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## 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.

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

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

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



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



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



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Absolutely supportive  
of taking Craighill  
through to site consultation  
at Scip.  
If TRA is to be used as  
a comparator then so be it.  
Thank you for the  
presentation.



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New School Co

OPTION - 1 - Craighill

OPTION - 2 - Tain Royal Academy <sup>existing</sup> site

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## CAL estates

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

Frank

Thank you for taking the time to submit your comments.

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

Robert Campbell

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

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

### Existing TRA site

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

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

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

### Craighill site

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

### Kirksheaf site

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

Susannah Irvine

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

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

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**From:** Andrew Mackenzie <andrew@ersremediation.com>  
**Sent:** 14 May 2018 15:04  
**To:** CAL estates  
**Subject:** Tain 3-18 Campus

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

Culcreuch  
Hilton Farm  
Tain  
IV19 1LZ





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



Susannah Irvine

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**From:** Hamish Mackenzie <Hamish@yaho.co.uk>  
**Sent:** 13 May 2018 19:07  
**To:** CAL estates  
**Subject:** Tain Royal Academy - Drop-in Session

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

Hamish Mackenzie



**Susannah Irvine**

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

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

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

[REDACTED]

[REDACTED]

Susannah Irvine

From: [Redacted] <kirksheaf15@gmail.com>  
Sent: 13 May 2018 21:42  
To: CAL estates  
Subject: Drop In Day Feedback - Tain - 10th May 2018

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

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

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

We now have the 3 following site options:

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

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

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

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

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

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

Kind regards,

[Redacted Signature]

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Susannah Irvine

**From:** David W. McAllister <david@davidmcallister.co.uk>  
**Sent:** 13 May 2018 17:08  
**To:** CAL estates  
**Subject:** Tain Drop in Day feedback

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

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

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

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

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

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

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Present TRA site  
Not acceptable so I am not putting it as 4th.  
Too small, virtually no play areas, access difficult, unsafe walking/cycling access, building crowded with consequential noise problems, etc., etc..  
Not to mention 4 years plus of disruption to education and health during the build/demolition cycle.  
For further details see my objection to the planning application last year. None of my concerns have changed since.

Yours faithfully

David W McAllister  
(by e-mail)

David W. McAllister  
3 Springfield  
Morangie Road  
Tain

(Not error save wording submitted by two people.)

Susannah Irvine

**From:** Heather McAllister <heatheremcallister@gmail.com>  
**Sent:** 13 May 2018 17:38  
**To:** CAL estates  
**Subject:** Tain Drop-in

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

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

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Both the above would be enhanced by access from the A9. Highland Council should vigorously pursue this if either of these are chosen.  
The attitude from officials on Friday seemed to be: Transport Scotland has said no so there is nothing we can do about this – not acceptable!

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

Yours faithfully

Heather McAllister

(Not error same wording submitted by two people)

**CAL estates**

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

Thank you for taking the time to submit your comments.

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

Robert Campbell

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

To whom it may concern.

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

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

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

Yours,

[Redacted]  
[Redacted]  
[Redacted]  
[Redacted]

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

The Craighill site seems to be a very suitable site for the school. It has 4<sup>or 5</sup> more land than the TRA site, allowing a better spread of buildings and much more outside space. The Craighill site is well located in town and already has one of the primary schools there.

P.T.O





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



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Would like to see Craighill, Asda site in  
consultation

Thanks

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**Susannah Irvine**

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**From:** Ann Skinner <annskinner49@hotmail.co.uk>  
**Sent:** 12 May 2018 07:44  
**To:** CAL estates  
**Subject:** Tain 3-18 Campus

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

Sent from my Samsung Galaxy smartphone.



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