

THE HIGHLAND COUNCIL
EDUCATION, CHILDREN AND ADULT SERVICES
COMMITTEE
28th AUGUST 2014

Agenda Item	8.
Report No	ECAS/24/14

Preferred Site for Proposed 3 to 18 Campus in Tain

Report by Director of Care and Learning

Summary

This report recommends that the proposed 3 to 18 campus in Tain should be located on the existing Tain Royal Academy site following an extensive engagement process with the local community and the completion of a site selection matrix that scored various criteria including site suitability, location, community impact and affordability.

This report contributes towards delivering the following outcomes in **Working together for the Highlands**:

- The Council will work with the Scottish Government to continue to develop an ambitious 10-year Capital Programme to provide modern schools in the Highlands. We are determined to ensure the completion of the current school buildings programme;
- The Council will ensure that all new school buildings will act as community hubs. We will investigate new and innovative ways to deliver more community access to existing buildings as part of the review of the school estate.

1. Introduction

- 1.1 The principle of a 3 to 18 campus in Tain was agreed at the former Adult & Children Services Committee in November 2012. It was also agreed that a site selection process would be undertaken and thereafter that a statutory consultation on the proposed 3 to 18 campus would be carried out at some future date. The Education, Children and Adult Services (ECAS) Committee on 21st May 2014 agreed that sites at Craighill Primary School, the existing Tain Royal Academy (TRA) campus and Kirksheaf Road, Tain be considered for the proposed 3 to 18 campus in Tain and that there should be engagement with the local community to inform this site selection process.
- 1.2 This report outlines the engagement undertaken with the local community to inform the site selection process and provides details of the main issues/concerns identified during that process. Section 2 provides the relevant details.
- 1.3 In addition, as a result of the issues and concerns emerging during the initial community engagement further detailed analysis was undertaken to inform the site selection process. The outcomes of this exercise are summarised in section 3.
- 1.4 Section 4 provides details of the scoring applied to pre-determined criteria in a site selection matrix designed to identify the most appropriate site.

2. Community Engagement

2.1 The community engagement process comprised two elements:

- Via the Highland Council web-site whereby members of the public were asked to comment on the sites under consideration (this web-link can be accessed here). The consultative period ran from the 5th June to the 18th July;
- A public drop-in session held in Tain on the 30th June.

2.2 **Appendix 1** provides summary details of the feedback received from the web-site consultative exercise and individual comments. **Appendix 2** provides details of the feedback received from the public drop-in day and individual comments.

2.3 The preferences expressed are summarised in **Appendix 3** and **Appendix 4**. In summary, the outcomes were as follows;

- Web-site feedback - the existing TRA campus was the preferred choice in relation to location, accessibility and campus configuration;
- Drop-in day feedback – those who commented were asked to rank their preferred choices in descending order. These rankings were much closer, with the existing TRA site preferred to the Craighill site and 100% of those who indicated a preference placing the Kirksheaf site in third place.

2.4 A number of common themes emerged in relation to each site. The details are contained within Appendices 1 and 2. The strengths and weaknesses of each site are outlined below.

2.5 **TRA site** – central location with good pedestrian access, good transport links, fewer traffic issues and concerns re future use of this site if not selected for a school. However, concerns in relation to building new school too close to neighbouring houses, impact on pupils if decant option selected, site size and possible traffic congestion when the new school becomes operational. In relation to community facilities representations were made to create provision similar to what is currently available and also to include a running track.

2.6 **Craighill Primary School site** – a good open site with potential to expand, minimal disruption to pupils during construction phase and proximity to health centre which was regarded as a positive aspect. However, concerns re too many facilities in the one area (care home, health centre and 3 to 18 campus) resulting in congestion at the beginning and end of school day; traffic volumes, parking issues and the need to acquire additional land.

2.7 **Kirksheaf Road site** – a new build on a new site and therefore no decant issues and impact on pupils during construction phase. However, significant concerns expressed re location, access and flood risk.

2.8 Other specific issues of a more general nature were identified including:

- Make the schools big enough to accommodate future growth;
- Ensure that the existing provision at St Duthus School is accommodated within the proposed 3 to 18 campus;

- Appropriate provision for Gaelic Medium education within the 3 to 18 campus;
- If one of the existing school sites is selected, ensure that the other school site is cleared to provide amenity land;
- On the basis that the existing school sites are potentially constricted, consider other alternative sites to the east of the town

3. Further Analysis

3.1 As a result of the themes emerging during the consultative engagement, and specifically following the drop-in day on the 30/06/14, it was decided that further investigation of the original options identified be undertaken

3.2 The specific areas that were investigated further included:

- Site acquisition
- Traffic network impact
- Car parking
- Flood risk assessment
- Earthworks

3.3 **Site acquisition** – during dialogue with the agent acting on behalf of the landowner of the housing development land adjacent to the Craighill PS site it became apparent that it was unlikely that the Council could acquire only the additional land required. Instead, to avoid the landowner being left with a relatively modest strip of land which required the creation of expensive access, it was more likely that the Council would be obliged to acquire all of the available land. Based on average market prices for housing development land this would result in a significant increase in the cost of this option.

3.4 **Road traffic network impact** – further work has now been completed on the likely works required to off-site road network upgrades. The latest reports indicate that the works required at the TRA and Craighill PS site are comparable at around £0.150M. The corresponding cost allowance for the Kirksheaf Road site is around £1.0M. In addition, some of the junctions associated with the Kirksheaf Road site cannot be upgraded.

3.5 **Car parking** – as a result of a review of the original estimates, car parking provision has been increased to 200 spaces (from 156 spaces) plus allowance for disabled users and visitors

3.6 **Flood risk assessment and earthworks** – an appraisal of the sites identified that, in addition to the previously identified risks associated with the Kirksheaf Road site, it was established that the watercourse running through the Craighill PS site should be retained above ground on the basis of advice received from the Scottish Environmental Protection Agency (SEPA). As a result of this recommendation, a review of the original assumptions re the site layout at the Craighill PS site was undertaken. It was established that more extensive earthworks would be required.

3.7 The impact of the above factors is reflected in the revised cost estimates for each site. The relevant details are outlined in **Appendix 5**. In addition, taking into account concerns expressed during the consultative process a revised site layout was produced for the existing TRA site. This layout is shown in **Appendix 6** with the key

changes being that there would be a reduced likelihood of extensive decant being required, the new building is situated further north with a two-storey façade facing south and there are significantly improved car-parking and drop-off arrangements.

4. Site Selection Matrix

4.1 In order to determine the most appropriate site, taking into account a range of pre-determined criteria, a site selection matrix document was completed by Council officials and representatives from external specialist advisers. The factors that were considered and scored were grouped under the following headings:

- Site location
- Site condition
- Cost programme
- Community considerations

4.2 **Appendix 7** contains the completed matrix and details of the factors that were considered to determine the relative scores. Feedback received from the consultative exercise and also issues identified in the reports produced by external specialist advisers were used to inform the scoring. This included the modifications to the existing TRA site as a result of concerns expressed during the consultative process

4.3 The scores for the existing TRA and Craighill PS sites were relatively close for most of the criteria with the Kirksheaf Road site a clear third. However, the existing TRA site scored significantly higher in relation to relative project cost and higher in relation to the impact of traffic access and volumes around the new sites.

4.4 For these reasons the existing TRA site scores highest and is therefore the recommended site for the proposed 3 to 18 campus in Tain.

5. Implications

5.1 **Resource implications** – Option 1 (a) at a total estimate of £44.22M is significantly lower cost than the other options under consideration. Subject to the proposed 3 to 18 campus progressing following statutory consultation, the indicative project timescales are as follows:

- Statutory consultation completed – February 2015
- Design and statutory approvals (18 months) – August 2016
- Construction (24 months) - August 2018

The funding available from the approved SSER generic budget headings is as follows:

- 2016/17 – approximately £10.0M available from the Wick Community Campus as a result of additional funding for that project provided by Scottish Government;
- 2017/18 - £20.0M available from the approved Capital programme;
- 2018/19 - £14.2M (from a total of £32.0M) available from the indicative Capital programme

- 5.2 **Legal implications** – all statutory requirements will be met during the statutory consultative phase and the construction phase.
- 5.3 **Equality implications** – the proposed 3 to 18 campus will be designed in accordance with current equality requirements.
- 5.4 **Climate change implications** – any new school building constructed in Highland will be energy efficient and will operate using sustainable energy sources.
- 5.5 **Risk implications** – the main risks associated with this project relate to the management of the existing school campus and immediate environs during the construction phase should the project progress. However, the Highland Council has significant experience of managing significant new build projects within existing school campuses and that experience will inform the management of this proposal in conjunction with the contractor appointed to construct the campus.
- 5.6 **Gaelic implications** – the opportunity will be taken to provide an enhanced Gaelic Medium learning environment for the 3 to 18 age-range as well as adult learners.
- 5.7 **Rural implications** – significant investment in community campuses across the Highland Council area arising from the SSER approach will result in the creation of sustainable high quality learning and teaching provision. The creation of first rate community facilities on these campuses provides high quality provision to serve the Easter Ross and east Sutherland areas.

6. Recommendations

6.1 The Committee is asked to agree that:-

- The site for the proposed 3 to 18 campus in Tain should be the existing Tain Royal Academy site (Option 1A) on the basis of the proposed site layout in **Appendix 6**.

