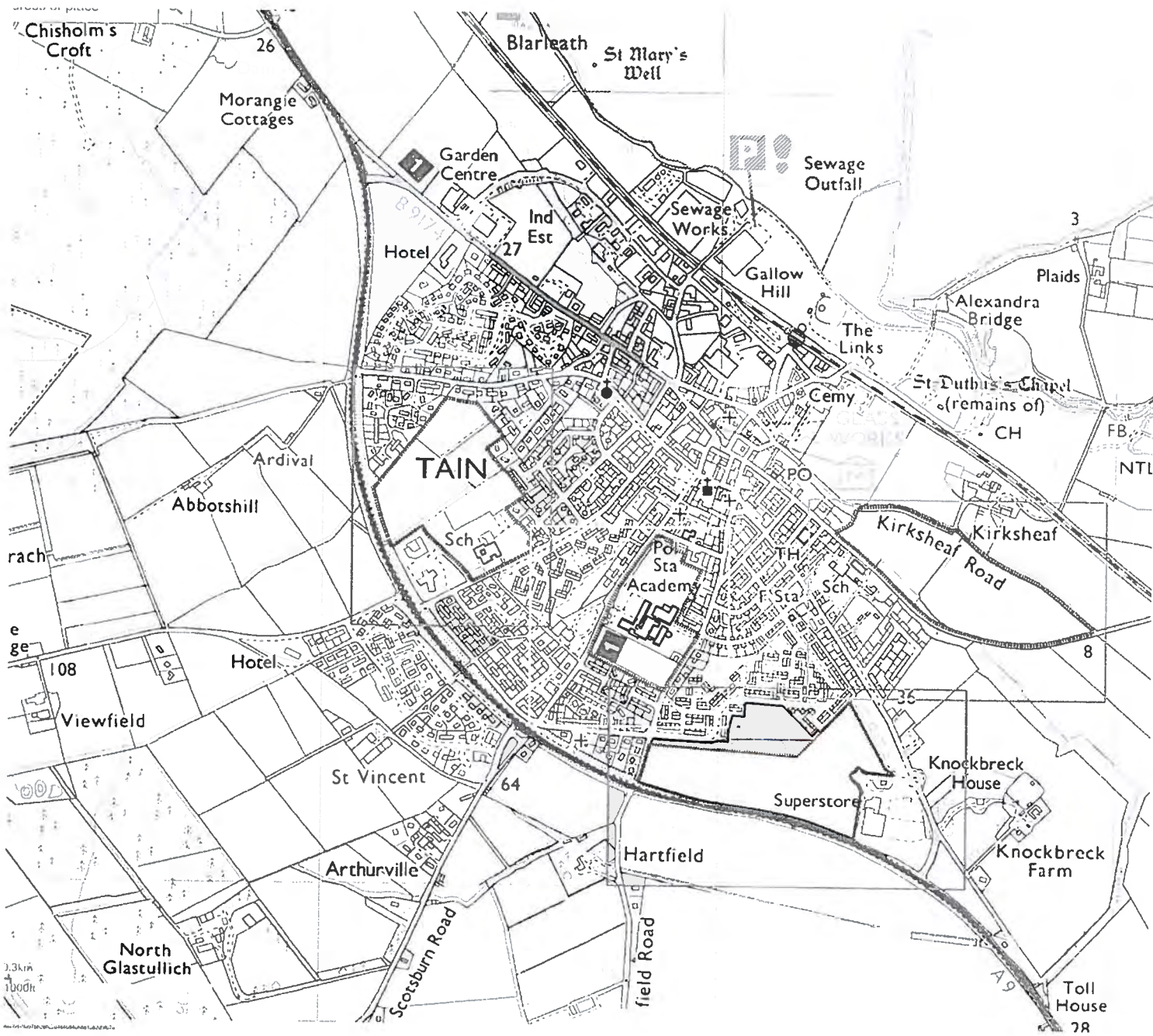
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The Highland Council

DEVELOPMENT AND INFRASTRUCTURE SERVICE

Client	ICHA
Project	ICHA
Contract	CONTRACT
Contract File	CONTRACT
Purpose of Study	PHASE A1
Author	
Checked by	
Approved by	
Date	



DATE	14/08/2023					
PROJECT	TAIN TOWN CENTRE					
LOCATION	TAIN					
DRAWN BY	J. GIBSON					
CHECKED BY	M. GIBSON					
DATE OF ISSUE	14/08/2023					
SCALE	A1					
PROJECT NUMBER	DATE	SCALE	DATE	SCALE	DATE	SCALE

**GENERAL LEGEND
SITE ALLOCATION**

- Housing (Completed schemes, Proposals and Allocations)
- Business (Existing and Allocations)
- Industry (Existing and Allocations)
- Retail (Proposals and Allocations)
- Existing Major Retail
- NTR RT (Approved Route)
- NTR RT (Current Alternative Guided Routes)
- Halcrow Valued At Levels for New Development Sites
- Enhanced Open Space/Landscaping
- Education
- Healthcare
- Proposed Risk-Related Activities

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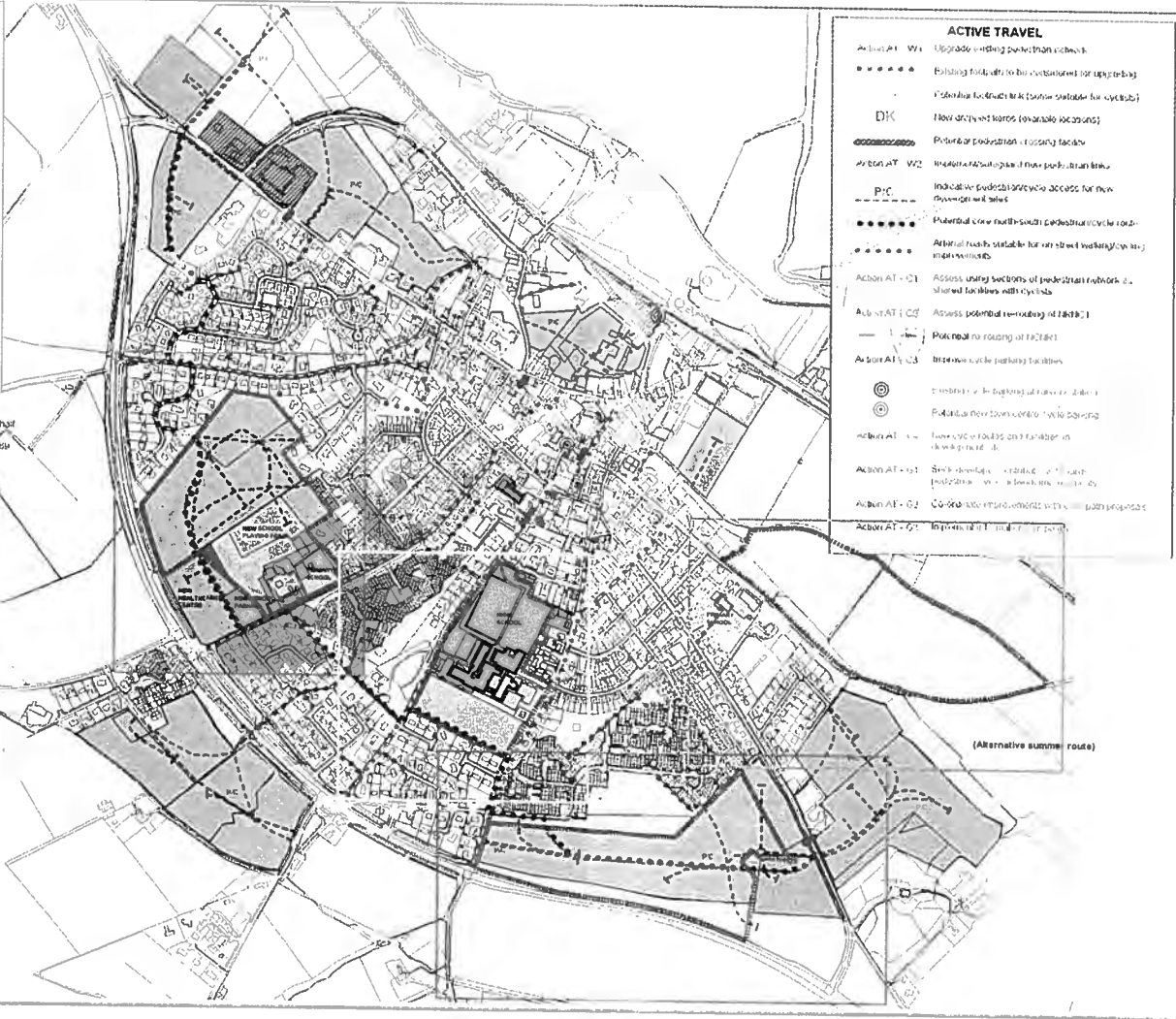
Project Title:
TAIN TRANSPORT MASTERPLAN

SHEET 1 OF 3 - ACTIVE TRAVEL



Halcrow

DRG NO. TTMP/AT/1 Date: June 2010



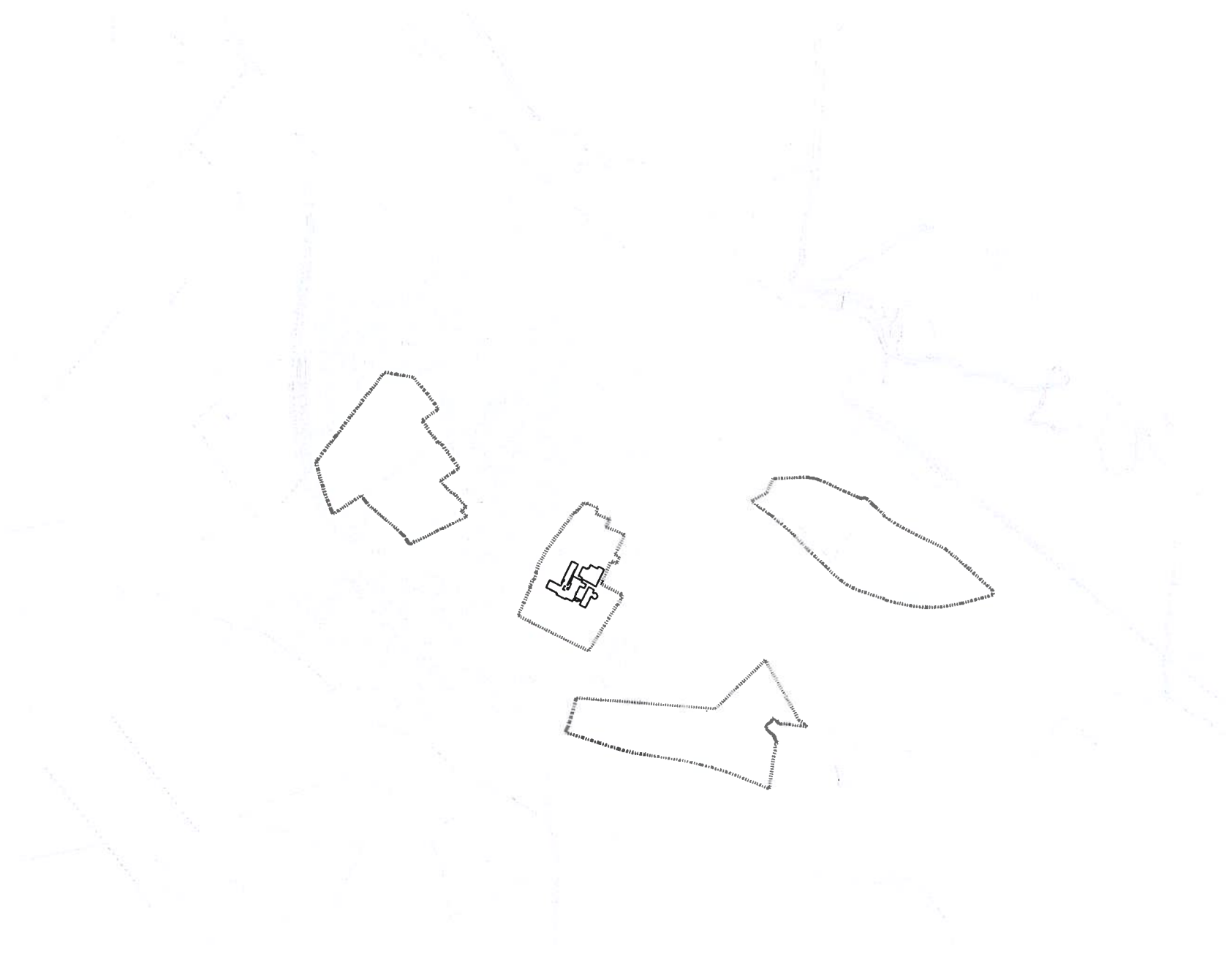
ACTIVE TRAVEL

- Action AT - W1 Upgrade existing pavements across
- Building footpaths to be considered for upgrading
- Potential for track links (some suitable for cyclists)
- New direct routes (variable locations)
- DK Potential pedestrian crossing facility
- Action AT - W2 Indicate pedestrian/cycle access for new development sites
- PC Potential new north-south pedestrian/cycle route
- Potential route suitable for on-street working/cycling improvements
- Action AT - C1 Assess usage sections of pedestrian network as shared facilities with cyclists
- Action AT - C2 Assess potential re-routing of routes
- Potential re-routing of routes
- Action AT - C3 Introduce cycle parking facilities
- Introduce cycle parking at new or existing
- Potential new cycle route parking
- Action AT - L1 Introduce cycle parking at new or existing
- Action AT - L2 Site developments suitable for on-street pedestrian/cycle parking
- Action AT - L3 Consider alternative routes with on-street proposals
- Action AT - L4 Introduce cycle parking at new or existing

(Alternative summer route)



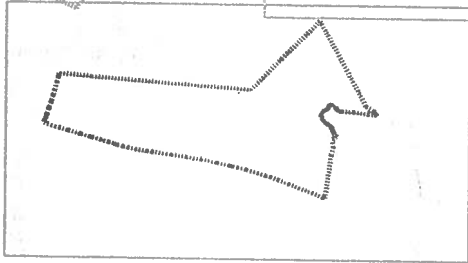
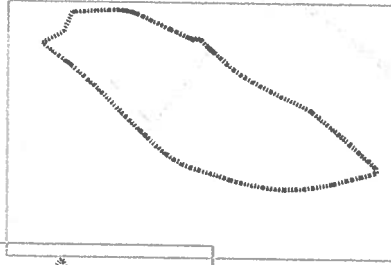
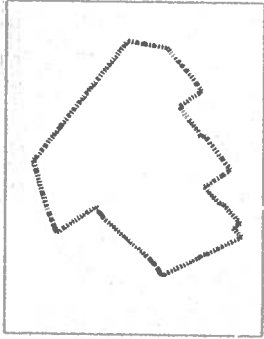
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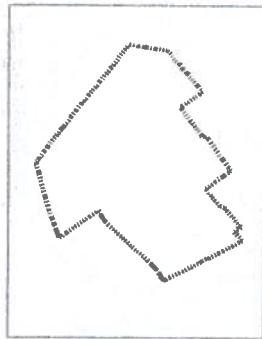
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LOCATION	DRAWN BY			
ISSUANCE TITLE	CHECKED BY			
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APPROVED BY	DESIGNED BY	DATE	SCALE	DATE



The Highland Council
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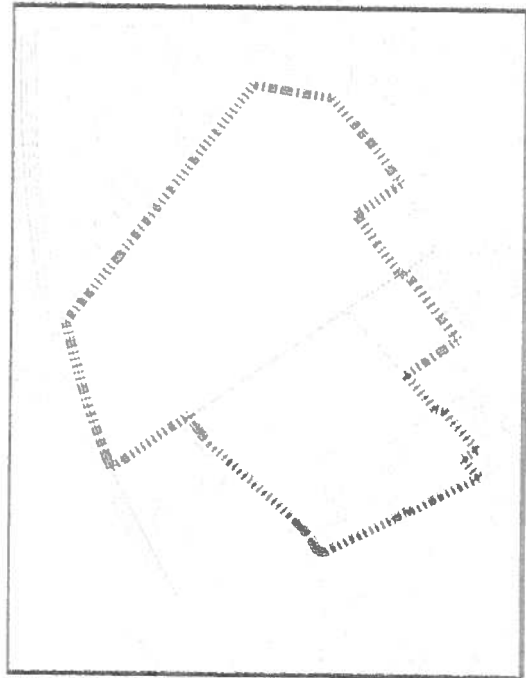
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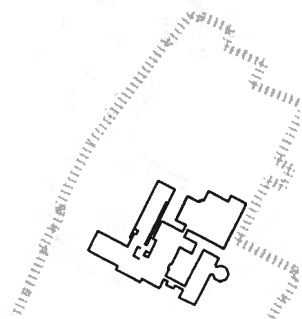
The Highland Council

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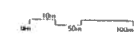
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PREPARED BY	PREPARED BY
APPROVED BY	APPROVED BY
DATE	DATE
PROJECT NUMBER	PROJECT NO.
DATE	DATE
SCALE	SCALE
DATE	DATE



Site of existing Craighill Primary
(and additional housing land)
10.62Ha



CLASS	care and learning	SCALE	varies
PROJECT	tain site appraisals	DATE	oct. 2017
DESIGNER	bruce ross	DESIGNED BY	BR
DESIGNED BY	site by craighill primary	DRAWN BY	
DATE	information	SCALE	A1
PROJECT NUMBER	CAL 15088 [A]	DATE	
SCALE	sketch	DATE	XXX





07/00796/FULRC
Formation of roundabout and access road on Craighill terrace and amendment to car park, drop off point and playing fields at Primary School and associated services | Land 145m North West Of Craighill School Craighill Terrace Tam Highland



07/00797/OUTRC
Erection of 170 houses and associated infrastructure (Outline) | Land 145m North West Of Craighill School Craighill Terrace Tam Highland
11/04479/FUL
Section 42 application to vary condition 1 attached to planning permission ref no 07/00797/OUTSU



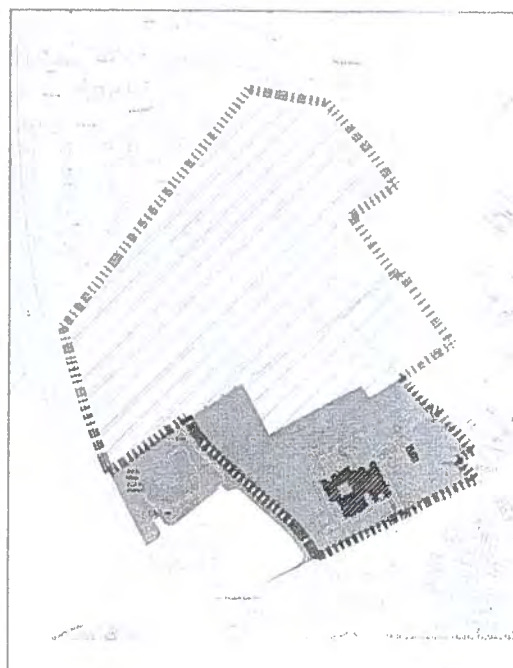
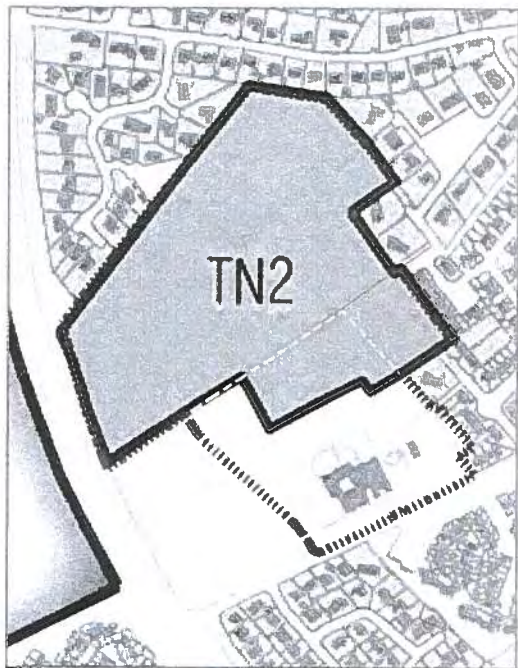
08/00408/FULSU
New access road from Craighill Terrace with bus turning and drop off area. Extension of car park for Craighill Primary School and new pitch with ball stop fence and lighting | Craighill School Craighill Terrace Tam Highland IV19 1EU



11/02575/FUL
Formation of access road and parking bays | Craighill School Craighill Terrace Tam IV19 1EU
12/01560/FUL
Variation of Condition No.1 of Planning Permission 11/02575/FUL - to remove the 2m footpath setback from the road edge (section 42 Application)



13/00161/MSC
Approval of matters specified in conditions for development of 15 serviced housing plots, formation of access road and footpaths and installation of surface water drainage system

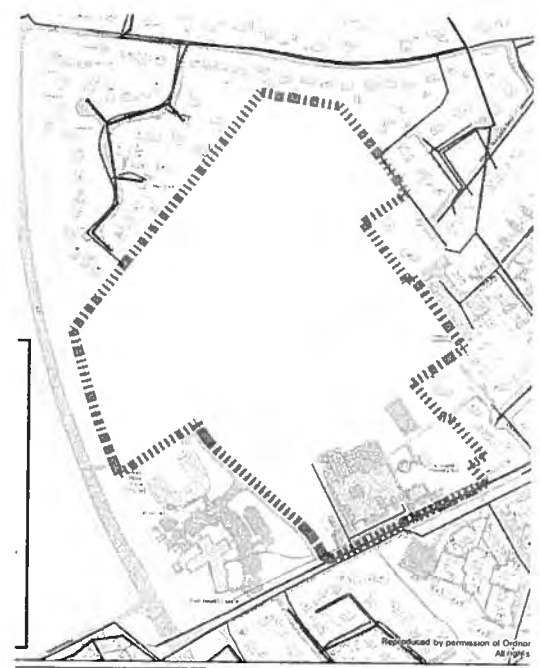


- HC owned site (common good)
- HC owned site (general)
- HC owned building (general)

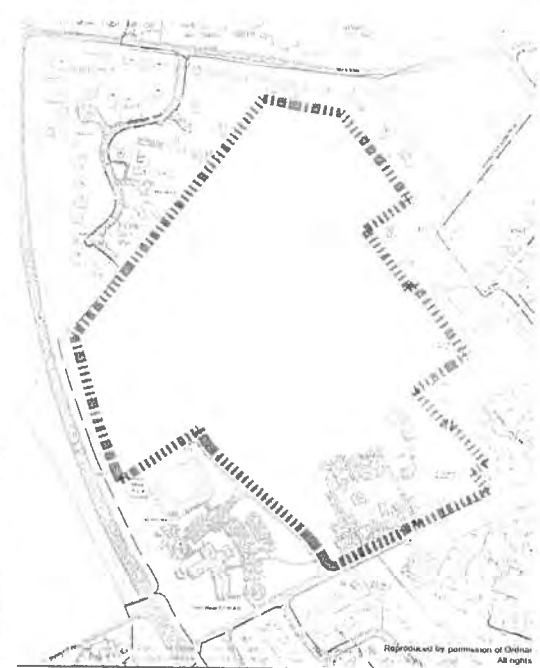
TN2
Housing
Land to rear of Craighill Primary School
Area (ha) - 7.9
Housing Capacity: 170

Development in accordance with Planning Permission
07/00797/OUTRC/ULRC
including access from Craighill Terrace

USER	care and learning	SCALE	varies
PROJECT	tain site appraisals	DATE	oct. 2017
DESIGNER	bruce ross	REVISION	BR
PROJECT TITLE	site by craighill primary	APPRECIATION	
PROJECT NUMBER	information	FORMAT	A1
APPRAISAL NUMBER	CAL 15088 [A]	STATUS	sketch
DATE		REVISION	



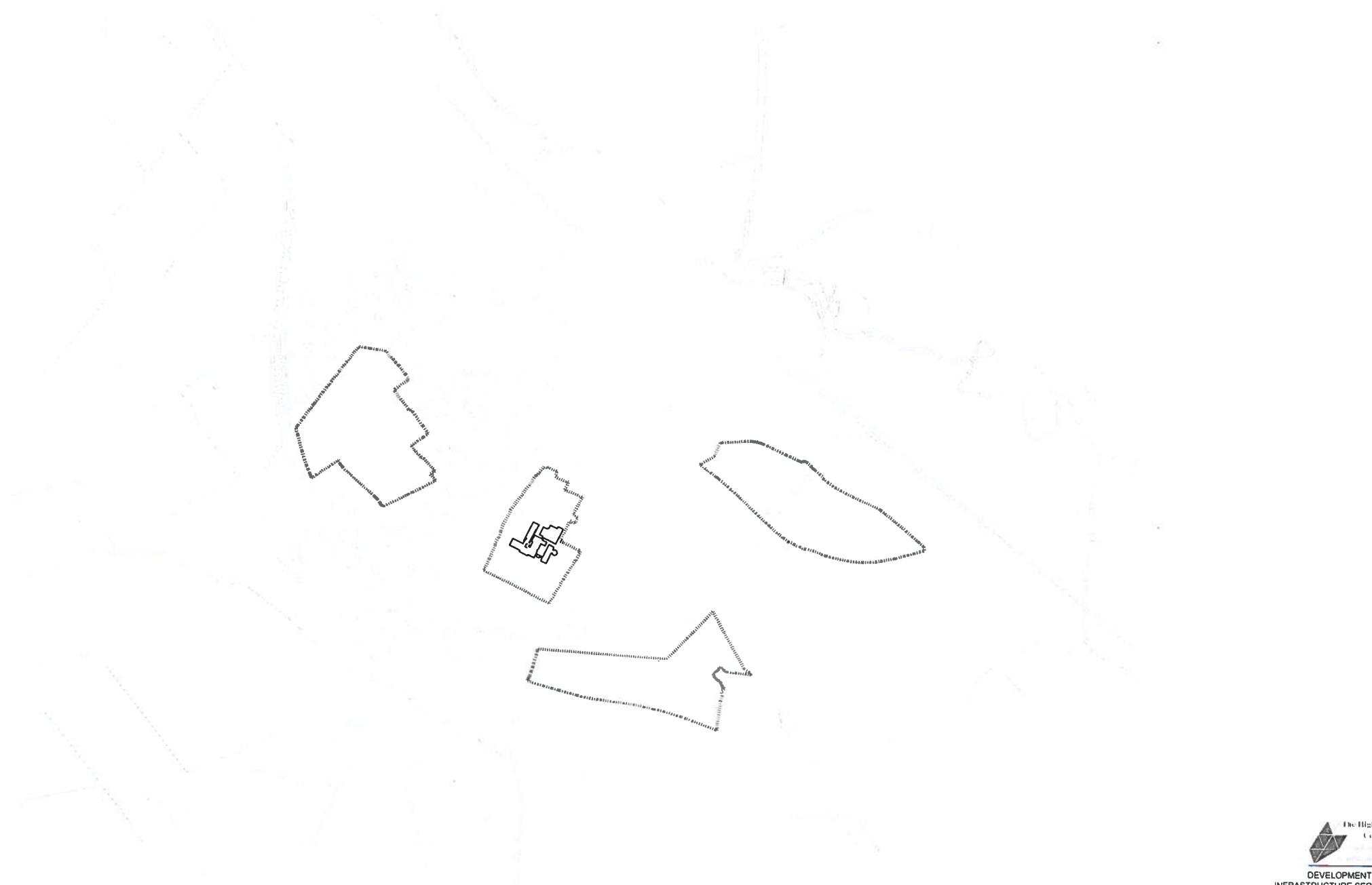
water and drainage



electrical

- combined sewer
- foul sewer
- surface water drainage
- mains supply water
- LV (overhead)
- HV (overhead)
- LV (underground)
- HV (underground)

