



46

## Drop in Day feedback form

10 May 2018

Tain Parish Hall 11-4.30, 5.30-20.00

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Craighill please

— no-brainer - let's get on with it.

Thank you.

~~THANK YOU~~

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

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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, play space and St Duthus part 2 too small from start. They need more than 4 class capacity.



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~~Primary School mum~~

Primary School mum

Craighill preferred

But any school better

than no school

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Nursing mum

Craighill site



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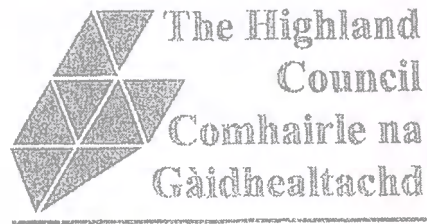
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The site at Craighill Primary School would be my preferred choice. Currently my children go to Craighill Gaelic primary and I find there to be a better chance for less education disrupted as the new school gets built and access is easier + less necessity 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 would not impact negatively to Health Centre, / Inns Mhor.

Thank you.

~~XXXXXXXXXX~~  
Mum & Practice Manager, Tain District Medical Group.

CAL estates

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**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](#)

**CAL estates**

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**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:** [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]



(49)

**CAL estates**

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**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 yo u the academy site was totally unsuitable.

[REDACTED]  
Sent from my iPhone

(50)

**CAL estates**

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**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

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Craighill Site

NOT TRA under any circumstances too small.  
≡  
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 TAA



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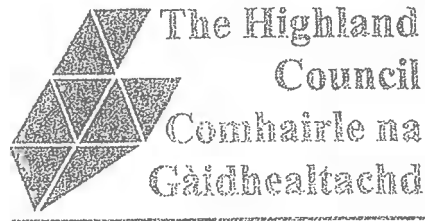
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I am more than happy for the Craighill site to be the only one presented to the Council Committee for approval for statutory consultation. I see no benefit in continuing to include TRA site as a viable option and I will be contacting members on the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



(57)



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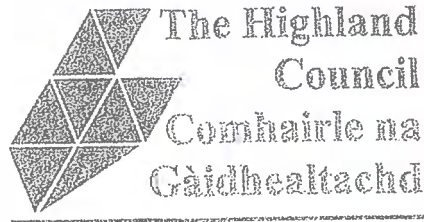
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Craighill only TR.A. site not fit for purpose.



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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

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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*

~~John [unclear]~~

EO



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I want Craighill site to be put  
the only site for formal statutory  
consultation. <sup>forward</sup>



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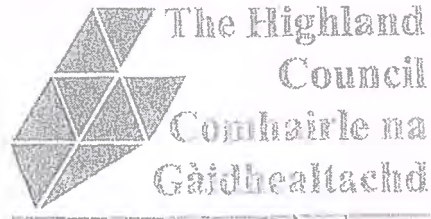
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I do not feel that the TRA site is suitable for the needs of the school & local area.

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

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

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Only option to take forward is  
Craighill without a doubt!  
lets get moving 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 <sup>enough</sup> 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!

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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??



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





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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 <sup>from</sup> and 4 sections of town could walk to school (eg Stajroft / 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 1<sup>st</sup> 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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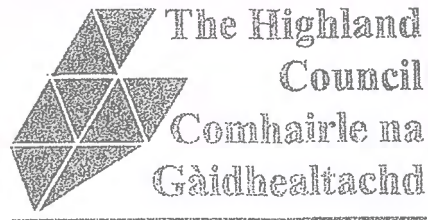
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- ① Craighill is my preferred site: it is big enough to accommodate the schools + facilities required with enough space for future adaptation as required.
- ② T.R.A. site is too small + building <sup>works would be</sup> so close to the current school 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:
  - a) signs on pavement saying 'This way, welcome'
  - b) someone at the door to show people in.
  - c) put a table + chairs out so people could write their comments down easily.

[www.highland.gov.uk](http://www.highland.gov.uk)

- How do parents + residents of outlying villages / primary schools get their voices included? ~~works~~
- 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 the other two sites.

~~XXXXXXXXXXXX~~

CHAIR KALECC.

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

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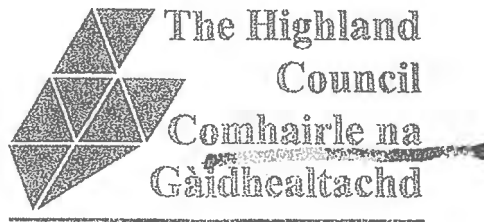
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I feel that TRA should be taken completely out of the options put forward. As I feel that this site is too small and will create too many traffic etc issues.

The Craighill site offers much more to the pupils & the community. as 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.



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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:** [REDACTED]  
**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**

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**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*



(14)

## Drop in Day feedback form

10 May 2018  
Tain Parish Hall 11-4.30, 5.30-20.00

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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

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



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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



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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.



78



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



79



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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.

80



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Renovation of current 3 sites  
2 campus



(81)



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I still do not think the single site choice for schooling in Tain to be right for the town, for all the reasons I have submitted to the Highland Council already.

The attached pictures confirmed my views



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 Dunblane.

THE WAR IN SYRIA

THE TIMES | Monday April 9 2018

● 70 feared dead from suspected chlorine poisoning



AGENCE FRANCE PRESSE/ANADOLU AGENCY/GETTY IMAGES

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.

82



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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.

AS FOR THE WHOLE PROJECT: I'M COMPLETELY AGAINST THE ALMAGINATION 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, 19 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**

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**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]  
[REDACTED]



88

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

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]  
**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]~~

Tain parent, primary teacher and resident  
Get Outlook for Android

88

Susannah Irvine

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**From:** [REDACTED]  
**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.

[REDACTED]

[REDACTED]

89

**Susannah Irvine**

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**From:** [REDACTED]  
**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

[REDACTED]

(90)

**Susannah Irvine**

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**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**

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**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

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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 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

Susannah Irvine

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**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]

116

Susannah Irvine

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From: [REDACTED]  
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

APPENDIX 6

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	<i>School costs</i>									
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	<b>SCHOOL COSTS SUB-TOTAL</b>	<b>3,611,949</b>	<b>1,159,118</b>	<b>753,751</b>	<b>716,555</b>	<b>9,032,032</b>	<b>8,508,292</b>	<b>(523,740)</b>	<b>8,562,032</b>	<b>(470,000)</b>
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	<b>SCHOOL INCOME SUB-TOTAL</b>	<b>(49,994)</b>	<b>(16,063)</b>	<b>(10,347)</b>	<b>(1,586)</b>	<b>(77,990)</b>	<b>(77,990)</b>	<b>0</b>	<b>(77,990)</b>	<b>0</b>
Row 41										
Row 42	<b>TOTAL COSTS MINUS INCOME FOR SCHOOL</b>	<b>3,561,955</b>	<b>1,143,055</b>	<b>743,404</b>	<b>714,969</b>	<b>8,954,042</b>	<b>8,430,302</b>	<b>(523,740)</b>	<b>8,484,042</b>	<b>(470,000)</b>
Row 43										
Row 44	<b>UNIT COST PER PUPIL PER YEAR</b>	<b>7,499</b>	<b>4,281</b>	<b>3,892</b>	<b>32,499</b>	<b>9,376</b>	<b>8,968</b>		<b>9,026</b>	

<b>Capital costs</b>	<b>Existing Schools</b>	<b>TRA Site Option</b>	<b>Craighill Site Option</b>
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			
<b>Net Capital Cost</b>	<b>121,628,326.00</b>	<b>89,709,926.00</b>	<b>91,709,926.00</b>

**Table 3**

<b>Annual Property costs incurred (moth-balling) until disposal</b>	
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	
<b>TOTAL ANNUAL COST UNTIL DISPOSAL</b>	<b>See Note</b>

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**

<b>Non-recurring revenue costs</b>	
<b>TOTAL NON-RECURRING REVENUE COSTS</b>	<b>See Note</b>

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**

<b>Impact on GAE</b>	
<b>GAE IMPACT</b>	<b>No Impact</b>

**List of Respondents to Statutory Consultation Exercise – Proposal to Replace Tain Royal Academy, Craighill PS, Knockbreck PS, and St Duthus School with a 3-18 Campus**

1. Mr Frank Doherty
2. Inver Community Council
3. Mrs Rebekah Guthrie
4. Miss Lyndsay Jackson (see also Response 38)
5. Anonymous response TRA member of staff
6. Anonymous response TRA member of staff
7. Anonymous response TRA member of staff
8. Mrs Claudette Bruce
9. Dr. David Gillman District Medical Lead East Ross
10. Anonymous response TRA member of staff
11. Collated responses P4-7 pupils Knockbreck Primary School
12. Stanley and Jean Delbridge
13. Collated responses P1-3 pupils Knockbreck Primary School
14. Mrs Victoria Whittock
15. Mr Stuart Nicol
16. Mrs Susan Lauritsen
17. Mr Roy Ferguson
18. Anonymous response received 24 July 2018
19. Tain Community Council
20. Mr Angus Jack
21. Ms Pam Jarman
22. Anonymous response received 17 August 2018
23. Mrs Sharon MacLeod
24. Mr Alan MacLeod
25. Mrs Mandy McDermid
26. Mr Jim Patience (2 pages)
27. Mr Donald Sutherland
28. Ms Clio Gray
29. Mrs Sheila Tomelty
30. Mr Sandy Corbett
31. Edward Mountain MSP o/f an unnamed constituent
32. Miss Kirsty Turner
33. Miss A Ross
34. Mrs Sara Hutcheson
35. Collated results from TRA pupils (first batch)
36. Tarbat Community Council
37. Daniel and Susan Gunn
38. Miss Lyndsay Jackson (see also Response 4)

39. Miss Shelley King
40. Collated responses pupils Craighill Primary School
41. Collated results from TRA pupils (second batch)
42. Mrs Veronica Morrison
43. Mr Dennis Cowie
44. Staff of Craighill PS – 4 responses, including 2 anonymous
45. Inger Smith
46. Morag Matheson
47. Murdo and Aileen Armstrong
48. Mr and Mrs McAllister
49. Feedback from Parent Councils TRA and Knockbreck PS
50. Morven Fioretti
51. D Williams
52. Ms Iona McRait
53. Mr Alan Mohan
54. Feedback from Drop-in session Nigg and Shandwick CC (1)
55. Feedback from Drop-in session Nigg and Shandwick CC (2)
56. Feedback from Drop-in session Nigg and Shandwick CC (3)
57. Feedback from Drop-in session Nigg and Shandwick CC (4)
58. Feedback from Drop-in session Nigg and Shandwick CC (5)
59. Feedback from Drop-in session Nigg and Shandwick CC (6)
60. Sandra Skinner

**Stephanie Shaw**

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**Subject:** FW: Fw: Tain 3-18 campus

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**From:**  
**Sent:** 14 June 2018 13:47  
**To:** Ian Jackson  
**Cc:**  
**Subject:** GSX: Fw: Tain 3-18 campus

Mr Jackson,

I have had a look at this consultation document in my capacity as Distric Medical Lead

The option with the most significant implications for the health service is the Craighill site.