Designation: Director of Education, Culture and Sport

Date: 18th August 2014

Authors: Ron MacKenzie, Head of Resources, Care and Learning Service
Robert Campbell, Estate Strategy Manager, Care and Learning Service

TAIN SITE SELECTION - WEBSITE FEEDBACK

Name		Location	Accessibility	Campus configuration	Comments
		TRA	TRA	TRA	
		No preference	No preference	No preference	
		TRA	TRA/Craighill	TRA	
		No preference	No preference	No preference	Comments re size of Options 1 and 2. Positive comments re access to Option 1. Some positive aspects of Option 3 mentioned - size, proximity to some housing. Mentioned flood risk re Option 3
		TRA	No comment	No comment	
		TRA	TRA	TRA	Concerns expressed re TRACC and swimming pool
		TRA	TRA	TRA	Reference re inclusion St Duthus must happen
		Craighill	TRA/Craighill	Craighill	
		TRA	TRA	TRA	Seeking confirmation that pool would be retained
		TRA	TRA	TRA	
		TRA/Craighill	TRA	TRA	Access issues at Craighill
		Craighill	Craighill	Craighill	
		Craighill	Craighill	Craighill	
		TRA	TRA	TRA	Best location
		TRA	TRA	TRA	
		TRA/Craighill	TRA/Craighill	TRA/Craighill	
		TRA	TRA	TRA	Central location with good transport links
		TRA	TRA/Craighill	TRA/Craighill	Concerns re potential congestion at Craighill at the beginning and the end of the school day
		No preference	No preference	No preference	Comments re disabled car-parking
		TRA	TRA	TRA	TRA better location - more central
		No preference	Kirksheaf	Kirksheaf	Concerns re constricted sites and access arrangements - suggested building campus near Asda
		TRA	TRA	TRA	Central location with good transport links
		No preference	No preference	No preference	Response expressed strong opposition to Option 1 a, the option with new build adjacent to existing houses at south end of site

Sandra Breach

From: [REDACTED]
Sent: 12 July 2014 13:09
To: ECSAdmin
Subject: Form completion: Tain site options

FORM DETAILS

Web Ref No: 221
Form: Tain site options
Completed: 12/07/2014 12:08:51
Status: Pending

USER DETAILS

Site user email: Unregistered user

USER INPUTS

location: I firmly believe that the whole idea is a horrible mistake putting cash savings before educational outcomes and will be disastrous for many of the pupils concerned. That said, if Highland Council is determined to plough ahead against the better judgement of those actually affected I have the following objections regarding the Kirksheaf site; It is utterly ridiculous to site a school on the opposite side of the town to where the majority of the population actually live; this will result in traffic problems at least twice a day and cause many more polluting car journeys An ugly tumour of modern school buildings would completely destroy the scenic beauty of that whole side of Tain which is a great asset to the town. The view out to sea from the High St at the Knockbreck end is currently very pastoral and striking, as is the view when approaching the town from the Fendom - we do not want a cluster of modern architectural warts blighting that.

Accessibility: Not only is there no suitable road access currently in place, but due to the geography and the layout of the town it would be impossible to rectify that in an efficient manner without destroying the character of the town

campusconfiguration: Mixing four year olds and 18 year olds on the same school grounds is a recipe for all kinds of disasters.

Name: [REDACTED]
email: [REDACTED]
phone: None
address: [REDACTED]

Sandra Breach

From: Ron MacKenzie
Sent: 08 July 2014 06:45
To: Sandra Breach
Subject: FW: Tain 3-18 campus

Hi Sandra

Please include this email with the other correspondence received re the Tain site selection consultation

Regards

Ron

From: [REDACTED]
Sent: 07 July 2014 11:54
To: Ron MacKenzie
Subject: Fw: Tain 3-18 campus

Dear Mr Mackenzie

Tried to send this on Friday but would not send. It said something about not finding server.

yours

[REDACTED]

Sent from Windows Mail

From: [REDACTED]
Sent: Thursday, 3 July 2014 13:17
To: ecsadmin@www.highland.gov.uk

Sent from my Windows Phone

From: [REDACTED]
Sent: 03/07/2014 10:08
To: ecsadmin@www.highland.gov.uk
Subject: Tain 3-18 campus

With ref to Public open -day

I would like to make a few comments regarding the 3 options.

Option 1 Existing site

Sandra Breach

From: [REDACTED]
Sent: 07 July 2014 14:21
To: ECSAdmin
Subject: Form completion: Tain site options

FORM DETAILS

Web Ref No: 214
Form: Tain site options
Completed: 07/07/2014 13:21:24
Status: Pending

USER DETAILS

Site user email: Unregistered user

USER INPUTS

location: Option 1 is best. Option 2 is ok Option 3 is not a good location.
Accessibility: Option 1 is ok Option 2 is ok Option 3 has poor access
campusconfiguration: Option 1a is my preferred option Option 2b is my second choice
Name: [REDACTED]
email: [REDACTED]
phone: [REDACTED]
address: [REDACTED]

I feel this site is good for position for pupil's from all over Tain to walk to but could be not big enough for the size of project and if the school has to expand as in time it will have to. Road access is not to bad with 2 reasonable size roads front and back.

Option 2 Craighill

Size of site will make it difficult to expand. Also with health centre, old folks home, new houses planned for that area and existing houses in this area and only one road going past I feel there could be a problem with traffic which could cause frustration and accidents. It would be offset to one side of Tain that means pupils would have to walk further or get dropped off which means more traffic. Only one road for pupils to walk down to the high street for lunch I know that drivers and predestines find it difficult to get around Tain at this time with 2 roads and no real room to put in a foot path.

Opion 3 Kirksheaf

There would be plenty of room for expansion. Existing roads cope with Tesco traffic and there peak times would be different form the school maybe parents parking in Tesco for shopping and allowing pupils to walk over to meet them there. Bus links by foot path also possibility of dropping of on high street and using foot path to school. Not far from railway station. Also close proximity to links and beach for cross country running not at this moment having to cross A9.

Access to high street by foot path for lunch so away from traffic and other residents of Tain . Also possibility of putting road in from Fendom road if traffic demands it in future. Although site is not centre of Tain as existing site is it would be equal distance from some of the main housing schemes. There was a question of flooding but with no river near and a railway line close by which is several meters lower than the field this does not seem possible also with a new cemetery extension being built close by I don't thing it would be allowed if there was a flood risk.

yours

[REDACTED]

[REDACTED]

[REDACTED]

Sent from Windows Mail

Sandra Breach

From: [REDACTED]
Sent: 04 July 2014 17:45
To: ECSAdmin
Subject: Form completion: Tain site options

FORM DETAILS

Web Ref No: 210
Form: Tain site options
Completed: 04/07/2014 16:45:18
Status: Pending

USER DETAILS

Site user email: Unregistered user

USER INPUTS

location: I think that option 1a would be best for all concerned. Option 1b is obviously a better use of the grounds but would cause a lot of stress for the pupils and staff who are in the school at the time.

Accessibility:
campusconfiguration:

Name: [REDACTED]
email: [REDACTED]
phone: [REDACTED]
address: [REDACTED]

Sandra Breach

From: jadu-www@rsvm73.servers.jadu.net on behalf of webmaster@highland.gov.uk
Sent: 30 June 2014 22:29
To: ECSAdmin
Subject: Form completion: Tain site options

FORM DETAILS

Web Ref No: 202
Form: Tain site options
Completed: 30/06/2014 21:28:45
Status: Pending

USER DETAILS

Site user email: Unregistered user

USER INPUTS

location: The Tain Royal Academy site is by far the most sensible of the options. It is centrally located in the town and causes minimal disruption to residential areas as there is already a complex on the site.

Accessibility: The Tain Royal Academy site is most easily accessible of the options. The concern for all of these sites would be traffic volumes relating to drop off and pick up of so many children.

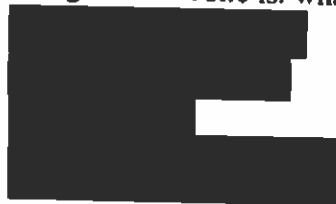
campusconfiguration: The Tain Royal Academy (TRA) site would best make use of the space if option 1a was chosen. The fields at the top of the site which is currently used for athletics suffers from waterlogging which can make the space unusable. The concern with using the TRA site is: what happens to TRACC and the swimming pool?

Name:

email:

phone:

address:



Sandra Breach

From: jadu-www@rsvm73.servers.jadu.net on behalf of webmaster@highland.gov.uk
Sent: 29 June 2014 19:55
To: ECSAdmin
Subject: Form completion: Tain site options

FORM DETAILS

Web Ref No: 199
Form: Tain site options
Completed: 29/06/2014 18:55:08
Status: Pending

USER DETAILS

Site user email: Unregistered user

USER INPUTS

location: option 1a exisiting TRA site is were i think would be best to utilise.
Accessibility: Think this option offers the cheapest way forward as we have existing access to the TRA site that can possibly be utilised.
campusconfiguration: Site and size looks good. I hope that the special needs school will be brought up to the 21st century as its likely our autistic son will be going to st duthus school which is in need of upgrading !! we have considered drummond school because we want the best for our son but the 80 mile return journey daily is to much.

Name: [REDACTED]
email: [REDACTED]
phone: [REDACTED]
address: [REDACTED]

Sandra Breach

From: jadu-www@rsvm73.servers.jadu.net on behalf of webmaster@highland.gov.uk
Sent: 27 June 2014 01:58
To: ECSAdmin
Subject: Form completion: Tain site options

FORM DETAILS

Web Ref No: 196
Form: Tain site options
Completed: 27/06/2014 00:57:37
Status: Pending

USER DETAILS

Site user email: Unregistered user

USER INPUTS

location:

I would discount the Kirksheaf Road option as looking at the proposed plans it would seem to leave little option for future expansion if required. The best option in my opinion would be the Craighill site as this seems to be the option with future expansion possibility, not sure about having houses all around the perimeter, would be better if in a cluster in one area, say the top of the site reducing the roadworks required, also more houses could be built on the existing school plot when it is removed.

Accessibility:

Again accessibility to Kirksheaf would leave a very high percentage of pupils (including primary pupils) having to walk a longer distance, crossing busy roads to get to school, or have a high percentage of parents drive them to school making for even more traffic and clogging up an already poor and busy road network. Craighill or the present Academy site being in a much better situation.

campusconfiguration:

As stated previous I would see the Craighill option as being the most suitable for size and future needs, but not with the proposed house building around the perimeter of the site.