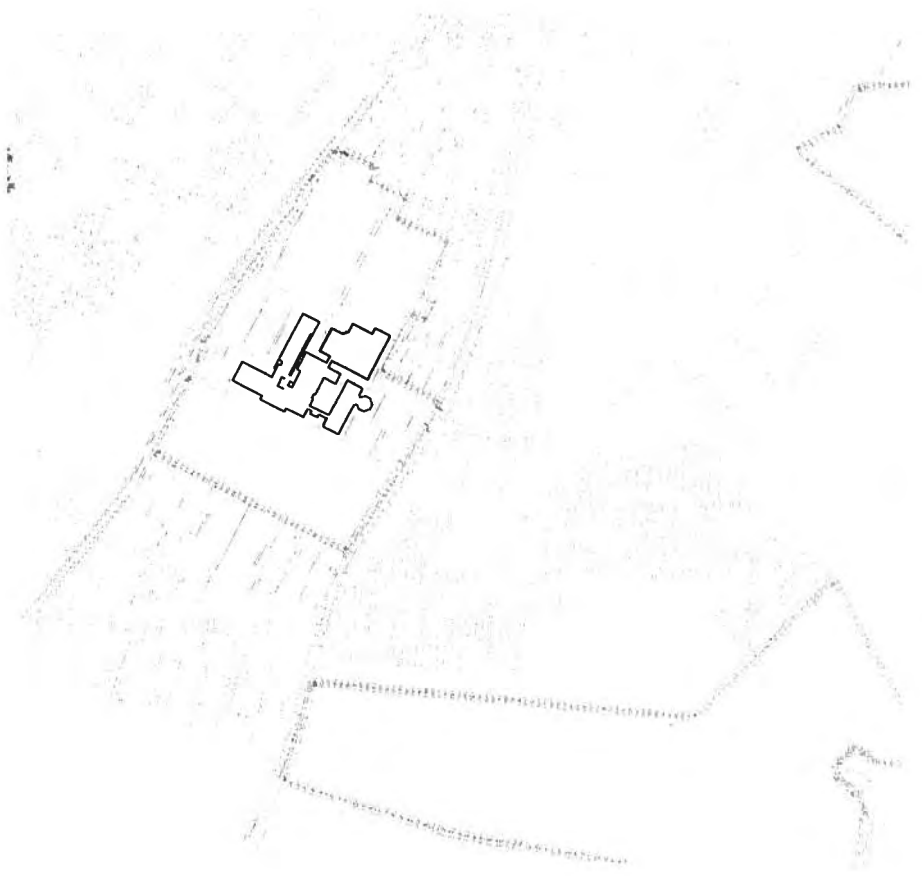
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CONTRACT TITLE	site by craighill primary	PROJECT NO.	A1
PURPOSE OF THIS INFORMATION	information	PAGE NO.	1
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SCALE		DATE	XXXX



The Highland Council

DEVELOPMENT AND INFRASTRUCTURE SERVICE

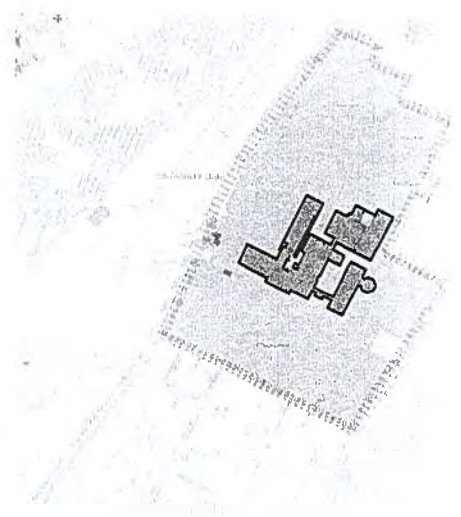
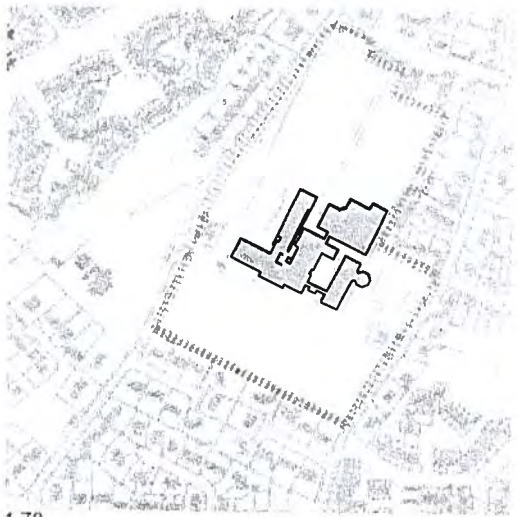
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LOCALITY:	GRANDEBY:
CONTRACT FILE:	CHECKED BY:
PROPERTY REFERENCE:	PLANNING:
CONTRACT NUMBER:	DATE:



Site of existing TRA
6.35Ha



care and learning	varies
tain site appraisals	oct 2017
bruce ross	BR
site of tain royal academy	
information	A1
CAL 15088 [A]	sketch xxx

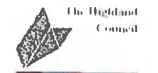


- HC owned site (common good)
- HC owned site (general)
- HC owned building (general)

4.78
 Location of a new 11-16 school campus to be built on the site of the former head teacher and janitor houses. The site is outlined in black on the map.



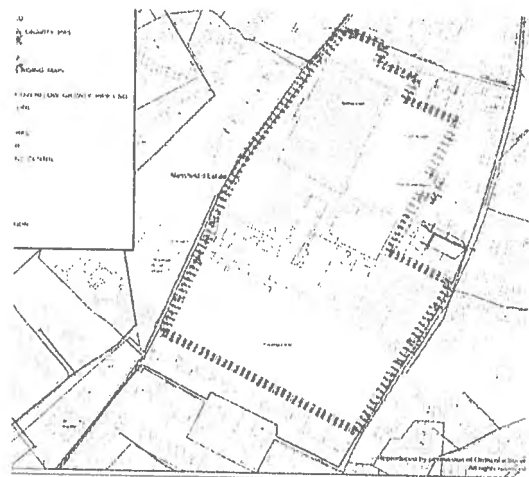
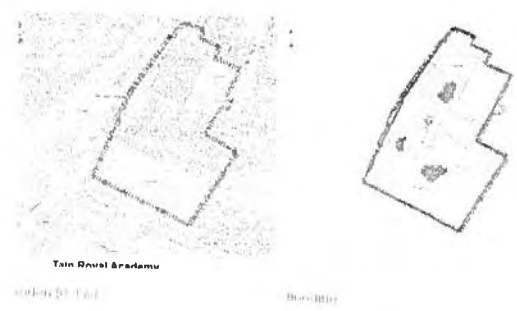
1701502/FUL
 Demolition of secondary school, community centre, former head teacher and janitor houses. Construction of 3 to 18 education campus (nursery, primary, St Duthus special school & secondary) and community facilities (swimming pool, floodlit sports pitches and library), parking and drop off areas.



DEVELOPMENT AND INFRASTRUCTURE SERVICE

care and learning	varies
main site appraisals	oct 2017
bruce ross	BR
site of lain royal academy	
information	A1

CAL 15088 [A] sketch xxx

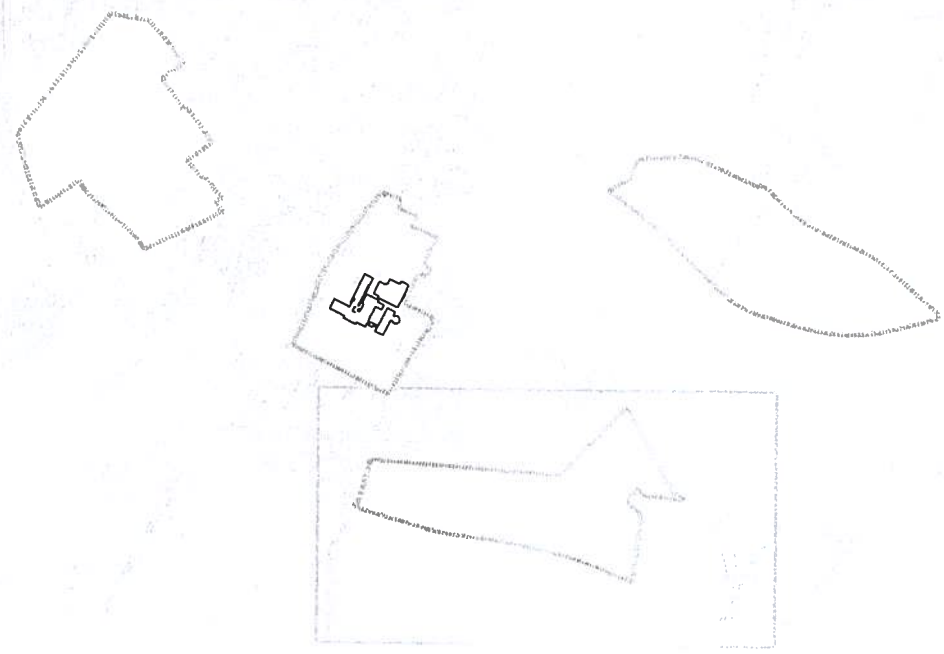


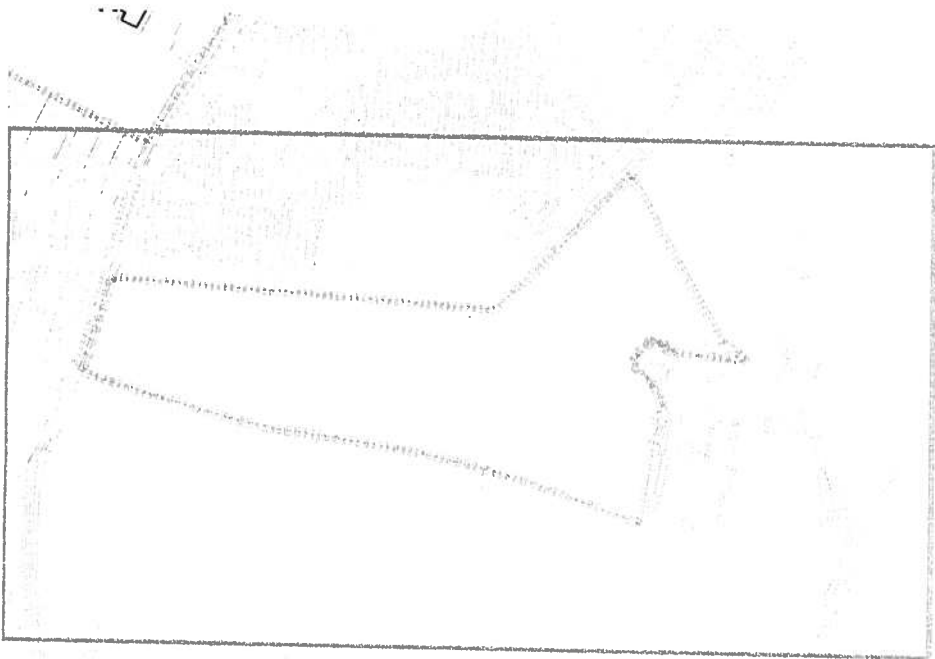
Water and Sewage



Electricity - Underground

care and learning	vares
tain site appraisals	oct 2017
bruce ross	BR
site of tain royal academy	
information	A1
CAL 15088 [A]	sketch xxx





Land by Knockbreck Road

9.50Ha



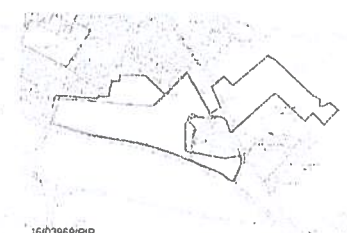
care and learning	varies
tain site appraisals	oct 2017
bruce ross	BR
site by knockbreck road	
information	A1
CAL 15088 [A]	sketch xxx



16001585/PAN
 Masterplan for expansion of Tain comprising land for housing, associated community uses and open space and business/tourist related uses | Land At Knockbreck Farm And Burgage Farm Knockbreck Road Tain

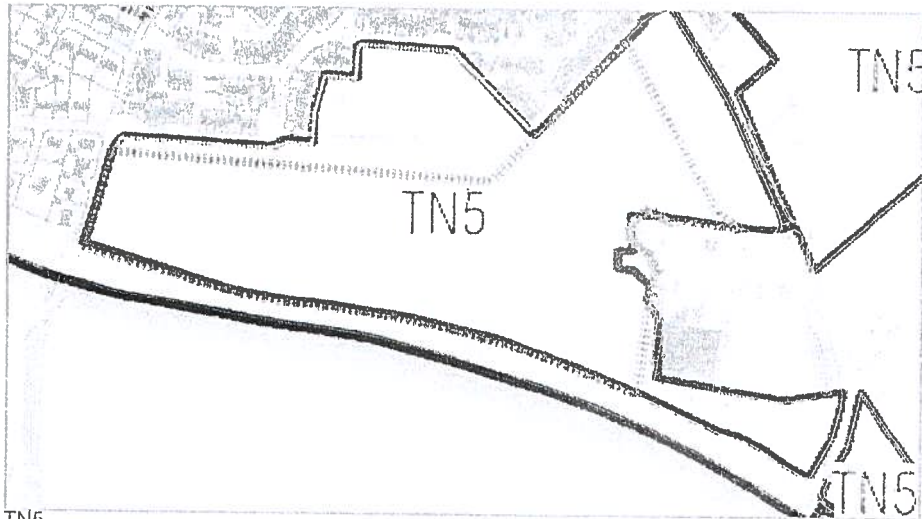


16002217/PPP
 Masterplan for proposed mixed use development | Land At Knockbreck Farm And Burgage Farm Knockbreck Road Tain



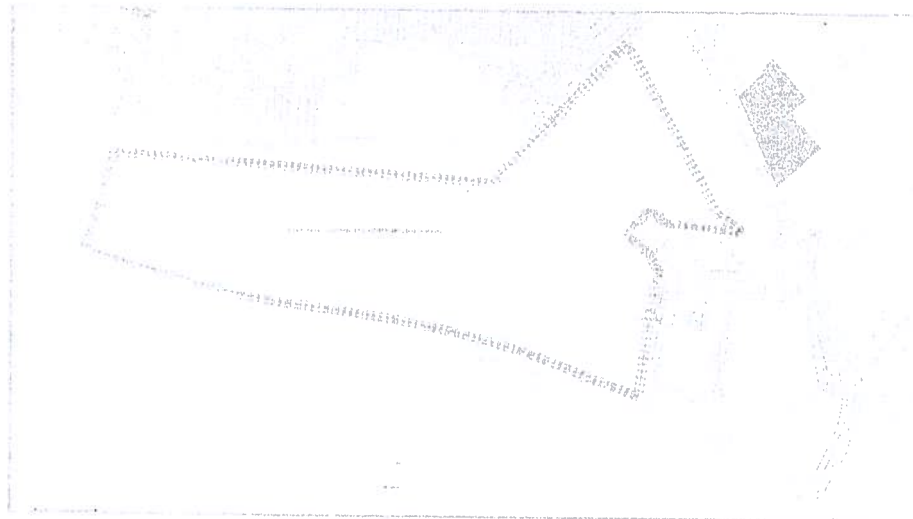
16003959/PPP
 Masterplan for proposed mixed use development on expansion area | Land At Knockbreck Farm And Burgage Farm Knockbreck Road Tain

16004869/S75M
 Modify date of S75 agreement



TN5
 Mixed Use
 Knockbreck Road
 Area: 0.68 - 24.9
 Uses: 250 Homes, Business, Community, Commercial

notes to approved masterplan
 (Amendment to Planning 16001585/PAN) 16002217/PPP
 suitable access info. through and access to the site, provision of the information etc. see page 23



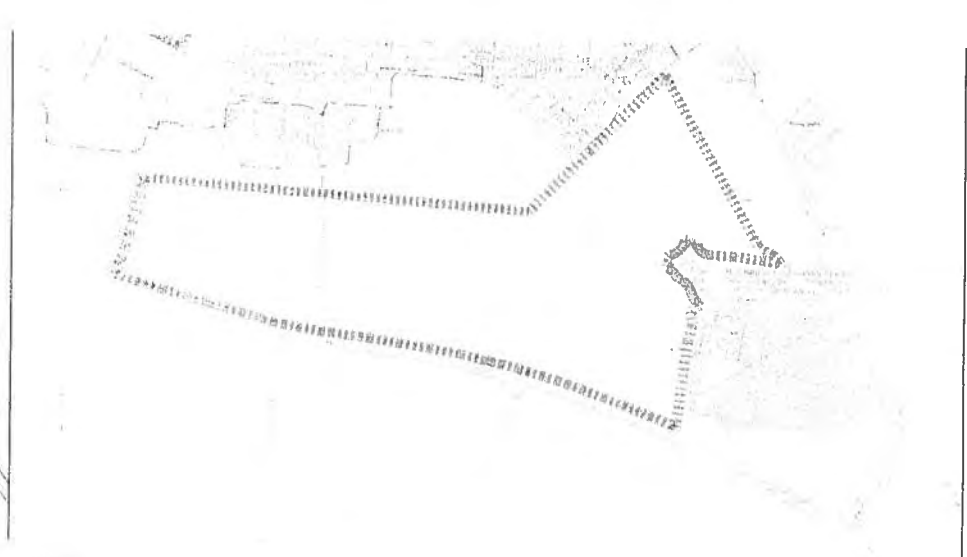
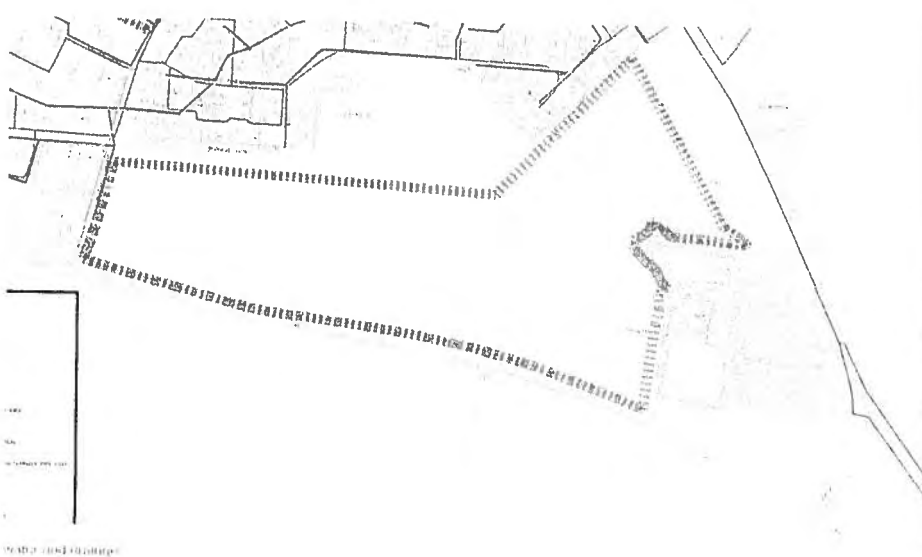
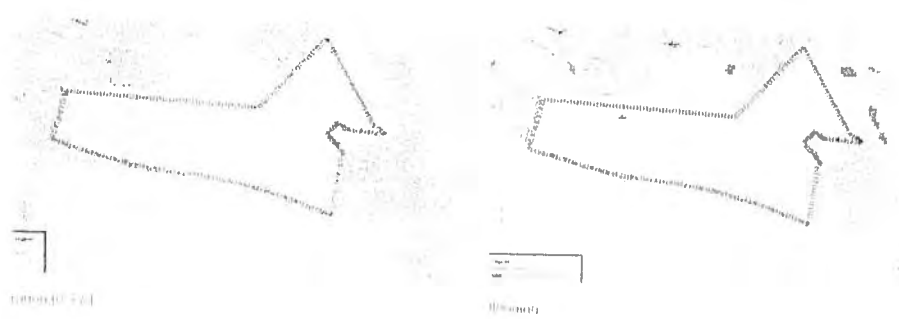
- HC owned site (common good)
- HC owned site (general)
- HC owned building (general)



DEVELOPMENT AND
 INFRASTRUCTURE SERVICE

care and learning	vaies
tain site appraisals	oct 2017
bruce ross	BR
site by knockbreck road	-
information	A1

CAL 15088 [A] sketch xxx



- combined sewer
- foul sewer
- surface water drainage
- mains supply water

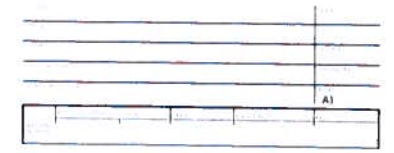
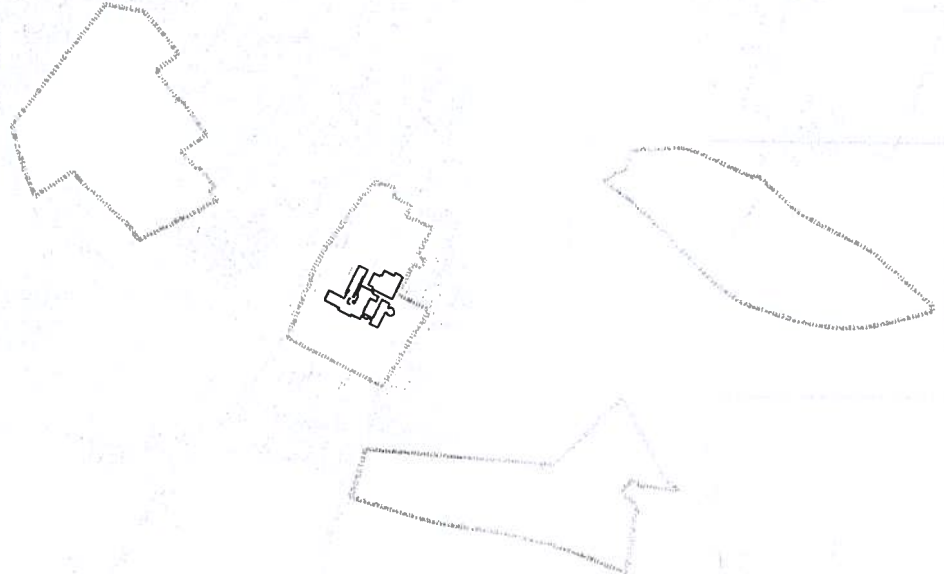
- LV (overhead)
- HV (overhead)
- LV (underground)
- HV (underground)

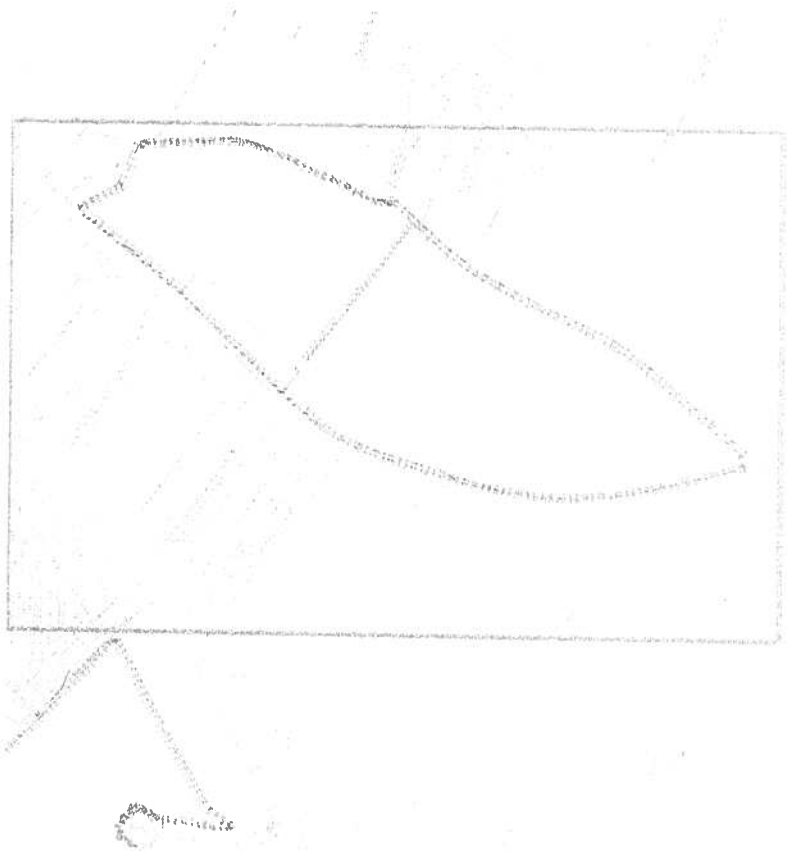


DEVELOPMENT AND INFRASTRUCTURE SERVICE

care and learning	varies
main site appraisals	oct 2017
bruce ross	BR
site by knockbreck road	
information	A1