I would have significant concerns about this site being chosen unless there is proper consideration given to traffic and parking. You have noted both issues in the consultation document, and I would urge that they be considered in great detail.

The traffic situation at the end of the school day is already very difficult at times. The parents of Craighill school tend to use the Health Centre access road as a parking facility, meaning that cars leaving the Health Centre have to drive on the wrong side of that access road. Couple that with the fact that cars on Craighill Terrace are allowed to park on the road directly opposite the Health Centre access road, and the fact that there is often heavy traffic congestion at that time because of the pedestrian crossing and school patrol, and it can often be very difficult for motorists to safely navigate these roads. Put simply, there are cars everywhere, many of which are on the wrong sides of Craighill Terrace and the Health Centre access road. This is a significant safety risk for the school children, and also impedes access to and from the health centre for patients and NHS staff alike (including on-call doctors and nurses who may need to leave urgently, and ambulances who may need to access the Health Centre or Innis Mhor care home via the same access road).

I would fear that this situation would become even worse if the 3-18 campus is to be housed on Craighill Terrace.

If the site is to have further school capacity added, it is imperative that cars are able to get into the school site quickly and safely, and that there is ample (not just adequate) parking on the site to house them there and away from the roads.

I'd be grateful if these issues could be taken into consideration and I would request to be kept up to date on developments. Happy to speak to you in person if this would be helpful.

Many thanks



**Stephanie Shaw**

---

**Subject:** FW: New 3 18 Campus consultation comments

**Name of consultation:** New 3 18 Campus

**Your comments:** Both TRA existing and Craighill are appropriate sites. Craighill in terms of size is preferable, however there is concern over the location in relation to the A9.

The forecast is that Craighill would cost in capital terms an extra £2 million. This is clearly an estimate and could be more or less, but must be treated with more uncertainty than TRA existing given the detailed design and phasing/planning work already undertaken.

What are the professional costs, for design, architectural, and engineering etc for the existing TRA site, as these will need to be spent again for Craighill, and represents an additional cost for development to give a true comparison? These are already spent for the existing TRA site.

The annual revenue cost difference in the report equates to a senior teaching post annually, whether in Tain or elsewhere.

It would also be pertinent to provide figures for the value of both the Craighill site and the existing TRA site as development sites as both are in the council ownership. It's unlikely they would be valued the same. in terms of Craighill this would include the existing primary school site.

**Upload documents or letters :**

**I am commenting as:** Parent

**I am commenting on behalf of:**

**Stephanie Shaw**

---

**From:** Education Consultations  
**Subject:** FW: New 3 18 Campus consultation comments

**From:** School consultation [<mailto:donotreply@highland.gov.uk>]  
**Sent:** 06 June 2018 08:08  
**To:** Education Consultations  
**Subject:** New 3 18 Campus consultation comments

**Name of consultation:** New 3 18 Campus

**Your comments:** Proposal Paper, Page 4, in the list of consultees, it is noticed that all community councils are listed with the exception of Inver Community Council, can they please be included, Regards Paul Manson (Inver Community Council VC)

**Upload documents or letters :**

**I am commenting as:** Parent

**I am commenting on behalf of:** Community Council

**Name of Community Council:** Inver Community Council

**Stephanie Shaw**

---

**From:** Education Consultations  
**Subject:** FW: New 3 18 Campus consultation comments

**From:** School consultation [<mailto:donotreply@highland.gov.uk>]  
**Sent:** 06 June 2018 20:47  
**To:** Education Consultations  
**Subject:** New 3 18 Campus consultation comments

**Name of consultation:** New 3 18 Campus

**Your comments:** I feel that the craighill site will be best. Also safer for the kids while it is being built

**Upload documents or letters :**

**I am commenting as:** Parent

**I am commenting on behalf of:**

**Stephanie Shaw**

---

**From:** Education Consultations  
**Subject:** FW: New 3 18 Campus consultation comments

**From:** School consultation [<mailto:donotreply@highland.gov.uk>]  
**Sent:** 06 June 2018 18:35  
**To:** Education Consultations  
**Subject:** New 3 18 Campus consultation comments

**Name of consultation:** New 3 18 Campus

**Your comments:** I believe craighill would be the best site for the new campus. Generous green/outdoor space should also be drawn into the plans along with well thought out, clear segregation of nursery/primary and highschool pupils.

**Upload documents or letters :**

**I am commenting as:** Parent

**I am commenting on behalf of:**

**Proposed 3 - 18 Campus**

Your views as members of staff are important - and we want to make sure you have an opportunity to have them heard.

Please tell us what you think in confidence and we will pass these on to the Highland Council Team and the Stakeholder Group.

I struggle to understand why so much money has already been wasted to get back to the same point we were at years ago... there are only 2 semi-suitable sites and only one of those is big enough... Craighill. TRA site is not big enough to squeeze a campus big enough for everyone in. The major concern with the Craighill site though is all the traffic arriving and exiting on Craighill Terrace which is already a very, very busy road with just the health centre and the current Primary School. I don't remember ever being asked about it being a 3-18 campus and it seems the council are only concerned about money... cheaper to build one campus with shared facilities and then they will have the other land not used that they can sell for development. I feel we should have been offered the choice of 3-18 or retaining 2 sites with the primary school and nursery on one and secondary on the other. I have concerns about going ahead with a 3-18 campus. One is the language and behaviour my young children will see from the older pupils in the secondary school and how this will introduce them to this at a much younger age than they would normally. The other is the sheer number of pupils walking and cycling to school and cars (parents and staff) and buses arriving at the school at the same time in the morning.

**Proposed 3 - 18 Campus**

Your views as members of staff are important - and we want to make sure you have an opportunity to have them heard.

Please tell us what you think **in confidence** and we will pass these on to the Highland Council Team and the Stakeholder Group.

Having attended the drop in and looked at the plans for the proposed site, it would seem that the Craighill site is the most favourable; due to the fact that it is already owned by the council, it doesn't seem to have any major flaws in terms of building plans/flooding etc., and it is a larger space than the previous site chosen (TRA). I appreciate that there are traffic concerns to work through but these were not proposed as being insurmountable.

I did have concerns with the previous ground plans shown to staff for the 13-18 campus last time, due to the smaller number of classrooms/staff sharing rooms etc., which I feel poses a logistical difficulty and takes away the opportunity to personalise classrooms with wall displays to inspire pupils etc. I am also aware that there were concerns with some facilities, e.g. gym hall too small for purpose etc. (but this is not my department and area of expertise)

The Craighill site does appear to have much more space, which, if it cannot be used to create more indoor facilities, could serve as outdoor play/learning space for pupils. The site is also positioned in close proximity to the health centre and care home which allows for useful and meaningful community relationships to be built.

Return forms to pigeon holes of either [redacted] Meir

### Proposed 3 - 18 Campus

Your views as members of staff are important - and we want to make sure you have an opportunity to have them heard.

Please tell us what you think in confidence and we will pass these on to the Highland Council Team and the Stakeholder Group.

- The concerns raised by staff did not seem to count for much last time and were not listened to – perhaps as these views were requested too late in the design process.
- It is a very small site at TRA but any site is better than no school at all.
- The school roll for TRA has increased a great deal since the original plans were drawn up showing that any future school needs to be larger than was agreed last time. This is also the same for many of the primaries. Research needs to be done to find out how many parents from out with the 3-18 catchment would want to send their children to the Tain school to avoid it being oversubscribed.
- The school design should be based around best practice not how to squeeze classrooms in at the lowest cost e.g. classrooms big enough for full classes of fully grown young people to be able to move around in easily, enough rooms for each department that are arranged together, adequate and secure storage for materials, practical classrooms such as HE on the lower floor, social areas for pupils, lots of outdoor areas for play away from the building where others will be learning/having exams during off set break/lunch times, enough toilets for all pupils and teachers etc. None of these things were features of the first design.

**Stephanie Shaw**

---

**From:** Education Consultations  
**Subject:** FW: New 3 18 Campus consultation comments

**From:** School consultation [mailto:donotreply@highland.gov.uk]  
**Sent:** 20 June 2018 16:12  
**To:** Education Consultations  
**Subject:** New 3 18 Campus consultation comments

**Privacy notice:**

<b>Confirmation</b>
Ticking this box indicates that you have read the privacy notice

**Name of consultation:** New 3 18 Campus

**Your comments:** The Craighill Site is the only sensible alternative to try and build on the existing site is an accident waiting to happen, health and safety of the students should be paramount and site traffic and students do not mix.

**Upload documents or letters :**

**I am commenting as:** Local resident

**I am commenting on behalf of:**

**Name:**

Title	First name	Last name

**Address:**

postcode_search	Choose address	Did you find the address on the list above?



Proposed 3 - 18 Campus

Your views as members of staff are important - and we want to make sure you have an opportunity to have them heard.

Please tell us what you think in confidence and we will pass these on to the Highland Council Team and the Stakeholder Group.

**My suggestion for a solution would be - The ASDA Site.**

This would provide a much more spacious ideal option for building a 3 – 18 Campus – at the opposite side of the town. No doubt some pros and cons for this site too – but certainly worth promoting, if deemed to be worthy, and recalling for Public Consultation.

For visitors approaching the town, and traffic on the by-pass, the opportunity to view a 3 – 18 Campus on its own ground, which could be made architecturally attractive – could certainly add to the entrance character of the town, and provide the ideal setting for a unique 3 – 18 Campus, while also separating the high traffic areas in town.

As I said at the beginning, I feel very unqualified to offer any advice on this level. But I do trust that my 'feedback' may be of 'some use' to those in authority as they seek to make decisions that are crucially important. Combined knowledge from many professionals, learning from previous evaluation of similar projects, and relevant public opinion – all coming together - will hopefully enable a final decision to be reached soon.

Thankyou for the opportunity to share my views - on Stage 1; The Site - of the proposed 3 – 18 Campus in TAIN. I look forward to following this 'development'.

### Proposed 3 - 18 Campus

Your views as members of staff are important - and we want to make sure you have an opportunity to have them heard.

Please tell us what you think in confidence and we will pass these on to the Highland Council Team and the Stakeholder Group.

