

**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

**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

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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 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**

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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 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

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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 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.

Return forms to pigeon holes of either ~~Terrace Avenue~~ ~~from 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.

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.

### 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 too – 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 begin 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.

Return forms to pigeon holes of either Tel [REDACTED] gen

## Stephanie Shaw

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**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:

Confirmation
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>
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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**

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

**To:** Education Consultations

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

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**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:**

Title	First name	Last name

**Address:**

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

**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>
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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

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:edertonprimarypc@gmail.com">edertonprimarypc@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>

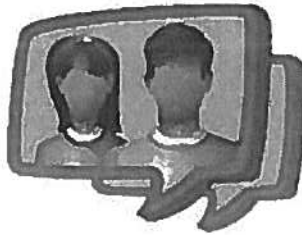
**Please Note**

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.

Care & 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:

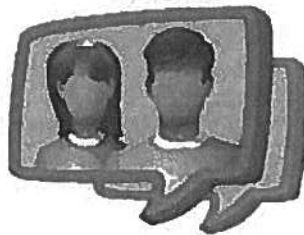
<http://www.highland.gov.uk/schoolconsultations>. Copies are also available for inspection at Tain Royal Academy; Craighill Primary School; Knockbreck Primary School; St. Duthus School; Tain Public Library & Invergordon Mobile Library. You can also request that a copy be posted. If you wish to have a 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)



**HaveYourSay**  
Your voice, your community

## Your Feedback is Important

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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.

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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

CHIEF EXECUTIVE'S OFFICE  
20 AUG 2018  
HIGHLAND COUNCIL

[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'".

*Tain*  
[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:

<b>Confirmation</b>
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?
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**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:

<b>Confirmation</b>
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
-------	------------	-----------

<b>Title</b>	<b>First name</b>	<b>Last name</b>
Mr	Stuart	Nicol

**Address:**

<b>postcode_search</b>	<b>Choose address</b>	<b>Did you find the address on the list above?</b>
IV20 1RD	Bydand Bindal Farm Portmahomack IV20 1RD	Yes

**Email address:** [stuartnicol@ymail.com](mailto:stuartnicol@ymail.com)

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<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</b>	<b>Postcode</b>

**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:** 08 July 2018 22:21  
**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 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:**



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.

## Lesley Campbell

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**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

- 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.

## **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

**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.

## **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"*.

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.

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



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

- Traffic moving between the town centre and the residential areas to the south and the A9 by-pass
- 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 overfills 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.

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>

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.

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

<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

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 Surveyer 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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<b>Title</b>	<b>First name</b>	<b>Last name</b>
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**Address:**

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

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**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?

**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 12:08  
**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:**

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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**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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<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:**



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:edderntonprimarypc@gmail.com">edderntonprimarypc@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.



## 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: [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)

## 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:** 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?

**Email address:**

## 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:**

<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:**

## Lesley Campbell

---

**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:**

<b>Confirmation</b>
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:**

<b>Title</b>	<b>First name</b>	<b>Last name</b>
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**Address:**

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

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.



**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?