CAL 15088 [A]	sketch	xxx
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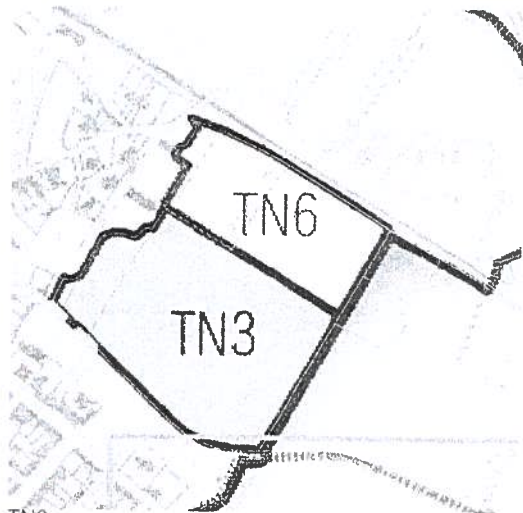




Land by Kirksheaf Road
10.56Ha




care and learning	varies
tain site appraisals	oct 2017
bruce ross	BR
site by kirksheaf road	
information	A1
CAL 15088 [A]	sketch





TN6
Community
Community
Area: Chk 2.1
Uses: Community Expansion

TN3
Community
Community
Area: Chk 2.1
Uses: Community Expansion

-  HC owned site (common good)
-  HC owned site (general)
-  HC owned building (general)

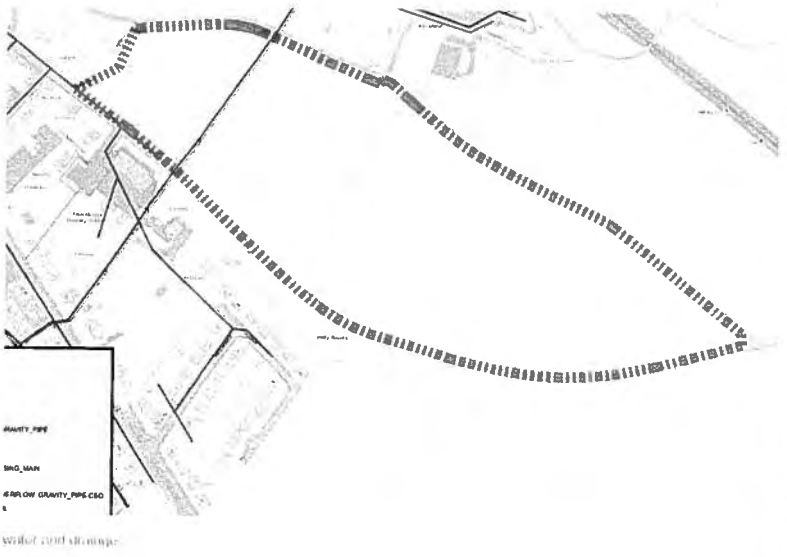
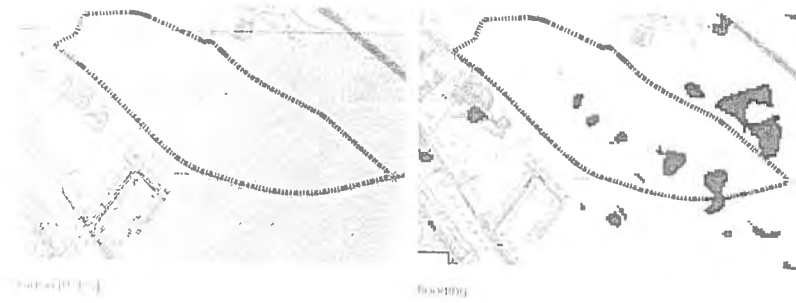


080026/OUTSU
Erection of 9 private serviced house plots and 4 serviced semi-detached affordable units. Formation of access onto Kirksheaf Road (As Amended) | Land To South West Of Saint Duthus Cemetery Chapel Street Tam Highland

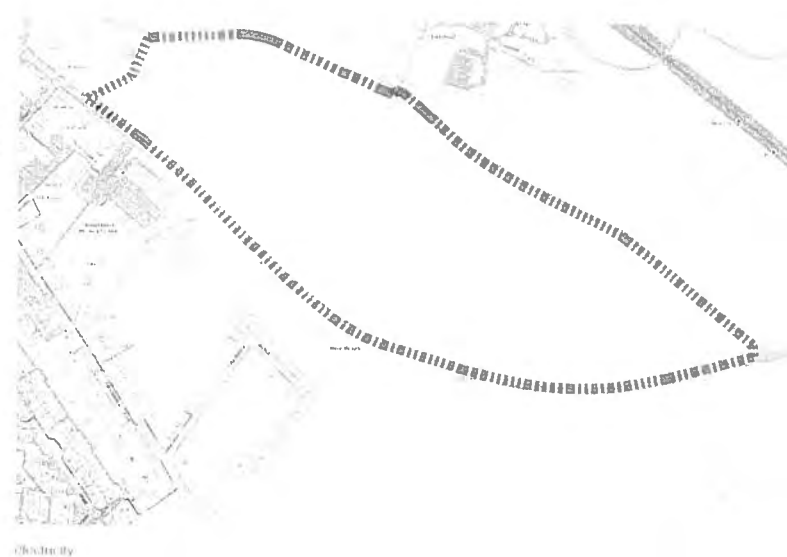
0900419/FULSU
Extension to cemetery and formation of temporary haul road from Kirksheaf Road | Saint Duthus Cemetery Chapel Road Tam Highland



care and learning	varies
rain site appraisals	oct 2017
bruce ross	BR
site by kirksheaf road	
information	A1
CAL 15088 [A]	sketch xxx



#ANTY_PSE
 #NO_MAK
 #RROW GRANTY_PPS_CSD
 water and drainage



Electricity

- combined sewer
- foul sewer
- surface water drainage
- mains supply water
- LV (overhead)
- HV (overhead)
- LV (underground)
- HV (underground)

CLIENT	care and learning	SCALE	1:500
PROJECT	tan site appraisals	DATE	oct. 2017
CONTRACT	bruce ross	OWNER	BR
CONTRACT TITLE	site by kirksheaf road	CONTRACT NO.	
PURPOSE OF DRAWING	information	PAPER	A1
PROJECT NO.	CAL 15088 [A]	SCALE	sketch
DRAWN BY		CHECKED BY	

Brief

The project scope includes:

4 room nursery, with expansion potential for an additional room;
16 classroom primary, with expansion potential for two additional rooms;
Learning support, ASN, general purpose rooms;
Double court multipurpose hall;
Primary and nursery administration accommodation;
Internal and external storage;
External courtyards, secure play, access to central courtyard.

4 classroom special needs school, with expansion potential for an additional room;
Multi-sensory, soft play, snug provision;
Dining and life skills room;
Admin and ancillary accommodation;
External courtyard, access to central courtyard.

15 general teaching classrooms, tutorial room and open learning environment;
5 science labs, two specialist small labs;
2 home economics rooms;

2 craft rooms, 1 graphics communication and 1 engineering science room,
Art studios,

2 music classrooms, 4 practice rooms - 1 with recording facilities;

Pupil support and guidance provision;

ASN suite and SEBN (social, emotional and behavioural needs) unit;

Drama stage and dance studio;

Dining and catering facilities (to include primary pupils);

General admin, ancillary and storage provision;

Expansion potential for an additional 3 classrooms / labs.

4 court badminton hall and exercise studio;

Fitness suite and swimming pool;

Associated changing facilities;

Public library.

Plant requirements associated with the above, to include biomass boiler.

Parking and drop off provision,

Cycle and scooter storage;

External classroom facilities,

Play equipment,

1 floodlit Synthetic Grass Pitch (SGP);

1 floodlit grass pitch,

1 floodlit double tennis court,

1 floodlit basketball court,

Biodiversity and productive (i.e. planting) areas.

It is anticipated that the school will operate to standard 11C opening hours. The nursery provision will likely be operation from 8am - 6pm, Monday to Friday. The community will have access to certain features during the day - e.g. library / swimming pool / halls, through management of an access control system. Out of school hours, public access will be extended to the sports pitches and throughout the community wing of the development.



Transport, access and sustainability

The 3.18 community campus is seen as an innovative community building typology, creating a vibrant municipal facility for universal access.

The whole primary school catchment area is relatively proximate to the campus site (see orange lines opposite), the secondary catchment is more extensive.

The school is to be designed to be a Nearly Zero Energy Building (NZEB), and highly energy efficient to run, using solar and environmentally friendly energy strategies (e.g. biomass heating). It is hoped that the environmental aspirations of the building can be met by the visitors to site in their preferred forms of transport (i.e. low impact, healthy).

The site will be visited on a daily basis by pupils and teachers, parents dropping off children, public visiting the community facilities, which will be available during the school day and out of hours, along with the staff of the facilities.

Community access will be available to the library, swimming pool, games fields, fitness and sports halls. Parts of the school will also be available out of hours (e.g. community access to the school theatre and dance space).

From working with the safer routes to school team and transport consultants, the design of the site access points and identification and improvement of accessible routes to site from across the town should encourage more pupils, staff and the general public to travel to site by foot or cycle.

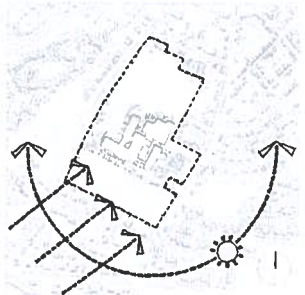


Diagram 1 - Wind And Sun

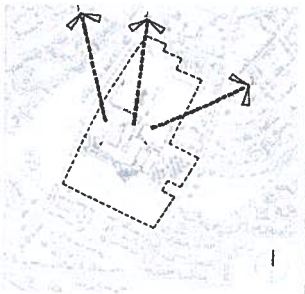


Diagram 2 - Topography And Potential Views

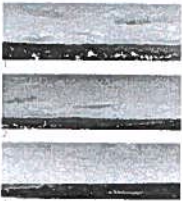


Diagram 3 - Boundary Context



Diagram 4 - Existing Traffic



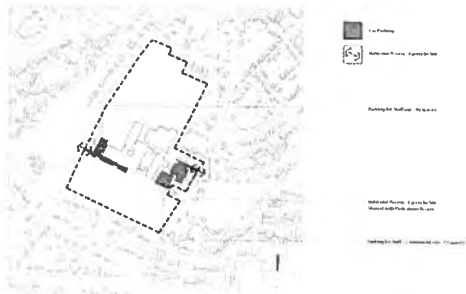


Diagram 5 - On Site Parking

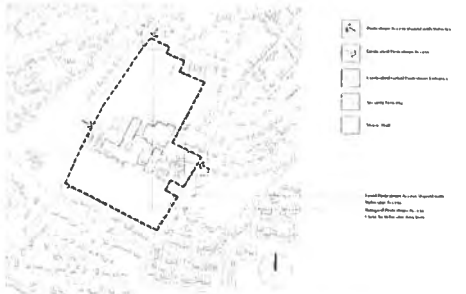


Diagram 6 - Non Vehicular Access

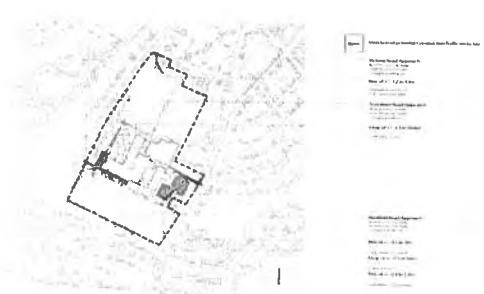


Diagram 10A - Analysis Of Existing Site Access Points

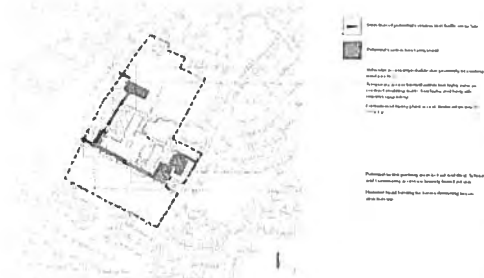


Diagram 10B - Amendments Required For Contractor Access From West

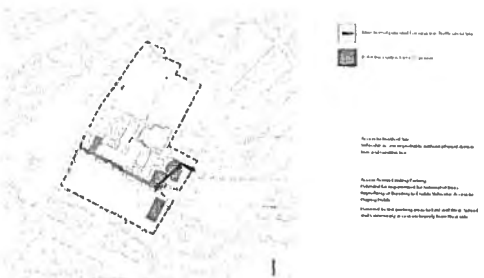
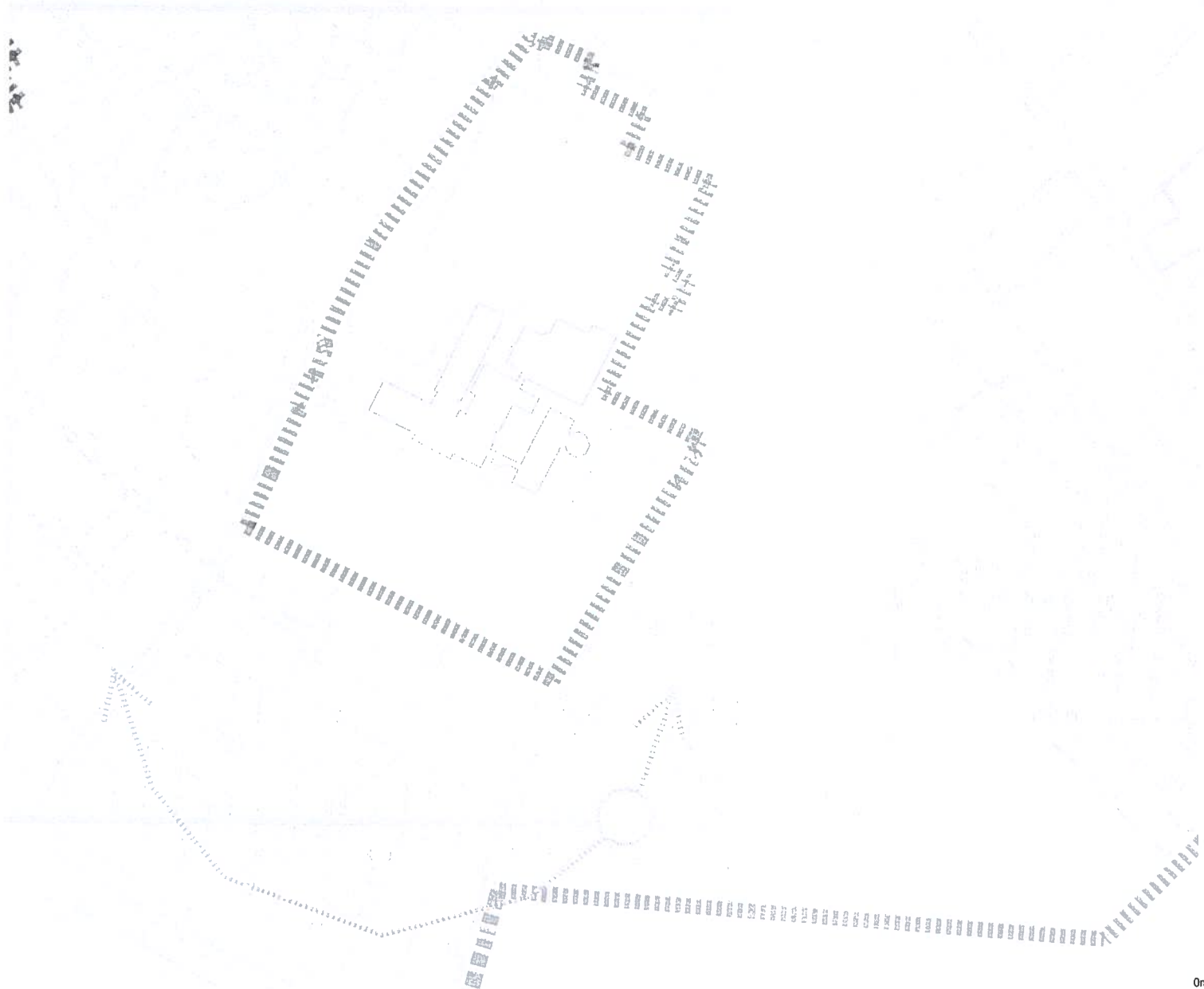
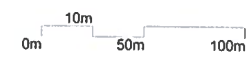


Diagram 10C - Amendments Required For Contractor Access From East

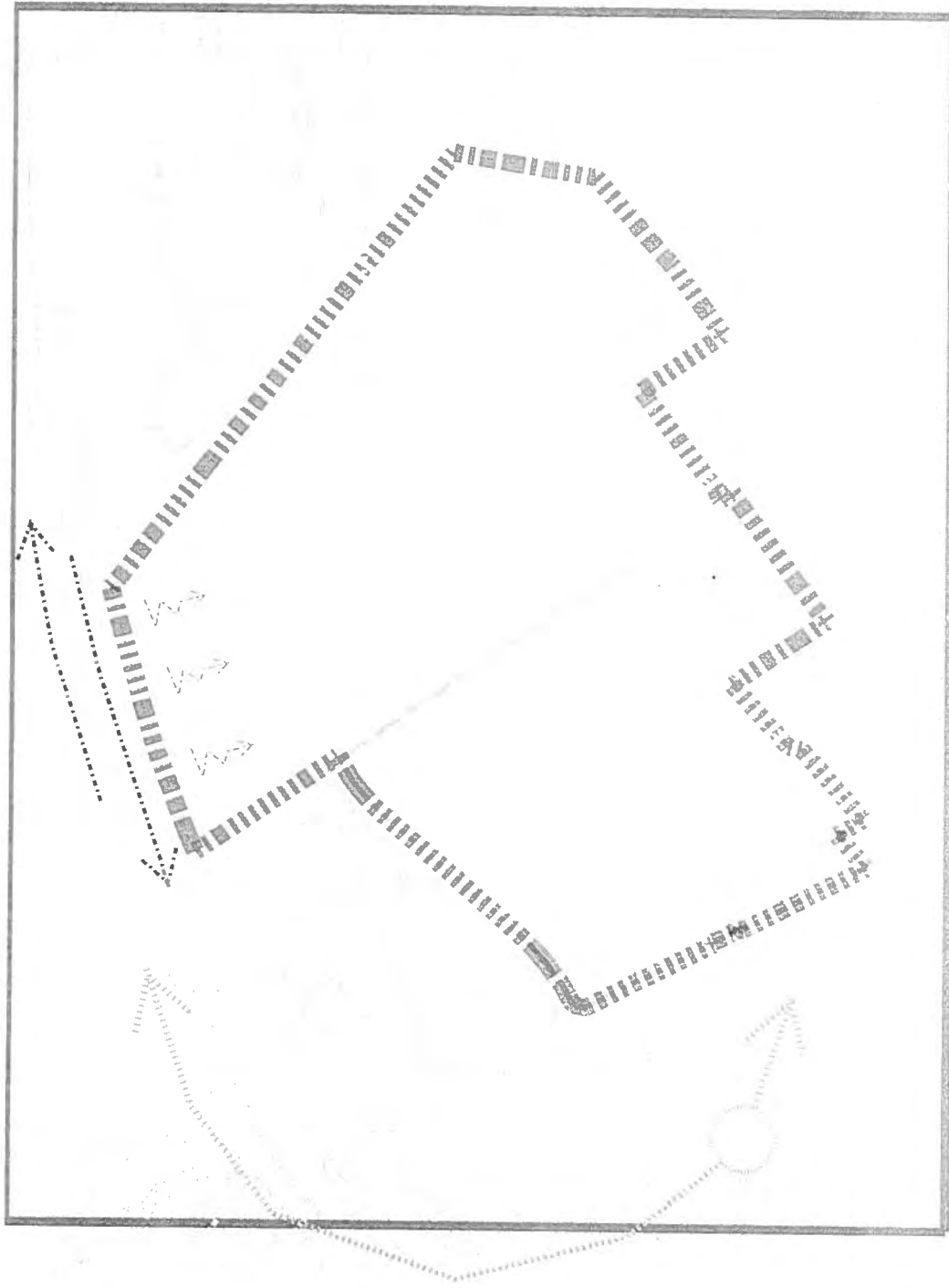


Site of existing TRA
6.35Ha

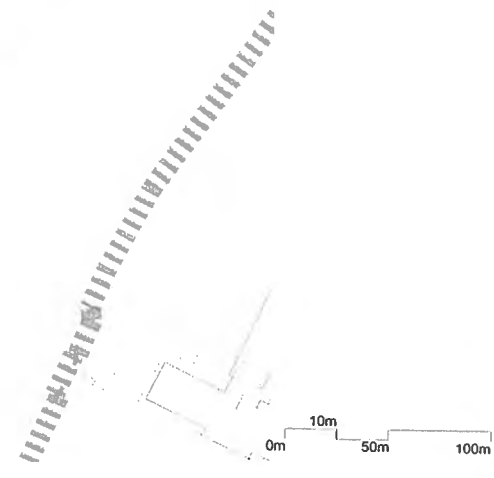


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PROJECT ID	tain site appraisals	DATE	oct. 2017
CLIENT	bruce ross	DESIGNED BY	BR
PROJECT ID	site of tain royal academy	CREATED BY	...
PROJECT ID	information	PROJECT	A1
PROJECT ID	CAL 15088 [A]	DATE	sketch
PROJECT ID		PROJECT ID	xxx

outlook /
orientation

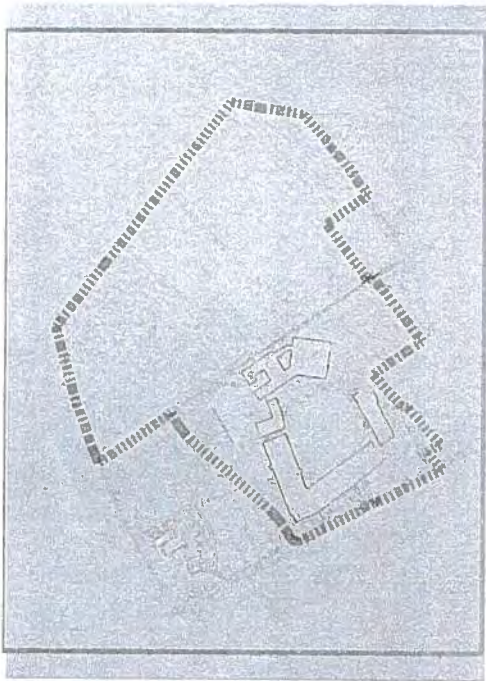


Site of existing Craighill Primary
(and additional housing land)
10.62Ha

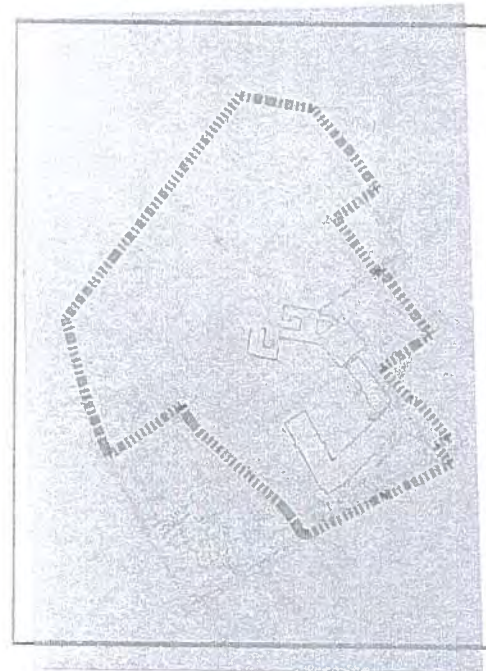
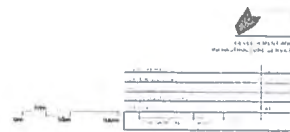


The Highland Council
DEVELOPMENT AND INFRASTRUCTURE SERVICE

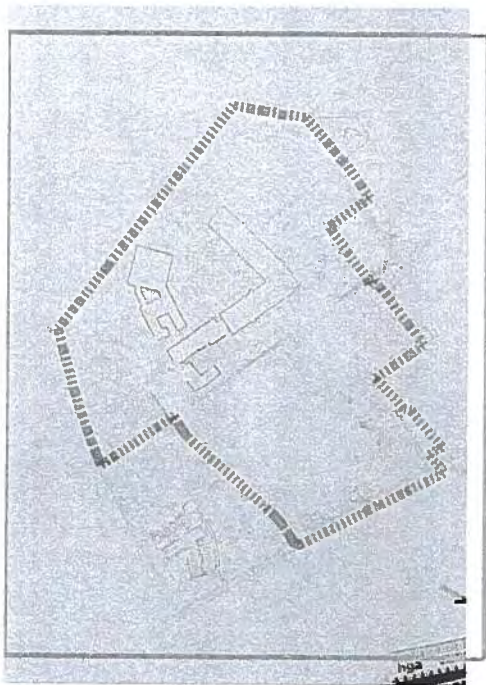
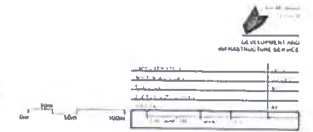
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PROJECT	rain site appraisals	DATE	oct. 2017
DESIGNER	bruce ross	DESIGNED BY	SIR
OPERATIONAL TITLE	site by craighill primary	CHECKED BY	-
PURPOSE OF DRAW	information	PRINTED	A1
PROJECT NUMBER	CAL 15088 [A]	DRAWN BY	sketch
DATE		CHECKED BY	XCK