### **3 – 18 CAMPUS: PERSONAL STAFF FEEDBACK**

I do feel very unqualified to offer any advice on the planned development of the new TRA Campus, due to the high level scale of specialised knowledge required, and the high level of importance for families and generations around the Tain area - yet unborn. However as a former parent, and a member of staff in TRA recently invited to submit a 'personal feedback response' I now do so.

**16<sup>th</sup> May 2017:** Press and Journal published article stating TRA site was too small for the planned 3 – 18 Campus for 1100 pupils 15.3 acres. A direct comparison was made with a recently completed Campus in Wick – providing for 1180 pupils on a site almost twice the size of TRA – 29.7 acres. Presuming this information was accurate, since then I have considered TRA site as 'not fit for purpose', as each 'school' would still require adequate space.

**May 2018:** Craighill site with more space seems to be the highly favoured option at this time, and this would no doubt be an easy option to support. After much consideration other 'town factors' appear to also provide negative statements for this site. These are as follows:

Health Centre, Innis Mhor - followed by a 3 – 18 Campus needing some degree of separation for each of the 'schools', the Library, replacement Community Complex Facilities – all neighbouring each other – in the same corner of Tain would not be the best option from a 'town' perspective, because;

- All traffic heading to the same corner of town at peak times would cause chaos
- Existing Craighill Terrace and other surrounding roads would struggle to cope with excessive traffic
- Pupils would still need to have a 'moving up experience' and this would require more space than probably available

In view of this information, I would suggest a re think on what two sites are made available for Public Consultation.

### Explain Proposals to Pupil in Neutral, Factual Terms

Highland Council thinks that the 4 existing schools should be replaced by a new building that would take children from the ages of 3 up to 18.

1. Do you think this is a good idea or a bad idea?

Really Bad Idea	Bad Idea	Don't Know	Good Idea	Really Good Idea
21	11	15	31	15

2. Why did you give the answer above?

<ul style="list-style-type: none"> <li>• Too expensive</li> <li>• Too many children</li> <li>• Crowded</li> <li>• Schools fine as they are</li> <li>• Too noisy</li> <li>• No sports competition between schools</li> <li>• What happens to current schools</li> <li>• Older pupils mixing with younger pupils</li> </ul> <ul style="list-style-type: none"> <li>• Good for mixing</li> <li>• Friends – greater choice</li> <li>• All facilities on site/new building</li> <li>• New to area – only 1 school</li> <li>• All learning same stuff</li> </ul>
---

3. The new school could be built either where the Academy is now, or where Craighill Primary is now. Which do you think would be best?

Where Craighill Primary is	64
Where Tain Royal Academy is	28

**Stephanie Shaw**

---

**Subject:** FW: New 3 18 Campus consultation comments

**From:** School consultation [<mailto:donotreply@highland.gov.uk>]

**Sent:** 20 June 2018 16:12

**To:** Education Consultations

**Subject:** New 3 18 Campus consultation comments

**Privacy notice:**

<b>Confirmation</b>
Ticking this box indicates that you have read the privacy notice

**Name of consultation:** New 3 18 Campus

**Your comments:** The Craighill Site is the only sensible alternative to try and build on the existing site is an accident waiting to happen, health and safety of the students should be paramount and site traffic and students do not mix.

**Upload documents or letters :**

**I am commenting as:** Local resident

**I am commenting on behalf of:** A previous Chairman of a similar size school for 10 years

**Name:**

<b>Title</b>	<b>First name</b>	<b>Last name</b>

**Address:**

<b>postcode_search</b>	<b>Choose address</b>	<b>Did you find the address on the list above?</b>

**Email address:**

**Explain Proposals to Pupil in Neutral, Factual Terms**

**Highland Council thinks that the 4 existing schools should be replaced by a new building that would take children from the ages of 3 up to 18.**

1. Do you think this is a good idea or a bad idea?

Really Bad Idea	Bad Idea	Don't Know	Good Idea	Really Good Idea
3	5		2	75

2. Why did you give the answer above?

<p>More toilets            New friends            Bigger cloakroom            Meet different people and play with lots of new people            Fun            Community gets together            More equipment and space</p> <p>Bad – not good to have other schools in one big school. More bullies, more problems</p>
---

3. The new school could be built either where the Academy is now, or where Craighill Primary is now. Which do you think would be best?

Where Craighill Primary is	63
Where Tain Royal Academy is	22

Care &amp; Learning Service

24 JUL 2018

Council Offices, Dingwall



# Have Your Say

Your voice, your community

## Your Feedback is Important

**Between 5<sup>th</sup> June and 4<sup>th</sup> September we are being asked by Highland Council to participate in a public consultation to decide on a site for a new 3 to 18 campus in Tain. This will replace TAIN ROYAL ACADEMY; CRAIGHILL PRIMARY SCHOOL; KNOCKBRECK PRIMARY SCHOOL, AND ST. DUTHUS SCHOOL, WITH A NEW 3-18 CAMPUS.**

It is also 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. 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.

The 2 sites in the proposal are:

1. The Craighill Site ✓
2. The Existing Tain Royal Academy Site

The full proposal paper and appendices are available online at: <http://www.highland.gov.uk/schoolconsultations>. Copies are also available for inspection at Tain Royal Academy; Craighill Primary School; Knockbreck Primary School; St. Duthus School; Tain Public Library & Invergordon Mobile Library. You can also request that a copy be posted. If you wish to have a paper copy posted to you, please contact the Care and Learning Service, Highland Council Offices, 84 High Street, Dingwall, IV15 9QN, telephone 01349 868478.

### How to respond

You can send your response directly to Highland Council as follows:

**By Post:** Derek Martin, Area Care and Learning Manager (Mid) County Buildings, High Street, Dingwall, IV15 9QN. **By Email:** Email: [Education.Consultations@highland.gov.uk](mailto:Education.Consultations@highland.gov.uk)

Or via an online form, a link to which can be found on [www.highland.gov.uk/schoolconsultations](http://www.highland.gov.uk/schoolconsultations)

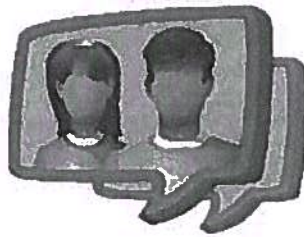
This leaflet has been prepared by members of the Tain Campus Stakeholder Group comprising representation from Parent Councils, Head Teachers, Community Councils, High Life Highland & Community representatives.

If you would like to discuss this proposal further or ask any questions then please don't hesitate to contact any of your parent council/ community council representatives on the stakeholder group, contact details are as follows:

<b><u>Parent Councils</u></b>
TRA Parent Council <a href="mailto:tainroyalacademypc@gmail.com">tainroyalacademypc@gmail.com</a>
Knockbreck Parent Council <a href="mailto:knockbreckprimarytainpc@gmail.com">knockbreckprimarytainpc@gmail.com</a>
Craighill Parent Council <a href="mailto:craighillprimarypc@gmail.com">craighillprimarypc@gmail.com</a>
St Duthus Parent Council <a href="mailto:stduthusschoolpc@gmail.com">stduthusschoolpc@gmail.com</a>
Hilton of Cadboll Parent Council <a href="mailto:hiltonofcadbollpc@gmail.com">hiltonofcadbollpc@gmail.com</a>
Fearn Parent Council <a href="mailto:hilloffearnprimarypc@gmail.com">hilloffearnprimarypc@gmail.com</a>
Tarbat Old Parent Council <a href="mailto:tarbatoldprimarypc@gmail.com">tarbatoldprimarypc@gmail.com</a>
Inver Parent Council <a href="mailto:hazel16morrison@btinternet.com">hazel16morrison@btinternet.com</a>
Gledfield Parent Council <a href="mailto:gledfieldprimarypc@gmail.com">gledfieldprimarypc@gmail.com</a>
Edderton Parent Council <a href="mailto:eddertonprimarypc@gmail.com">eddertonprimarypc@gmail.com</a>
<b><u>Community Councils</u></b>
Tain Community Council <a href="mailto:chair.taincommunitycouncil@yahoo.com">chair.taincommunitycouncil@yahoo.com</a>
Balintore & Hilton Community Council <a href="mailto:chairbhcc@gmail.com">chairbhcc@gmail.com</a>
Nigg & Shandwick Community Council <a href="mailto:318@nascc.org.uk">318@nascc.org.uk</a>
Tarbat Community Council <a href="mailto:chairtarbatcommunitycouncil@gmail.com">chairtarbatcommunitycouncil@gmail.com</a>
Inver Community Council <a href="mailto:barry.bryce@btinternet.com">barry.bryce@btinternet.com</a>
Kilmuir & Logie Easter Community Council <a href="mailto:secretary@kalecc.org.uk">secretary@kalecc.org.uk</a>
Fearn Community Council <a href="mailto:jrmpud@hotmail.com">jrmpud@hotmail.com</a>

**Please Note**

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.



**HaveYourSay**  
Your voice, your community

## Your Feedback is Important

**Between 5<sup>th</sup> June and 4<sup>th</sup> September we are being asked by Highland Council to participate in a public consultation to decide on a site for a new 3 to 18 campus in Tain. This will replace TAIN ROYAL ACADEMY; CRAIGHILL PRIMARY SCHOOL; KNOCKBRECK PRIMARY SCHOOL, AND ST. DUTHUS SCHOOL, WITH A NEW 3-18 CAMPUS.**

It is also 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. 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.

The 2 sites in the proposal are:

1. The Craighill Site
2. The Existing Tain Royal Academy Site

The full proposal paper and appendices are available online at:

<http://www.highland.gov.uk/schoolconsultations>. Copies are also available for inspection at Tain Royal Academy; Craighill Primary School; Knockbreck Primary School; St. Duthus School; Tain Public Library & Invergordon Mobile Library. You can also request that a copy be posted. If you wish to have a paper copy posted to you, please contact the Care and Learning Service, Highland Council Offices, 84 High Street, Dingwall, IV15 9QN, telephone 01349 868478.

### How to respond

You can send your response directly to Highland Council as follows:

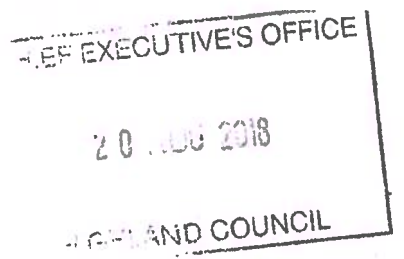
**By Post:** Derek Martin, Area Care and Learning Manager (Mid) County Buildings, High Street, Dingwall, IV15 9QN. **By Email:** Email: [Education.Consultations@highland.gov.uk](mailto:Education.Consultations@highland.gov.uk)

Or via an online form, a link to which can be found on [www.highland.gov.uk/schoolconsultations](http://www.highland.gov.uk/schoolconsultations)





The Scottish Parliament  
Pàrlamaid na h-Alba



[REDACTED]  
[REDACTED]  
Steve Barron Esq  
Chief Executive  
Highland Council  
Glenurquhart Road  
Inverness  
IV3 5NX

15<sup>th</sup> August 2018

*Dear Steve*

**Proposed Single Site School Campus in Tain**

I have recently met with a constituent who has raised concerns regarding the above.