Name:

[REDACTED]

email:

[REDACTED]

phone:

[REDACTED]

address:

[REDACTED]

Sandra Breach

From: jadu-www@rsvm73.servers.jadu.net on behalf of webmaster@highland.gov.uk
Sent: 25 June 2014 09:43
To: ECSAdmin
Subject: Form completion: Tain site options

FORM DETAILS

Web Ref No: 191
Form: Tain site options
Completed: 25/06/2014 08:43:19
Status: Pending

USER DETAILS

Site user email: Unregistered user

USER INPUTS

location:
Accessibility:
campusconfiguration:
Name:
email:
phone:
address:

Sandra Breach

From: jadu-www@rsvm73.servers.jadu.net on behalf of webmaster@highland.gov.uk
Sent: 24 June 2014 20:20
To: ECSAdmin
Subject: Form completion: Tain site options

FORM DETAILS

Web Ref No: 188
Form: Tain site options
Completed: 24/06/2014 19:19:40
Status: Pending

USER DETAILS

Site user email: Unregistered user

USER INPUTS

location:
Accessibility:
campusconfiguration:
Name:
email:
phone:
address:

Sandra Breach

From: jadu-www@rsvm73.servers.jadu.net on behalf of webmaster@highland.gov.uk
Sent: 23 June 2014 21:24
To: ECSAdmin
Subject: Form completion: Tain site options

FORM DETAILS

Web Ref No: 184
Form: Tain site options
Completed: 23/06/2014 20:24:15
Status: Pending

USER DETAILS

Site user email: Unregistered user

USER INPUTS

location: kirksheaf - terrible location. practically on the flood plain. next to a railway line is also dangerous and beside a cemetery is just not appropriate. craighill - ok location but not keen on beside the health centre TRA - fine

Accessibility: kirksheaf - small streets. no use for getting buses in and out. asking for kids to be knocked over by cars. craighill - not great accessibility; this road is very busy already with the school and will get a lot worse once the new medical centre is properly up and running - no capacity to make the road wider TRA - fine

campusconfiguration: kirksheaf - far too small and hope scope for doing anything different in the future if needs be. the school and town may grow in the next 50 years there's no room to do anything else here. craighill - looks ok except the houses all round the site - I don't think this is appropriate and there are safety issues especially with the house at the roadside - cars entering and exiting these houses will put children at risk TRA - looks ok but would need to see more detail on how this would work eg leisure facilities ie will the pool be retained? where will the younger children play - they obviously can't be running around the astro with kids of 15 and 16!

Name: [REDACTED]
email: [REDACTED]
phone: [REDACTED]
address: [REDACTED]

Sandra Breach

From: jadu-www@rsvm73.servers.jadu.net on behalf of webmaster@highland.gov.uk
Sent: 23 June 2014 16:04
To: ECSAdmin
Subject: Form completion: Tain site options

FORM DETAILS

Web Ref No: 183
Form: Tain site options
Completed: 23/06/2014 15:04:08
Status: Pending

USER DETAILS

Site user email: Unregistered user

USER INPUTS

location: I think building a new school at the TRA site is a good idea as space is good and it could be built beside old school, which would remain in use during construction. I'm happy with either option at the TRA site.

Accessibility: As the site I prefer is already home to TRA, access is fine and shouldn't be a problem for a new larger school.

campusconfiguration: Either option using the TRA site is fine.

Name: [REDACTED]
email: [REDACTED]
phone: [REDACTED]
address: [REDACTED]

Sandra Breach

From: jadu-www@rsvm73.servers.jadu.net on behalf of webmaster@highland.gov.uk
Sent: 22 June 2014 20:05
To: ECSAdmin
Subject: Form completion: Tain site options

FORM DETAILS

Web Ref No: 181
Form: Tain site options
Completed: 22/06/2014 19:04:50
Status: Pending

USER DETAILS

Site user email: Unregistered user

USER INPUTS

location: TRA or Craighill
Accessibility: TRA already has good access for buses and it would have to be well thought out for several large buses accessing Craighill.
campusconfiguration: 3-18 plus St Duthas school.
Name: [REDACTED]
email: [REDACTED]
phone: [REDACTED]
address: [REDACTED]

Sandra Breach

From: jadu-www@rsvm73.servers.jadu.net on behalf of webmaster@highland.gov.uk
Sent: 21 June 2014 21:29
To: ECSAdmin
Subject: Form completion: Tain site options

FORM DETAILS

Web Ref No: 178
Form: Tain site options
Completed: 21/06/2014 20:29:00
Status: Pending

USER DETAILS

Site user email: Unregistered user

USER INPUTS

location: Option 2 if my preferred choice
Accessibility: As long as there is ample parking, i cant see how large an area has been set aside, then it should be ok. Parents would have to be encouraged to only park in alloacted spaces and not in craighill terr or the health centre or nursing home spaces
campusconfiguration: Looks good, as long as there are plenty grassy areas for the primary and nursery childrens esp to play outside and learn
Name: [REDACTED]
email: [REDACTED]
phone: [REDACTED]
address: [REDACTED]

Sandra Breach

From: jadu-www@rsvm73.servers.jadu.net on behalf of webmaster@highland.gov.uk
Sent: 21 June 2014 12:57
To: ECSAdmin
Subject: Form completion: Tain site options

FORM DETAILS

Web Ref No: 175
Form: Tain site options
Completed: 21/06/2014 11:57:27
Status: Pending

USER DETAILS

Site user email: Unregistered user

USER INPUTS

location: Craighill area would be the best place to put the new campus, as the area has alot of space compared to where the cramped high school is at the moment.
Although the current site of Tain Royal Academy has more access than any other site, the site at Craighill will still offer enough access. Compared to the proposed site at Kirksheaf, which offers the least amount of access and with Tesco already changing some of the roads down that part of Tain, it will be more cramped than ever.

Accessibility: Craighill has the area has alot of space compared to where the cramped high school is at the moment. Maybe not as much space as the proposed site at Kirksheaf, but Craighill is more central to Tain than Kirksheaf is. And as Tain expands more, Craighill will become the centre of Tain.

campusconfiguration:

Name: [REDACTED]
email: [REDACTED]
phone: [REDACTED]
address: [REDACTED]

Sandra Breach

From: jadu-www@rsvm73.servers.jadu.net on behalf of webmaster@highland.gov.uk
Sent: 21 June 2014 10:10
To: ECSAdmin
Subject: Form completion: Tain site options

FORM DETAILS

Web Ref No: 174
Form: Tain site options
Completed: 21/06/2014 09:10:01
Status: Pending

USER DETAILS

Site user email: Unregistered user

USER INPUTS

location: The Tain Royal Academy site seems the obvious option due to its central location.
Accessibility: Central and convenient.
campusconfiguration: Excellent layout and opportunity for easy transition arrangements and activities.

Name:

email:

phone:

address:



Sandra Breach

From: jadu-www@rsvm73.servers.jadu.net on behalf of webmaster@highland.gov.uk
Sent: 21 June 2014 09:09
To: ECSAdmin
Subject: Form completion: Tain site options

FORM DETAILS

Web Ref No: 173
Form: Tain site options
Completed: 21/06/2014 08:09:03
Status: Pending

USER DETAILS

Site user email: Unregistered user

USER INPUTS

location: 1b
Accessibility:
campusconfiguration:
Name: [REDACTED]
email: [REDACTED]
phone: [REDACTED]
address: [REDACTED]

Sandra Breach

From: jadu-www@rsvm73.servers.jadu.net on behalf of webmaster@highland.gov.uk
Sent: 21 June 2014 08:18
To: ECSAdmin
Subject: Form completion: Tain site options

FORM DETAILS

Web Ref No: 170
Form: Tain site options
Completed: 21/06/2014 07:18:26
Status: Pending

USER DETAILS

Site user email: Unregistered user

USER INPUTS

location: Should be centre of the town accessible to all in tain. Think craighill terrace of the academy is best
Accessibility: Made easy for buggys and wheel chairs. Completely cut of from car parks especially for the nursery children
campusconfiguration:
Name:
email:
phone:
address:

Sandra Breach

From: jadu-www@rsvm73.servers.jadu.net on behalf of webmaster@highland.gov.uk
Sent: 18 June 2014 19:49
To: ECSAdmin
Subject: Form completion: Tain site options

FORM DETAILS

Web Ref No: 164
Form: Tain site options
Completed: 18/06/2014 18:49:20
Status: Pending

USER DETAILS

Site user email: Unregistered user

USER INPUTS

location: Tain royal Academy site is best as it is central with good transport links. Kirksheaf is wholly inappropriate for the exact opposite reasons
Accessibility: Option 1a preferred
campusconfiguration:
Name: [REDACTED]
email: [REDACTED]
phone: [REDACTED]
address: [REDACTED]

Sandra Breach

From: jadu-www@rsvm73.servers.jadu.net on behalf of webmaster@highland.gov.uk
Sent: 17 June 2014 13:30
To: ECSAdmin
Subject: Form completion: Tain site options

FORM DETAILS

Web Ref No: 163
Form: Tain site options
Completed: 17/06/2014 12:30:00
Status: Pending

USER DETAILS

Site user email: Unregistered user

USER INPUTS

location:
Accessibility:
campusconfiguration:
Name:
email:
phone:
address:

Sandra Breach

From: jadu-www@rsvm73.servers.jadu.net on behalf of webmaster@highland.gov.uk
Sent: 16 June 2014 15:14
To: ECSAdmin
Subject: Form completion: Tain site options

FORM DETAILS

Web Ref No: 162
Form: Tain site options
Completed: 16/06/2014 14:13:42
Status: Pending

USER DETAILS

Site user email: Unregistered user

USER INPUTS

location: the current central site is good for a small town and is also just off the A9 for ease of access without car congestion in the high street and surrounding roads. Craighill has merit in being next to the new health centre but this may provide added congestion at the beginning and end of school days, together with the clash of old and young people.

Accessibility: both craighill and existing TRA site have good access, kirksheaf access would be problematic without major road changes.

campusconfiguration: size and configuration appear to be good in all options given the lack of detail. I like the large open sports areas which are essential in my view, and we are fortunate to have the space.

Name:
email:
phone:
address:

Sandra Breach

From: Ron MacKenzie
Sent: 10 June 2014 07:38
To: Sandra Breach
Subject: FW: Tain School 3-18 Campus

Good morning Sandra

Please include this response within the generic email address for Tain site selection feedback

Thanks

From: Robert Ferrier
Sent: 09 June 2014 16:15
To: Ron MacKenzie
Subject: RE: Tain School 3-18 Campus

Ron

We have to gather up and analyse all of the responses and seek to make recommendations to achieve the best 'on balance' solution.