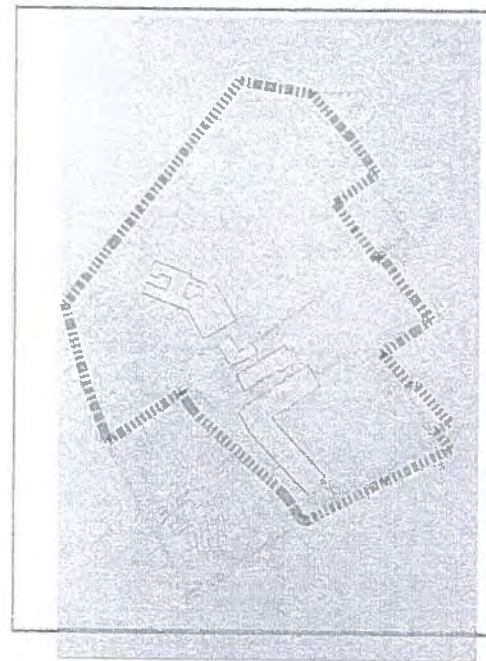
Site of existing Craighall Primary
(and additional housing land)
10 621a



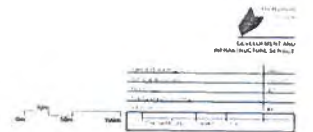
Site of existing Craighall Primary
(and additional housing land)
10 621a

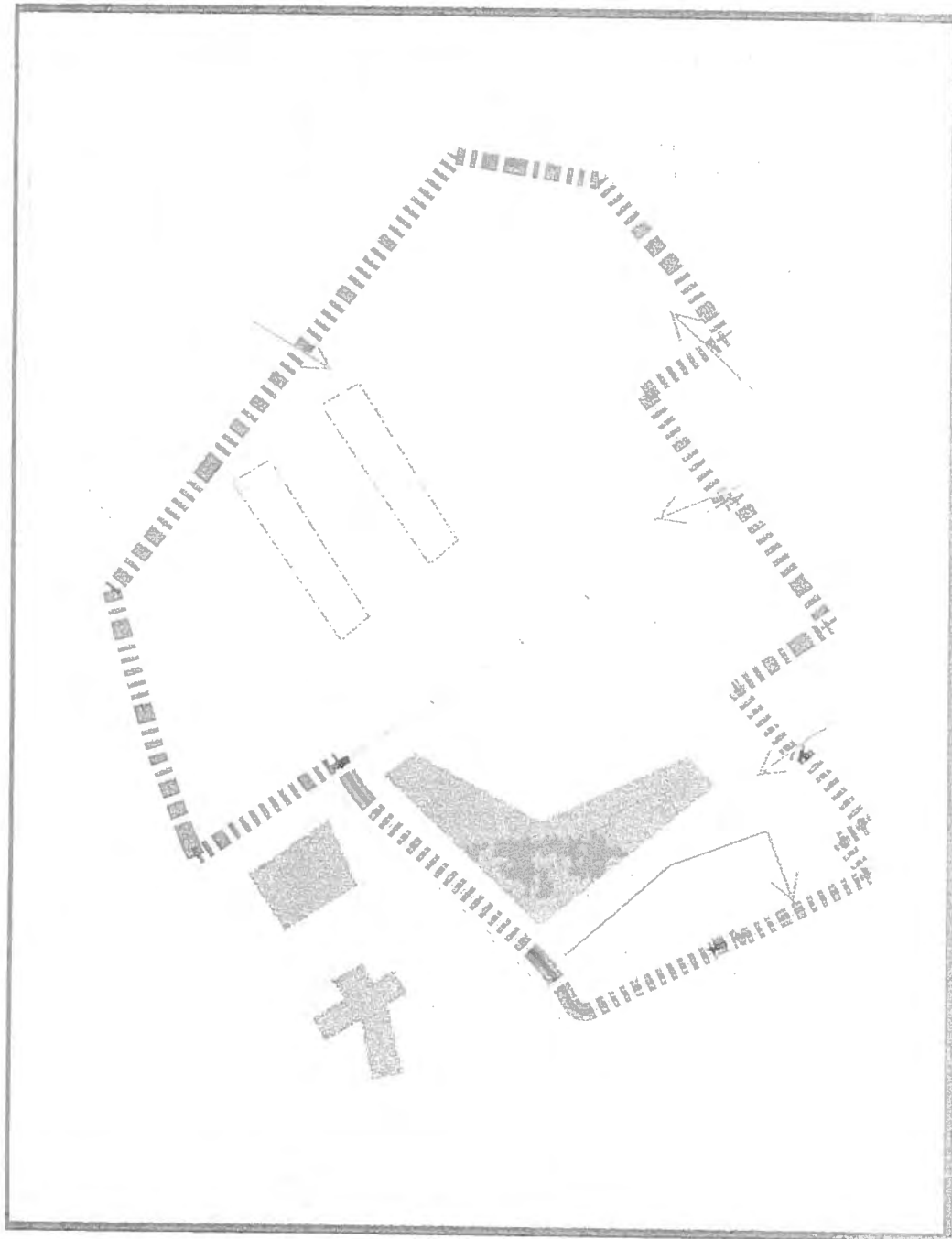


Site of existing Craighall Primary
(and additional housing land)
10 621a

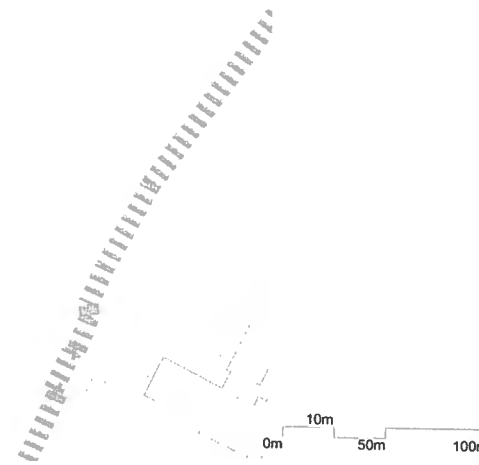


Site of existing Craighall Primary
(and additional housing land)
10 621a

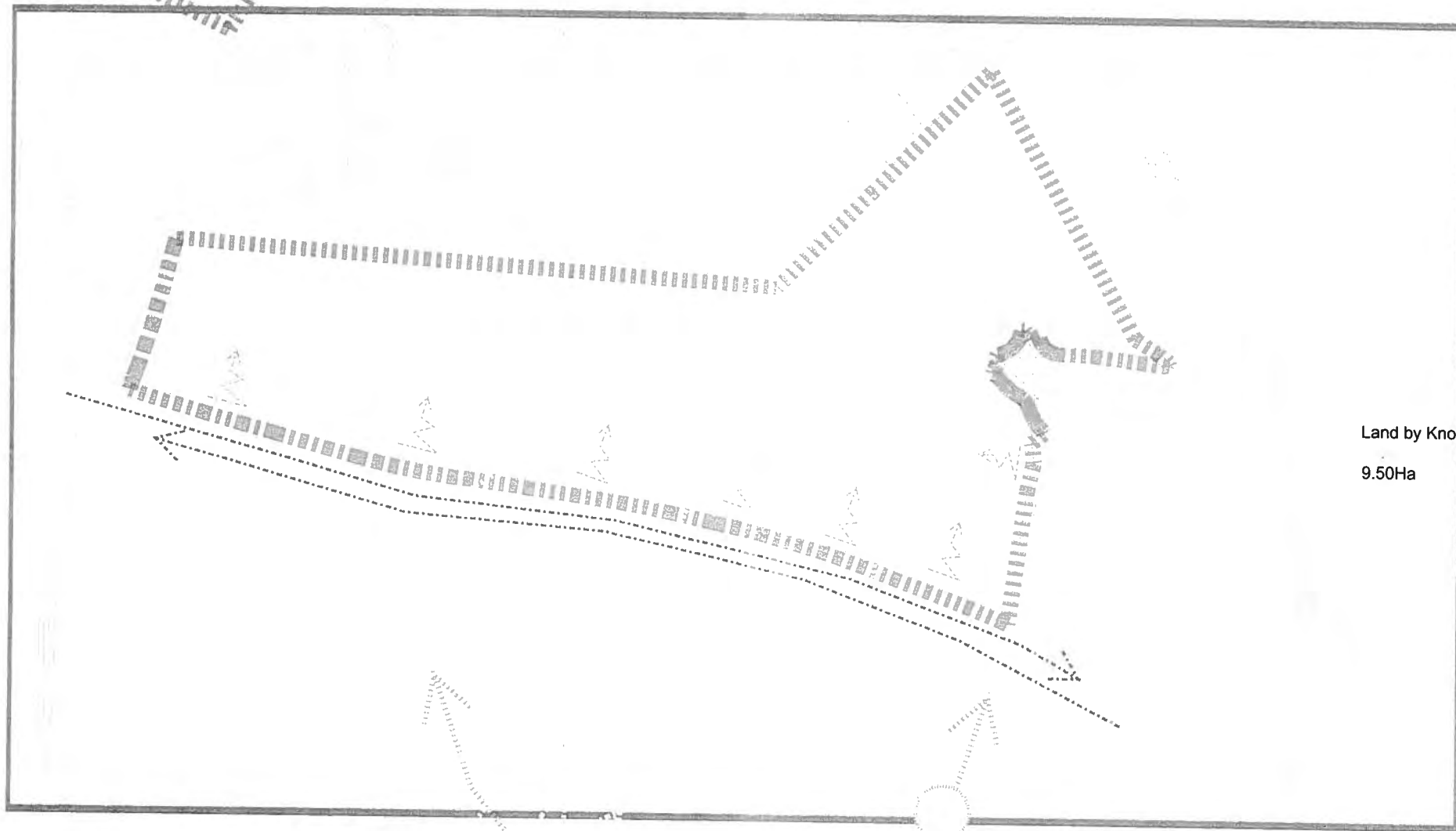




Site of existing Craighill Primary
(and additional housing land)
10.62Ha



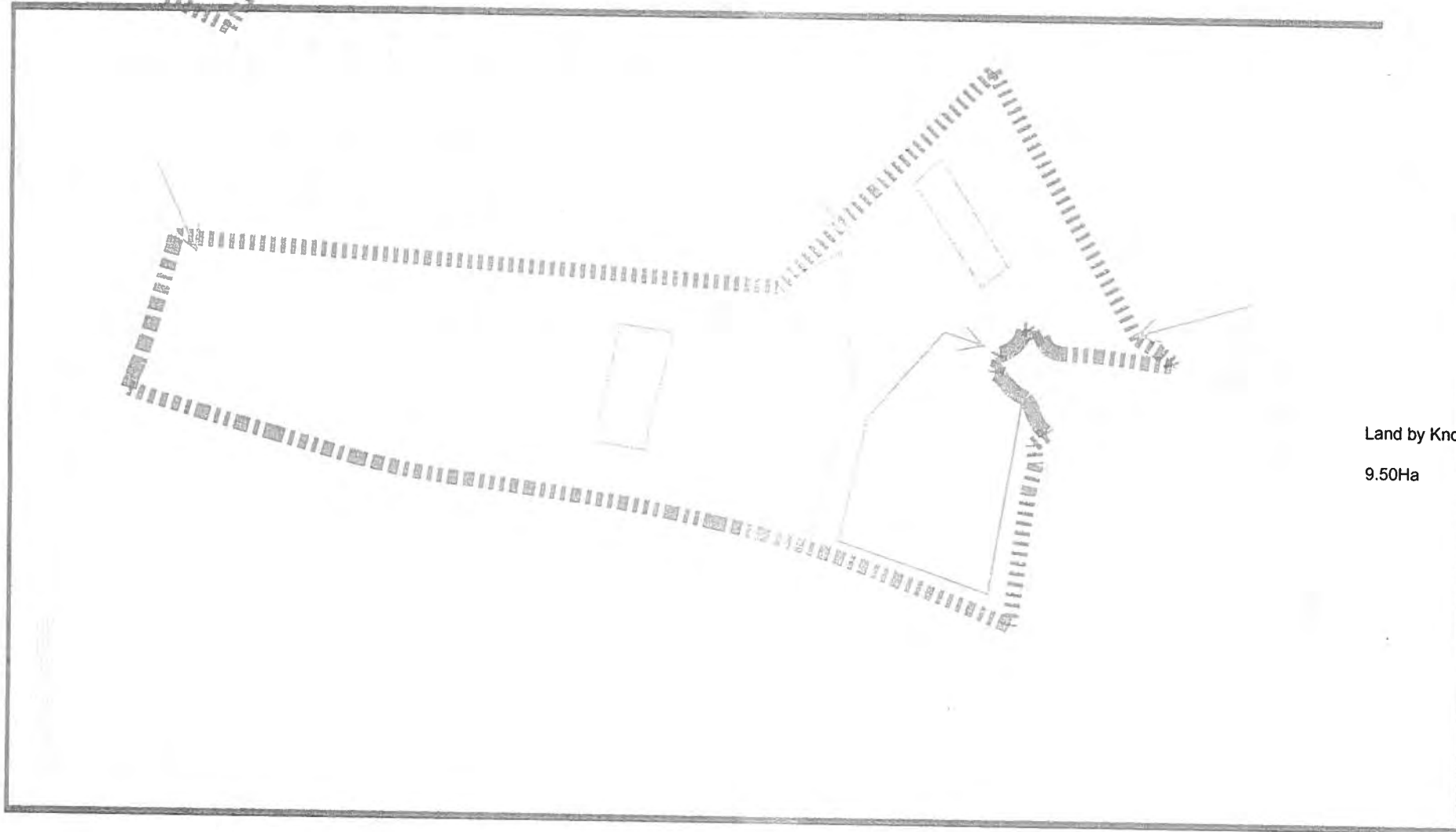
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PROJECT	main site appraisals	DATE	oct. 2017
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PROJECT NO.	site by craighill primary	CHECKED BY	
PROJECT ID NO.	information	PROJECT	A1
PROJECT NO.	CAL 15088 [A]	DATE	sketch
PROJECT NO.		DATE	xxx



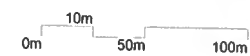
Land by Knockbreck Road
9.50Ha

CLIENT	care and learning	SCALE	varies
DATE	main site appraisals	DATE	oct. 2017
DESIGNER	bruce ross	CONTRACTOR	BR
PROJECT TITLE	site by knockbreck road	SCALE PLAN	A1
PROJECT OF WORK	information	DATE	
PROJECT NUMBER	CAL 15088 [A]	SCALE	sketch
DATE		SCALE	XXX





Land by Knockbreck Road
9.50Ha



LEARN	care and learning	SCALE	varies
PROJECT	rain site appraisals	DATE	oct. 2017
DESIGNER	bruce ross	DRAWN BY	BR
PROJECT NO.	site by knockbreck road	DATE PLOTTED	-
PROJECT NO.	information	SCALE	A1
PROJECT NO.	CAL 15088 [A]	DATE PLOTTED	-

outlook /
orientation

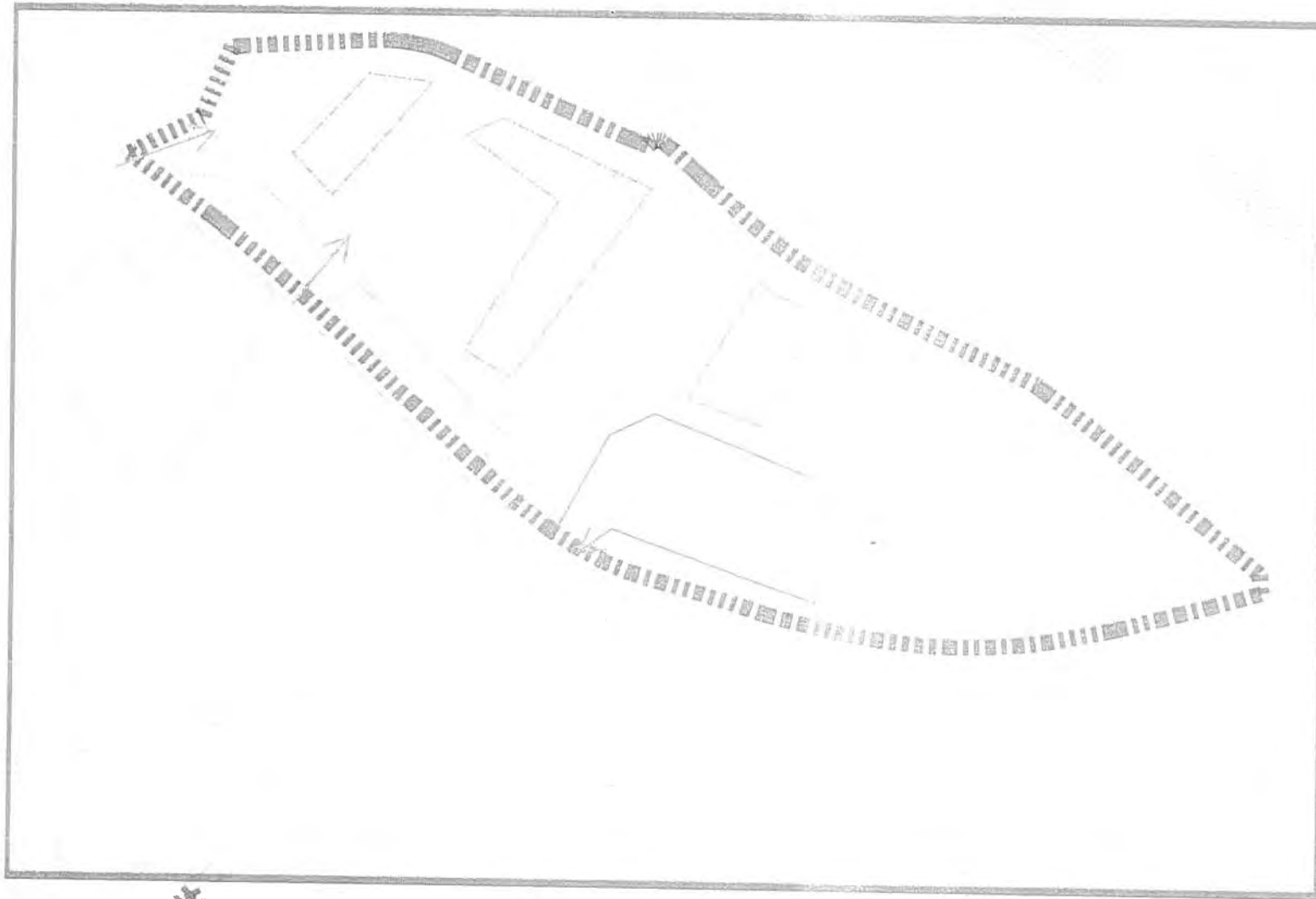


Land by Kirksheaf Road
10.56Ha

 The Highland Council
DEVELOPMENT AND
INFRASTRUCTURE SERVICE



AREA	care and learning	SCALE	varies
PROJECT	main site appraisals	DATE	oct 2017
OWNER	bruce ross	DESIGNED BY	BR
LOCATION	site by kirksheaf road	DRAWN BY	
PROJECT NO		DATE	
PROJECT NAME	information	PROJECT	A1
PROJECT NO	CAL 15088 [A]	DATE	
PROJECT NAME	sketch	PROJECT	xxx



Land by Kirksheaf Road
10.56Ha

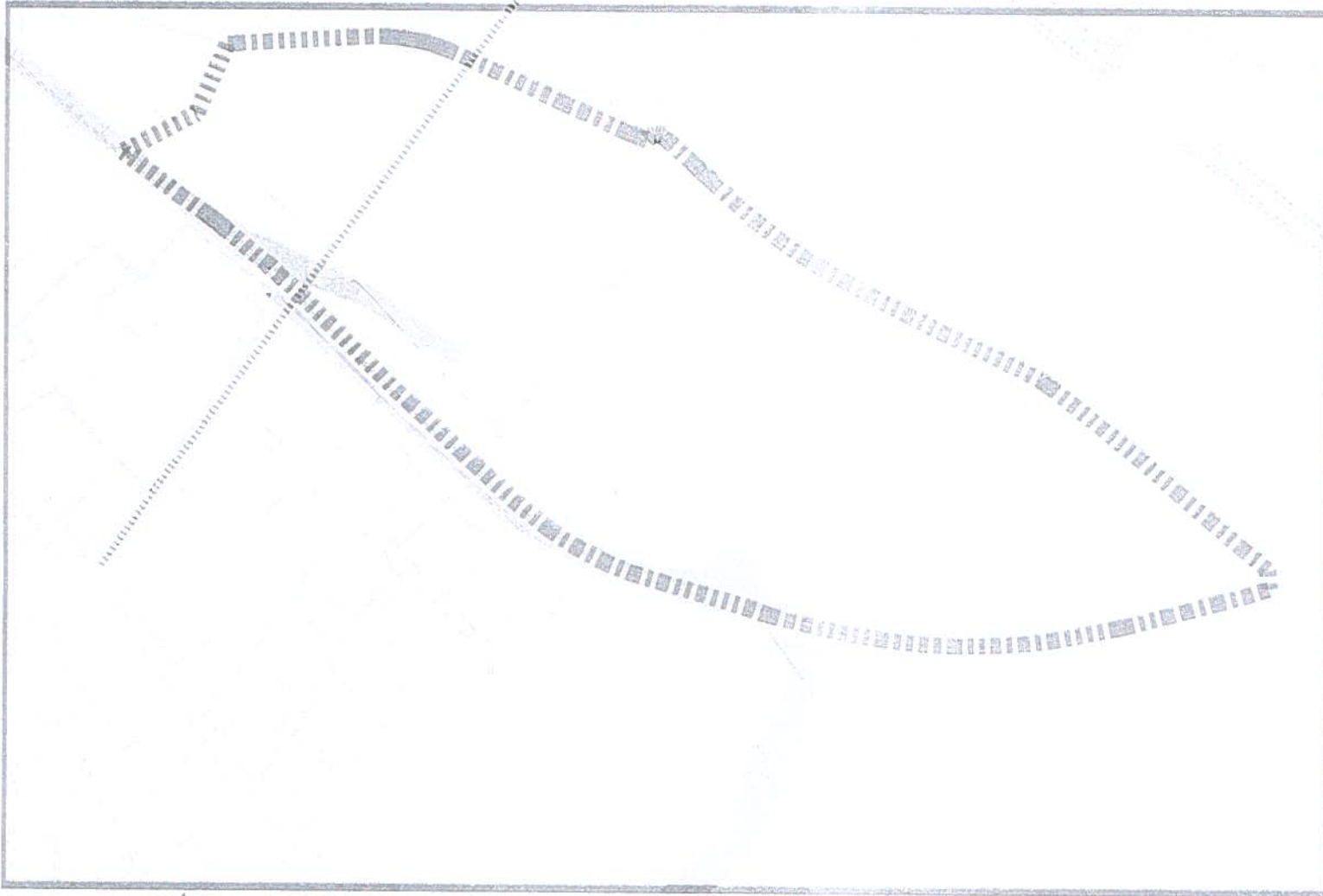


PROJECT	care and learning	SCALE	varies
DATE	main site appraisals	DATE	oct. 2017
DESIGNER	bruce ross	DESIGNED BY	BR
LOCATION/TYPE	site by kirksheaf road	PROJECT NO.	-
PROJECT NO.	information	SCALE	A1
PROJECT NAME	CAL 15088 [A]	STATUS	sketch
DATE		DATE	xxx

considerations

water features

- 100m wide watercourse and 100m wide buffer zone
- 100m wide buffer zone
- 100m wide buffer zone
- 100m wide buffer zone
- 100m wide buffer zone
- 100m wide buffer zone



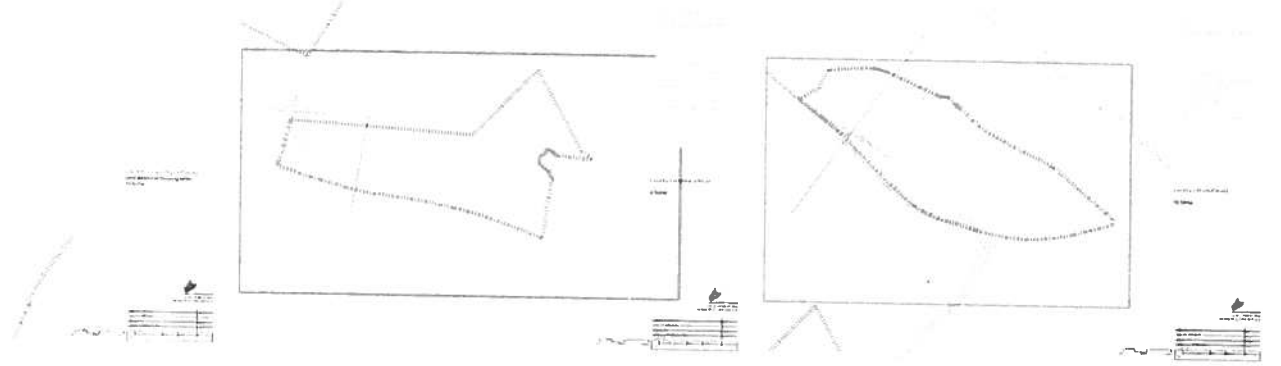
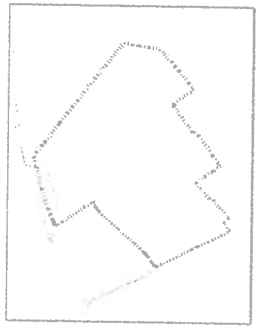
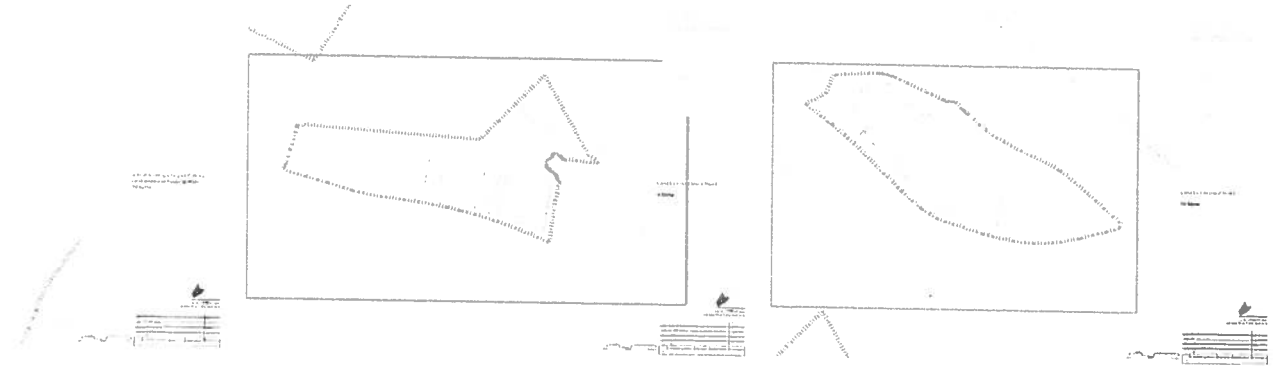
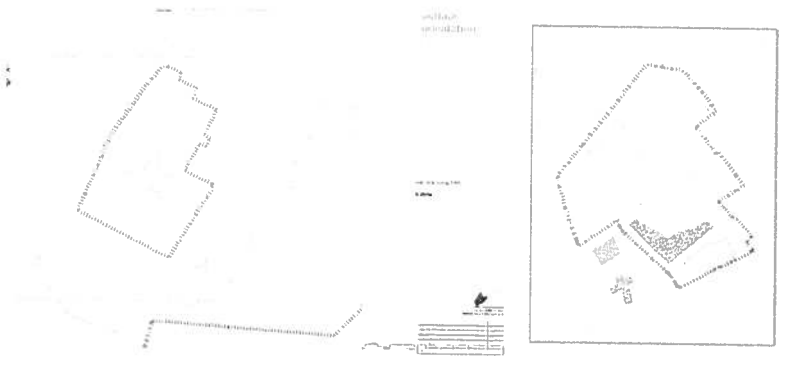
Land by Kirksheaf Road
10.56Ha