I have been informed by my constituent that the majority of residents in Tain would like to see a spread of campuses and not have the educational building of children and young adults concentrated on one site. There is a feeling that a single campus could be educationally detrimental to pupils.

I would be very grateful if you could let me know how the single campus supports and adheres to the educational ethos within "Building Better Schools 'Smarter Scotland'".

*Yours*

[REDACTED]  
[REDACTED]  
[REDACTED]  
Highlands and Islands Region



### Explain Proposals to Pupil in Neutral, Factual Terms

Highland Council thinks that the 4 existing schools should be replaced by a new building that would take children from the ages of 3 up to 18.

Each teacher discussed these questions with their classes and then asked for opinions. In primary 1 – 3 Gaelic class the teacher recorded the whole class as one voice. It was difficult for primary 1 and nursery children to participate in the discussion

1. Do you think this is a good idea or a bad idea?

	Really Bad Idea	Bad Idea	Don't Know	Good Idea	Really Good Idea
Nursery		2	6	8	4
Primary 1			12	8	4
Primary 2		3		23	
Primary 3		3	4	14	
Primary 4	9				11
Primary 5	1		2	7	9
Primary 6	4	1	4	6	10
Primary 7	7	7	6	4	6
Primary 1 – 3 Gaelic				√	
Primary 4-7G	2	2	1	2	10
Total	23	18	35	72	54

2. Why did you give the answer above?

Some samples of pupil comments

Positive		Negative
N	"because I will be big" "There is a swimming pool" "My brother and sister will be there"	"because it would be massive" "It would be big and scary" "Its too far away"
P1	You can see your family Make new friends Older children can help us	It will take too long to get into the school
P2	"I would like to get to know the older boys" "I don't have to move schools and I get to see my brother"	"It's a bad idea, I really like this school" "I wouldn't know the bigger boys and girls" "too loud"
P3	"It would be nice to get to know all the children who go to Knockbreck"	"We like Craighill the way it is"
P4	Get to see friends and family Make a lot more friends Teenager buddies Bigger playground	They just guilt us a new hut Don't like things changing I like a little school, it would be too crowded I might get lost
P5	"Because we will have better technology" P5 "because Craighill has mould and is falling apart" P5 "because we have leeks" P5 Because we can have a nice fresh school	I don't want to get lost. Too many people and more bullies p5

P6	<p>"You might make new friends"</p> <p>"Bigger space"</p>	<p>"The older pupils might bully the younger ones"</p> <p>"You will get lost a lot"</p> <p>"There will be a lot of people and you will get lost"</p> <p>"All the schools mixed would cause a lot of bullying"</p>
P7	<p>"I think it is a good idea because I have groups of friends in Craighill and Knockbreck and I don't like it how people say Craighill is the worst school or Knockbreck is bad so if we were one school that wouldn't happen"</p> <p>"New schools are exciting"</p> <p>"It would be a chance to get to know people. It might not make all the roads so busy"</p> <p>"We can all get a good bond"</p> <p>"Because Knockbreck and Craighill would get along much better"</p> <p>"Better wild life environment"</p>	<p>I don't know half of Knockbreck"</p> <p>"The little ones would be scared of the older ones and the older ones can be a little annoyed by the little ones"</p> <p>"There would not be enough room on any campus"</p> <p>"It might be too many people"</p> <p>"The schools will get mixed up and there will not be a head of the school"</p> <p>"I want Hilton to join up"</p> <p>"Less space to play"</p> <p>"Older students bad behaviour could affect younger ones"</p> <p>"I have been in this school all my life"</p> <p>"All the memory of Craighill would be gone"</p>
P1-3G	<p>The class liked the idea of being with the older boys and girls especially brothers and sisters</p> <p>They wanted a playground for only primary like they have now</p>	<p>Some didn't want to have the older children in their classroom with them</p>
P4-7G	<p>"It will be fun and a bit of an adventure"</p> <p>"You could see your other friends that are not in the same school as you"</p> <p>"There would be a swimming pool"</p> <p>"Bigger playground"</p> <p>"I will know what is coming in school. P7s will get used to the academy people"</p> <p>"You would be familiar with the place so it would be less scary"</p> <p>"Because we need more classes. There are a lot of classes that are too small"</p> <p>"It would mean improved facilities"</p>	<p>"It would take a while to collect and save the money"</p> <p>"It would be loud"</p> <p>"the nurse might get lost"</p> <p>"I don't think there is going to be enough space"</p> <p>"The older kids could bully or make fun of the younger ones"</p>

3. The new school could be built either where the Academy is now, or where Craighill Primary is now. Which do you think would be best?

Where Craighill Primary is	92
Where Tain Royal Academy is	101

**Stephanie Shaw**

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**Subject:** FW: Consultation - Tain Campus

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**From:**  
**Sent:** 30 August 2018 14:20  
**To:**  
**Subject:** RE: Consultation - Tain Campus

Hi Ian,

I have a few more here from pupils who were absent:

**19 want the present site and 18 wanted to move to the Craighill site.**

There were no comments with them.

**Lesley Campbell**

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**From:** Education Consultations  
**Subject:** FW: New 3 18 Campus consultation comments

**From:** School consultation [<mailto:donotreply@highland.gov.uk>]  
**Sent:** 06 July 2018 16:24  
**To:** Education Consultations  
**Subject:** New 3 18 Campus consultation comments

**Privacy notice:****Confirmation**

Ticking this box indicates that you have read the privacy notice

**Name of consultation:** New 3 18 Campus

**Your comments:** In favour of The Craighill Site

**Upload documents or letters :**

**I am commenting as:** Parent

**I am commenting on behalf of:** Gledfield Primary School

**Name:**

Title	First name	Last name
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**Address:**

postcode_search	Choose address	Did you find the address on the list above?
-----------------	----------------	---

**Email address:**

**Lesley Campbell**

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**From:** Education Consultations  
**Subject:** FW: New 3 18 Campus consultation comments

**From:** School consultation [mailto:donotreply@highland.gov.uk]  
**Sent:** 07 July 2018 14:55  
**To:** Education Consultations  
**Subject:** New 3 18 Campus consultation comments

**Privacy notice:****Confirmation**

Ticking this box indicates that you have read the privacy notice

**Name of consultation:** New 3 18 Campus

**Your comments:** We believe that the choice of the Craighill Site would be better for the children and the local community as a whole. It would appear to be a bigger site, and thus more work potentially could be completed without the total destruction of the external playing areas, at the existing site of TRA there would be a generation of children not having access to playing fields during the build.

It also would appear to have a better route for not only the builders almost direct from the A9 past the health centre, but once built, a lot more traffic might well be able to bypass the town centre which would be a benefit long term for all living in Tain.

The existing site of TRA once the new campus was in service, I also believe would give a better return on investment to the council once it was out of service and available for re development. It is closer to the town centre and all the amenities which should be of benefit if it was used for a mixture of housing types for the growing population of the area.

**Upload documents or letters :**

**I am commenting as:** Parent

**I am commenting on behalf of:** we are parents of a child in TRA and one in primary

**Name:**

Title	First name	Last name
-------	------------	-----------

**Lesley Campbell**

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**From:** Education Consultations  
**Subject:** FW: New 3 18 Campus consultation comments

**From:** School consultation [<mailto:donotreply@highland.gov.uk>]  
**Sent:** 08 July 2018 22:21  
**To:** Education Consultations  
**Subject:** New 3 18 Campus consultation comments

**Privacy notice:**

<b>Confirmation</b>
Ticking this box indicates that you have read the privacy notice

**Name of consultation:** New 3 18 Campus

**Your comments:** Having carefully followed the proposed campus, I most defiantly feel that the campus should be split over two sites as this disperses so many of the issues that are causing so many concerns. Looking at the HC list of the 42% schools needing attention why is Tain the only one to receive a campus and putting eight amenities in it? This is making the project a very complex matter as it is no different from trying to fit eight families into one house! Under the duress of been given no other option than to choose from the two, I would have to opt for the site that has more land area, Craighill as it is vital the children have as much space as possible.

**Upload documents or letters :**

**I am commenting as:** Parent

**I am commenting on behalf of:**

**Name:**

Title	First name	Last name

**Address:**

<b>postcode_search</b>	<b>Did you find the address on the list above?</b>	<b>Address line 1</b>	<b>Address line 2</b>	<b>Address line 3</b>	<b>Town Postcode</b>

**Email address:**



## Lesley Campbell

---

**From:** Education Consultations  
**Subject:** FW: Feedback Comments on Tain 3-18 Campus Consultation

**Sent:** 02 August 2018 14:25  
**To:** Education Consultations  
**Subject:** Feedback Comments on Tain 3-18 Campus Consultation

My feedback comments on the Tain 3-18 campus consultation 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 hugely significant 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' 60 year lifespan. Estimating for 15 years ahead is just not enough. What happens if the campus is built at TRA and it is too small a site in future - all the other sites could well be built on by then? The current proposals for limited future expansion would make the impact of the TRA site proposals on material issues affecting surrounding residents even worse;
- 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 mixed 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 absolutely 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 at sites much further from residential properties. The council has been made fully aware of serious issues raised at numerous other sites and it is clear these will apply even more significantly to the TRA site. Yet they have deliberately chosen to include no effective mitigation measures whatsoever in their proposals. The council team has ignored guidance/warnings given to them by their design consultants and the environmental health department in their proposals for the site;
- The extremely cramped nature of the TRA 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. A high level cost estimate prepared using facility cost information from Sport England and manufacturers of modular educational facilities elsewhere would suggest that the Craighill site could reasonably be developed for less (possibly significantly less) than £33m, i.e. possibly well over a third lower than the £52m+ quoted for the TRA site. This scale of potential savings in developing the Craighill site is understood to be supported by a separate, independent cost estimate prepared by the Tain Community Council and Civic Trust;
- The traffic impact on the town centre location will be hugely significant at peak times; 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 (including councillors and staff) has received from the public with evidence supporting the above concerns from January 2017 to date is fully considered with these comments on the current campus site selection consultation.

I believe the Tain 3-18 campus should be developed on the Craighill site as this site:

- would allow much greater room for future expansion of the individual schools;
- would allow space for addition of new facilities on the campus should money become available during the course of the campus's 60 year lifespan;
- would allow much larger, separate external spaces for each school;
- would 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. It is

reasonably estimated that the Craighill site could potentially be developed with modular construction systems for more than a third lower cost than the TRA site proposals; and

- would have space to include simple, relatively cheap and effective measures for avoidance or adequate mitigation of noise and light pollution and overlooking that are huge issues for the TRA site. These measures could include physical separation of the facilities from neighbouring properties and landscaping bunds formed from site won materials.