I don't think I should formally answer queries raised by individuals at this stage. Happy to discuss.
Robert

From: Ron MacKenzie
Sent: 08 June 2014 07:19
To: Robert Ferrier
Subject: FW: Tain School 3-18 Campus

Thoughts?

Thanks

From: [REDACTED]
Sent: 06 June 2014 13:19
To: Ron MacKenzie
Cc: Alasdair Rhind - Member; Fiona Robertson - Member; Jamie Stone - Member; Helen Ross; [REDACTED]
Subject: Tain School 3-18 Campus

Ron Mackenzie

Highland Council

Dear Ron

I am writing again to you as the proposer of the prospective Campus site at Kirksheaf Road, and on behalf of the landowner there, [REDACTED]

I have examined the published information covering the new School Campus site selection options and consider these to be rushed and ill-informed. I am obliged to make the following comment.

This is being described as a new school site. Not enough emphasis is being given to the fact this is a 3-18 Campus with Community sports facilities, an entirely different concept of development, both in terms of use and scale. This should be addressed and clarified immediately.

I note the Kirksheaf site has two constraints annotated on the published drawings, namely the access from the town side and the border with the railway line and cemetery. Why the latter particularly is being seen as a constraint I am not sure, as careful design and positioning of overlooking buildings, noise emanating from the school can readily be designed away from the cemetery, given the generous land availability on both sides of Kirksheaf Road. No reference has been made of the opportunity for access mitigation, eg vehicular access to the Portmahomack Road (a similar length of roadway to that currently serving Alness Academy). Of the three sites on show, this is the only one which offers the opportunity for future expansion needs, yet it is also the only one which appears to have been laid out with the least amount of thought.

If the site options are to have a balanced airing in public, then either the constraint notes should be removed from the Kirksheaf drawings or the all to obvious constraints at the alternative sites should be annotated also, ie

Craighill :

- Staff, school bus and parent drop-off access conflicts
- Peak-time access conflict with existing and proposed housing, also the Health Centre and Care Home
- Proximity to A9 with no proper road-crossing facility
- Off-street car parking demand and provision
- Land acquisition costs of residentially zoned land
- Remoteness from town centre
- Demolition costs of existing superstructure
- Constrained site – no scope for expansion
- Potential to influence housing development beyond the A9 by-pass

Existing TRA site :

- Staff, school bus and parent drop-off access conflicts
- Off-street car parking demand and provision
- Demolition costs of existing superstructure
- Constrained site – no scope for expansion
- Potential to influence housing development beyond the A9 by-pass

However, I would hope the public consultation will include a 'Pros and Cons' comparison list of all three sites.

Also, if the published details are to make any sense at all to members of the public, the following information should be made available if the Council seriously wishes to receive reasoned and objective comment from its consultation process :

- A comparison of the alternative site areas in Hectares
- Realistic projected school rolls over the next 20-30 years
- Educational accommodation for immediate and future requirements
- Community Facility accommodation for immediate and requirements (including input from Highlife Highland)

- Off-street car parking provision based on Highland Council's standards
- A Planning assessment of the Scottish Government's Town Centre First principle (to which the planning application will be subject).

It should be noted that Tain Royal Academy has substantially increased in size physically in the last 40 years. No one can be sure similar demands will not arise over the next 40. Whilst the Highland population projection for under 16 year olds is estimated to fall by some 7% over the next 25 year period (despite a 4.5% increase in overall population), the expectations for educational and community sporting provision can not reasonably be planned on such an isolated statistic. The Campus catchment area's proximity to Nigg and the Cromarty Firth demands a more realistic approach is taken to its population growth and demographic change. This ought to be built into projections now and used as a tool to inform very basic detail such as site size, capacity and scope for expansion. Based on this year's school rolls alone the Campus would have an immediate intake of 913 pupils from TRA, Craighill and Knockbreck, plus the Nursery and Special School pupils. With Government plans for increasing the scope of free Nursery care it is reasonable to expect significant demand on the local authority from this sector in years to come. The Inner Moray Firth Local Development Plan envisages the erection of 300 new houses within Tain and 152 in the Seaboard villages over the next 20 year period. Add to this the outline planning consent for a further 250 houses at Knockbreck and we have in the order of 700 new houses already planned within the Campus catchment area. Granted some small part of this allocation may require to be forgone depending upon the site selected but the numbers serve to emphasise the Campus development requires to take into account potentially significant growth in pupil numbers. Regard requires also to be had for further residential development opportunity at Ardgay, Edderton, Portmahomack, Inver, Fearn, and the inevitable and ongoing demand for single houses within the countryside. Furthermore the Local Plan expects the new Campus to influence the scale and direction of future growth in the town. In other words, the development itself can reasonably be relied upon to generate its own housing demand, particularly if it proves to go on to have a fine academic record, and development pressures will be brought to bear on greenfield sites closest to the chosen school site, giving rise to yet more issues in the case of some.

None of this vitally important information is being portrayed in the detail currently publicised. This must be brought together and made accessible to the public if they are to be allowed to reach an informed choice of the sites put up for selection. This should be done forthwith or else the public consultation process will be a waste of everyone's time. Already, public opinion in the local area is that Highland Council made a significant error of judgement with the new Heath Centre site, given its inaccessibility and the impact of its removal from the town centre. No one will want a repeat with the 3-18 School Campus. This represents quite possibly Tain and surrounding area's most prestigious (non-industrial) development of a generation and it must be got right at first time of asking.

I shall look forward to hearing from you.

Regards



[REDACTED]

[REDACTED]

Sandra Breach

From: Webmaster
Sent: 09 June 2014 09:43
To: ECSAdmin
Subject: RE: www.highland.gov.uk feedback enclosed.

Feedback re: Tain (I think?)

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

From: jadu-www@rsvm73.servers.jadu.net [mailto:jadu-www@rsvm73.servers.jadu.net] On Behalf Of [REDACTED]
Sent: 07 June 2014 18:39
To: Webmaster
Subject: www.highland.gov.uk feedback enclosed.

Please find here some feedback from the www.highland.gov.uk website.

CONTACT DETAILS

Provided by: [REDACTED]
Location: tain
Email: [REDACTED]
Telephone: [REDACTED]

COMMENTS

In my opinion its a very bad idea to put children of such an age diferecen on the same campus.

Sandra Breach

From: jadu-www@rsvm73.servers.jadu.net on behalf of webmaster@highland.gov.uk
Sent: 08 June 2014 12:33
To: ECSAdmin
Subject: Form completion: Tain site options

FORM DETAILS

Web Ref No: 152
Form: Tain site options
Completed: 08/06/2014 11:33:20
Status: Pending

USER DETAILS

Site user email: Unregistered user

USER INPUTS

location:
Accessibility: The plans do not show allocation of disabled parking together with internal disabled facilities. The car park in option three looks to be located quite a distance from the buildings.

campusconfiguration: The buildings in options one and two are not labeled. Which building is which?

Name: [REDACTED]
email: [REDACTED]
phone: [REDACTED]
address: [REDACTED]

Sandra Breach

From: Ron MacKenzie
Sent: 08 June 2014 07:40
To: ECSAdmin; Robert Campbell
Subject: RE: Form completion: Tain site options

Thanks

From: Sandra Breach **On Behalf Of** ECSAdmin
Sent: 06 June 2014 10:53
To: Ron MacKenzie; Robert Campbell
Subject: Form completion: Tain site options

Hi both

Please see below.

S

Sandra Breach
Admin Assistant 2 (HQ)
Business Support
Glenurquhart Road
Inverness
IV3 5NX

From: jadu-www@rsvm73.servers.jadu.net [<mailto:jadu-www@rsvm73.servers.jadu.net>] **On Behalf Of**
webmaster@highland.gov.uk
Sent: 05 June 2014 22:53
To: ECSAdmin
Subject: Form completion: Tain site options

FORM DETAILS

Web Ref No: 144
Form: Tain site options
Completed: 05/06/2014 21:52:51
Status: Pending

USER DETAILS

Site user email: Unregistered user

USER INPUTS

location: Craighill and Tain Academy sites both seems reasonably located although perhaps Academy site is slightly more central for town. Kirksheaf Road not central enough for the population majority.

Accessibility: Best access would appear to be at the current Academy site, then Craighill (although currently it is congested during busy times and would need considerable reorganisation), and accessibility is very poor into the proposed Kirksheaf site; small single track lane, with narrow entrance and walled gardens, totally unsuitable for buses and large vehicles particularly for the current neighbouring property dwellers

which are positioned at the entrance to the lane.

campusconfiguration: I prefer the campus configuration of the Academy site decant option C(?) as it seems to flow best as the main building is encircled by outside space and play areas and car parking. I also think the Craighill site looks good size and configuration wise.

Name: [REDACTED]

email: [REDACTED]

phone: [REDACTED]

address: [REDACTED]

Sandra Breach

From: jadu-www@rsvm73.servers.jadu.net on behalf of webmaster@highland.gov.uk
Sent: 06 June 2014 16:38
To: ECSAdmin
Subject: Form completion: Tain site options

FORM DETAILS

Web Ref No: 148
Form: Tain site options
Completed: 06/06/2014 15:37:38
Status: Pending

USER DETAILS

Site user email: Unregistered user

USER INPUTS

location: Existing Scotsburn Road site of Tain Royal Academy is the most central, but is far too restricted a site -- see below. Might be much better considering a site in the vicinity of the Asda store, either to the West of the store or to the North of the store, for preference. There's a question of the appropriateness of constructing a school adjacent to a cemetery as experience shows that funerals are frequently disrupted when that is done.