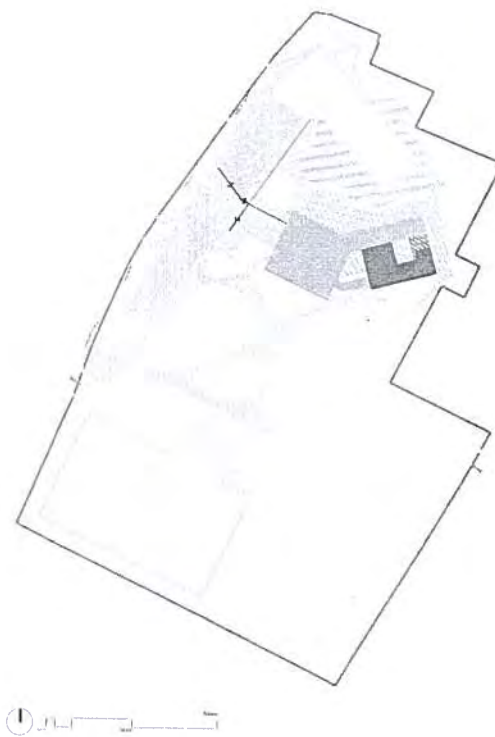
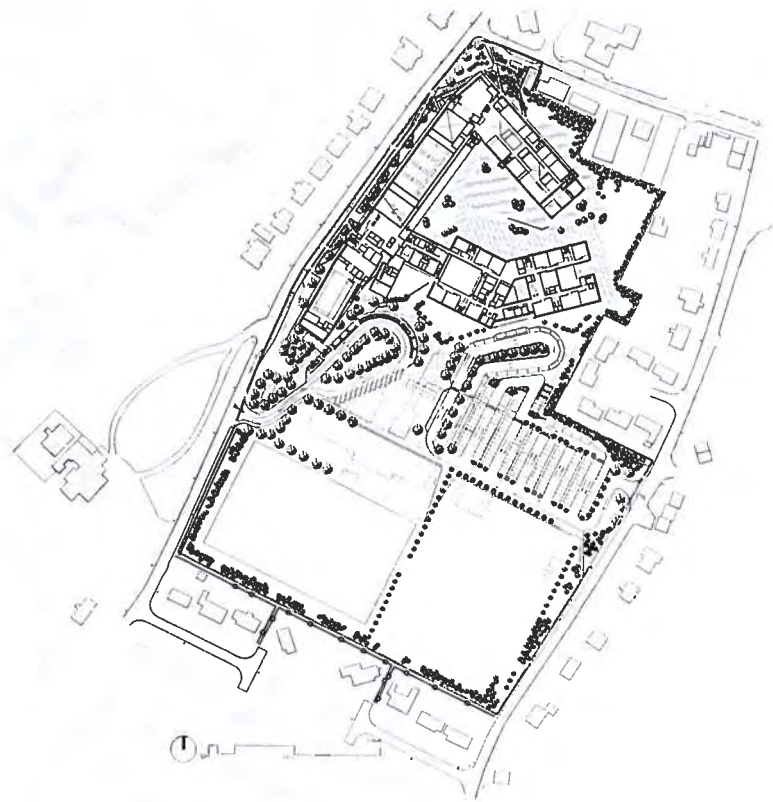


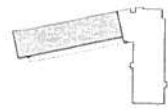
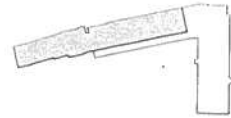
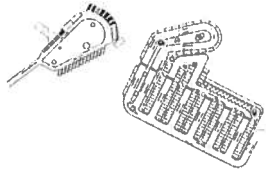
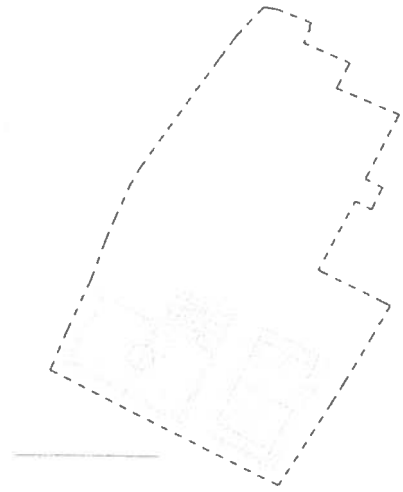
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project	tain site appraisals	date	oct 2017
author	bruce ross	checked	BR
project title	site by kirksheaf road	date of issue	10/17/17
project code	information	sheet	A1
document number	CAL 15088 [A]	sheet	sketch
		date of issue	xxx

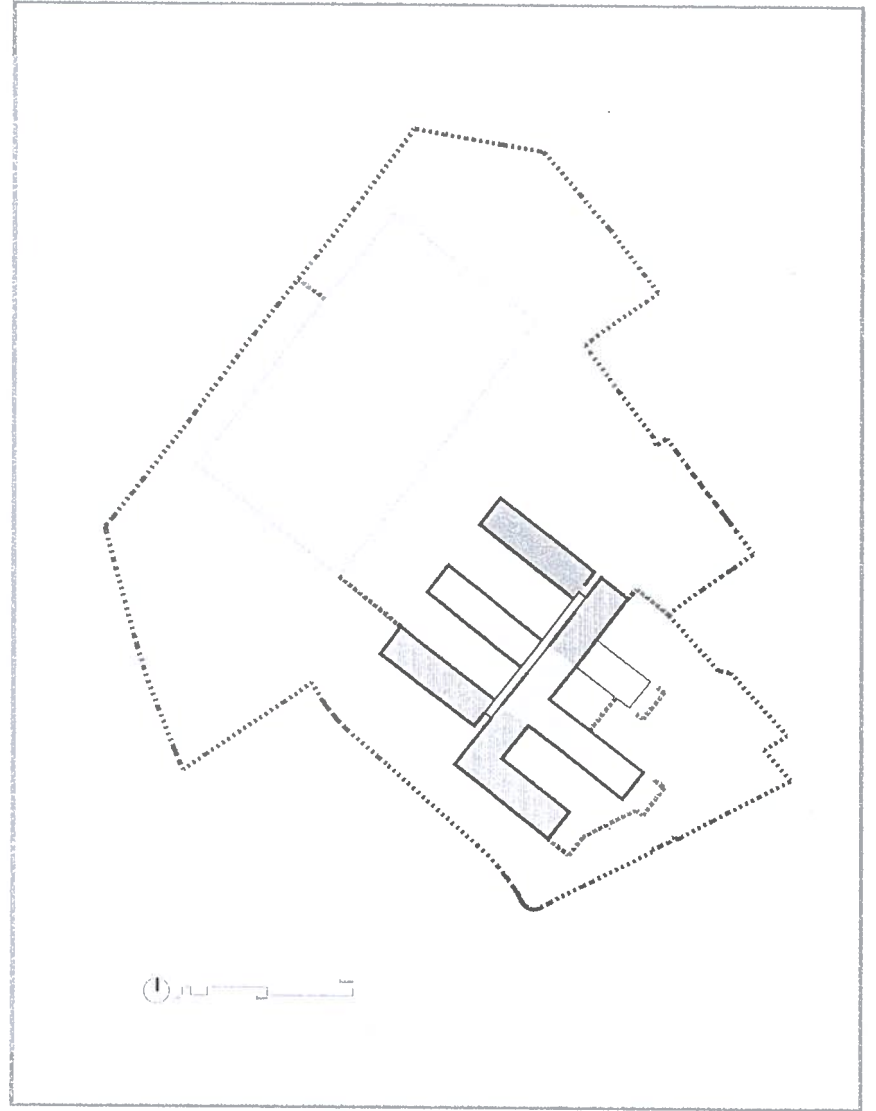
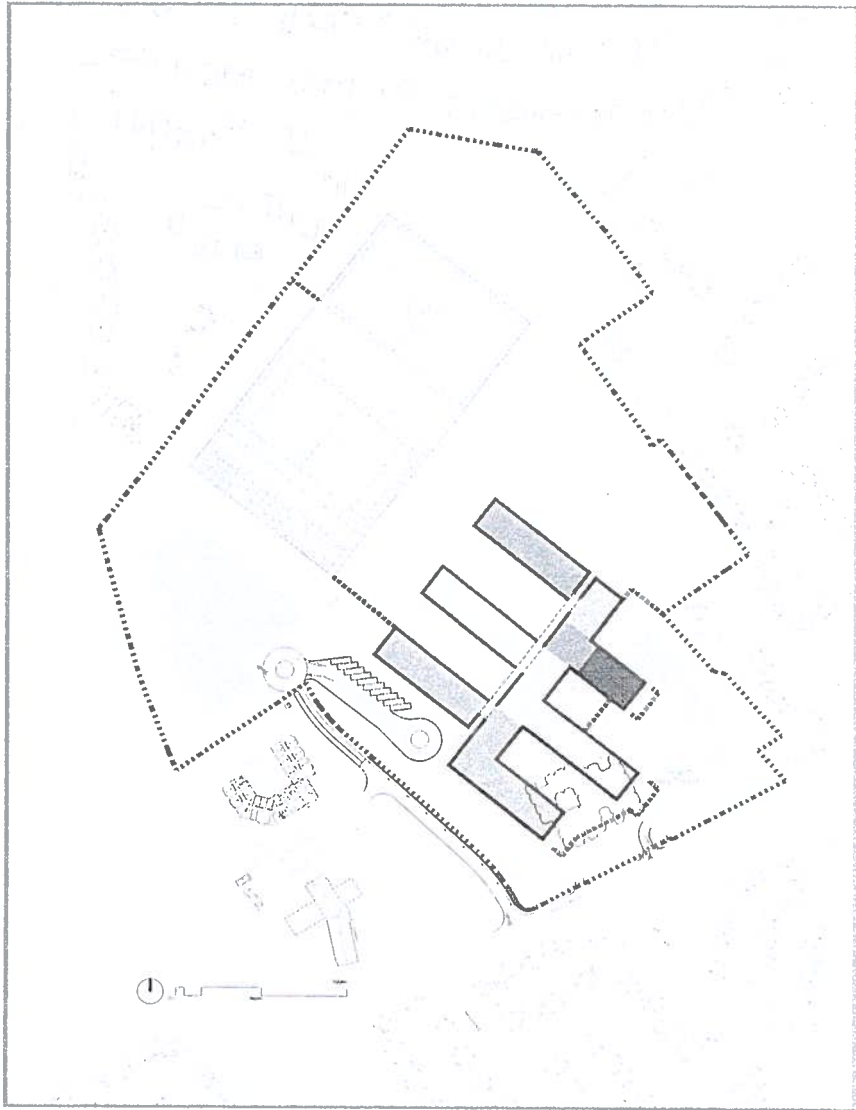
	1 Tain RA	2 craighill
current use	school and community use	primary school and (as planning application 11/04479/FUL) 'vacant land'. Presumably of historic agricultural function.
local plan designation	no (new) designation - school	two uses: TN2: site for 170 houses
size	Ha: 6.35	Ha: 10.62
dimensions	polygonal boundary; circa 220m x 340m at maximum extents	polygonal boundary; circa 330m x 440m at maximum extents
boundary elements	N E S W	N E S W
amenities / context	street to NW; light industry to N residential back gardens to NE; road to E	back gardens from residential estate - bungalows and chalets back gardens from residential developments - bungalows and two storey houses
vehicular access	pedestrian path, houses beyond residential street, leading to town centre, detached houses beyond; hotel in listed building to SW centre of town development existing access from both E and W existing bus laybay adjacent to road to NW corner.	existing primary school to southern edge (within boundary), craighill terrace beyond health centre and care home - served by access road; A9 to the NW corner health centre and care home Access to S of site from craighill terrace; new access road adjacent to health centre and care home (12/01560/FUL) proposed to serve prospective housing development; A9 access would need to conform to new roads guidance - implications for visibility splays, inter-junction spacing (ref. distance from decelerating lane to craighill terrace), ghost island, etc. presumption against junctions with trunk roads. Potential for improvements to be made to craighill junction with A9. Active travel plan indicates potential to join up a new N-S core cycle / footway running through site. Access possible from E as above and from S as existing primary SRTS.
pedestrian access	(steep) ramped access to NW corner, combined access to E, separate pedestrian access to W. Access from bus passengers requires improvements. Opportunity to access site from S.	
topographic range	historical falls in landscape from SW corner to NE from 51 to 39m AOD over 350m diagonal. School development has resulted in a number of terraced plateaus (sports pitches)	site falls, almost constantly, W-E, at approx. 1:20, from circa 62m AOD.
topographic survey	2016	
available utilities		site surveyed previously - 0.5m contours
gas	existing underground HV cable to N of site; rerouting of cable across site required.	
electric		existing connections to school, health centre and care home. Not known what capacity substation adjacent to care home has. Existing substations shown to N and E.
water	mains water serves school from E. WIA made by project engineers. Flow and pressure testing would be required (ref SW letter 2/11/2016).	Mains connection potential to S and N. SW correspondence confirms capacity, on the premise that there is on site storage.
drainage	foul sewer connections from existing school to E and W. DIA made by project engineer. SW confirm capacity (ref SW letter 2/11/2016).	12_01112_FUL-DIA_RESPONSE-346696 Separate foul and surface to N (stagecraft park); combined system to S (craighill terrace); potential connection routes to E. Health centre connects to separate foul drain to S of craighill terrace.
GPR	GPR undertaken of site and bus layby	not known
Gi data	trial pits have been undertaken	report completed as part of planning application 07/00797/OUTRC
radon risk	0-1%	0-1%
ecology	report as part of planning submission	not known
planning implications / concerns		SEPA note (13/00161/MSC) that 'conditions requiring the watercourse crossing to be achieved by way of a bridging solution (i.e. traditional style bridge or arched / bottomless culvert) and to ensure that there be no modification (e.g. re alignment, rerouting, culverting) to the watercourse'. Has been suggested that this watercourse drained the site prior to engineering works associated with the A9, and may now be redundant. potential trunk road access would require consultation with transport scotland. condition 5 (13/00161/MSC) requires a programme of archaeological works.

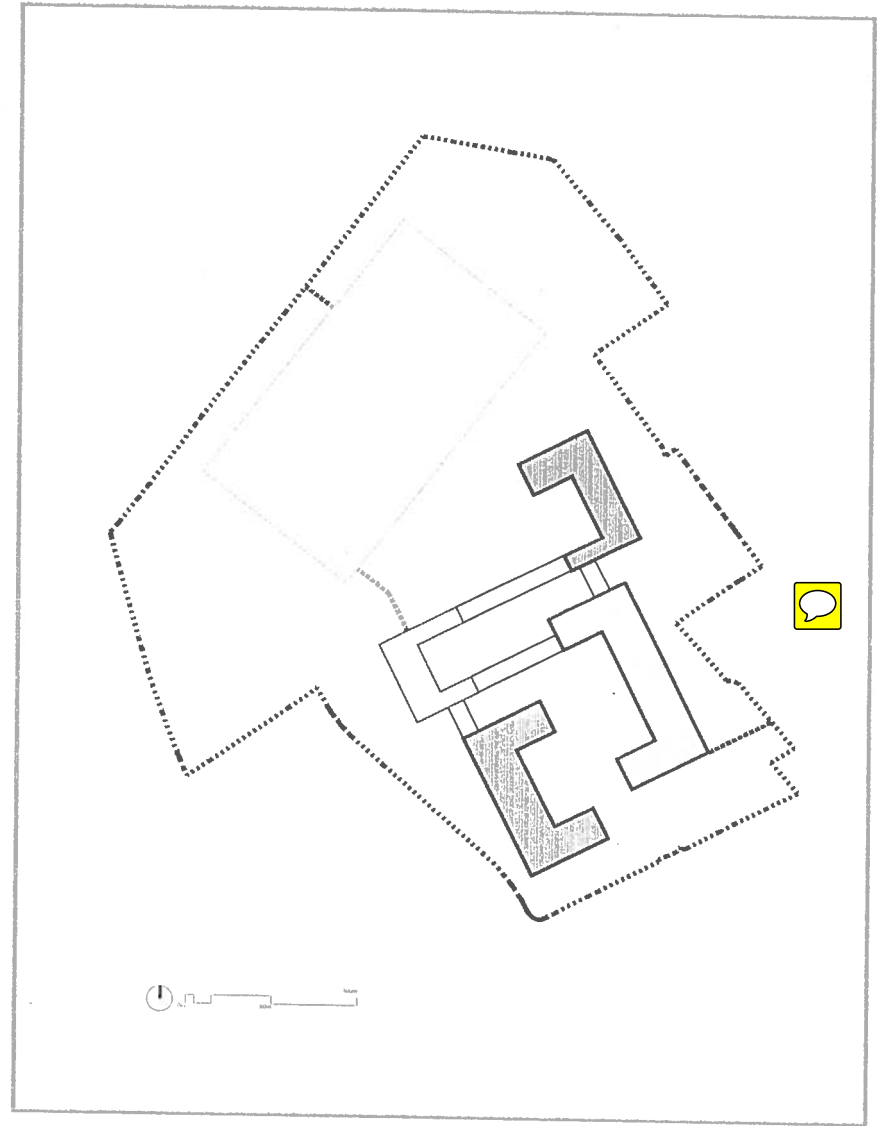
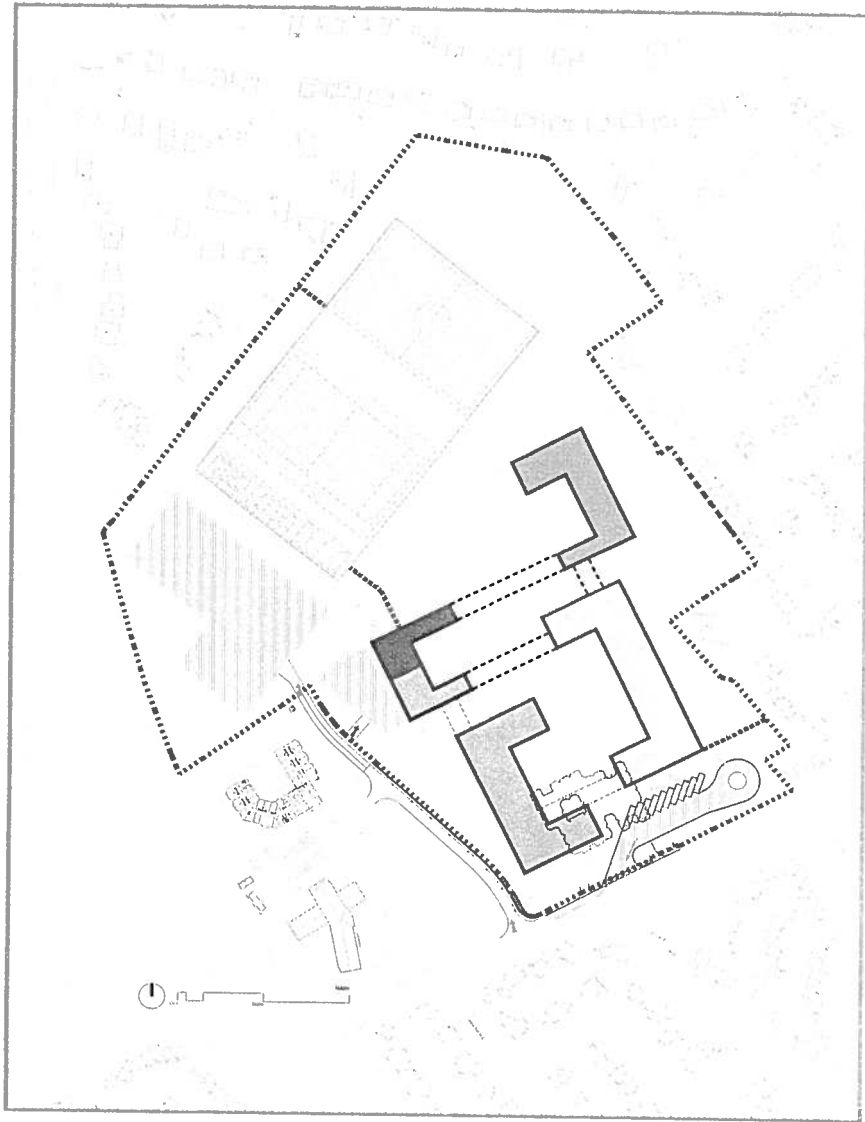
	3 knockbreck rd	greenfield	4 kirksheaf rd	agricultural grazing
current use				
local plan designation	TN5:	designated site sits within TN5 allocation for mixed used development, including 250 houses.	TN3: TN6:	(outwith boundary, but nearby) site for 43 houses (outwith boundary, but nearby) area forms part of the cemetery expansion block, although located beyond the recent expansion. Potential for further expansion into this area is possible.
size	Ha:	9.5	Ha:	red line shown in presentation = 10.56
dimensions		polygonal boundary; circa 550m x 320m at maximum extents; more typically 140m deep		polygonal boundary; circa 650m x 200m at maximum extents
boundary elements	N E S W	access road for housing estate area adjacent to knockbreck road masterplanned (10/02217/PIP) as 'future development by others', with access from designated site (i.e. not off knockbreck road). To SE corner, access road and superstore, with mini roundabout. A9 residential street (Hartfield Gardens)	N E S W	kirksheaf road agricultural land ankerville street residential property
amenities / context		asda		town centre
vehicular access		No existing access to A9, none proposed in masterplan. Existing mini roundabout to E. Transport engineer does not recommend using the W end for any car access - even a drop off dedicated to primary / nursery. Advice is to co-locate parking and drop areas to help relieve burden / reduce risk of reaching capacity		new access required off ankerville street. Work required to upgrade ankerville street access and form new access to site. Reprioritisation of junction with Geanles st.
pedestrian access		potential links to residential streets to N and W.		new DDA pedestrian access would need to be provided to the S boundary and NW corner. Change in level to be managed.
topographic range		10/02217/PIP report suggests land falls from 51.5m to 35.0m AOD from west to east, over circa 550m. Approx. 1:30		relatively flat from circa 8m to 10m. Ankerville road levels area circa 26m at west end.
topographic survey		site surveyed previously - 0.5m contours		
available utilities				
gas				
electric		apparent overhead electrical wayleave (S-N)		overhead electrical cable to north and site (away from site boundary)
water		10/02217/PIP suggests that water pressure in adjacent network is insufficient for the proposed masterplan development and a new connection is required. The nearest connection would be at Hilton Bridge Junction of A9. [1.2km].		mains water at W of site, along ankerville street. Mains water connection to steading to N.
drainage		separate foul sewers exist in adjacent residential streets. 10/02217/PIP proposes new connection to E end of Burgage Drive. Site servicing report notes that a pumping station is proposed for supermarket, but that gravity drainage is possible for development to the W of the site.		separate foul and surface water run across site (SW-NE).
GPR		not known		not known
GI data		trial pit and GI study undertaken as part of 10/02217/PIP submission.		C+S recommends further investigation.
radon risk		0-1%		1-3 %
ecology		report as part of planning submission		not known
planning implications / concerns				