Also, public opinion clearly significantly favours the Craighill site, and this is consistently demonstrated by feedback received from various sources;

- Over 180 people either formally objected to the TRA site planning application (raising very significant issues that have not since been addressed in any way) or signed a petition to move the campus to another site
- The parent council have reported that the majority of their feedback received favours Craighill
- The Community Council held a drop-in session in December 2017 presenting outline proposals for all four potential sites and approximately 4 times the number of respondents selected Craighill as their 1st or 2nd choice compared with TRA. More than half of the respondents listed TRA as their least preferred choice of the 4 sites.
- Feedback received from the council's recent drop in session showed the vast majority of respondents prefer the Craighill site
- An online poll in the Ross-Shire Journal currently shows almost 80% support for the Craighill Site

I believe the council should stop wasting time and money on consideration of the seriously flawed TRA site, discard the TRA site and proceed with development of the Craighill site to its full potential without delay.

Please can you confirm receipt of these comments.

## **TAIN 3-18 - HIGHLAND COUNCIL PROPOSAL ON SITE SELECTION**

### **Formal response of the Community Council of the Royal Burgh of Tain**

**25 July 2018**

The Community Council would like to record its appreciation to the Highland Council for its efforts latterly in reaching out to the community and for the repeated insistence our input will be listened to. Particular thanks are due to Chief Executive Officer Steve Barron for recognising community concerns until this point in time and taking a personal interest in the project latterly,

The 3-18 Campus proposal has exercised the minds of Community Council members ever since the subject was first raised in November 2011, and none more so than site selection. We have consistently sought to secure the best outcome for the town and the educational interest, patiently responding to the development detail as and when it had made its way into the public domain. Accordingly, we have been able to draw upon a wealth of experience in the preparation of this response to the current consultation.

We are obliged to remind Highland Council of our May 2017 letter of representation to the planning application for the TRA site, appended herewith. On the basis none of the issues raised therein have been addressed and our knowledge of the 3-18 Campus demands has increased in the interim, these initial criticisms prevail and continue to drive the conclusion the TRA site is wholly inappropriate for and incapable of accommodating a development of the scale intended.

Further helping to inform our response is the community input to our December 2017 public drop-in session (held jointly with Tain and Easter Ross Civic Trust). Our survey results told us,

- 81% of respondents selected Craighill as their 1st or 2nd choice.
- 21% of respondents selected TRA as their 1st or 2nd choice
- 53% of respondents had TRA as their last choice.

For the sake of completeness we can confirm, of the two site alternatives since dropped, Asda was second most popular with Kirksheaf third. TRA was fourth.

The Community Council has also monitored very closely other community events where it has been made perfectly clear there is no community-wide support for the TRA site, principally due to its limited size and its already being an operational school. We perceive the amenity and educational impacts to be too significant and permanent.

Other than popular support, the Craighill site has a number of significant benefits which help make it our preferred candidate

- The physical capacity (10.6 Ha) to accommodate the scale of development expected of it
- Potential access and pupil drop-off/pick up alternatives to help spread traffic, including a possible direct link to the A9 town by-pass
- Greenfield site with ample space to accommodate construction traffic

- Proximity to significant residential areas
- Good links between the proposed community sporting facilities and the NHS Health Centre
- More potential for future-proofing than TRA

As the Community Council most affected by the site selection process, it is our considered position we cannot in any circumstance support the TRA site for the proposed Campus use and, in the absence of other alternatives, we commend the Craighill site and commit to working with the Highland Council to find an optimum design and layout capable of mitigating any constraints whilst meeting,

- a) the needs of the full range of school pupils and community facility users
- b) the expectations of parents
- c) the interests of adjacent residents
- d) the concerns of other land uses such as the Care Home and health Centre

We feel obliged to place on record our disappointment the Asda and Kirksheaf sites have been removed from the site selection process without tangible justification as they too are potentially superior to the TRA site and retention would have offered a useful safety net in the event of Craighill proving impractical for any reason.

### **Postscript**

We have listened to the criticisms within the community of the questionable benefits of the 3-18 Campus principle, never fully quantified by education officials, and appreciate concerns expressed in this respect. However, we have concluded the success of the development should rest heavily on management more so than format and do not wish to impede the Highland Council's continued efforts to secure the necessary project funding.

In response to concerns expressed within the wider community and some education experts, the Community Council considers it worth mentioning significant work will need to be done with outlying feeder schools to ensure their pupils are wholly familiar with the Campus before they are due to move to it full time.

On the matter of vehicular access at Craighill, we would like to ask the Highland Council to undertake serious consultation with Transport Scotland to secure a direct access onto the A9 Trunk Road, if not for the entire Campus development at least for the larger buses and service vehicles. This would have the effect of minimising traffic impacts on Craighill Terrace and nearby streets which we appreciate may have a limited capacity to tolerate significant traffic flows. Currently, the Community Council is pressing Transport Scotland for a reduction to the by-pass speed limit from 60mph to 40-50mph in an attempt to reduce the incidence of road traffic accidents at the north and south junctions. If we can influence this change then that should make the prospect of a direct Campus access more attainable. Should such an access be denied then we have other ideas as to how traffic impact might be mitigated and would welcome an opportunity to engage with the Highland Council on these.

## APPENDIX

### Erection of 3-18 Campus and demolition of existing TRA school buildings Ref 17/01502/FUL

#### Formal Representation of the Royal Burgh of Tain Community Council (5 May 2017)

##### 1.0 GENERAL

The Community Council has made no secret of the fact we doubted the viability of the 6.2 hectare TRA site from the outset, but as Highland Council was determined to push the project forward, we gave the project team every opportunity to demonstrate they could make it work.

The upshot is that serious questions remain over the impacts on neighbouring amenity, traffic, drainage, noise, educational disturbance and lack of future expansion space. Whichever way you try to look at it this project, it is nothing other than a significant over-development of an inadequately sized site and will cause problems from the first shovel to the end of its 60 year lifespan.

This is the largest in scale and most significant single development in Tain's history and to be successful it demands space and plenty of it. The Community considers the only way this can possibly be accommodated efficiently and free of constraint is on an alternative greenfield site, two of which are present in the immediate area, the Craighill site now in Council ownership and the 'Asda' site in private ownership. Each is in the region of 11 hectares and compares favourably with the recently opened Wick Community and High School Complex which sits on 12 hectares.

The following comments have been drawn from careful consideration of the planning application as submitted to date and have been informed by the Community Council's own public consultation event held on 2 May 2017.

##### 2.0 PLANNING POLICY

Our representation takes into account the following policies of relevance.

###### 2.1 Scottish Planning Policy

One of the principal Planning Outcomes is *"the creation of well-designed, sustainable places"*.

Policy Principles expects Planning to create high quality places and direct the right development to the right place

###### 2.2 Highland Wide Local Development Plan

**Para 18.1** Highland Wide Local Development Plan confirms,

*"The fundamental objective of this Plan strategy is to direct the right sorts of development to the right places, thereby making better places"*.

**Policy 28** of the Highland Wide Local Development Plan confirms proposed developments will be assessed on the extent to which they *inter alia*,

- *impact on individual and community residential amenity.*
- *Demonstrate sensitive siting and high quality design in keeping with local character and historic and natural environment and in making use of appropriate materials*

#### **Policy 29 Design Quality and Place Making**

New development should make a positive contribution to the architectural and visual quality of the place in which it is located.

#### **Policy 66 Surface Water Drainage**

Drainage requires to be designed to control the quality and quantity of surface water drainage so as not to cause or worsen local conditions.

#### **Policy 72 Pollution**

Applicants are obliged to show how pollution such as noise can be avoided and if necessary mitigated.

#### **Policy 73 Air Quality**

Development which may adversely affect air quality requires to have its impacts mitigated or risk not being approved.

#### **Policy 76 Playing Field and sports pitches**

Any playing field lost to development requires to be replaced by new facilities of comparable or greater benefit for sport.

### **3.0 VISUAL AMENITY and TOWNSCAPE**

The proposed ridgeline matches the height of the lighting columns for the existing all weather pitch. The west elevation runs unbroken between Victoria Road and the entrance to the Mansfield Hotel with the potential to introduce a claustrophobic tunnel effect along this portion of Scotsburn Road. The elevation is longer than the High Street, and the equivalent of a building stretching from St Duthus Street to Ross Street. At 15m or so high this is a massive imposition on local residents who previously had views over open fields and latterly the TRA playing fields. The impact upon the visual amenity of the Scotsburn Road and Victoria Road residents is significant. In Winter time there may well be some daytime overshadowing of the property Roselea at the junction between Victoria Road and Scotsburn Road and morning blocking of sunlight for the Scotsburn Road residents. There is potential also for afternoon overshadowing of the external play areas associated with the Stepping Stones Nursery.

The presence of the biomass boiler and chimney on the southern end of the Scotsburn Road elevation has the potential to be visually intrusive.

On its eastern side the development impacts upon a number of detached residential properties in so far as its windows overlooked a number of rear elevations and gardens, area previously enjoying the benefit of total privacy. The disturbance here is also significant.

Along the south western corner where a new all-weather pitch is to be positioned close to the rear of the residential properties there is a distinct possibility of noise nuisance, maybe even lighting pollution outwith the Summer months.

As one travels south from the town centre leaving behind the Conservation Area, the presence of chain link fencing and external lighting doesn't diminish the feeling of a traditional shift between town and countryside with Scotsburn Road opening out on its east side and lower density detached housing appearing on its west. The existing TRA complex sits some 60m or so back from the road edge and the open and landscaped Mansfield Hotel grounds emphasises a softer feel to the built environment the single storey detached bungalows set in mature landscaped gardens complete the move between town and countryside, relatively unaffected by the presence of the A9 bypass. The scale of the proposed development is incongruous to this area of transition and, positioned as it is close to the road sitting at a higher ground level, the impact on the setting of the neighbourhood is substantial. The public perception of the building is of an 'industrial scale' development, wholly inappropriate for a small Highland town centre. It should inspire users rather than intimidate.

#### **4.0 SCHOOL PUPIL AND STAFF AMENITY**

##### **2 year Construction Phase**

As the construction site is hard beside an operational educational establishment there will be ongoing issues over health & safety and disturbance from noise, dust and fumes pollution. These will give rise to significant amenity issues for school pupils and staff. Although attempts have been made to dismiss these as management issues, these should properly be regarded as amenity issues in a Planning context and as such actions deemed contrary to the interests of the school pupils and staff of the TRA.