Accessibility: Kirksheaf site would require serious widening of the access road and adoption and widening of the Kirksheaf Road from the East of the site eastwards to the Railway Bridge. However the creation of an access road from the East end of Kirksheaf Road to the Asda roundabout would create a safe and easy access for motor traffic to the Kirksheaf site. Existing road access to all three sites is poor, especially in view of the narrow streets offering little facility for safe parking.

campusconfiguration: All three sites are very constricted. Logic would suggest that the Kirksheaf site has at least a limited potential for expansion to the East. The existing Tain Academy site in Scotsburn Road is too restricted for the Academy, far less for the primary schools. Parking space at the present Academy site is grossly inadequate and to allocate a couple of hundred square metres for a new combined facility is stupid, ridiculous and dangerous. At present when prizegivings etc take place in Tain Royal Academy cars are parked dangerously on the already-narrow Scotsburn Road. It is inevitable that at a future date there will be consolidation of local primary schools to Tain and the space allocated is inadequate for that.

Name: [REDACTED]
email: [REDACTED]
phone: [REDACTED]
address: [REDACTED]

Sandra Breach

From: jadu-www@rsvm73.servers.jadu.net on behalf of webmaster@highland.gov.uk
Sent: 05 June 2014 22:53
To: ECSAdmin
Subject: Form completion: Tain site options

FORM DETAILS

Web Ref No: 144
Form: Tain site options
Completed: 05/06/2014 21:52:51
Status: Pending

USER DETAILS

Site user email: Unregistered user

USER INPUTS

location: Craighill and Tain Academy sites both seems reasonably located although perhaps Academy site is slightly more central for town. Kirksheaf Road not central enough for the population majority.

Accessibility: Best access would appear to be at the current Academy site, then Craighill (although currently it is congested during busy times and would need considerable reorganisation), and accessibility is very poor into the proposed Kirksheaf site; small single track lane, with narrow entrance and walled gardens, totally unsuitable for buses and large vehicles particularly for the current neighbouring property dwellers which are positioned at the entrance to the lane.

campusconfiguration: I prefer the campus configuration of the Academy site decant option C(?) as it seems to flow best as the main building is encircled by outside space and play areas and car parking. I also think the Craighill site looks good size and configuration wise.

Name: [REDACTED]
email: [REDACTED]
phone: [REDACTED]
address: [REDACTED]

Ron MacKenzie

From: Sandra Breach on behalf of ECSAdmin
Sent: 16 July 2014 16:57
To: Ron MacKenzie
Subject: FW: Form completion: Tain site options

Hi Ron

Also put a printed copy in your pigeon-hole.

S

Sandra Breach
Admin Assistant 2 (HQ)
Business Support
Finance Service
Glenurquhart Road
Inverness
IV3 5NX

Telephone: (01463) 702074

From: jadu-www@rsvm73.servers.iadu.net [mailto:iadu-www@rsvm73.servers.iadu.net] **On Behalf Of** webmaster@highland.gov.uk
Sent: 15 July 2014 22:15
To: ECSAdmin
Subject: Form completion: Tain site options

FORM DETAILS

Web Ref No: 227
Form: Tain site options
Completed: 15/07/2014 21:14:57
Status: Pending

USER DETAILS

Site user email:

Unregistered user

USER INPUTS

location: Kirksheaf is a non starter because of the severe access problems. Craighill is also a non starter because of the access issues. It is hard enough just now when you leave Innes Mhor and exit on to Craighill Terrace because of the illegally parked cars on Craighill Terrace directly across from the exit. With the addition of forty odd houses, this junction is going to be a nightmare. This, combined with the large amount of traffic that will enter and exit what will in effect be three schools, will make Craighill Terrace a traffic nightmare. The most obvious and sensible option is Option 1: to build the new school in the grounds of the existing Tain Royal Academy without the need to decant. This option would also keep the school central and with two excellent access and exit routes on to Scotsburn Road and Hartfield Road. This would also save money because the existing excellent All Weather pitch could be retained. To me, it is a No Brainer.

Accessibility:

See the above

campusconfiguration:

I would hope that the size and configuration would be taken care of by Planning & Education experts. It should not be decided by people like me who don't know what size and configuration of this fantastic opportunity for a new campus is actually required.

Name:

email:

phone:

address:



Sandra Breach

From: jadu-www@rsvm73.servers.jadu.net on behalf of webmaster@highland.gov.uk
Sent: 18 July 2014 09:16
To: ECSAdmin
Subject: Form completion: Tain site options

FORM DETAILS

Web Ref No: 233
Form: Tain site options
Completed: 18/07/2014 08:15:55
Status: Pending

USER DETAILS

Site user email: Unregistered user

USER INPUTS

location: Option 1b, Far better to keep in a central location. Craighill option seems a little cramped. Option 3, too many conflicts, next to railway, cemetery & agricultural land. Also access for school coaches would be difficult & also for teachers/parents/other users. All single track roads, steep hills in both directions in & out of the town.

Accessibility: In line with current facility. Access for school coaches need not be changed, acces for all other vehicles is as good as it was before off fountain road. Far safer for both pupils & vehicles throughout the year.

campusconfiguration: Makes use of all the available land. The new building could be constructed around existing, to allow for continual use of facilities. Concern for pupil & staff safety during construction. This plan still allows for expansion, if school rolls increase.

Name: [REDACTED]
email: [REDACTED]
phone: [REDACTED]
address: [REDACTED]

Sandra Breach

From: [REDACTED]
Sent: 18 July 2014 17:26
To: ECSAdmin
Subject: Fwd: Tain Royal Academy proposals

Sent from my iPad

Begin forwarded message:

From: [REDACTED]
Date: 18 July 2014 11:53:47 BST
To: ecsadmin@www.highland.gov.uk
Subject: Tain Royal Academy proposals

Good morning

I am writing to register my strong opposition to the 'Tain Royal Academy Option 1a – without decant' proposal in the Modern Schools Building Programme.

I live in Quebec Avenue adjacent to the school's top playing field. We are not bothered or inconvenienced by the current school buildings as they are far enough away not to block our view or to create a noise nuisance.

The proposed new school buildings are substantially bigger than the existing buildings as they require to accommodate both a secondary and a primary school. Under Option 1a they will encroach onto the current playing field and will be positioned extremely close to the surrounding properties. Given the topography of the area, which slopes noticeably, new buildings of the surface area and height proposed will overlook our properties and adversely affect our view, as well as creating noise nuisance.

Option 1b is a much more considerate and suitable option as the proposed building configurations and location will not be so substantially different from the existing ones, and are less likely to cause nuisance to properties currently unaffected.

I'm not at all against pupils in Tain having modern and comfortable educational facilities - I remember my own children sitting with their jackets on at school to keep out the wind and cold creeping in through the windows! - but would ask that you do not continue with Option 1a in the new proposals on grounds of detriment to neighbours.

In conclusion, I am strongly opposing Option 1a for the Tain Royal Academy building programme.

I'd be obliged if you would acknowledge receipt of this email. Thank you.

Regards

[Redacted]

[Redacted]

TAIN SITE SELECTION - DROP-IN

Name		1st choice	2nd choice	3rd choice	Comments
	1	TRA	Craighill	Kirksheaf	Central location
	2	Craighill	TRA	Kirksheaf	Preferred option without decant
	3	TRA	Not specified	Not specified	Preferred option with decant
	4	Craighill	TRA	Kirksheaf	None
	5	TRA	Craighill	Kirksheaf	Preferred option with decant
	6	TRA	Craighill	Kirksheaf	TRA provides best location - concerns expressed re appropriate decant
	7	Craighill	TRA	Kirksheaf	TRA - concerns re access during construction. Also, concerns re traffic congestion post completion.
	8	Craighill	Not specified	Not specified	Reference to urgent need to create appropriate provision of pupils with additional needs
	9	TRA	Craighill	Kirksheaf	Concerns re parking and volume of traffic at Craighill site
	10	Kirksheaf	Not specified	Not specified	New build in new area therefore no decant required
	11	TRA	Craighill	Kirksheaf	
	12	Craighill	TRA	Kirksheaf	Potential problems with decant on TRA site
	13	TRA	Craighill	Kirksheaf	The school site not selected should be preserved as a park
	14	Craighill	Not specified	Not specified	Commented on the importance of maintaining educational standards
	15	Craighill	TRA	Kirksheaf	Suggested land adjacent to Asda
	16	TRA/Craighill	TRA/Craighill	Kirksheaf	Commented on the lack of advance publicity for the drop-in day and the extent of the consultation
	17	TRA/Craighill		Kirksheaf	Highlighted need to have Gaelic Medium provided within an "immersion" environment.
	18	TRA	Craighill	Kirksheaf	TRA option will result in fewer traffic issues
	19	TRA	Craighill	Kirksheaf	Concerns expressed about any option which involves decant
	20	Craighill	Not specified	Not specified	Access from by-pass highlighted as advantageous
	21	Craighill	TRA	Kirksheaf	Minimal disruption re construction phase
	22	Craighill	TRA	Kirksheaf	Concerns re traffic access at Craighill. Also, potential issue re future use of existing TRA site.
	23	TRA	Craighill	Not specified	Without decant preferred. Reference to provision of running track
	24	Craighill	Not specified	Not specified	Option where pupils require to be decanted

Tain 3-18 Campus Public Open-Day – Feedback Form

The public are being invited to have their say on the site for a new 3 to 18 school campus in Tain. The sites under consideration are the existing Tain Royal Academy site, the existing Craighill Primary School site and a site at Kirksheaf Road.

The new campus would replace the existing Tain Royal Academy, Craighill and Knockbreck Primary Schools and St Duthus Special School. Although this is not currently included in the Council's capital programme, the consultation is being carried out to ensure that all the necessary information is available to Members in 2016 so that they can decide which projects will be next under the Council's Sustainable Schools Estate Review.

The consultation will continue until 4 July 2104. A report on the outcomes of the community engagement will then be presented to the Council's Education, Children and Adult Services Committee in August 2014. A decision on the timing of a statutory consultation on proposals relating to changes in education provision will be made by the Council over the coming months.

Members of the public are invited to fill in their comments on this form or as follows:

- via a discussion forum on the Council's website at www.highland.gov.uk/tainschool
- by e-mail: ecsadmin@www.highland.gov.uk; or
- in writing to: Ron MacKenzie, Head of Resources, The Highland Council, Care and Learning Service, Glenurquhart Road, Inverness IV3 5NX.