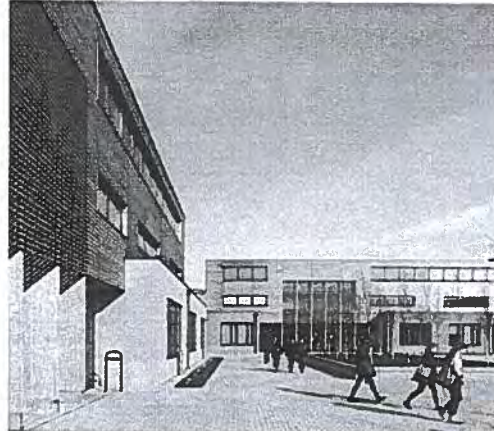
Minster School,
Penoyre and Prasad



Hazelwood School,
Murray Dunlop Architects



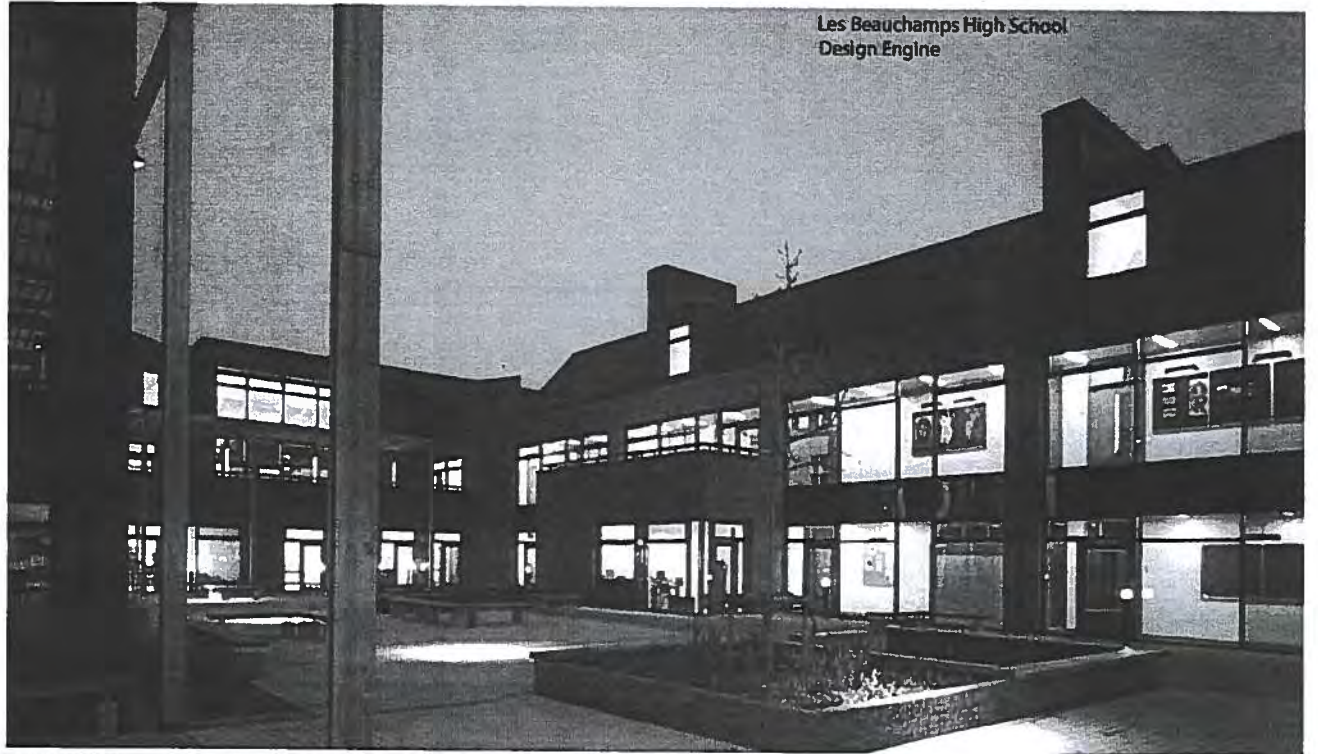
Waingels College,
Sheppard Robson



Westminster Academy,
AHMM



Les Beauchamps High School
Design Engine



Fort William primary schools,
Highland Council



THE HIGHLAND COUNCIL
TAIN 3-18 CAMPUS PROJECT - STAKEHOLDER GROUP
Minute of Meeting No. 8 held on Tuesday 22nd March 2018 at 6.30 PM
At Tain Parish Church

Attendees:	<p><u>Highland Council - Members</u> Chair: Fiona Robertson Alasdair Rhind Alister Mackinnon</p> <p><u>Highland Council - Officials</u> Brian Porter, Head of Resources Robert Campbell, Estates Strategy Officer Bruce Ross, Architect Philip Shannon, Design Consultancy Manager Susannah Irvine, Estates Officer Gavin Allday, Project Co-ordinator Derek Martin, Area Education Manager</p> <p><u>Schools Representatives</u> Jane MacKay, Head Teacher Knockbreck & Inver Thomas Agnew, Tain Royal Academy Eileen Henderson, Head Teacher Craighill Primary Jackie Robertson, Deputy Head Teacher Craighill Primary (<i>did not participate in site options discussion</i>) Vadna Hannah, Knockbreck Parent Council Wendy Hennem, Tain Royal Academy Parent Council David Borand, Tain Royal Academy Parent Council Samantha Ross, Craighill Parent Council (<i>had to leave before discussion on site options took place</i>) Hazel Morrison, Inver Primary Parent Council (<i>had to leave before discussion on site options took place</i>) Stina Sangster, Hilton of Cadboll Parent Council Linzi Ross, Hilton of Cadboll Parent Council Margo MacRae, Knockbreck Parent Council</p> <p><u>High Life Highland</u> Kelly Skinner, Facilities Manager TRACC Susan Weir, Network Librarian</p> <p><u>Community Representatives</u> Karen Denoon, Community Representative Morag Matheson, Community Representative</p>	<p>FR AR AM</p> <p>BP RC BR PS SI GA DM</p> <p>JM TA EH JR</p> <p>VH WH DB SR</p> <p>HM</p> <p>SS LR MMacR</p> <p>KS SW</p> <p>KD MM</p>
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	Graham Nutt, Tain Youth Café YMCA Lachlan Stewart, Tain Civic Trust Sandra Skinner, Balintore & Hilton Community Council Veronica Morrison, Nigg and Shandwick Community Council	GN LS SS VM
	<u>Other Members of the Public attending</u> Denzle Williams	DW
Apologies:	Clare Whiteford, St Duthus	
Minute:	Susannah Irvine	
ITEM	DISCUSSION/COMMENT	ACTION
1	INTRODUCTION	
1.1	FR welcomed stakeholders to the meeting.	Note
2	MINUTES of LAST MEETING and MATTERS ARISING	
2.1	At the last meeting the group had agreed that consultation would be done together as a group working together. Some members of the group expressed disappointment that some representatives had held their own consultation which may have been misconstrued in the community as part of the Council's consultations, supported by the stakeholders group. The group re-affirmed that the role of the Stakeholder group was to be the lead on the Campus project and consultation.	Note
2.2	It was also noted that there had been a number of press articles regarding the project which were not reflective of the discussions within the Stakeholder Group. It was agreed moving forward the group needed to all work together and support group decisions if the project is to succeed in the consultation process this time around.	Note
3	PROGRAMME AND BUDGET	
3.1	AM explained the difficult position the budget team were in with the Highland Councils total capital budget being reduced to £56.7M per annum across all capital projects (not just education) for the next 5 years. This represents roughly half what is has been in previous years. The Council had therefore been faced with difficult decisions and there were a number of projects the Council was not in a position to commit to funding at this time. Moving forward in order for the Tain 3-18 project to attract funding from the Highland Council and Scottish Government in future years the group and wider community were encouraged to reach a settled position on preferred location for a new	Note

	Campus.	
3.2	<p>BP confirmed no date had yet been set for phase 5 of Scottish Government/Scottish Futures Trust funding applications, although looking at previous rounds it likely to be around end of spring / beginning of summer. The further forward the project is when applications are called for the more viable the project will be in attract funding.</p> <p>The next committee date the project could go to for approval to start a new statutory consultation would be 30th May.</p>	Note
4	COMMUNICATION AND ENGAGEMENT	
4.1	<p>WH volunteered to act as a communication co-ordinator. She would act as a point of communication for all pupils and parents to raise issues with the group. WH's roll will create a new route for parents and pupils to engage with the process. The Group agreed to WH acting in this co-ordination role.</p>	Note
4.2	It was agreed a copy of the national community engagement guidelines would be attached to the minutes for information	Note
4.3	Following comments that some interested parties may be missing from the meetings, FR asked the Group whether there was a need to review the current list of stakeholder members. Through a show of hands those present felt the current make-up of the Group was representative and did not require review. The current list of members will be distributed with these minutes.	Note
5	SITE SELECTION	
5.1	<p>BR gave a comprehensive presentation of site analysis collated by the Highland Council officers in consultation with civil and structural engineers, transport engineers, planners, transport planners and safer routes to school. A summary sheet of this data will be attached to the minute.</p>	Note
5.2	<p>Having considered the presentation, and discussion on the site options, the Group were asked whether they felt in a position to provide a view on those options, and for the Council to move towards a short-list of preferred site options. It was noted certain stakeholders had not attended this evenings meeting, and had not sent alternative representation. The majority of stakeholders were in attendance, and on a show of hands the majority of the Group wished to move forward and give opinion on the site options tonight.</p> <p>16 were for giving views on site options tonight.</p> <p>2 were for delaying.</p> <p>1 abstention</p>	Note
5.3	Members of the group were asked to give views on the site options, with the prospect of narrowing down the list of 4 sites	Note

	<p>to a short-list for further analysis and consultation. Through a show of hands the opinions expressed were as follows:</p> <p>18 for Craighill 12 for TRA 4 for Kirksheaf 2 for Burgage 1 abstention</p> <p>Formal decision on site options, and the commencement of a new Statutory Consultation was the responsibility of the Council's Care Learning and Housing Committee. The current plan was to take reports to the 30 May Committee seeking to commence a new Statutory Consultation on the 3-18 Campus.</p>	
5	DATE OF NEXT MEETING	
5.1	The next meeting will be Tuesday 24 th April in the Tain Parish Church at 6.30pm.	Note

Feedback from Parent Council Letter to parents dated 17th April Re Tain 3-18 Campus

Feedback 1

For the principal of the short listing of the sites I feel that it was a good idea to save both money and time and getting ourselves into more strategic position in a short space of time. Unfortunately I do have an issue as to how this was conducted, I feel that the site selection is the most important aspect of process and stakeholder group members should have been given all the information to take back to their respective groups in order to gauge the opinion of their groups before going back to vote on a short list. I personally feel that with technology etc this could have been quickly achieved. Nevertheless, I am hugely disappointed to see that the Tain Royal Academy site is back on the table, I always felt that this site was not fit for purpose given it's size. I was very much under the impression following the previous planning stage there was not a huge amount of play in this site and the plans that the Highland Council submitted were the best and fullest use of the site therefore there really is not much that they can change this time around! My preferred site would be the land at Craighill, I know that it is not without it's faults with poor site access but I am sure that architects could come up with a suitable solution. The site is considerably larger, it will provide much more playground space, the school could be positioned a lot better therefore allowing it to be built bigger reducing the possible need for expansion, and, the fact that the site is largely bare it will make any build safer and less disruptive which could also provide a faster build.

Feedback 2

My main concerns at the moment is the lack of toilet facilities, it is my understanding that by law there should be a certain amount of toilets available depending on numbers of girls and boys. I am pretty sure the school does not have the correct amount. TRACC or the swimming pool toilets would surely not be able to be counted due to the public usage of these areas. If they are then I wouldn't be happy with my teenage daughter being expected to use toilets that are available to the public. I know a site has to be decided on and my main concern for the TRA site is that having a building site/ big heavy machinery which will be noisy will be detrimental to the children's learning especially during exam and study times. I also feel as though it could be an accident waiting to happen, would the school grounds be sectioned off would the workers have PVG's if they were having regular access into the school grounds and working over such a long period? It certainly won't be conducive to their Health and Wellbeing having a building site as their learning domain. I know the plans were to be looked at again but creating smaller class rooms and packing in more children should NOT be an option. In Scotland there is a huge push on outdoor play provision and the impact on outdoor learning yet the site at TRA seems to only be providing an adequate amount of outdoor space not an area that would provide opportunities for outdoor learning that would encourage the children to use natural resources and loose parts to build on creativity, sharing and turn taking skills, negotiation with others and innovative working throughout the three schools-nursery, primary and academy. Would a two campus be an option? One for academy and one for pre-school and primaries or is it one huge building. I fear for the children of the future that being in one institute and not having to move or transition to another setting could be detrimental, there is no evidence yet that this will be beneficial to the children as those being built in rural areas are still at early stages and the children have not gone through the whole process yet, when it comes to moving to college/ uni or even getting a job as they are no longer in the safety net of their cocoon that they have been in since pre-school. Will there be enough space provided for children moving into the area and for the erection of more houses in and around Tain ASG? A big worry would be the younger children hearing and seeing inappropriate language and behaviour and that becoming their norm. Children who maybe haven't managed to have a great start in primary school or know it's time to move on are not going to have the opportunity of a fresh start. I wonder what studies show that a 3-18 campus would be beneficial to the children. I love the staff, parent council and our community and my concerns are certainly not about them in any way, I feel they are doing an amazing job with the terrible facilities and working conditions that they have been expected to teach our children in. I completely agree with having to have new facilities for our children in Tain and the surrounding areas

as the buildings are not fit for purpose, I am 100% behind whatever we get but wanted to respond to you with my concerns.

Feedback 3

I understand that Craighill is the larger site and if this is the case then this is my preferred choice. I feel that TRA is not big enough and would have no scope for expansion or adapting. I also like the idea that it is next to health centre. It also has better link to a9 for buses etc and does not involve clogging up town centre.

Feedback 4

I didn't feel the last site was correct as the school was too small. I understand that there are rules around classroom sizes (for example science classes) where pupils each have to have a certain amount of room (I'm sure it's a meter space for science) and the classrooms weren't big enough to accommodate this. My feeling is if they do it do it properly. Logically I suppose near the health centre. After seeing the site appraisals, Craighill would be my number one choice and the Knockbreck Rd site would be my number two.

Feedback 5

'Definitely not TRA site, too small.'

Parent concerned re young ones being in shared playground, very cramped conditions with older ones. Also concerned re what older pupils could be bringing to school. Overall parent was very positive about 3-18 campus concept but just not at TRA site.

Feedback 6

I'm against the TRA site. It is too small and I don't think the infrastructure around it is suitable. The disruption for the pupils during exams etc will be too noisy/disruptive etc. Craighill is better as there is more space. TBH my preference is for massive investment in the present 3 sites. I also think the community have a lot to say on this matter, which is fine and we have a teacher rep, but I know the rep doesn't represent my views or those of many other staff members. A staff questionnaire would be great, if possible?

Feedback 7

It's hard to know how to respond to what is an update. Which site is best? Neither is ideal for such a large project that's the problem. Personally I have no preference. If the new campus can be fit for purpose on one those sites then great. I feel the most important part of the consultation will come when the community can have some input into the actual project. This is really important going forward. I fully support you, Wendy and the other PTA chairs in acting as this important communication link. Let me know if I can do anything to aid you, having missed the first round of consultations as we only moved here in August I find the whole thing baffling.

Feedback 8

Space all the way. Craighill best. TRA too small. No playing field ridiculous for school in countryside with all the space. No room for expansion.. crazy. Bigger space to play with means that build will be easier and more options for architect planners etc. What would they do with all the students at TRA?? Impossible??? TRA is pretty grim building to me and will just end up with horrible extensions on it and far too small. Why oh why when struggling with obesity on rise would they build a superschool without adequate/generous exercising space? Madness as school will be used/enjoyed by whole communities. Easier to start from scratch with new site with adequate space than try and cobble something on cheap with existing building.

Feedback 9

I'd say it's vital we move forward on whatever site is deemed most viable, together as a community. It's difficult to choose one without seeing the proposals in detail (I realise they were available). However my feeling is to go with the Craighill site, based on size and access. And causing least disruption to those children sitting vital exams in the middle of a building site. I do wonder though if two schools would be a better fit...a new academy/community complex on its current site, and new bigger primary/ Nursery/SEN school on Craighill site? That would offer more room for expansion? Personally, I'm not overly keen on the idea of a 4 yr old sharing the same space (or within earshot of) an 18 yr old! Wishful thinking I guess given the money constraints., But don't want to find ourselves bursting at the seams in 10 years time.

Feedback 10

Firstly I'm not sure why TRA site is being considered again after it was deemed unsuitable last time for many reasons...I worry though if we make too much noise again we get nothing. But is that right or fair? The location is central in the town therefore the traffic issues could be a major problem, this is a built up housing area.... I also think to spend more money on investigating a site that was already looked at (and I can only imagine how much money was spent on this already) is crazy. What has actually changed to have this site in the running again?....I really don't know much about the Craighill site but I do believe access would be better and the site is possibly bigger than the TRA site.

Feedback 11

Having moved from London to Tain it is with dismay that I hear that the Highland Council is considering building the new SuperSchool on the TRAC campus. Using the playing fields for the extra building. Tory cuts are forcing many schools in London to sell off their exercise spaces with the consequent rise in obesity that is so well documented. That a Highland Council, with sites available that would give children space to play, would consider creating the same misery as the Tories have in London out of laziness and simple political expediency beggars belief.

Feedback 12

I agree that it's important to limit the consultation to as few options as possible as this should reduce 1)time used and 2)money spent. It's vital that the consultation should be wide reaching and include as many interested parties as possible. However, I know there will be plenty people with opinions but they will not actively engage with the process. Limiting the options to the two sites I believe is wise as there has already been some consultation about the TRA site. That being said I think the Craighill site is the better option as it leads to a wider community base including health centre/dentist, library, sports facilities etc in one area. I attended the Community council drop-in and felt that out of the 4 proposals they put forward there was nothing about the Asda/Kirksheaf options that made me think they were better alternatives. Let's just go with the stakeholders proposals and move forward. Please!

Feedback 13

TRA site def not big enough for new school. To me Craighill is an ideal site. New school must be big enough to take into account expansion of Tain and surrounding areas. Must have lots of disabled access / lifts for students like my son. Plus a proper sized swim pool (25m length with decent depth to allow for diving off blocks).

Feedback 14

Before we moved to Tain we lived in Edinburgh near Broughton High School. We saw first hand the benefit of a new high school building replacing an aging one. We can also see the detrimental impact of the continuing delays in the decision making process for choosing the new site. This is most obvious in the conditions of the primary schools and high school where years of under investment in

the buildings have taken their toll. We have no strong feelings as to the site that is chosen just that one is chosen quickly.

Feedback 15

My only thoughts on the new school is that any site they pick in the town will be a total nightmare for dropping off and picking up. Somewhere on the very edge of town would be better for access and to give enough space to make sure the different stages (nursery, primary and secondary) can be separate with comfortable outdoor space for each. I don't know if my comments are relevant for the stage the process is in at the moment, but they're my initial concerns for if/when it goes ahead.

Feedback 16

I just wanted to write to support the PC's in their work trying to get Tain back on the agenda. I agree with the shortlisting by the stakeholder group, I am more than happy for the representatives to make decisions on my behalf as I am confident that everything is transparent. My own view is that the current TRA site is not suitable. I drive in daily with my daughter to tra and regularly have to stop at the top of scotsburn road to let buses out as the road isn't wide enough. With more traffic going to the centre of the town I can only see this getting worse. Several mornings I have seen young people almost being hit by cars on scotsburn road and I would be very concerned about an increase in traffic in this area. My main concern and area of interest though is what goes into the school and how this improves their education. The sooner we get a site agreed the sooner we can start discussing the important details.

Feedback 17

I'm the mother of an 11.5 yr old girl & 6.5 yr old boy both at Knockbreck. Regarding the new campus I'm totally against the TRA site as it's not a vacant site & quite central so think disruption could not be avoided if it were to be the site. I'm all for Craighill site.

Feedback 18

As a parent at TRA I wanted to let you know my views on the current situation. Firstly I am very happy for you to represent my views on the new campus and agree that a consultation should only be undertaken on the two most attractive sites. Too much time has been spent going around in circles and it now needs a decision and to move forwards. My own opinion is that the current TRA site in the middle of the town is not the right place for a new school. I drive my daughter to school from Fearn each morning and regularly find myself reversing back up Scotsburn road to allow the buses to leave. If a car is parked on Scotsburn road at this time in the morning the traffic comes to a complete standstill. The roads in Tain were built many years ago when cars and buses were smaller and less frequent. Unless significant investment is made into the road network with the assurances of a one way system through the town I cannot see that this will improve. However my main drive is to get the site selected quickly and concentrate on the facilities provision and what will go IN the school. It is as important if not more important to ensure that the finance is available to ensure the learning environment and sports facilities are of the best standard available - our children have put up with sub standard for too long and it simply isn't good enough in this competitive world we live in. Please select the site and lets get on with the business of designing the new school for the benefit of all.

Feedback 19

Craighill would be my preference- less disruption to education if that site was used and there's more room on the site for potential growth in the future. Also, it would mean having the doctor surgery close by and it would all be in one little community- library, pool, school, surgery etc. I think traffic flow would work better for that site also as no disruption to main streets.

Feedback 20

I wonder if it is worth revisiting the idea of a stand-alone Gaelic Medium school in the Knockbreck building. I have always favour this option, and there are some really strong advantages for the Gaelic-educated kids in a stand-alone environment. My understanding is that the GME unit is currently growing in pupil numbers and is expected to continue to do so in coming years, requiring additional classroom space (which would reduce playground space) and may well pull in extra children from out with the Tain area. (I'm aware of kids currently travelling from the catchment areas of Dornoch, Bonar Bridge, Fearn, Hilton and Invergordon primaries to GME at Craighill). I understand not all current GME parents currently see the benefits of a stand-alone Gaelic language school, but I think it could be a really strong thing for the kids and for Tain to have this school, and I am making my preference known at this point because I think adopting a Gaelic school in the Knockbreck building will ease the lack of space/number of kids/classroom footprint at the TRA site. I understand the Highland Council has given this option consideration in the past, and I would fully support it if they looked at it again.

①



Drop in Day feedback form

10 May 2018

Tain Parish Hall 11-4.30, 5.30-20.00

The presentation today details four sites considered by the council for a 3-18 School Campus in Tain. The recommendation following the desktop study presented is to take two sites Tain Royal Academy and Craighill forward through detailed site investigation to consult the community on the two options through a formal statutory consultation.

If you would like to make comment on the proposal please use this sheet and the box provided or by email to clestates@highland.gov.uk. The deadline for comments is 5pm on Monday 14th May. All comments received may subsequently be published as part of reports to Council Committee.

Good to see the project moving forward again and for the sake of the children I hope that we can pull this off.

Fully understand why the four sites has been reduced to two and Craighill site I feel offers greater outdoor space and scope for everything to fit.

I hope that the community can now work together for this to happen and the Council council members member they represent ^{the whole community -} young + old and not just a selective group of the community!

www.highland.gov.uk



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As a future complex it has to be built with room to expand in size if the need arises whether it be Craighill or TRA.

3



Drop in Day feedback form

10 May 2018

Tain Parish Hall 11-4.30, 5.30-20.00

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It's great that tain is getting
this opportunity. Let's move forward
with the consultation on craighill
& TRA + let's get our new school!

w w w . h i g h l a n d . g o v . u k

Drop in Day feedback form

10 May 2018
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Absolutely supportive
of taking Craighill
through to site consultation
as a p.

If TRA is to be used as
a companion then so be it.

Thank you for the
presentation.

5



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New School Ca

OPTION - 1 - Craighill

OPTION - 2 - Tain Royal Academy ^{existing} site

Z

6

CAL estates

From: CAL estates
Sent: 11 May 2018 11:20
To: [REDACTED]
Subject: RE: TRA Development drop in day, lunchtime session feedback

Frank

Thank you for taking the time to submit your comments.

All comments received may subsequently be published as part of reports to Council Committee. The Council intends to report to its Care, Learning and Housing Committee on 30th May to seek Members' agreement to begin a new Statutory Consultation on the Campus.

Robert Campbell

From: [REDACTED]
Sent: 10 May 2018 16:21
To: CAL estates
Subject: TRA Development drop in day, lunchtime session feedback

Thank you for allowing me to speak today at the presentation at lunchtime. My comments on the four sites are as follows

Existing TRA site

The existing site is owned by the council, therefore reduces capital expenditure on land for development. Its location is known, familiar and currently successfully accessible. It is accessible on two opposing sides, which gives options for improved traffic management, given the increased size of the school. Reference long term concerns, note the successful development at Dingwall Academy, albeit a larger site, but problematic with regards to groundwater and flooding potential.

More importantly, this site has already been chosen through public consultation and elected members, who are elected to represent ALL of the community in Tain and the surrounding ASG's. A vocal minority, in my view, including a recently elected member who campaigned on rejection of a previous outcome of public consultation, have brought about the second and unnecessary consultation, and loss of a confirmed £50 million plus investment for the area.

Critically the TRA site has successfully gained planning consent for its construction and a construction phasing has been developed. Our planning professionals and elected members have shown through detailed scrutiny that the existing site IS suitable for the development.

Craighill site

There is no doubt that this site has great merit, but it is my understanding that this site has been zoned for housing and as such is either to be purchased at heavy expense, or developed as a school at a loss of its market value as a housing development site. Given council budget restraint, which is likely to continue for at least ten years, this money would reduce the available capital for the development of the site, to the detriment of the end product.

Kirksheaf site

This site is low lying, and in a potential future flood plain. Current SEPA maps show existing flood risk surrounding the site. It is likely that with rising sea levels predicted the future could be problematic. Access

7

Susannah Irvine

From: [REDACTED]
Sent: 11 May 2018 20:55
To: CAL estates
Subject: Tain super school

In my opinion ... Craighill - is the ideal and best option for our children , it's has the best location for a new school - there is already a slight opening on to the a9 that could be looked at for making another junction into the area or some kind of one way or bus only route to help with congestion? Added bonus is next to the doctors - and a beautiful view over the dornoch Firth for our children and I believe this is beneficial for lifting moods and creating a calm environment - In my opinion it is the only site that should be considered , but if i had to pick another site it would be TRA but feel that it's not actually the best place and would cause to much disturbance to children there doing exams .. there is more ground on the craighill site than the TRA site , it's in the Middle of the town for everyone to get to easier more people would walk to this location as its central - Asda is a terrible terrible idea , - more people will travel by car as it's not a easy walking distance for most people if it's on the outskirts of the town especially on busy mornings with children no matter how much u try and be ready on time - more often than not the reality is that it does not work ! - the road at Asda is already a huge accident hotstop . This will create even more problems for the people living in tain . People in tain want a new school for our children - There is too many rumours going around about a certain councillor been friends with the land owner at Asda and that's why the push for Asda site keeps coming up - property on TRA site already been bought so there is no room for discussions with the council ! - it's a shame that people have lost faith . In our wee town, we have a chance to get something good in tain to boost us all , I hope we get a good outcome from this For our kids ! X

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8

Susannah Irvine

From: [REDACTED]
Sent: 14 May 2018 15:04
To: CAL estates
Subject: Tain 3-18 Campus

Dear Sirs

I am a Tain resident and wish to register my comments on the new campus consultation.
I support the idea of moving forward with 2 sites – namely Craighill and TRA.