##### **2 year Demolition Phase**

Once the new building have been completed, presumably all of the components will be occupied by the Special, Nursery, Primary and Secondary Schools; the Town Library and the Community Sports complex. The demolition of the existing TRA complex will then commence. Again the same amenity issues outlined above will apply.

#### **5.0 OUTDOOR AMENITY**

##### **Play space**

There is not considered to be sufficient outdoor play space for 1000 + pupils from ages 3-18. Primary School pupils are being given less play space for 2 schools combined than each currently enjoys.

There is insufficient segregation space between the spaces likely to be allocated to the different age groups and it is not accepted that differences in levels will ensure proper separation between the age groups. Potential staggering of interval times will only lead to noise and visual disturbance to pupils at study. There will be no separation at communal outdoor times such as morning entry periods. All of

this has the potential to impact detrimentally on the amenity and educational achievement of all the schoolchildren. There is insufficient space to achieve any tangible solution.

The internal courtyard layout is appalling from a child's perspective.....smaller children especially shouldn't have to rely on limited areas of hard landscaping as play areas and they deserve their amenity space to be well separated from the senior pupils.

### **Outdoor Sports Playing field provision**

The existing land allocated for outdoor playing fields on site is approximately 3.4 hectares. The proposed area is in the region of 1.8 hectares. The current open space was deemed appropriate for 350 pupils when the Academy opened in 1969. 1000+ children and a projected 300+ additions to the school roll are now expected to settle for about a third of what was originally laid out as playing fields.

It appears the proposed provision just meets minimum Sports Scotland standards and they are rightly concerned at the net loss of outdoor playing fields. There is only one grass pitch which is proposed on an area of the site known to be subject to surface water flooding and is unusable for large parts of the year. Even if the drainage is fixed the grass surface will be subject to stress and will need to be rested leaving no natural surface for sports play. There will no longer be a running track, a facility the school has had for its 45 year +lifespan.

This lack of outdoor playing field provision could have a significant impact upon the amenity of schoolchildren, very possibly going on to affect their future health and well-being as adults.

The reduction in area runs contrary to Policy 76 Playing Field and sports pitches of the Highland Wide Local Development Plan.

## **6.0 TRAFFIC**

The Transport Assessment published online is titled Final Draft and has information gaps, but it has been assumed this is the final document.

We understand publication of safe walking and cycling routes is still to be made publicly available.

### **6.1 THE LOCAL ROAD NETWORK**

The local Road network currently copes with the following traffic:

- TRA staff, parent drop-off/pick up, school buses
- TRACC swimming pool and gym
- Assembly Hall concerts
- Residential traffic to/from houses on Victoria, Hartfield, Scotsburn Roads and Kingsway/Quebec Avenues.



- Traffic moving between the town centre and the residential areas to the south and the A9 bypass
- Scotsburn Road : Mansfield Castle Hotel; Scotsburn Garden Centre; Social Work Office; Sheltered housing development; BT Yard; Bus Depot and Free Church
- Victoria Road : Alzheimer's Centre; Ambulance depot; Vets surgery; Stepping Stones Nursery, Police Station

Victoria Road is home to Stepping Stones Nursery which has a steady day long drop off/pick up demand with all visiting cars requiring parents to stop and escort their children in and out of the facility. The Nursery currently has a planning application pending for an extension to increase capacity from 28 children to 52. Both the local Police station and The Scottish Ambulance depot are based on Victoria Road and use the road for emergency access. The latter in particular has occasional difficulty at present in egressing onto neighbouring roads at peak school traffic times.

The land uses between the TRA site and Manse Street/Queen Street are significant traffic generators. The Free Church is to develop a new church on the site of the former Health Centre.

## **6.2 EXSTING TRA TRAFFIC**

Practicality difficulties and lack of resources didn't allow an assessment of the peak TRA traffic nor any study of the other school components. However, it is readily observed as chaotic at peak school entry and leaving times.

Evening TRACC traffic regularly overflows the east car park and leads to indiscriminate parking on grass verges within the school grounds and on-street parking on Hartfield Road.

Many local swimmers prefer to travel to use the bigger and more modern Invergordon and Dingwall swimming pools. It is anticipated they will be attracted to the new facility instead, thus increasing the current levels of usage. The same may well apply to the gym provision.

Evening Assembly Hall concerts fill the west car park and overflow onto Scotsburn Road can extend from Manse Street to Quebec Avenue.

This present level of traffic generation all gives rise to significant amenity issues for adjacent residents in terms of access, noise disturbance and pollution.

## **6.3 PROPOSED TRANSPORT ARRANGEMENTS**

A pedestrian crossing point is to be introduced at the northern end of the site but there is no detail as to whether this is simply a 'lollipop' lady or a formal crossing. If the latter then this will have a significant impact upon the free flow of traffic on Scotsburn Road.

A service layby is to be provided on Victoria Road but there is no detail of traffic volumes e.g. refuse collection or pick up.

There is a premise in the Transport Assessment Executive Summary that, *"all residential areas within Tain are accessible from the Campus, even for younger pupils who are not expected to walk further than 2 miles to school."* This appears to be contradicted by an 800m walking national guidance *catchment area and this, "is accessible to some staff and older pupils"*.

Highland Council parking standards suggest a total of 306 spaces to cope with staff and visitors but it was concluded this was considered *"particularly high for the proposed campus and not in keeping with any current transport policy in terms of encouraging non-car trips"*. A total of 206 parking spaces are proposed, 67 % of the Council's own standard.

An assumption has been made that the provision of 36 drop/off and pick-up spaces in the east car park and 4 in the west car park will be sufficient, largely on the basis the all such activity is currently carried out off-school site. The proposal will therefore represent an improvement. The Transport Assessment recommends the school encourage senior pupils continue to be dropped off in the neighbouring streets with parents being encouraged to leave the on-site de/pu spaces for younger pupils.

The Hands-up Survey indicates 106 pupils will be driven to Primary School. Given there may be some inevitable pupil sharing of vehicles, this is less than the Community Council's own findings and doesn't take into account the time spent 'parked up'.

#### **6.4 PRIMARY SCHOOL TRAFFIC (COMMUNITY COUNCIL SURVEY)**

In order to attempt to assess the likely increase in traffic visiting the TRA site as a consequence of the proposed development, the CC conducted a visual count of traffic generated by Craighill and Knockbreck Primary Schools on 3 and 4 April 2017 respectively. Between the hours 8:30 – 9.10 am and 2.20- 3.15pm. Weather conditions were dry and bright, no rain and not cold.

Practicality difficulties and lack of resources didn't allow an assessment of the peak TRA traffic nor any study of the other school components. The Primary School stats were considered useful in so far as they represented a dependable indication of new TRA site traffic.

##### **Craighill AM**

36 parents dropped their children off either kerbside or in the school car park  
 33 parents parked and walked their children to the school door (up to 15 mins)  
 There were 3 minibuses and 1 bus depositing children kerbside  
 24 staff cars parked in the car park

##### **Craighill PM**

6 parents collected their children from kerbside or the school car park  
**61** parents parked and walked to the school to collect children (up to 20 mins)  
 2 mini buses and 1 bus collecting children kerbside  
 21 staff cars remained in the car park

##### **Knockbreck AM**

50 parents dropped their children off either kerbside or in the school car park

12 parents parked and walked their children to the school door (up to 15 mins)  
 There was 1 bus depositing children in the school car park  
 14 staff cars parked in the car park

### **Knockbreck PM**

0 parents collected their children from kerbside or the school car park  
**51** parents parked and walked to the school to collect children (up to 20 mins)  
 2 mini buses collected children from the school car park  
 14 staff cars remained in the car park

From this study it can be assumed the Primary schools generate demand for 38 staff parking spaces and up to 112 pick up parking spaces. Given the distance between the parking and the proposed primary school it is anticipated the 'up to 20 mins' parking habit will continue.

This is a total of 150 spaces. Given the Scotsburn Road entrance is reserved for Nursery staff and the Special School, the allocation for all the other uses is 187 spaces. From the Primary School demand alone (based on real observed figures) it is readily apparent the proposed off-street parking provision is inadequate and will only result in increased on-street parking in the local road network, to the potential detriment of road safety.

## **6.5 CONSTRUCTION TRAFFIC**

In response to questions posed over the amount, type of vehicle, frequency of access and parking generated by construction traffic, we have been told this would be a matter for the contractor.

We are led to believe the site portacabins for the development are to be located in the south-eastern corner of the site for the duration of the build and the demolition. During the build it is important to know,

How will workers move between the two areas?

What impact will this have on the existing east car park?

As the build commences how will earth moving vehicles, diggers, cranes, delivery trucks, sub-contractor vehicles etc access what will be an increasingly confined building site.

The Community Council fears the local road network will have to cater for the construction parking demand, and this is concern shared by local residents.

## **7.0 ACCESS**

It is evident the Hartfield Road junction is expected to bear the brunt of the traffic, with the Scotsburn Road access being retained during daytime at least for the Special School. This will represent a significant increase in the traffic load between Hartfield Road and the Nursery, Primary, and Secondary Schools, the community facilities and the library. This access has very poor visibility to the north and the plans make no allowance for improvement. The normal visibility standard within a 30mph area of is for splays measuring 2.5 X 90m but this cannot be being met on land under the control of the applicant, especially in the aforementioned northerly direction.

Internal pathways leading between the local pedestrian network and the site are unclear and parents are worried about the length of walking incurred to reach the Primary School main entrance from the surrounding pedestrian network.

### **8.0 NOISE, AIR and LIGHT POLLUTION**

If play intervals are to be staggered, the courtyard noise and visual activity disturbance to pupils in classes or sitting exams will be significant. This issue has been dismissed as a management matter by the project team but it is a serious pollution concern amongst parents and senior pupils.

The introduction of the All-Weather pitch to the south-west corner of the site introduces the prospect of noise and light pollution to the residents of Quebec Avenue and Hartfield Road whose rear gardens are from only 25m or so distant. Unless sufficient measures are taken to mitigate these impacts, this will represent a potentially significant amenity impact upon these residents. No such measures have thus far been proposed.

Any increase in bus and car traffic around the vicinity of the site has the potential to impact upon air quality.

### **9.0 USE OF RENEWABLES**

There appears to be little use of CO<sub>2</sub>-free renewables where decent opportunities exist for solar energy, both Thermal (for the swimming pool) and PV which could go a significant way to reducing energy bills over the lifetime of the development.