Name:	
Address or Organisation:	
E-Mail:	

Comments on Option 1 – Existing Tain Royal Academy Site
<i>CENTRAL LOCATION PROBABLY BEST.</i>

Comments on Option 2 – Existing Craighill Primary School Site

NOT BAD.

Comments on Option 3 – Kirksheaf Road

NOT GOOD – TOO FAR FOR MANY SMALL CHILDREN.

Any Other Comments

Thank you for attending.

Tain 3-18 Campus Public Open-Day – Feedback Form

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Name:		
Address or Organisation:		
E-Mail:		

Comments on Option 1 – Existing Tain Royal Academy Site
GOOD SITE (WITHOUT DECANT)

Comments on Option 2 – Existing Craighill Primary School Site

PREFERRED SITE WITHOUT DECAANT.

Comments on Option 3 – Kirksheaf Road

NOT SUITABLE!
ACCESS WOULD BE A PROBLEM
TOO FAR FROM TOWN CENTRE

Any Other Comments

Thank you for attending.

Tain 3-18 Campus Public Open-Day – Feedback Form

The public are being invited to have their say on the site for a new 3 to 18 school campus in Tain. The sites under consideration are the existing Tain Royal Academy site, the existing Craighill Primary School site and a site at Kirksheaf Road.

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Members of the public are invited to fill in their comments on this form or as follows:

- via a discussion forum on the Council's website at www.highland.gov.uk/tainschool
- by e-mail: ecsadmin@www.highland.gov.uk; or
- in writing to: Ron MacKenzie, Head of Resources, The Highland Council, Care and Learning Service, Glenurquhart Road, Inverness IV3 5NX.

Name:	<div style="background-color: black; width: 100%; height: 20px;"></div>
Address or Organisation:	<div style="background-color: black; width: 100%; height: 40px;"></div>
E-Mail:	<div style="background-color: black; width: 100%; height: 20px;"></div>

Comments on Option 1 – Existing Tain Royal Academy Site
<p><i>Preferred option is 2B.</i></p>

Comments on Option 2 – Existing Craighill Primary School Site

Comments on Option 3 – Kirksheaf Road

Any Other Comments

Thank you for attending.

Tain 3-18 Campus Public Open-Day – Feedback Form

The public are being invited to have their say on the site for a new 3 to 18 school campus in Tain. The sites under consideration are the existing Tain Royal Academy site, the existing Craighill Primary School site and a site at Kirksheaf Road.

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- by e-mail: ecsadmin@www.highland.gov.uk; or
- in writing to: Ron MacKenzie, Head of Resources, The Highland Council, Care and Learning Service, Glenurquhart Road, Inverness IV3 5NX.

Name:	
Address or Organisation:	
E-Mail:	

Comments on Option 1 – Existing Tain Royal Academy Site
<p>Possibly OK.</p>

Comments on Option 2 – Existing Craighill Primary School Site

Proximity OK. Preferred.

Comments on Option 3 – Kirksheaf Road

NOT AN OPTION

Any Other Comments

Thank you for attending.

Tain 3-18 Campus Public Open-Day – Feedback Form

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Name:	
Address or Organisation:	
E-Mail:	

Comments on Option 1 – Existing Tain Royal Academy Site
<p>PROBABLY BEST SITE , IF SOLUTION CAN BE FOUND FOR APPROPRIATE DECANT MOST CENTRAL OPTION FOR TOWN RESIDENTS CURRENT SCHOOL BUILDING DEFINITELY NEEDS UPGRADING!</p>

Comments on Option 2 - Existing Craighill Primary School Site

PROBABLY MOST USEFULLY ADAPTED SITE -
IF HOUSING PLANS CAN BE LIMITED

SHAME ABOUT DISRUPTION / NOISE FOR CARE HOME RESIDENTS
+ HEALTH CENTRE PATIENTS

MOST POTENTIAL LAND

Comments on Option 3 - Kirksheaf Road

MAJOR CONCERN re. FLOODING

- at GOLF CLUB area in living memory
- on land originally reclaimed from sea
- severe recent weather surges
- potential rising sea levels.

ROAD ACCESS PROBLEMATIC FOR BUSES

FURTHEST AWAY SITE FROM ALL RESIDENTIAL AREAS

Any Other Comments

NEW SCHOOL BUILDING IS VERY MUCH NEEDED.
PREFERABLY ACCESSIBLE FOR COMMUNITY USE TOO.

PLEASE INVITE - AND WIDELY PUBLICISE! - FURTHER
COMMUNITY INPUT ONCE DECISION MADE + MORE
SPECIFIC PLANS AVAILABLE

HOPEFULLY!

Thank you for attending.

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Comments on Option 1 – Existing Tain Royal Academy Site
<p>PREFER EXISTING TRA SITE WITH DECANT SECOND CHOICE - TRA WITHOUT DECANT 1A OR 1B</p>

Comments on Option 2 – Existing Craighill Primary School Site

POSSIBLE BACK UP OPTION
TOO BUSY WITH NEW HEALTH CENTRE ?

Comments on Option 3 – Kirksheaf Road

BUS ACCESS – DOUBLE DECKER ?
DISTANCE FROM PUPIL HOUSES ?
FLOODING RISK
PARKING FOR VISITORS

Any Other Comments

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Comments on Option 1 – Existing Tain Royal Academy Site

*Difficult access during construction/demolition.
Congestion during building works, particularly after
completion due to school transport and the
school run.*

RECEIVED

Ron

21 JUL 2014

HIGHLAND COUNCIL
CARE & LEARNING SERVICE

Comments on Option 2 – Existing Craighill Primary School Site

Favoured option
Spacious site.
Easy access from A9.
Less probable disruption during construction or
demolition.

Comments on Option 3 – Kirksheaf Road

A non-starter.
Difficult access
Too remote from town

Any Other Comments

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Name:		
Address or Organisation:	<i>Parent St. Duthus</i>	
E-Mail:		

Comments on Option 1 – Existing Tain Royal Academy Site

Comments on Option 2 – Existing Craighill Primary School Site

Probably my preferred option.
"

Comments on Option 3 – Kirksheaf Road –

- Parking issues.



Any Other Comments

Really needs to include provision for special needs + ongoing consultation specifically required on those details with parents as many complexities that often only parents will know.

Needs to be done fast!

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Comments on Option 1 – Existing Tain Royal Academy Site	
<p>Think this is the best site out of three! But concern regarding existing pupils whilst the build is happening!</p>	

Comments on Option 2 – Existing Craighill Primary School Site

Think parking & volume of traffic not a great idea

Comments on Option 3 – Kirksheaf Road

NOT ideal location, due to access either walking / vehicle.

Any Other Comments

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Comments on Option 1 – Existing Tain Royal Academy Site

Comments on Option 2 – Existing Craighill Primary School Site

CRAIGHILL TERRACE NOT SUITABLE FOR
TRAFFIC

Comments on Option 3 – Kirksheaf Road

KIRKSHEAF FAVOURITE OPTION.
NEW BUILD IN NEW AREA SO NO DECANT
NECESSARY.

Any Other Comments

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Comments on Option 1 – Existing Tain Royal Academy Site
<p style="text-align: center;"><i>EXISTING SITE BEST OPTION</i></p>

Comments on Option 2 – Existing Craighill Primary School Site

SECOND CHOICE

Comments on Option 3 – Kirksheaf Road

NOT AN OPTION

Any Other Comments

Thank you for attending.

Comments on Option 2 – Existing Craighill Primary School Site

Probably be good to have local services here - already have Health services.

Good access.

Nice site for a school.

Easier to decant primary - smaller number.

Comments on Option 3 – Kirksheaf Road

Don't think this is a good site for schools & services - access probs; almost "out-of-town".

Any Other Comments

Thank you for attending.

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Comments on Option 1 – Existing Tain Royal Academy Site
<i>See problems with decant.</i>

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Name:	
Address or Organisation:	
E-Mail:	DON'T HAVE, SORRY.

Comments on Option 1 – Existing Tain Royal Academy Site
<p style="text-align: center;">COMMENTS ON ALL SECTIONS ARE ON PAPERS ATTACHED .</p> <p style="text-align: center;">APOLOGIES FOR THE SCRATCHINGS – NO TIME TO RE-WRITE " FOR HAND WRITING – NO EMAIL .</p> <hr/> <p>TAIN IS AT A CRUCIAL POINT OF CHANGE AND DEVELOPEMENT</p> <ul style="list-style-type: none"> • THE AREA FROM NIGG TO EDDERTON HAS PROPOSALS FOR DEVELOPEMENT • TAIN HAS PLANS FOR SIZERBLE INCREASE IN RESIDENTIAL POPULATION OVER THE NEXT 15-20 YEARS • THERE WAS A TWO DAY "CHARRETTE" CONSULTATION IN TAIN RECENTLY • THIS CONSULTATION HAS FOLLOWED AND IS ON-GOING <p>ALL THE ABOVE INDICATE AND PROPOSE CHANGE AND DEVELOPEMENT WITH MUCH OVERLAPPING OF EFFECT ; HENCE THE BROADER RANGE OF COMMENTS ENCLOSED, BUT, THEY PERTAIN TO THE PARTICULARITIES OF TAIN.</p>

PREFERRED SITE: - EXISTING TAIN ROYAL ACADEMY SITE • OPTION 1

REASONS: Spacious area: has road access either side to facilitate several entries and to spread traffic pressure/concentration: the site is not central but close enough to the town centre to allow students to walk to/from in shortish time: students' purchases bring valued revenue to businesses in Tain: the school children have a presence in Tain which if valued and built upon, in wider educational terms could encourage the children to appreciate their town, environment and facilities to the enjoyment of both school children and towns' people: with such value and encouragement perhaps Tain's children would be motivated to stay in adult life, or, to return having left: there are fewer nearby residences where noise, pranks, access etc: might be problematic: the route access to the town and central roads are several, established and already used permitting lesser change in this respect: access to the A9 is direct and can be improved with minor disturbance and cost: the above lists of advantages apply also for the general public and town's people who will have access to the campus facilities during out-of-school hours, or for other reasons: the site allows room for plentiful vehicle parking and for delivery/collection areas which would relieve the increasing pressure on Tain's traffic: this site allows continuation of an established pattern of occupancy and activity in Tain thus bringing less disturbance, alterations and change overall: the two roads either side of this site are slightly wider than that fronting the Craighill site thus have better capacity for numerous and large vehicles: there is already a sizeable bay for buses and coaches to decant/take up students.

