



### Drop in Day feedback form

10 May 2018

Tain Parish Hall 11-4.30, 5.30-20.00

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

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

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 view

## 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

## 70 feared dead from suspected chlorine poisoning



MOUNIB JAMH/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.





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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 ALMAGAMATION OF PRE-SCHOOL, NURSERY, ACADEMY + LIBRARY.

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

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

### Brief overview:

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

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

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

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

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

### My site preference in order would be:

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

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**Susannah Irvine**

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**From:** [Redacted] [hugh@susannee@gmail.com](mailto:hugh@susannee@gmail.com)  
**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] Hilton



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**Susannah Irvine**

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**From:** Lorna Stracey <lornastracey5@yahoo.co.uk>  
**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  
~~Mrs Lorna Gordon~~

Sent from my iPad



**Susannah Irvine**

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

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

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

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

Many thanks

[Redacted]

Tain parent, primary teacher and resident

Get [Outlook for Android](#)

Susannah Irvine

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

Dear Sir / Madame

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

Regards.

Kats Macleod

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

Dear Sir, Madam,

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

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

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

Regards

Frances Wood

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**Susannah Irvine**

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**From:** Catherine Walker <catherine@tain.co.uk>  
**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.

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Susannah Irvine

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**From:** Tom Walker <tom@tain.co.uk>  
**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.

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Regards,



Sent from my PC

**From:** Alan Ogilvie <Alan.Ogilvie@gljohnston.co.uk>  
**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.

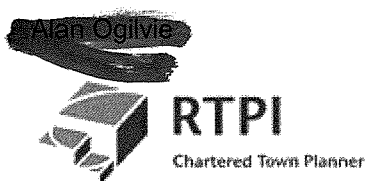
This land also forms part of a Mixed Use allocation in the Local Development Plan with Planning Permission in Principle for a Master Plan comprising up to 250 houses and a mix of business, commercial and community uses. I had previously advised Estates officials of the availability for development and 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

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Susannah Irvine

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**From:** [Redacted] <[Redacted]@hotmail.com>  
**Sent:** 16 May 2018 08:59  
**To:** CAL estates  
**Subject:** Tain 3-18 campus

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

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

Regards

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

Sent from my iPad



Susannah Irvine

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**From:** Angus Jack <angus.jack@btinternet.com>  
**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.

Angus Jack  
Manse Street  
Tain, IV19 1AN

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**Susannah Irvine**

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**From:** Susan Bain - susie.bain@gmail.com  
**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,  
Susan Bain

Susannah Irvine

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**From:** ~~Jequeline MacDonald <macdonaldjgm88@aol.com>~~  
**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.