### **10.0 SCOPE FOR EXPANSION**

Every school the Council has built in the last 10 years has needed expanding within 2 years. Designing for existing school rolls is a fundamental flaw. The entire expansion space allowance here is two – four classrooms. The campus is intended to serve the community for the next 60 years. Industry leaders on the Cromarty Firth have confirmed this level of expansion space doesn't match their ambitions for economic growth in the area.

Scotland Census 2011 shows 2,373,000 households in Scotland and 1,036,000 dependent children between ages 0-18. This works out at 0.44 children per house. This represents national averages so its limitations must be recognised.

Of more use in trying to assess future population growth is to draw information from the current Development Plans.

*Caithness and Sutherland Local Development Plan and Inner Moray Firth Local Development Plan  
Housing allocations for next 20 years:*

<i>Ardgay</i>	<i>10</i>
<i>Edderton</i>	<i>65</i>
<i>Tain</i>	<i>552</i>
<i>Seaboard</i>	<i>152</i>

<b>Total</b>	<b>779</b>
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This represents zoned land only and added to this has to be the unquantifiable number of 'windfall' housing approvals which can be relied upon to make a steady contribution to the overall housing stock.

The Highland Council's own statistics show the average housing completion in the Ward between 2000 and 2015 has been 30 new houses per annum. The last three years have returned low figures presumably due to the general economy and reduced access to finance. A correction may be due on the simple basis demand isn't going away and the consequence could be increased demand.

Either of the two approaches above, whether 30 houses X 20 years or 779 houses/20 years, means between 600 and 779 houses due to come on stream. At 0.44 children per household that will give 264 - 343 extra children.

The Transport Assessment draws its own conclusions for predicted population growth rates from the Local Plan and settles for an increase of 251 pupils over the current school roll total of 973. This represents a 26 % increase in pupil numbers.

The Design and Access statement predicts the school roll increasing by between 251 and 335 pupils.

Combined, the average projection is 289 pupils which represents an increase of 30%. This doesn't take into account the potential extension of nursery education to 2 year olds nor does it make any allowance for an economic upturn for industry in the Cromarty Firth (Tain is part of the Ross-Shire Growth Area). It also ignores historical records which show a secondary school alone accommodating in excess of 800 pupils.

It is evident insufficient expansion space exists to accommodate this anticipated demand.

## **11.0 FLOOD RISK**

The flood risk assessment identifies issues with SUDS drainage in so far as the preferred option for infiltration is unsuitable. Local knowledge confirms the existing outdoor grass playing fields are regularly unusable due to surface water flooding (some of which may come from underground spring sources) and have been since their inception. Recent storms have seen the surrounding street drain network unable to cope with the surface water.

The proposal will have 3.1 hectares of hardcover which will have to be collected and treated before being allowed in a controlled fashion into the local drainage network. This will necessitate the provision of substantial artificial drainage filtration which does not appear to be included in the proposals thus far.

## **12.0 CONCLUSIONS**

The Community Council considers the proposed building both in terms of scale and footprint is oppressively large and will impact significantly upon local residents and school pupil amenity alike. All

the built components sit cheek by jowl, claustrophobic on the inside and oppressive on the outside, along three boundaries. This is, quite simply, a dreadful architectural solution.

Both Highland Council's and Scottish Government's Planning Policies are based upon a priority to seek to direct the right development to the right places. This is not the right development for the place proposed.

The decision to provide less off street car parking spaces than Highland Council Standards (67%), to assume most children can walk to school, and to provide only 35% of the drop-off/pick-up spaces the Community Council reckons is appropriate is reckless and will only add to chaotic scenes within the school parking area and in the surrounding streets. The traffic problems currently being experienced around Craighill and Knockbreck will simply shift to the TRA site and give rise to local congestion and associated amenity impacts in terms of noise and air pollution.

The Transport Assessment under-estimates the amount of Primary School drop-off and pick-up which were recorded by the Community Council and doesn't factor in the length of time commonly taken by those parents parking their cars to deliver to or collect their children from the school door.

Based upon all sources of population projection, it is evident insufficient expansion space exists to accommodate a 30% increase in pupils numbers and this level of pupil increase will have a knock-on effect for parking and traffic. Any significant increase in Cromarty Firth economic activity will only serve to exacerbate the impacts.

The outdoor playing provision is reduced almost by half, contrary to Highland Council's own and Sports Scotland policies.

Effective surface water drainage is a current problem within the local area due to ground conditions and the significant increase in hard surface at the proposed site is a very real concern. The plans do not appear to deal with this matter effectively.

Most of the aforementioned issues can be resolved in an instant by redesigning a layout to develop the 3-18 campus on one or other of the alternative and larger sites in the neighbourhood. Each of these represents 'a right place for the right development'.

If a resolution cannot be found in this direction then the Community Council finds itself unable to support the proposal and, in fulfilling its responsibilities to act in the best interests of the community, to object to the development on the grounds,

1. The proposal represents a gross overdevelopment of the site, incapable of mitigation and, as such, is contrary to the aims and policies of the HWLDP and SPP.
2. The proposal can reasonably be expected to give rise to significant short and long term amenity impacts on neighbouring residents and business in terms of,
  - Loss of privacy by reason of overlooking
  - Loss of direct sunlight and overshadowing
  - Increase in traffic and associated noise, disturbance and pollution
3. The proposal, in particular the elevations turning the corner of Victoria Road and Scotsburn Road and extending as far as the Mansfield Castle hotel entrance are incongruous to their townscape

setting by reason primarily of excessive scale and dimension, considered wholly inappropriate for a town centre location in close proximity to the Conservation Area.

4. The proposed level of off-street car parking provision is considered inadequate for the anticipated demand.

5. the construction phase by reason of its proximity to the existing operational school and neighbouring residents, school pupils and staff will introduce significant impact in terms of noise, disturbance and pollution.

6. inadequate visibility splays at the Hartfield Road junction.

7. inadequate provision or potential for expansion.

8. lack of external play space, also disturbance from construction works over a prolonged period will have a detrimental impact upon the amenity, health and well-being of the schoolchildren.

9. the loss of open playing field provision will have a detrimental impact upon the amenity, health and well-being of the schoolchildren and is contrary to Council and Sports Scotland policy.

10. the all-weather pitch has potential to introduce significant impacts upon the residents of Quebec Avenue, due to noise and light pollution

11. No detail has been provided for service traffic volumes on Victoria Road, a road which is narrow and requires emergency access to be maintained for Police and Ambulance vehicles.

12. Inadequate surface water collection and treatment measures.

**Lesley Campbell**

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**From:** Education Consultations  
**Subject:** FW: New 3 18 Campus consultation comments

**From:** School consultation [<mailto:donotreply@highland.gov.uk>]  
**Sent:** 09 August 2018 06:57  
**To:** Education Consultations  
**Subject:** New 3 18 Campus consultation comments

**Privacy notice:**

<b>Confirmation</b>
Ticking this box indicates that you have read the privacy notice

**Name of consultation:** New 3 18 Campus

**Your comments:** As a Building Surveyor and project manager i find it incredible that the existing school site is still being proposed. To undertake a major building project effectively 'wrapped around' an existing operating school is fraught with problems. This is a restrictive town centre site. There will be considerable heavy haulage vehicles coming and going daily. The safety implications for pedestrians and motorists in the town will be considerable. The safety risks for students and staff will be significant. I also invigilate for the SQA and Highland Council at exams. I know the great effort the school go through to maintain as quiet an environment as possible at these times. This is a period of approx 8 weeks in each year and the school project is likely to extend over 2 of these periods. Can you honestly expect contractors to maintain quiet working for that period of time. No, its impossible. And that is just the exam periods, the noise and disruption throughout the year will be intolerable. The existing building is devoid of sound insulation. I will cut this short, the community, the silent majority are in favour of the Craighill site, as a project manager there is no doubt in my mind that it is the best option. The existing school site is ideally suited for housing.

**Upload documents or letters :**

**I am commenting as:** Local resident

**I am commenting on behalf of:** SQA Exam invigilator

**Name:**

Title	First name	Last name
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Title	First name	Last name
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**Address:**

postcode_search	Choose address	Did you find the address on the list above?
		Yes

**Email address:**

**Lesley Campbell**

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**From:** Education Consultations  
**Subject:** FW: New 3 18 Campus consultation comments

**From:** School consultation [<mailto:donotreply@highland.gov.uk>]  
**Sent:** 16 August 2018 14:41  
**To:** Education Consultations  
**Subject:** New 3 18 Campus consultation comments

**Privacy notice:**

<b>Confirmation</b>
Ticking this box indicates that you have read the privacy notice

**Name of consultation:** New 3 18 Campus

**Your comments:** The craighill site is the preferred location for the new campus

**Upload documents or letters :**

**I am commenting as:** Local resident

**I am commenting on behalf of:**

**Name:**

Title	First name	Last name

**Address:**

postcode_search	Choose address	Did you find the address on the list above?
		Yes

**Email address**

**Lesley Campbell**

---

**From:** Education Consultations  
**Subject:** FW: New 3 18 Campus consultation comments

**From:** School consultation [<mailto:donotreply@highland.gov.uk>]  
**Sent:** 18 August 2018 12:06  
**To:** Education Consultations  
**Subject:** New 3 18 Campus consultation comments

**Privacy notice:**

<b>Confirmation</b>
Ticking this box indicates that you have read the privacy notice

**Name of consultation:** New 3 18 Campus

**Your comments:** Decision on a site for new 3-18 Tain campus:-  
 Option 2 - existing Tain Royal Academy Site

**Upload documents or letters :**

**I am commenting as:** Local resident

**I am commenting on behalf of:**

**Name:**

Title	First name	Last name

**Address:**

postcode_search	Choose address	Did you find the address on the list above?

**Lesley Campbell**

---

**From:** Education Consultations  
**Subject:** FW: New 3 18 Campus consultation comments

**From:** School consultation [<mailto:donotreply@highland.gov.uk>]  
**Sent:** 18 August 2018 12:08  
**To:** Education Consultations  
**Subject:** New 3 18 Campus consultation comments

**Privacy notice:**

<b>Confirmation</b>
Ticking this box indicates that you have read the privacy notice

**Name of consultation:** New 3 18 Campus

**Your comments:** Decision on new site for 3-18 campus:-  
 Option 2- use existing TRA site

**Upload documents or letters :**

**I am commenting as:** Local resident

**I am commenting on behalf of:**

**Name:**

<b>Title</b>	<b>First name</b>	<b>Last name</b>

**Address:**

<b>postcode_search</b>	<b>Choose address</b>	<b>Did you find the address on the list above?</b>

**Lesley Campbell**

---

**From:** Education Consultations  
**Subject:** FW: New 3 18 Campus consultation comments

**From:** School consultation [<mailto:donotreply@highland.gov.uk>]  
**Sent:** 18 August 2018 12:26  
**To:** Education Consultations  
**Subject:** New 3 18 Campus consultation comments

**Privacy notice:**

<b>Confirmation</b>
Ticking this box indicates that you have read the privacy notice

**Name of consultation:** New 3 18 Campus

**Your comments:** After the disastrous start to getting our new school with the plans being totally unsuitable, I personally think the current Tain Royal Academy site should be forgotten and the school should be placed at the Craighill site, where there is more room, it would have better access for all children and could be the start of a lovely community with the Health centre and dentist nearby.