SUGGESTION: Temporary accommodation could be provided in the top field, use a PART BUILD approach to overall re-build and thus allow no decant/search for premises - where?: the layout of the current buildings is conveniently in units lending to such an approach with the ADVANTAGE - OLD PREMISES are cleared, new replaces, leaving the smaller Craighill premises as a lesser problem and less dawdling in redundancy.

2ND CHOICE: - EXISTING CRAIGHILL PRIMARY SCHOOL SITE • OPTION 2

ADVANTAGES: Though lesser: spacious site for the facilities required: room to plan for plentiful parking and off-road collection/delivery: good access to A9: reasonable access to town: the advantages listed for TRA apply here but less so and have accompanying problems.

DISADVANTAGES: a more enclosed site: the proximity to the new Health Centre, the Care Home, the planned and existing

CRRIGHILL SITE CONTINUED: DISADVANTAGES:-

(2 of 3)

residential homes raises potential problems of intrusive night-time lighting on playing fields, noise, access disturbance, pranks etc.: there would be increased disturbance to a closely developed residential road with questionable wisdom of proximity to a densely packed housing estate, having hidden/involving narrow walkways and grassed enclosures (Mansefield). The main access to the town centre leads to one of Tain's quietest and most attractive areas with grassed paths and tree planting (Manse Street with nearby Saint Andrews Street). Manse Street is in Tain's conservation area and is a unique attractive feature for the town, disturbance to this area of quiet, history and character would be a shame. This site is also adjacent to other green and connecting footways to the west and north, the kind of hidden enclosures that young people delight in! creating further potential disturbance.

3RD SITE: - KIRKSHEEF ROAD - OPTION 3

NON-STARTER, unacceptable to my mind - would require major alterations and changes to the area and town: would have major unknown impact of change, disturbance and affect upon Tain: costs would possibly be highest here: access difficulties.

OTHER/FURTHER COMMENTS

The leader of the Charrette 2 day consultation held earlier this year (2014) in Tain, said that "A whole town has to be "right"/workable in all its areas for it to be prosperous, comfortable and sought out."

Two of Tain's key characteristics are its narrow streets and its steep scarp. Residents in the above consultation noted that they wished to preserve and protect Tain's character. Indeed this character presents problems, demanding pertinent and discriminating thought to turn the features into advantage, such as maintaining/enhancing CASTLE BRAE, CUNARD LANE and the further similar pedestrian path to the south end of town from Ankenville Street. If these were enhanced/cared for they are the kind of attraction tourists enjoy to explore, and residents enjoy to walk with/without their dogs, and such roads and lanes provide particularity and specialness for the town.

These points are noted because Tain is at a crucial stage of development (I believe) both in its own terms, and, concerning proposals for the ^{wider} area overall. Tain is of a size now to demand further provision and facilities for its residents and visitors, but, protection and preservation of its country and rural aspects is needed during this process. Also needed are.

OTHER/FURTHER COMMENTS continued:

(3 of 3)

facilities such as green spaces and parks, quiet spots with seating; developing, preserving (with foresight) green walks for both dog walkers (a current pressing need) and visitors/walkers. The advent of four supermarkets (which numerous residents decry) brings danger of utilitarian and rampant business development without regard for Tain's uniqueness and history (ie. Tesco). Residents, old and young require green spaces for a variety of leisure pursuits. The Links is the only green space in Tain that approximates to a park, and it is hugely pressured in the many uses to which it is put. The loss of the two uncultivated, open and sizeable spaces, much and variously used have aggravated the pressure on the Links. This loss was within the last two years. They were, the area now being developed and siting the new Health Centre, and, the land adjacent to Asda and soon to be developed.

If one of the two sites of TRA and Craighill is selected for the development of Tain's schooling, that the other site be developed as a PARK would be ideal. The park would be nearby for a heavily residential side of Tain. Otherwise Tain is endangered to become a compacted, built-up town imprisoned by the A9, the railway and shore-line and Tain River. Please consider this provision.

Because of Tain's characteristics, especially the narrow streets, my belief is that school provision should NOT be under one roof (in spite of the drive of current "popular modelling"). Give consideration to: a spread of traffic access and concentration, provision of more parking and delivery/collection areas, the use of historic and fine buildings. Brecknock School premises and site could be used for the specialist requirement; it is a gorgeous building and would not be left empty, it has advantage of Tain's scarp, the nature of the site would afford protection for vulnerable young people. Use Dutta House, the old care home, as a senior college (this could be put in place straight away). This would allow "educational" opportunity; broadening the relationship between Tain and young people, encouraging their awareness of history, care of their environment appreciation of fine buildings and town daily life, and has potential to develop positive interaction between young adults, people generally, and the town. Used positively young ^{people} could be made welcome, come to understand responsibility and realise their value in the community. The separate senior college could be a "marker" in the process of students moving toward adulthood and responsibility.

One last thought, tip top schooling and tuition comes from the teachers not the facilities - fine schools come about in spite of their facilities! I understand that Tain's schools have good repute.

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Name:	[REDACTED]
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E-Mail:	N/A.

Comments on Option 1 – Existing Tain Royal Academy Site
<div style="border: 1px solid black; padding: 10px; width: fit-content; margin-left: auto;"><p style="font-size: 24px; margin: 0;">RECEIVED</p><p style="margin: 5px 0 0 0;">03 JUL 2014</p><p style="margin: 0 0 0 0;">HIGHLAND COUNCIL CARE & LEARNING SERVICE</p></div>

Comments on Option 2 - Existing Craighill Primary School Site ✓

AFTER VIEWING PLANS 30/6/14. I FEEL THIS IS THE MOST SUITABLE SITE FOR NEW SCHOOL IN TAIN. TAKING IN CONSIDERATIONS THAT CHILDREN STILL HAVE SUITABLE PLAY/SPORTS AREA, FOR EACH AGE GROUP.

Comments on Option 3 - Kirksheaf Road

Any Other Comments

ALTHOUGH I AM NOT IN FAVOUR OF ONE SCHOOL 3-18 YRS I SUPPOSE IT IS THE WAY FORWARD. ONLY HOPE THE EDUCATIONS WILL MATCH A BEAUTIFUL BUILDING. I FEEL THAT T.R.A. EDUCATION HAS GONE DOWNHILL RAPIDLY SINCE MY CHILDREN ATTENDED IN THE 70'S-80'S. THIS ISSUE MUST BE RECTIFIED AT ALL COSTS.

Thank you for attending.

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Comments on Option 1 – Existing Tain Royal Academy Site	
OK BUT MAYBE TOO MUCH DISRUPTION ON EXISTING SITE TOO CENTRAL	
<table border="1" style="margin-left: auto;"><tr><td style="text-align: center; padding: 10px;">RECEIVED 03 JUL 2014 HIGHLAND COUNCIL CARE & LEARNING SERVICE</td></tr></table>	RECEIVED 03 JUL 2014 HIGHLAND COUNCIL CARE & LEARNING SERVICE
RECEIVED 03 JUL 2014 HIGHLAND COUNCIL CARE & LEARNING SERVICE	

Comments on Option 2 - Existing Craighill Primary School Site

THE BEST OPTION , AS AN ONGOING
DEVELOPMENT SITE IT SHOULD BE THE
EASIEST OF PLANNING.

Comments on Option 3 - Kirksheaf Road

NOT A GOOD SITE ACCESS NOT VIABLE
TOO MUCH WORK TO DO ON
INFRASTRUCTURE

Any Other Comments

HOW ABOUT THE AREA BESIDE ASDA .
EASIER ACCESS FLAT FIELD

Thank you for attending.

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E-Mail:	

Comments on Option 1 – Existing Tain Royal Academy Site

I wonder if this site is too small for such a development and as in the Craighill Primary School site am concerned for the safety of pupils & staff if the school is not decanted and wonder where you would decant them to?

Comments on Option 2 – Existing Craighill Primary School Site

It appeared from the comments beside the plans in the church hall that this is the council's preferred site! As a retired teacher I'm concerned for the safety of staff & pupils if the school is not decanted and wonder where you would decant them to?

Comments on Option 3 – Kirksheaf Road

not suitable due to proximity of the railwayline, cemetery and possibility of flooding.

Any Other Comments

I retired from teaching English in Tain Royal Academy in 2006 and my sons attended Craighill Primary & T.R.A. so I know both sites. I was only aware of the Public Open Day as I read the Ross-shire Journal carefully and found the information half way down page 7. I would like to ask the following questions:-

① Why was this very important Public open Day not publicised more widely e.g. to all the feeder primaries and the local schools?

② Why was the display in the Parish Church Hall not placed in all the local schools and the feeder primaries for about a week prior to the open Day so that pupils and parents could look at the information?

③ The photos on the website lack detail and have none of the prints made on the displays in the church hall.

Thank you for attending.

Tain 3-18 Campus Public Open-Day – Feedback Form

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- by e-mail: ecsadmin@www.highland.gov.uk; or
- in writing to: Ron MacKenzie, Head of Resources, The Highland Council, Care and Learning Service, Glenurquhart Road, Inverness IV3 5NX.

Name:		
Add:		
E-Mail:		

Comments on Option 1 – Existing Tain Royal Academy Site
<i>I would welcome this site equally with Craighill.</i>

Comments on Option 2 - Existing Craighill Primary School Site

I would welcome this site equally with TRA.

Comments on Option 3 - Kirksheaf Road

I can't see this site as being feasible.

Any Other Comments

I am a parent to 3 children in Gaelic medium education. My concern is that new facilities for Gaelic education ~~for~~ pupils needs to accommodate immersion learning - noise disruption, too much sharing of facilities impacts on this. It makes more sense from a Gaelic POV to have Gaelic through all ages in one defined area.