Kind regards

Andrew Mackenzie

Culcreuch
Hilton Farm
Tain
IV19 1LZ



Drop in Day feedback form

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*Congratulations to the
Presentation Team on presenting
us with a clear and full
analysis of the sites ~~or~~ to be
considered.*



Susannah Irvine

From: ~~Hamish Mackenzie~~
Sent: 13 May 2018 19:07
To: CAL estates
Subject: Tain Royal Academy - Drop-in Session

1. Those organising the Drop-in Session did not seem to be fully aware of the strength of the hostility towards re-building on the existing TRA site, as so frequently manifested - e.g. at the hustings in the last Highland Council election, in the opposition (including that of five community councils and the Civic Trust) to the planning application for this site, and in the vast majority of the comments made at the Drop-in Session.
2. It was explained at the Drop-in Session that the TRA site was used as a comparator for the preferred Craighill site, on which detailed studies had been made. This is all very well if it really is simply included as a comparator, but the way it looks is that it is being presented as the second choice. The danger of presenting it as a second choice is that if the Craighill site were to fall out of contention for technical reasons (e.g. traffic management) then the TRA site would become the first choice.
3. This risk could be virtually eliminated by marking the Burgage site as the second preference. This site shares many of the advantages of the Craighill site - notably its size (10ha. plus) as opposed to the TRA site (c.6 ha). This size, like that of Craighill, would avoid the need to build an ugly tall building, allow better separation of primary and secondary facilities, give greater space for sporting activities, allow for future expansion, and avoid building on a site being occupied by pupils. It would also allow the use of modular buildings at a saving of several million pounds.
4. The order of preference should in my view be: (1). Craighill, (2). Burgage and (3) TRA.
5. The Library should not in my view be moved to the new campus. It currently occupies one of Tain's fine Maitland buildings in the heart of the Conservation Area, and moving it would put this at risk. It is, moreover, extremely well situated where it is, with reasonable proximity both to the shops and to the car parking used by those coming into Tain from the surrounding area.

Hamish Mackenzie

11

Susannah Irvine

From: [REDACTED]
Sent: 14 May 2018 10:33
To: CAL estates
Subject: Tain 3 to 18 campus response

I wish to respectfully suggest that the best location for the new campus would be the field adjoining Asda. This already has agreed council planning for a large number of houses so that all necessary infrastructure is available like adequate water pressure and drainage.

It is on a bus route and the area is well served for existing access.

Attempting to build a new campus at TRC would be a massive mistake because of thge smallness of the site and the disruption for the school children over the period of build plus the demolition of the present academy.

[REDACTED]

[REDACTED]

Susannah Irvine

From: [Redacted]
Sent: 13 May 2018 21:42
To: CAL estates
Subject: Drop In Day Feedback - Tain - 10th May 2018

First of all, I would like to say that I have slight reservations of a 3-18 Campus Development for Tain, as I have never experienced a 3-18 Campus, and personally feel that the space pre school children need would be completely different to the space 6th year students would need. I can only imagine that for this size of Development to work, the Highland Council should be choosing, and only choosing the largest possible sites available in the town, and not even considering the smallest.

I therefore have serious concerns that the TRA site was still an option. I find this hard to understand, when I believe, the original Highland Council chosen site (TRA), was put on hold for Infrastructural Issues, back in June 2017 (Per Robert Campbell) .

I went to the drop in session, and asked why the TRA site, which is only 6.35 Ha was still on the table for discussion, when, we now had 3 larger sites available, as I could not think of any logical reason for this. I was told by Brian Porter at the meeting, that it was only there as a comparison??

We now have the 3 following site options:

- Craighill - 10.5 Ha
- Asda - 9.5 Ha
- Kirksheaf - 10.5 Ha

Surely, these 3 sites, which are considerably bigger in size, would accommodate the proposed 3-18 Campus, and still leaving room for expansion. Unfortunately, the TRA site development also seems to be contrary to Highland Wide Local Development Plan, and the Scottish Planning Policy, and it is very unfortunate, that this was not noticed by the Highland Council at the beginning.

I have lived in Tain all my life, and while in Knockbreck Primary School, the Craighill Primary was getting built, and the Highland Council was saying how amazing this new Primary School would be for the town and their children. Knockbreck was to be closed, but by the time the School was build, it was too small, and the 2 Primary Schools had to stay open, there was a split in the Town with the children, and this is why I feel that the right decision has to be made for this Development. The ironic thing is that I have heard that Craighill Primary is the school in the worst state for repair....and yet, it was the last to be built in the town. Should lessons not be learnt from the past?

Although, you might feel I am not commenting on the site options, I would hope that from my comments detailed, that you will see that I am very passionate about the Highland Council picking the right site for the 3-18 Campus, and **I am totally against the TRA site still being an option.**

From meeting other parents, and Community local people, everyone I have spoken to seems to feel the Craighill site is the best option, and I totally agree.

I would like to thank you for reading my Feedback, and only hope that the Highland Council listen to the majority of people in the town, and feel that cost cutting now, will be far more expensive in the long run.

Kind regards,

[Redacted Signature]

13

Susannah Irvine

From: [REDACTED]
Sent: 13 May 2018 17:08
To: CAL estates
Subject: Tain Drop in Day feedback

Having attended the Tain "Drop in Day" including the 1:00pm discussion session I would make the following comments.

I would put the sites in the following order with reasons briefly outlined below each:

- 1 Burgage/ASDA
Large, easy access and relatively flat site. Room for separation of buildings and for both play areas and playing fields.
No disruption to any of the schools during the build.
- 2 Craighill (a close second)
Large, access more problematic, sloping site but owned by HC. Room for separation of buildings and for both play areas and playing fields.
Some disruption to the education in Craighill Primary during the build.
Wonderful view contributing to the feeling of an open environment.

Both the above would be enhanced by access from the A9. Highland Council should vigorously pursue this if either of these are chosen.

The attitude from officials on Friday seemed to be: Transport Scotland has said no so there is nothing we can do about this – not acceptable!

- 3 Kirksheaf (much poorer choice in my estimation)
Large site, flat but very difficult access.

Present TRA site

Not acceptable so I am not putting it as 4th.

Too small, virtually no play areas, access difficult, unsafe walking/cycling access, building crowded with consequential noise problems, etc., etc..

Not to mention 4 years plus of disruption to education and health during the build/demolition cycle.

For further details see my objection to the planning application last year. None of my concerns have changed since.

Yours faithfully

[REDACTED]

(Not error save wording submitted by
the people.)

Susannah Irvine

From: [Redacted] <[Redacted]@gmail.com>
Sent: 13 May 2018 17:38
To: CAL estates
Subject: Tain Drop-in

Having attended the Tain "Drop in Day" including the 1:00pm discussion session I would make the following comments.

I would put the sites in the following order with reasons briefly outlined below each:

- 1 Burgage/ASDA
Large, easy access and relatively flat site. Room for separation of buildings and for both play areas and playing fields. No disruption to any of the schools during the build.
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Some disruption to the education in Craighill Primary during the build.
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Both the above would be enhanced by access from the A9. Highland Council should vigorously pursue this if either of these are chosen.

The attitude from officials on Friday seemed to be: Transport Scotland has said no so there is nothing we can do about this – not acceptable!

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Present TRA site

Not acceptable so I am not putting it as 4th.

Too small, virtually no play areas, access difficult, unsafe walking/cycling access, building crowded with consequential noise problems, etc., etc., not to mention four years plus of disruption to education and health during the build and subsequent demolition.

For further details see our objection to the planning application last year. None of the concerns have been addressed.

Yours faithfully

[Redacted signature]

(Not enter same regarding two people submitted by)

CAL estates

From: CAL estates
Sent: 11 May 2018 11:22
To: [Redacted]
Subject: RE: 3 - 18 Campus

Thank you for taking the time to submit your comments.

All comments received may subsequently be published as part of reports to Council Committee. The Council intends to report to its Care, Learning and Housing Committee on 30th May to seek Members' agreement to begin a new Statutory Consultation on the Campus.

Robert Campbell

From: [Redacted]
Sent: 11 May 2018 10:17
To: CAL estates
Subject: 3 - 18 Campus

To whom it may concern.

We wish to make some comments on the 3 - 18 campus proposed for Tain.

Firstly the TRA site should not even be considered as this was already thrown out by the people of Tain as being too small a site.

The Burgage has good access and is a much bigger site and we feel it should be considered as one of the two options, with the other one being Craighill.

Yours,

[Redacted signature block]

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The presentation by the architect of the four proposed sites was a good reflection of ~~the~~ their relative merits. I believe that the Burgage site provided more land and for better transport access, than the TRA site.

The Craighill site seems to be a very suitable site for the school. It has 4⁰? more land than the TRA site, allowing a better spread of buildings and much more outside space. The Craighill site is well located in town and already has one of the primary schools there.

P.T.O



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1. The existing TRA site is simply not acceptable :-
 - * It is too small and leaves no room for future expansion
 - * It would lead to parking and traffic management problems
 - * Building on the existing site would be costly
 - * The buildings would be tall and dominate the skyline and the Conservation Area
2. The Craighill site has huge advantages - a virgin site with ease of construction, more space for expansion, the possibility of using modular buildings with huge cost savings.
3. The ASAA/Burgess site has some of these advantages. It should be the second preference.



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Would like to see Craighill, Asda site in
consultation
Thanks

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Susannah Irvine

From: [Redacted]
Sent: 12 May 2018 07:44
To: CAL estates
Subject: Tain 3-18 Campus

The original site at TRA is definitely the best option.
In my opinion The Chairman at Tain Community Council is the cause of all the delays to our new Super School with all his scaremongering what has he got to gain in all of this one wonders!!
Build our new school on land which already us owned by HC.

Sent from my Samsung Galaxy smartphone.



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My concern as a parent of two attending Craighill Primary is that a site is chosen that the Council do not own & therefore have to use part of the budget to purchase land instead of using the funds for sports facilities etc. If this is the case then I would lean toward TRA site being the site to choose - it is also central to the town & has roads on either side that would help to manage the increase of travel.



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- I would like to see the new 3-18 Campus built on the existing TRA site. This site is close to the heart of the town & central, thus keeping traffic to a minimum within the town.
- The Senior Pupils may not be able to go out into the town from Craighill due to time constraints & location during lunch break. This would be a loss to the businesses of Tain & also to the children who learn to become independent through this activity in a safe environment
- The library would be too far away from the centre of town - the nurseries won't be able to visit regularly as they do now
- The Craighill site is worth more for HC to sell for housing than the TRA site.



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Presentation was useful

I prefer TRA site. Infrastructure - bus stop, levels etc already in place.

Time for A9 access to Craighill worries me.

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Craighill site is my number one preference

~~Highland Council~~
~~Tain Parish Hall~~
~~Tain~~

w w w . h i g h l a n d . g o v . u k

25

Susannah Irvine

From: [REDACTED]
Sent: 14 May 2018 09:45
To: CAL estates
Subject: New super school in Tain

Dear Sir/Madam

I think that the Craighill site would be the best place to build the new super school. TRA has seen better days! The swimming pool changing rooms are still the same as when I left school 20 years ago, so we are needing a lovely new school for our children!

Yours faithfully

[REDACTED]
[REDACTED]

Susannah Irvine

From: [REDACTED]
Sent: 13 May 2018 22:59
To: CAL estates
Subject: Tain 3-18 campus

Hi,

I attended the Dropbox in session on Thursday night that gave detail on the possible sites for the new campus.

I would like to state my support for the craighill site. The size and location of the school gives the necessary space needed for separate entrances and playing spaces for the wide age range. Our children (ages 7,5,3,1) attend the Gaelic school.

Best regards,

[REDACTED]

Sent from my iPhone

Susannah Irvine

From: [REDACTED]
Sent: 13 May 2018 15:49
To: CAL estates
Subject: Drop in day feedback 3-18 Campus Tain

I attended the evening session and based on what I heard I think my preference would be the Craighill site based on the following;

1st of all SIZE: A 3-18 campus will require as much space as possible to allow the children of multiple age groups enough space to gather with the appropriate separation boundaries. 10 HECTARES OF CRAIGHILL SPACE TO THE TRA SITE OF 6 HECTARES..NO BRAINER

2nd: Access to the Craighill site will be more manageable from various site entrances so as not to disturb the children and still be able to continue with the building. This option would not be appropriate for the TRA site due to the pupils having to work through important exam times with the sound of building machines etc over a period of 3-4 years.

MY CHOICE OF SITE IS THEREFORE : CRAIGHILL

[REDACTED]

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Susannah Irvine

From: [REDACTED]
Sent: 13 May 2018 15:06
To: CAL estates
Subject: Tain Campus

I went to the presentation on the new campus however I didn't see any feedback forms on the sign in table and I wasn't given one by any of the representatives so I will leave my comments here:

It was an excellent display by Bruce the architect who explained everything very well. My options were between the Craighill Site and the TRA site but I've always felt that TRA site was too constraint to allow for further expansion and I really don't agree with primary children having to share a play area with academy children. I think this could have a detrimental effect on the younger children.

Basically when I saw the buildings that were designed for the TRA site, laid out on the Craighill site illustration it was really evident how much extra space you would have in that site to allow for further expansion and separate play areas.

I live in Stagcroft Park and I see from the drawings that were provided for Craighill site that the all weather pitch would be situated at the rear of my back garden. It's not an option I would have chosen but it's a small price to pay to ensure that the 3-18 campus is in the correct site for the children of Tain.

In my opinion Craighill site is the only viable option. I hope that the feedback you receive shows you that the people of Tain are not against the campus but were simply against the original site choice.

Kind regards

[REDACTED]

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Susannah Irvine

From: [REDACTED]
Sent: 13 May 2018 13:53
To: CAL estates
Subject: Tain 3-18 campus drop in day 10-5-18 feedback

Following the Tain 3-18 campus site selection drop in day on 10/5/18 my feedback comments are as follows:

I believe the TRA site should be discarded as it is simply too small and cramming the proposed campus development onto the site has created and highlighted the following issues:

- The space available for expansion of the schools is minimal and from widespread experience across the country is highly likely to be inadequate during the course of the campus's 60 year lifespan;
- There is no space available for adding additional facilities in future when money is more readily available again;
- The outdoor space available for each school is absolutely minimised and has raised huge concern in the community;
- The scale of the building as proposed or if moved to any other part of the site would dominate the site and overpower the surrounding area on the edge of the conservation area in this historic town;
- The impact on the amenity of surrounding residents is maximised. Serious material considerations such as noise and light pollution and overlooking are all maximised. E.g. the council's own environmental health department have warned the floodlit sports pitches at the proposed TRA site could become unusable, as has happened elsewhere across the UK;
- The cramped nature of the site effectively precludes the use of modular construction which is currently preferred by the council and which, if adopted, could lead to significant reductions in construction cost and timescale; and
- Re-configuration of the TRA site will not allow any improvement in the facilities and space available for the pupils or any reduction in the effect of the development on the amenity of surrounding residents, it would simply move hugely influential material considerations around the site.

I would ask that all correspondence the council has received on these matters from January 2017 to date from all sources is fully considered with these comments on the current campus site selection review, and in the site selection process.

I believe the Craighill site should be developed as it would:

- allow much greater room for future expansion of the individual schools;
- allow space for addition of new facilities on the campus should money become available during the course of the campus's lifespan;
- allow much larger, separate external spaces for each school;
- allow modular construction to be adopted which would reduce the cost and timescale of the building works substantially and allow much more attractive and smaller scale buildings to be provided on the campus; and
- have space to include measures for avoidance or adequate mitigation of noise and light pollution and overlooking that are huge issues for the TRA site.

As per their remit, the Tain Community Council has carried out community consultations and it is understood the vast majority of respondents preferred the Craighill site. Also, over 180 people bothered to either formally object to the TRA site proposals or sign a petition to move the campus to another site last year. If this is how many actually responded then it is clear that many more will also feel the same way.

An attempt was made in the presentation on Thursday to throw some doubt on the Craighill site by raising the issue of pollution from the A9. I feel this is not a significant issue and it is noted that pollution apparently wasn't an issue when the health centre and care home were recently built next to the A9. Also - it doesn't seem pollution was an issue when the area was considered for additional housing.

Few further points/queries for consideration in relation to the Craighill site:

- Could a bus entry only be added off the A9 if required - with the buses exiting the site on Craighill Terrace?;

my preference would
be the Craighill site.

It's a much larger
site and a better
location.

I feel proposed School
Campus for Tain would
be best situated at
Craighill School which
has more space and
Access Road provisions
are ~~already~~ in place -
already

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Preferred site 100%

Craighill

Thanks.



Drop in Day feedback form

10 May 2018

Tain Parish Hall 11-4.30, 5.30-20.00

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CRAIGHILL YES
JUST BUILD IT NOW!

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*I am in favour of the Craighill site for the
development.*

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Based on the presentation given, we would be in favour of further development of the Craighill Site for detailed site investigation.



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Please give us a new school!
Craighill preferred!

w w w . h i g h l a n d . g o v . u k



32

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Craighill. More space

w w w . h i g h l a n d . g o v . u k

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Craighill site, hurry up and
build me a new school!

~~XXXXXXXXXX~~

Y6677 (10)

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Craighill site please.

Lots of pedestrian access from NW & N & NE

Do not forget viewfield access for construction

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Craighill Area
IS THE BEST
DECISION

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Craighill please

- no-brainer - let's get on with it.

Thank you.

~~_____~~

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The Craighill site is the better option but the plan for the school is still too small, not enough car parking playspace and St Duthus part 2 too small from start. They need more than 4 class capacity.

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~~Primary School~~

Primary School mum

Craighill preferred

But any school better

than no school

44



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~~Private Comments~~

Nursing survey

Craighill site

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The site at Craighill Primary School would be my preferred choice. Currently my children go to Craighill Gaelic primary and I find there to be a better chance for less education disrupted as the new school gets built and access is easier + less necessity for new roads etc.....

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Thank you for today, very helpful.
Keen for Craighill site, but definitely
need to ensure TRAFFIC is safe &
good access for walking whilst not
impacting negatively to Health
Centre, / Innis Mhor.

Thank you.

~~_____~~

Mum & Practice Manager, Tain & District
Medical Group.

CAL estates

47

From: CAL estates
Sent: 11 May 2018 11:22
To: [Redacted]
Subject: RE: Campus preference

[Redacted]

Thank you for taking the time to submit your comments.

All comments received may subsequently be published as part of reports to Council Committee. The Council intends to report to its Care, Learning and Housing Committee on 30th May to seek Members' agreement to begin a new Statutory Consultation on the Campus.

Robert Campbell

From: [Redacted]
Sent: 11 May 2018 10:08
To: CAL estates
Subject: Campus preference

Hi

As a parent of a daughter in P7, with the prospect of her going to school which in such a state of disrepair, and a bad reputation is a bit worrying. So the sooner this new campus is up and running the better it would be for everyone. My obvious preference would be the Craighill school site due it it already being owned by the council and it's close proximity to the A9. The other 3 would not be an option in my opinion. The current academy site is in the centre of town, and the amount of kids, buses, cars that would be expected would be chaos. Kirksheaf is also out of the way and the site would need to be purchased. My initially preference was the Asda site until I found out in would need to purchased first. Due to the now lack of funds available, the cheapest (owned by the council) and most accessible location would be the Craighill site.

[Redacted]

Get Outlook for iOS

Get Outlook for iOS

48

CAL estates

From: CAL estates
Sent: 11 May 2018 11:21
To: [REDACTED]
Subject: RE: New Tain 3-18 campus

Liz

Thank you for taking the time to submit your comments.

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Robert Campbell

-----Original Message-----

From: Liz Mackay [mailto:[REDACTED]]
Sent: 11 May 2018 08:56
To: CAL estates
Subject: New Tain 3-18 campus

Hello, I would like to put my comments in re the above proposed school. My preferred site would be the Craighill one. Under no circumstances would the existing TRA site be suitable.

Thank you.

Regards

[REDACTED]
Liz Mackay

49

CAL estates

From: CAL estates
Sent: 11 May 2018 11:21
To: [REDACTED]
Subject: RE: Tain Super School

Myra

Thank you for taking the time to submit your comments.

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Robert Campbell

-----Original Message-----

From: [REDACTED]
Sent: 11 May 2018 00:02
To: CAL estates
Subject: Tain Super School

After tonight's meeting I vote for the Craighill site.

Why this was not offered last year beats me, waisting time and money when common sense told you the academy site was totally unsuitable.

[REDACTED]

Sent from my iPhone

80

CAL estates

From: CAL estates
Sent: 11 May 2018 11:20
To: [REDACTED]
Subject: RE: Tain 3-18 campus

Lyndsay

Thank you for taking the time to submit your comments.

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Robert Campbell

From: [REDACTED]
Sent: 10 May 2018 19:20
To: CAL estates
Subject: Tain 3-18 campus

I would like to put forward my opinion on the above. I feel strongly that the craighill site would be the most appropriate for the campus. Firstly, the current tra site was strongly opposed - I do not see what could have changed for this site to now become suitable? The craighill site has room for future expansion should that be a necessary option. The field next to the school i believe, is owned by the housing department of the H.C and the education department would need to purchase this land from them. I propose that the departments swapped - the old tra site for the the space next to craighill. Also, should there be need for emergency medical assistance, craighill is in very close proximity of the health centre. There is extra parking in the Mansfield estate for pick up and drop off for parents and guardians who are driving. I appreciate your time to read my email.

Many thanks, [REDACTED]

51



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my preference would be Craighill ONLY

w w w . h i g h l a n d . g o v . u k



32

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Craighill Site

NOT TRA under any circumstances too small.

EE

Thank you

53



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I would prefer the Craighill site not the

~~Academy Site~~

Academy Site too small & constrained

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yes to Craighill
No to TRA

55

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I am more than happy for the Craighill site to be the only one presented to the Council Committee for approval for statutory consultation. I see no benefit in continuing to include TRA site as a viable option and I will be contacting members on the Care, Learning + Housing committee to tell them this.



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I would be in favour of the Craighill site as it offers the opportunity for expansion.

I feel that the academy site is too small.



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*Craighill only T.R.A. site not set for
purpose.*

58



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Craighill site is my preferred & only choice
to go forward.

In terms of consultation I look forward to
being kept up to date with ALL developments

w w w . h i g h l a n d . g o v . u k

59



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I would like only the Craighill site to be developed as a site for the new 3-18 campus for Tain

~~*[Signature]*~~

60



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I want Craighill site to be put
the only site for formal statutory
consultation. ^{formal}

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I do not feel that the TRA site is suitable for the needs of the school & local area.

I would like to see the Craighill site to be used for 3 to 18 caught.

I am also as a parent very concerned about the current condition of Craighill primary school.

82



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Only option to take forward is
Craighill without a doubt!
lets get many with this!!

~~_____~~
~~_____~~

Thank you

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TRA site (and existing plans) is too small for a secondary school, primary school and special school, add on community facilities & there is not ^{enough} space for play areas or any future expansion.

From the options given Craighill is the most suitable, as it appears to provide space for both buildings and outdoor education spaces. The needs of pupils aged from 3-18 are vastly different - good luck being able to meet them all in one project!

w w w . h i g h l a n d . g o v . u k

64



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My preferred site from these current options is Craighill, provided the glorious view across the firth is taken into consideration when orientating the buildings.

Would the Tain Links be considered as a potential site??

~~istate@highland.gov.uk~~

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The Craighill site would in my opinion be the only feasible option. There is so much room and I think the 4 designs are excellent. It would hopefully mean more children ^{from} 4 sections of town could walk to school (eg Stajcroft / Moss rd + beyond)

Excellent work - Thank you!
So much room on that site for separate play spaces which would be highly important.



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① 1st Choice Craighill
any other site need to go back
for consultation.

② As part of development put
roundabouts at both end of
the community to avoid bus school buses
crossing A9 on long bend

③ Where was the sign outside the church
hall - poor promotion of event. -

www.highland.gov.uk

④ Where are the teas & coffees? - let people
know you value their input



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- ① Craighill is my preferred site: it is big enough to accomodate the schools + facilities required with enough space for future adaptation as required.
- ② T.R.A. site is too small + building ^{works would be} so close to the current school will disrupt the education of the pupils detrimentally.
- ③ Access to Craighill may be a problem: seek solutions to this before saying it is not possible to do so. Don't take no for an answer.
- ④ Thank you for today's presence in Tain: it's a start. Ideas to improve: @ signs on pavement saying 'This way, welcome'
- ⑤ Someone at the door to show people in. Put a table + chairs out so people could write their comments down easily.

www.highland.gov.uk

How do parents + residents of outlying villages / primary schools get their voices included? ~~What are~~
(a) Are you involving TRA pupils? Have they seen the site option plans?



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THE TAIN ROYAL ACADEMY SITE IS THOUGHT TO
BE UNSUITABLE DUE TO SITE SIZE
AND HAS BEEN DISCUSSED AND AGREED
AS UNSUITABLE AT KALECC MEETING.
KALECC WOULD FAVOUR CRAIGHILL
OR MUCKBROOK SITE.

~~FOR INFORMATION~~

CHAI @ KALECC.

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T.R.A. TOO SMALL
CRAIGHILL HAS LAND FOR EXPANSION - AND
IS MORE PRACTICAL.

20



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I feel that TRA should be taken completely out of the options put forward. As I feel that this site is too small and will create too many traffic etc issues.

The Craighill site offers much more to the pupils & the community. In that there is also room for future development when & if required.

I feel that a survey should be carried out for the whole catchment area as it is not only Tain children to be considered.

78



Drop in Day feedback form

10 May 2018

Tain Parish Hall 11-4.30, 5.30-20.00

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craighill more suitable area
TRA to small

w w w . h i g h l a n d . g o v . u k

CAL estates

From: CAL estates
Sent: 11 May 2018 11:21
To: [REDACTED]
Subject: RE: Tain Royal Academy 3-18 Campus

Mary

Thank you for taking the time to submit your comments.

All comments received may subsequently be published as part of reports to Council Committee. The Council intends to report to its Care, Learning and Housing Committee on 30th May to seek Members' agreement to begin a new Statutory Consultation on the Campus.

Robert Campbell

From: Alan & Mary McLean [<mailto:winning5@btinternet.com>]
Sent: 10 May 2018 19:52
To: CAL estates
Subject: Tain Royal Academy 3-18 Campus

Due to work and business commitments I have been unable to attend any of the Drop In Days and I am now rushed in my response. My views remain the same as previously stated several months ago. I do not think that given the money involved in this project that the Council should be rushed to make the decision and go for what may appear to be the easiest option.

I would, however like some of my views to be considered.