The academy site also looks right onto my house and though it makes no difference whatsoever to complain about my view being changed to the side wall of a school instead of an open field, I feel this would affect my home.

**Upload documents or letters :**

**I am commenting as:** Parent

**I am commenting on behalf of:** Parent Council

**Name of Parent Council:** Craighill Primary

**Name:**

Title	First name	Last name
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Title	First name	Last name

**Address:**

postcode_search	Choose address	Did you find the address on the list above?

**Email address:**



**HaveYourSay**  
Your voice, your community

## Your Feedback is Important

Between 5<sup>th</sup> June and 4<sup>th</sup> September we are being asked by Highland Council to participate in a public consultation to decide on a site for a new 3 to 18 campus in Tain. This will replace TAIN ROYAL ACADEMY; CRAIGHILL PRIMARY SCHOOL; KNOCKBRECK PRIMARY SCHOOL, AND ST. DUTHUS SCHOOL, WITH A NEW 3-18 CAMPUS.

It is also 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. 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.

The 2 sites in the proposal are:

1. The Craighill Site ✓
2. ~~The Existing Tain Royal Academy Site~~

The full proposal paper and appendices are available online at:  
<http://www.highland.gov.uk/schoolconsultations>. Copies are also available for inspection at Tain Royal Academy; Craighill Primary School; Knockbreck Primary School; St. Duthus School; Tain Public Library & Invergordon Mobile Library. You can also request that a copy be posted. If you wish to have a paper copy posted to you, please contact the Care and Learning Service, Highland Council Offices, 84 High Street, Dingwall, IV15 9QN, telephone 01349 868478.

### How to respond

You can send your response directly to Highland Council as follows:

**By Post:** Derek Martin, Area Care and Learning Manager (Mid) County Buildings, High Street, Dingwall, IV15 9QN. **By Email:** Email: [Education.Consultations@highland.gov.uk](mailto:Education.Consultations@highland.gov.uk)

Or via an online form, a link to which can be found on  
[www.highland.gov.uk/schoolconsultations](http://www.highland.gov.uk/schoolconsultations)

This leaflet has been prepared by members of the Tain Campus Stakeholder Group comprising representation from Parent Councils, Head Teachers, Community Councils, High Life Highland & Community representatives.

If you would like to discuss this proposal further or ask any questions then please don't hesitate to contact any of your parent council/ community council representatives on the stakeholder group, contact details are as follows:

<b>Parent Councils</b>
TRA Parent Council <a href="mailto:tainroyalacademypc@gmail.com">tainroyalacademypc@gmail.com</a>
Knockbreck Parent Council <a href="mailto:knockbreckprimarytainpc@gmail.com">knockbreckprimarytainpc@gmail.com</a>
Craighill Parent Council <a href="mailto:craighillprimarypc@gmail.com">craighillprimarypc@gmail.com</a>
St Duthus Parent Council <a href="mailto:stduthusschoolpc@gmail.com">stduthusschoolpc@gmail.com</a>
Hilton of Cadboll Parent Council <a href="mailto:hiltonofcadbollpc@gmail.com">hiltonofcadbollpc@gmail.com</a>
Fearn Parent Council <a href="mailto:hilloffearnprimarypc@gmail.com">hilloffearnprimarypc@gmail.com</a>
Tarbat Old Parent Council <a href="mailto:tarbatoldprimarypc@gmail.com">tarbatoldprimarypc@gmail.com</a>
Inver Parent Council <a href="mailto:hazel16morrison@btinternet.com">hazel16morrison@btinternet.com</a>
Gledfield Parent Council <a href="mailto:gledfieldprimarypc@gmail.com">gledfieldprimarypc@gmail.com</a>
Edderton Parent Council <a href="mailto:edderonprimarypc@gmail.com">edderonprimarypc@gmail.com</a>
<b>Community Councils</b>
Tain Community Council <a href="mailto:chair.taincommunitycouncil@yahoo.com">chair.taincommunitycouncil@yahoo.com</a>
Balintore & Hilton Community Council <a href="mailto:chairbhcc@gmail.com">chairbhcc@gmail.com</a>
Nigg & Shandwick Community Council <a href="mailto:318@nascc.org.uk">318@nascc.org.uk</a>
Tarbat Community Council <a href="mailto:chairtarbatcommunitycouncil@gmail.com">chairtarbatcommunitycouncil@gmail.com</a>
Inver Community Council <a href="mailto:barry.bryce@btinternet.com">barry.bryce@btinternet.com</a>
Kilmuir & Logie Easter Community Council <a href="mailto:secretary@kalecc.org.uk">secretary@kalecc.org.uk</a>
Fearn Community Council <a href="mailto:jrmpud@hotmail.com">jrmpud@hotmail.com</a>

**Please Note**

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.



**Lesley Campbell**

---

**From:** Education Consultations  
**Subject:** FW: New 3 18 Campus consultation comments

**From:** School consultation [<mailto:donotreply@highland.gov.uk>]  
**Sent:** 20 August 2018 20:22  
**To:** Education Consultations  
**Subject:** New 3 18 Campus consultation comments

**Privacy notice:**

<b>Confirmation</b>
Ticking this box indicates that you have read the privacy notice

**Name of consultation:** New 3 18 Campus

**Your comments:** I don't think this concept is the correct way to go but if it has to be built the better option for a site by far is Craighill, the existing site at TRA is far too small

**Upload documents or letters :**

**I am commenting as:** Local resident

**I am commenting on behalf of:**

**Name:**

Title	First name	Last name

**Address:**

postcode_search	Choose address	Did you find the address on the list above?

**Lesley Campbell**

---

**From:** Education Consultations  
**Subject:** FW: New 3 18 Campus consultation comments

**From:** School consultation [<mailto:donotreply@highland.gov.uk>]  
**Sent:** 21 August 2018 12:43  
**To:** Education Consultations  
**Subject:** New 3 18 Campus consultation comments

**Privacy notice:**

<b>Confirmation</b>
Ticking this box indicates that you have read the privacy notice

**Name of consultation:** New 3 18 Campus

**Your comments:** • I completely agree that both TRA and Craighill Primary need replacing

- I completely agree that Craighill is the blindingly obvious site
- I completely DISAGREE that putting nursery facilities with primary and TRA will be of any benefit whatsoever
- I also completely DISAGREE – and I can't tell you how strongly I feel about this – that the amalgamation of the Public Library with TRACC facilities is a huge mistake. We have a dedicated Public Library that was gifted to the town by Carnegie for use IN PERPETUITY as a public library
- Shoving the public library in with TRACC and expecting staff to be interchangeable between the two facilities is to completely underestimate and misunderstand the value of dedicated library staff, whose duties encompass an enormous amount more than just stamping out and discharging books. That is probably the least important aspect of their job, and it would be an immense loss to dispense with that expertise and be handed our books by leisure centre staff who have no interest in books or reading, could not recommend a book if their lives depended on it, and have zero personal interaction with people who have been going to the library all their lives and regard it and the staff there as friends on which and whom they can rely on through thick and thin

**Upload documents or letters :**

**I am commenting as:** Local resident

**I am commenting on behalf of:**

**Name:**

Title	First name	Last name

**Address:**

postcode_search	Choose address	Did you find the address on the list above?

**Email address:**

**Lesley Campbell**

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**Subject:** FW: New 3 18 Campus consultation comments**From:** School consultation [<mailto:donotreply@highland.gov.uk>]**Sent:** 22 August 2018 11:13**To:** Education Consultations**Subject:** New 3 18 Campus consultation comments**Privacy notice:****Confirmation**

Ticking this box indicates that you have read the privacy notice

**Name of consultation:** New 3 18 Campus

**Your comments:** Having viewed the proposals I would favour the Craighill site for the new campus. This provides access to numerous facilities including the dentist and health centre and is within walking distance of the town. The site is much larger and would allow much ease of building as opposed to the existing Tain academy site. The road network is well served at this side of the town with direct access from Craighill Terrace to the A9.

**Upload documents or letters :****I am commenting as:** Parent**I am commenting on behalf of:****Name:**

Title	First name	Last name
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**Address:**

postcode_search	Choose address	Did you find the address on the list above?
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**Email address:**

**Lesley Campbell**

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**Subject:** FW: Tain New 3-18 Campus

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**Sent:** 22 August 2018 14:52  
**To:** Education Consultations  
**Subject:** Tain New 3-18 Campus

**Public Consultation: Tain 3-18 Campus**

Sir,

As my "Feedback is Important" let me enlighten you thereupon:

What those, most of whom have moneys extorted from them to pay your, your colleagues' and the elected officials' salaries, bonuses, allowances and pensions, are being asked is to opine on is the locating of four schools, each of which enjoys its own campus at present, onto a single campus. This, notwithstanding the results of experimentation with such practice in the USA, Switzerland and even up the road in Wick which have all been far from satisfactory. Thus, we are asked to opine on the location of something which should not be considered seriously in the first place. (Let us not go into whether or not we, the community offered the choice to air its views, is being insulted by those posing the question).

Two sites only, we are told, will be considered.

The one, Craighill, is quite unsuitable because of springs, water logging and water flows which would necessarily adversely affect properties in Stagcroft, Moss Road and PFD. The effects of locating the Medical Centre and Innis Mohr Care Home in that location should surely sound an alarm, as should the soggy, squelchy playing field, part of the existing Craighill Primary School site.

The other, the existing Tain Royal Academy Site, by the council's own admission, fails to meet the minimum standards, particularly qua area per pupil. It fails on that score now; as pupil numbers increase this failure will become even more abject.

**So, you want to know what the community think about siting an unsuitable type of school on an unsuitable site!** What do you take us for?

Your request entitled "Have Your Say" becomes even more cynical, for, it is stated that the determination of the site "will of course ultimately be dictated by the funding available for the project" - which one could take to mean that, irrespective of the community view, the powers that be have already decided, and, should the community favour the alternative, the funding card will be played. Is there a point in asking the question in the first place?

To be of a useful service to the community, a thorough rethink is required with respect, not just in finding a suitable site, but, more fundamentally, selecting campuses that best suit the interests of educating the groups of pupils concerned.

Conclusion: the council needs to go back to the drawing board and take the best interests of the community and of pupils, now and to come, into account.