- In my opinion one site to accommodate 7 or 8 different diverse sectors of the community would need to be extremely large in size to give fair reign to each. The current TRA site is much too small.
- The current site of the Academy leaves no room for growth and expansion, gives poor access, lacks facilities for the provision of sports and activities which children should be encouraged to participate in, given the consideration that needs to be given to their health
- Housing 3 year olds in close proximity to much older children is not practical or healthy
- Children with learning, physical and health disabilities have different needs to mainstream pupils and as such they need space and a calmer less frenetic environment than one site housing all sectors would allow.
- Splitting the site or using the larger Craighill option would show a more mature and futuristic approach to the children of Tain and the surrounding areas. This would allow for the future expansion of Tain, giving facilities that we could all be proud of rather than a cramped site that would be too small in a matter of years if not months.

I would ask for common sense to prevail, for the Council to consider the young people who are at the heart of this decision and to agree to a modern, spacious campus that Tain and other areas throughout Scotland could be proud of and which could be used as a blueprint for other developments.

Thank you for your attention
Regards

[REDACTED]
[REDACTED]

73

CAL estates

From: CAL estates
Sent: 11 May 2018 11:24
To: [REDACTED]
Subject: RE: Specific letter from a parent at St Duthus School

[REDACTED]

Thank you for taking the time to submit your comments.

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Robert Campbell

Hi Fiona,

Tanyaluk told me that the both the TRA and the Craighill sites would be additions to the main stream schools on each site. If this is the case then both options will have a special needs school encompassing the main stream schools site, possible separate structures.

MY own concerns;

I think everyone will fear that this will lead the schools budgets being combined, sharing PSA's, sharing equipment and sharing the budgets to a point that it in effect amounts to an overall decrease in funding from what a separate school would effectively get.

The only way to maintain dedicated school funding for a special needs school is to have a separate school. I don't trust the council at all when it comes to funding, I have no doubt they will endeavour to combine the two schools funding under whatever disguise. I imagine they would suggest the funding would be greater but in effect the funding pot would be equally split, as parents of children with special needs we especially appreciate that a special needs school needs further financial considerations.

I am reminded that at one PTA meeting Clare reported that she had to be very firm in telling the highland council education authorities that the school could not decrease its PSA staff when the school was under significant pressure to do so. In a situation like this it will not benefit OUR school to be part of a two school combination because PSA funding WOULD be accounted for both, as I believe would many other areas of funding.

We can not let slide this opportunity to get a completely separate school on its own site because if we do it will never come again. We will never have another opportunity.

I strongly urge that as Craighill is closed that the site be rededicated to a new build for a special needs school only. I do not think this is unacceptable due to

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Want to survey everyone in Tain
about 2 sites (P1-3 in current Knockbreck,
P4-7 new school
+ Nursery & gaelic school)

Secondary at TRA

Concerns about 3-18 - mixing 3 year old (& up to
end of Primary) with older pupils
involved in smoking, drinking,
drugs.

I do not want them
to ~~mix~~
mix



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THE PROPOSAL SHOULD BE 2 SEPARATE
NEW SCHOOLS ON 2 SEPARATE SITES!
1 NEW PRIMARY & 1 NEW ACADEMY





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New school desperately needed!

Best option split campus. Craighill & TRA sites both owned by council. Using both immediately dissolves many issues. One short lane is no distance.

If it has to be 1 choice = Craighill

77



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I am in favour of a split campus.
Keeping the library in the town centre.
and more listening to what the community
wants to happen.



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I WOULD LIKE TO SEE A SPLIT CAMPUS
BETWEEN CRAIGHILL & TRA AND IF NOT
POSSIBLE JUST CRAIGHILL

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Craighill seems to be the preferred site. However, the idea of 2 campus sites appears, in my mind preferable. But, the main thing is to get it done!

Very well presented by all members of the Council staff.

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Renovation of current 3 sites
2 campus

w w w . h i g h l a n d . g o v . u k

3-18 CAMPUS : ONE SITE IN TAIN IS WRONG

3-18 years of children in Tain and from the wider is
ALMOST AN ENTIRE GENERATION OF CHILDREN.

To place a generation on one site in this day and age has danger. Such a campus may be fine for such as Perth (much quoted example) but not a whole generation would be on such a campus, the numbers of people involved and overall circumstance is entirely different.

- DANGERS :
- Infections, viruses
 - Accidents: fire, airplane crashes
 - War: the bombing range is nearby.
 - Terrorism: see gas pictures from Syria
 - Situations such as Dumbane.

THE WAR IN SYRIA

THE TIMES | Monday April 9 2018

● 70 feared dead from suspected chlorine poisoning



A Syrian child recovers after the suspected chlorine attack on Douma, eastern Ghouta, the last rebel-held area near Damascus



and Yulia Skripal in Salisbury hospital shows, the effect of nerve agents can be counteracted by swift treatment with an antidote that clears acetylcholine.

Aid agencies estimated that between 40 and 70 people had been killed. Doctors and the emergency services were unable to count the dead because of toxic clouds.

We are in close touch with our allies following these latest reports. Those responsible for the use of chemical weapons have lost all moral integrity and must be held to account."



Monday April 9 2018 | THE TIMES

They didn't see the gas in time'

THE WAR IN SYRIA

Residents said that the gas, thought to be chlorine, was dropped on Douma in eastern Ghouta on Saturday evening, with the United States and European Union openly blaming the Syrian regime for the attack. Footage from local hospitals and houses showed victims, many of them young children, foaming at the mouth. Hours later Syria announced that the rebels had agreed to give up Douma, their last pocket of territory near the capital, and be evacuated to the north of the country.



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The problems of traffic, access, use of A9, coaches, footfall, impact on town when pushed into one place, that is a single site Campus; these are accentuated; they become problematic and have potential costs. Surely to improve the spread of existing sites would save costs and spread problems, thereby making them easier to resolve. To stick to the decision made for a 3-18 Campus on a single site that was made years ago, does not allow for all the information and considerations that have come forward since. A survey of all the town could save money and time overall.

T.R.A is no longer a single site option. Its presence as a choice is causing confusion in the town. (over)

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CRAIGHILL IS BY FAR THE BETTER SITE; I CAN'T BELIEVE ANYONE WOULD STILL BE CONSIDERING THE TAIN SITE - WHICH IS COMPLETELY UNSUITABLE.

ITS FOR THE WHOLE PROJECT: I'M COMPLETELY AGAINST THE BULKING UP OF PRE-SCHOOL, NURSERY, ACADEMY + LIBRARY.

A NEW ACADEMY IS WHAT WE NEED. LEAVE EVERYTHING ELSE ALONE.

84.

Tain 3-18 Campus HC Drop-In Session – 10 May 2018

Brief overview:

- The principle of a 3-18 campus in Tain to replace the existing educational and community facilities within the town was approved by the Audit and Children Services Committee in November 2012
- HC previously selected TRA as the proposed site for a new 3-18 Campus in Tain.
- HC then made a decision to sist the planning process following strong community objection to the site.
- HC facilitated over a stakeholder group where 18 people voted to remove two sites taking only Craighill and TRA forward without any community consultation or survey to affirm this view was aligned with the community.
- HC then held a drop-in session, this did provide a welcome opportunity for people to have their say and submit comments, however it was disappointing there wasn't a survey asking attendees to rank their site preferences
- If HC move forward with only Craighill and TRA, then Craighill is ultimately precluded due to cost or some other planning issue, where does that leave us? HC must surely advise the community now whether they will:
 - simply fallback on TRA, the very site they themselves sisted because of community objection, or
 - at that late stage start working on one of the excluded sites, pushing the much needed new school further down the road

As TRA does not have widespread community support surely it should be removed from the table

As HC cannot guarantee Craighill will be successful and TRA remains on the table, albeit advised at the recent drop-in session only for comparative reasons as indicated at the earlier drop-in, surely it would be prudent for HC to include one of the other larger sites as a fallback?

HC voiced the '*possible*' requirement for a mains water upgrade to the Burgage site as a concern back in March. Can I respectfully request HC expedite the necessary steps with Scottish Water to confirm whether this is, or is not, a problem?

The point was made at the drop-in that a 3-18 Campus does not have to be a single site development, a spread campus could also be employed. Children of the parents involved in the decision-making process for the 3-18 Campus are now well through secondary school, surely engaging with the parents of today's pre-school and primary children on the education environment of their children would result in a more inclusive consultation process, increasing the likelihood of a successful outcome?

My site preference in order would be:

1. Spread Campus
2. Craighill
3. Burgage
4. Kirksheif
5. TRA

85

Susannah Irvine

From: [REDACTED]
Sent: 14 May 2018 15:47
To: CAL estates
Subject: Tain 3-18 Feedback

Hello,

I think Tain should have a spread campus and the library should remain in it's existing location.

However if this is not possible my site choice in order of preference would be Craighill, Asda or Kirksheif

TRA should not be considered as it is to small

Regards

[REDACTED]
Hilton

80

Susannah Irvine

From: [REDACTED]
Sent: 14 May 2018 15:48
To: CAL estates
Subject: 3-18 school campus

Dear sir/ Madame,

I am writing in regard to the 3-18 school campus proposal.

I have a few comments I would like to sound to you, as I was unable to attend your last meeting at the parish church.

In my opinion I would think that the Craighill site would be better, as it's situated further away from residential housing than the TRA possible proposal site also.

is nearer to the A9 for school bus routes as well.

Craighill site

Also please take into consideration-

- 1) The lay out regards to different age children and abilities going / passing to get to different class rooms in the morning.
- 2) Different canteens for primary / disability and secondary school children.
- 3) Different areas for playing/ playground from each school age groups.
- 4) Different area of the building from each Different school age groups.
- 5) Different entrances.

Thank you for making the opportunity for the parents view to be considered.

Yours Faithfully

[REDACTED]

Sent from my iPad



Susannah Irvine

From: [REDACTED] <[REDACTED]@[REDACTED].com>
Sent: 14 May 2018 16:11
To: CAL estates
Subject: 3-18 Campus in Tain feedback

Our family would like to share how delighted we are that the Craighill site is a possible option for the 3-18 campus in Tain.

We feel a more central, community atmosphere would be created if the new school was located next to the already developed doctors surgery etc. It would give Tain a new sense of worth with this revived hub of activity.

The Craighill site is also larger and therefore top of our list.

Many thanks

[REDACTED] and family

Tain parent, primary teacher and resident

Get [Outlook for Android](#)

Susannah Irvine



From: Susannah Irvine <katsrevilo14@gmail.com>
Sent: 14 May 2018 16:34
To: CAL estates
Subject: Tain 3-18 Campus - drop-in day feedback

Dear Sir / Madame

Just to confirm that I would like the new 3-18 Campus to be on the proposed Craighill site and NOT the TRA site.

Regards.

Kats Macleod

89

Susannah Irvine

From: Frances Wood <francesanddavid@talktalk.net>
Sent: 14 May 2018 16:00
To: CAL estates
Subject: Tain Campus

Dear Sir, Madam,

Regarding the continuing consultations on the site for a new "super" school in Tain, it appears, to an interested grandmother that no site satisfies all the criteria for a new establishment. With this in mind has consideration ever been given to the existing Highland model of one primary school on one campus and a Secondary school on another for Tain? Craighill could be the site for a Primary School and TRA for a new Secondary school.

3-18 campuses were built on a model used for Central belt schools where land was at a premium. This was never the problem in the Highlands.

If this sensible (perhaps too sensible) option is not feasible then surely the professional architects and designers must be able to choose the best site and then let's get on with the job and get a top class educational establishment up and running for Tain youngsters. They deserve it.

Regards



90

Susannah Irvine

From: [REDACTED]
Sent: 14 May 2018 16:50
To: CAL estates
Subject: Tain 3-18 Campus comments.

Presentation on Thursday evening was difficult to hear due to indistinct speakers (the presenters), no PA equipment, and a large attendance including crying babies.

Were parents of under 5's consulted? Their children will be attending school when it opens in 3+ years.

I would be in favour of using the Craighill site for the secondary school and the present TRA site for all the rest. This would allow for future expansion if /when pupil roles rise.

There is an existing lane between the 2 sites providing good access to any shared facilities.

Main concerns are access for transport if all are on one site. Potential for disruption to Health Centre traffic and emergency Ambulance services.

A Campus does not need to be on the one site eg UHI.

Keeping secondary school pupils apart from the primaries might encourage the older pupils to behave in a more responsible way.

The large numbers involved would be more manageable for staff if pupils are not all on one site.

Have other 3-18 campuses of a similar pupil size been assessed properly? Any advantages or disadvantages?

Surely having several little courtyards would be difficult / impossible to supervise.

41

Susannah Irvine

From: [Redacted]
Sent: 14 May 2018 17:02
To: CAL estates
Subject: Tain 3-18 Campus consultation

The meeting in the Parish Hall was well attended but hardly representative of the population of Tain. The presentation was not of the best as some of the presenters were not easy to hear properly.

The assumption of the presentation was that there would be a single site which is not necessarily so. Allowing the Primary pupils to be at the "top of the tree" as regards age encourages a more mature attitude as they should give an example to the younger ones - this is lost in a single site. A single site, especially with separate courtyards - as shown in the presentation - would much more difficult to 'police' - you are giving pupils more opportunities for stepping out of line which is not advisable or desirable. Also if the Primary pupils and St Duthus were put on the TRA site this would be central for the pupils and therefore encourage "walking to school" and leave the Craighill site for Secondary with plenty room for expansion.

The TRA site already has services on site and is central, unlike the other three sites. They would tend to generate more traffic inside Tain as they are on the periphery of the town. Craighill Terrace is at present busy enough without the extra traffic that would be generated by a single campus.

If the sites of the Ambulance station and the other buildings on Victoria Road at the north of the TRA site were acquired then there would be very easy access to the whole site. Knockbreck PS could be used for rehoming some of the businesses and the Ambulance station given a more suitable site - in winter the road is often in a very slippery condition.

--
Regards,



Sent from my PC

92

Susannah Irvine

From: [REDACTED]
Sent: 14 May 2018 16:01
To: CAL estates
Subject: Tain 3-18 Campus Options Presentation - Land at Burgage Farm west of Knockbreck Road, Tain

Dear Sir/Madam

I write on behalf of Mr Leo Daly, owner of one of the four site options appraised in advance of the exhibition of preferred sites on 10 May 2018. This forms part of a larger land holding Mr Daly owns on the south east side of Tain.

This land also forms part of a Mixed Use allocation in the Local Development Plan with Planning Permission in Principle for a Master Plan comprising up to 250 houses and a mix of business, commercial and community uses. I had previously advised Estates officials of the availability for development and for consideration of the part west of the ASDA store in the options appraisal. Since passing on this information and detailed site servicing investigation reports in November 2017 we had heard nothing further from the Council. At the very least I had expected Mr Daly or I to have been advised of the exhibition last Thursday. We only became aware of this through other sources but too late to be able to re-arrange other commitments in order to attend.

I therefore wish to make the following comments on behalf of Mr Daly on the material posted on the Council's website earlier today, which I presume was presented at the exhibition on 10 May: -

1. There is no explanation anywhere in the presentation material on the Council's website as to why Mr Daly's and the Kirksheaf sites were excluded from further consideration in advance of the exhibition. Overall the presentation material is not well illustrated or particularly clear.
2. Some of the material gives the impression that the ASDA store has not yet been built with reference to it being "proposed".
3. There seems to be too much of an issue made about the limits of infrastructure currently serving these sites when the master plan for the Knockbreck and Burgage Farms indicated how these could be addressed in the course of servicing that development.
4. The reference to the need to pump sewage from the supermarket is misleading. The land west of the supermarket can be drained to the existing foul sewer network by gravity.
5. The assumption that access from the west end of Mr Daly's land is insurmountable seems to have significantly influenced the findings of the appraisal. The planning permission granted and the comments of Transport Services support a second access from Seaforth Road, through the Common Good woodland, which could easily serve the nursery element and help keep that traffic separate from the main school traffic. Transport Services also supported a bus route connection all the way through the site between Seaforth Road and Knockbreck Road.

We would be happy to discuss these matters further.

Yours faithfully



BSc (Hons) MRTPI
Planning Consultant

Susannah Irvine

From: [redacted]
Sent: 16 May 2018 08:59
To: CAL estates
Subject: Tain 3-18 campus

I attended the most recent presentation in Tain on the site choices for the above project. Having listened to the positives and negatives for the sites being considered for me there is only one choice - Craighill. In this era of budget cuts and continued strain on all resources and finances I am delighted we are being given the opportunity of having a modern fit for purpose multi use venue which will benefit not only our future generations through the support of children through their educational life but also the wider community. I feel very strongly that we need now to push ahead with asking for funding for this site alone as common sense and logic tell me that it has the least hurdles and is the least costly going through this stage and beyond. There is a lot known about the site and these prior investigations and resources can be tapped into. This is not a site where everything is unknown..... It has a great 'base' to start with. I urge you to put Craighill forward as the most appropriate best solution for what is proposed.

I thank you for the presentation and question and answer session it was very informative and positive.

Regards

[redacted] a Tain wider community occupant, a mother of 2 primary schoolchildren and effectively a Highland Council staff member. I appreciate the difficulties faced by all.

Sent from my iPad

114

Susannah Irvine

From: [REDACTED]
Sent: 15 May 2018 19:18
To: CAL estates
Subject: Tain 3 - 18 School campus

I would like to express my very strong preference for the Craighill site for the new school, having attended the 'drop in day'

The Kirksheaf site is not an option as it has access problems, which would require an expensive new road from the 'Asda' roundabout and or the demolition of one or two existing properties. It is also a site which does not work effectively for pedestrian access and any new school site should include improved 'walk to school' routes.

The Asda site is narrow and restrictive, adjacent to the main A9 which would necessitate effective sound insulation for the new building but it's main drawback is the narrow site which would create difficulties in the design and layout of the building. I understand there is also water supply issues with this site.

The existing school site is situated in the heart of housing developments which might seem ideal and centralised for pedestrian access to school but with busy roads on 3 sides it is far from ideal. My son was knocked down whilst crossing the road outside the school, his leg was severed but saved thanks to the skill of the surgeons. Our friends' daughter was not so lucky, she was killed crossing the road outside the school. To take school traffic away from this residential area would be of great benefit to the town as a whole but particularly to the students and residents in the area.

I have been a surveyor for 45 years and worked on major construction projects, to try and undertake a project such as the 3-18 campus effectively wrapped around a working school poses many problems, safety of staff and pupils, risks for the construction staff, delivery vehicles, construction noise and air pollution. As an exam invigilator for the SQA in Tain Academy I am very aware of the problems of noise during the 5 weeks of the exams. Any construction work would need to cease during that period. The demolition of the existing school presents even more problems. I assume a detailed asbestos survey has been undertaken. To ask any contractor to adapt their working practices to overcome the issues associated with a building project surrounding an existing operating school will add considerably to the project cost.

In addition to these problems there still remains the issue of the school being squeezed into a restrictive town centre site leaving no room for future expansion and future expansion there will be. Although school numbers are roughly half of the 1970's oil boom era we are beginning to experience growth in the area again.

The Craighill site is a greenfield site effectively removing all the problems associated with the existing school site. It should have a single access and exit. reducing traffic risks and allowing for improved pedestrian routes. Ideally there should be a new access directly off the A9 despite the Scottish Govt having a presumption against this. The form of the site allows adequate space for effective design of the new school. Development of this site would allow the council to sell the existing school site which would be ideal for essential affordable housing development.

Thank you for the opportunity to comment on this proposed development.

[REDACTED]
Manse Street
Tain, IV19 1AN

115

Susannah Irvine

From: [Redacted]
Sent: 15 May 2018 23:36
To: CAL estates
Subject: Tain 3 - 18 Campus

My husband and I were unable to attend the drop-in day on 10th May but viewed the presentation PDFs via the link on the TRA Parent Council Facebook page. We understand the recommendation is to take forward the Craighill and existing TRA sites.

We would support the Craighill site but do not understand why the existing TRA site is still on the cards. A huge amount of money has already been spent already on proposals for this site and the end result was rejected. We read the letter of objection written by the community council at the time and, while we didn't agree with all of it, we thought they made a number of valid points. In our view, the site is too small and hemmed in and the disruption to pupils and the community (TRACC), while the new campus was being constructed, would be too great. Craighill has plenty of space and an amazing outlook and any work done to that section of the A9 would only be of benefit from a safety perspective,

I would like to ask that you consider recording any further presentations of this kind. The PDFs were difficult to read and I would have been interested in hearing the Q&A at the end.

Yours sincerely,
[Redacted Signature]

Susannah Irvine

116

From: ~~Laquenne MacLennan - mac.lennan@cal.gov~~
Sent: 14 May 2018 21:07
To: CAL estates
Subject: Tain 3-18 campus

Tain Resident

I support a new statutory consultation on the Tain 3-18 Campus being built on the Craighill Primary site.

Financial Template

Table 1

Row 1	Current revenue costs for school proposed for closure	Bring Existing Schools Up to A/A Standard				Option 1		Option 2		
Row 2		Costs for full financial year Tain Royal Academy	Costs for full financial year Craighill Primary	Costs for full financial year Knockbreck Primary	Costs for full financial year St Duthus Special School	Total Costs	Tain 3-18 Campus Cost at TRA site	Annual recurring savings (Option 1)	Tain 3-18 Campus Cost at Craighill site	Annual recurring savings (Option 2)
Row 3	School costs									
Row 4	<i>Employee costs</i>									
Row 5	teaching staff	1,812,955	531,489	429,290	302,475	3,076,209	3,079,734	3,525	3,079,734	3,525
Row 6	support staff	464,826	320,260	225,216	305,061	1,315,361	1,300,446	(14,915)	1,300,446	(14,915)
Row 7	teaching staff training (CPD etc)	3,471	1,884	1,485	458	7,298	7,322	24	7,322	24
Row 8	support staff training	2,023	1,386	981	1,292	5,682	5,598	(84)	5,598	(84)
Row 9	Supply costs	48,215	15,312	11,460	5,929	80,916	81,185	269	81,185	269
Row 10										
Row 11	<i>Building costs:</i>									
Row 12	property insurance	4,075	1,134	1,054	200	6,463	12,756	6,293	13,275	6,812
Row 13	non domestic rates	189,912	40,344	15,145	0	245,401	325,282	79,881	325,282	79,881
Row 14	water & sewerage charges	4,435	6,530	2,567	613	14,146	23,993	9,847	23,993	9,847
Row 15	energy costs	137,095	28,727	12,036	6,294	184,152	211,775	27,623	211,775	27,623
Row 16	cleaning (contract or inhouse)	82,505	23,220	10,635	5,911	122,271	122,271	0	122,271	0
Row 17	building repair & maintenance	6,219	2,858	1,667	464	11,208	11,208	0	11,208	0
Row 18	grounds maintenance	12,075	3,150	2,310	0	17,535	12,075	(5,460)	12,075	(5,460)
Row 19	facilities management costs	56,911	21,488	12,373	1,982	92,754	92,754	0	92,754	0
Row 20	revenue costs arising from capital	Total Cost Shown without breakdown against individual school site				2,790,660	2,159,610	(631,050)	2,212,813	(577,847)
Row 21	other	0	0	0	0	0	0	0	0	0
Row 22										
Row 23	<i>School operational costs:</i>									
Row 24	learning materials	48,863	15,967	10,240	6,332	81,402	81,402	0	81,402	0
Row 25	catering (contract or inhouse)	93,161	103,386	16,953	7,902	221,402	221,402	0	221,402	0
Row 26	SQA costs	37,995	0	0	240	38,235	38,235	0	38,235	0
Row 27	other school operational costs (e.g. licences)	70,220	0	0	0	70,220	70,220	0	70,220	0
Row 28										
Row 29	<i>Transport costs:</i>									
Row 30	home to school	534,935	41,690		71,250	647,875	647,875	0	647,875	0
Row 31	other pupil transport costs	0	0	0	0	0	0	0	0	0
Row 32	staff travel	2,058	293	340	152	2,843	3,149	306	3,167	324
Row 33	SCHOOL COSTS SUB-TOTAL	3,611,949	1,159,118	753,751	716,555	9,032,032	8,508,292	(523,740)	8,562,032	(470,000)
Row 34										
Row 35	<i>Income:</i>									
Row 36	Sale of meals	(49,994)	(16,063)	(10,347)	(1,586)	(77,990)	(77,990)	0	(77,990)	0
Row 37	Lets	0	0	0	0	0	0	0	0	0
Row 38	External care provider	0	0	0	0	0	0	0	0	0
Row 39	Other	0	0	0	0	0	0	0	0	0
Row 40	SCHOOL INCOME SUB-TOTAL	(49,994)	(16,063)	(10,347)	(1,586)	(77,990)	(77,990)	0	(77,990)	0
Row 41										
Row 42	TOTAL COSTS MINUS INCOME FOR SCHOOL	3,561,955	1,143,055	743,404	714,969	8,954,042	8,430,302	(523,740)	8,484,042	(470,000)
Row 43										
Row 44	UNIT COST PER PUPIL PER YEAR	7,499	4,281	3,892	32,499	9,376	8,968		9,026	

Capital costs	Existing Schools	TRA Site Option	Craighill Site Option
Construction cost	53,626,812.00	45,000,000.00	47,000,000.00
Capital Life Cycle cost	68,001,514.00	44,709,926.00	44,709,926.00
Third party contributions to capital costs			
Net Capital Cost	121,628,326.00	89,709,926.00	91,709,926.00

Table 3

Annual Property costs incurred (moth-balling) until disposal	
property insurance	
non domestic rates	
water & sewerage charges	
energy costs	
cleaning (contract or inhouse)	
security costs	
building repair & maintenance	
grounds maintenance	
facilities management costs	
other	
TOTAL ANNUAL COST UNTIL DISPOSAL	See Note

Note - Not known at this time as any costs will be dependent on site choice, and timing of new build.
 These costs are not considered to be material to the site option decision.

Table 4

Non-recurring revenue costs	
TOTAL NON-RECURRING REVENUE COSTS	See Note

Note - Not known at this time as any costs will be dependent on site choice, and timing of new build.
 These costs are not considered to be material to the site option decision.

Table 5

Impact on GAE	
GAE IMPACT	No Impact