All in all a big fan of a new school with all children on one campus.

Thank you for attending.

2

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Comments on Option 1 – Existing Tain Royal Academy Site
<p>yes - less traffic issues than 2 but probably best option in my opinion</p>

Comments on Option 2 – Existing Craighill Primary School Site

2nd best option - more

Comments on Option 3 – Kirksheaf Road

N/A

Any Other Comments

my only concern from the plan is that there is a separate area defined for gaelic pupils. This could be internal but it has to be a gaelic environment - no english should be heard within reach of the classroom - particularly P1-3 as they are taught through immersion

Thank you for attending.

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Name:	
Address or Organisation:	
E-Mail:	

Comments on Option 1 – Existing Tain Royal Academy Site			
<p><i>This would be my preferred option but without decant. So 1a would be my choice.</i></p>			
<table border="1" style="margin-left: auto; margin-right: auto;"><tr><td style="text-align: center; padding: 5px;">RECEIVED</td></tr><tr><td style="text-align: center; padding: 5px;">09 JUL 2014</td></tr><tr><td style="text-align: center; padding: 5px;">HIGHLAND COUNCIL CARE & LEARNING SERVICE</td></tr></table>	RECEIVED	09 JUL 2014	HIGHLAND COUNCIL CARE & LEARNING SERVICE
RECEIVED			
09 JUL 2014			
HIGHLAND COUNCIL CARE & LEARNING SERVICE			

Comments on Option 2 – Existing Craighill Primary School Site

This is o.k but having to buy more land would make the project a more costly option.

Comments on Option 3 – Kirksheaf Road

Not an option in my opinion. Access is the problem.

Any Other Comments

I feel that the opportunity of having a super-school in the community would be a great asset to the town. Whether its choice 1 or 2 I would not be in approval of a decant.

RECEIVED

Thank you for attending.

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Comments on Option 1 – Existing Tain Royal Academy Site

Comments on Option 2 – Existing Craighill Primary School Site

I think this would be the better option as you can gain access straight from the by-pass.

Comments on Option 3 – Kirksheaf Road

Any Other Comments

Thank you for attending.

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Address or Organisation:	
E-Mail:	

Comments on Option 1 – Existing Tain Royal Academy Site
<p style="font-family: cursive;">Best for road access. Well located for local school population. Would be very disruptive to existing school & community facilities. 2nd choice.</p>

Comments on Option 2 – Existing Craighill Primary School Site

Not bad for road access. Advantage in being near new health centre (e.g. pick kids up from school for dental appt.)
Only one school disrupted during construction
1st choice

Comments on Option 3 – Kirksheaf Road

Advantage of green field site. But, wrong part of town. Difficult vehicle access. Steep climb for pedestrians (eg. Mums with push chairs). Long way from main school population. More driving will be encouraged. 3rd choice

Any Other Comments

Thanks for the opportunity to comment.

Thank you for attending.

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Name:	<div style="background-color: black; width: 100%; height: 20px;"></div>
Address or Organisation:	<div style="background-color: black; width: 100%; height: 40px;"></div>
E-Mail:	<div style="background-color: black; width: 100%; height: 20px;"></div>

Comments on Option 1 – Existing Tain Royal Academy Site
<p><i>This option would avoid having a derelict site in an attractive part of Tain and the access there seems good both on foot & by car/bus. However, I can see the build would be a complex process and involve most disruption for staff and pupils. The Trac facility may need to close for months while the project is executed.</i></p>

Comments on Option 2 - Existing Craighill Primary School Site Best option in my view.

This site needs careful management of access from Craighill Road to prevent traffic issues becoming a serious issue there. However, it seems to involve least disruption for the staff & children and would avoid a derelict site. It would unfortunately leave the centre of town with a derelict health centre and secondary school and dealing with this properly should be planned & budgeted for in the cost of the build.

Comments on Option 3 - Kirksheaf Road Playing fields will be rather exposed to the elements.

What can I say..... access, access, access.
The green dots on the display board are not easy to "upgrade" as they are in the conservation area. These junctions are only part of the problem for vehicles. Kirksheaf Rd is single track and listed buildings would prevent widening. Moving access out of town down ~~Leintington~~ street would probably be expensive and take the entrance well away from population centres.

Any Other Comments

Have the displays been taken to the Payer of the schools concerned? If not, why not?

Thank you for attending.

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Address or Organisation:	
E-Mail:	

✓ **Comments on Option 1 – Existing Tain Royal Academy Site**

Without decant preferred

- parking area rather small*
- running track?*

Comments on Option 2 – Existing Craighill Primary School Site

2b preferred

- running track?

+ close to health centre

+ easy access

Comments on Option 3 – Kirksheaf Road

Any Other Comments

Thank you for attending.

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Name:		
Address or Organisation:	<i>TRA Teacher Tain Resident</i>	
E-Mail:		

Comments on Option 1 – Existing Tain Royal Academy Site

Comments on Option 2 – Existing Craighill Primary School Site

This would be my favoured option.

I prefer the one where pupils need to be decanted.

Comments on Option 3 – Kirksheaf Road

Any Other Comments

Thank you for attending.

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Name:	
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Comments on Option 1 – Existing Tain Royal Academy Site

Quite like existing site

Comments on Option 2 – Existing Craighill Primary School Site

Favoured option I think!

Beautiful site, lovely view, near to Health Centre & old folks home.

Prefer decanted option. (don't like houses in front of new school?)

Enough parking?! (Potential lack of parking at health centre at moment!)

Comments on Option 3 – Kirksheaf Road

Absolutely not.

Any Other Comments

Would like to see synthetic running track - could be used by East Sutherland Athletics Club / Ross-shire sports etc - TRA has long standing history in athletics! And swimming!

- * → Seems not big enough - Primary is already over 430 combined?
- * → Is secondary school ~~big~~ big enough?! Not much extra space for all the new houses? will we have a school that too small in 10 years??

Thank you for attending.

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Name:	<div style="background-color: black; width: 100%; height: 1.2em;"></div>
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Comments on Option 1 – Existing Tain Royal Academy Site
Central location TRACC TRAFFIC/ROADS - BUS DROP OFF AVAILABLE

Comments on Option 2 – Existing Craighill Primary School Site

I think this would be the best option.

- space is good
- location e.g. view
- near health centre / old folks home
- best decanted
- roads ? (need plenty parking).
- Primary school/area needs to be closer to pitch

Comments on Option 3 – Kirksheaf Road

No comment

Any Other Comments

~~xxxxxxxx~~

Role for primary big enough?

Thank you for attending.

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Name:	[REDACTED]
Address or Organisation:	RESIDENT. TAIN
E-Mail:	

Comments on Option 1 – Existing Tain Royal Academy Site
Not great access as already busy on Hartfield Road / Scotsbury Road. But best of bad deal

Comments on Option 2 – Existing Craighill Primary School Site

Too much traffic on Craighill
due to Health Centre / Old Folks Home.
School etc. nightmare for parking to
drop off / pick up

Comments on Option 3 – Kirksheaf Road

Would be work best w/ access
roads where better

Any Other Comments

Thank you for attending.

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Name:		
Address or Organisation:		
E-Mail:	/	

Comments on Option 1 – Existing Tain Royal Academy Site
<p>Not great access would need a lot of Consideration however I feel perhaps a large enough area & would keep our children in the Centre of our Community. Preferred Site.</p>

Comments on Option 2 - Existing Craighill Primary School Site

Feel there is an awful lot been put in this area recently & road/traffic may be a problem. Would need a lot of consideration.

Comments on Option 3 - Kirksheaf Road

Really very against this option as it is an known area to have flooded years ago and likely to in years to come. This may be very far in the future but I do however feel it would be very foolish to build a new school on unstable land. It would also have your school/children very far out of the centre of the community where I believe children & OAFs should be the centre & heart of our community!!!

Any Other Comments

Not really agreeing with a 3-18 campus. feel would bring on more problems. Already underage drinking & drugs so think this campus would create more opportunity for this.

Thank you for attending.

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Comments on Option 1 – Existing Tain Royal Academy Site
<p>yes</p> <p>no</p>

Comments on Option 2 – Existing Craighill Primary School Site

No

Comments on Option 3 – Kirksheaf Road

No

because of flooding and my uncle Billy Grant told me this.

Any Other Comments

No

Thank you for attending.

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Comments on Option 1 – Existing Tain Royal Academy Site
<p>It is centered well. Bot decanting the kids will be a long process. It will effect the pupils.</p>

Comments on Option 2 – Existing Craighill Primary School Site

You may squeeze it in too much and it will be cramped for space.

Comments on Option 3 – Kirksheaf Road

You will have to make easier access for school buses. And the cemetery in about 30 years will need new land. And if it's a bit off putting having a burial in school time and kids seeing.

Any Other Comments

It would be difficult at ~~breaks~~ breaks and lunches for mixing pupils. And what about canteens there won't be enough space for at least over a 1000 pupils.

Thank you for attending.

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- by e-mail: ecsadmin@www.highland.gov.uk; or
- in writing to: Ron MacKenzie, Head of Resources, The Highland Council, Care and Learning Service, Glenurquhart Road, Inverness IV3 5NX.

Name:	
Address or Organisation:	
E-Mail:	

Comments on Option 1 – Existing Tain Royal Academy Site
<p>This site is well situated with good roads either side, slightly concerned that you might be squeezing too much in?!</p> <p>Also concerns over decanting kids, where are they all going to go!?</p> <p>Probably the preferred site.</p>

Comments on Option 2 – Existing Craighill Primary School Site

Like this site, just a little unsure of squeezing more houses round about this site?!

Also road is extremely busy as it is ques build up very quickly.

Comments on Option 3 – Kirksheaf Road

Too far out of the community. Roads would need some serious upgrading as down that part of the town is a nightmare as it is since Tesco changed roads.

Any Other Comments

Thank you for attending.

Tain 3-18 Campus Public Open-Day – Feedback Form

The public are being invited to have their say on the site for a new 3 to 18 school campus in Tain. The sites under consideration are the existing Tain Royal Academy site, the existing Craighill Primary School site and a site at Kirksheaf Road.

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Name:		
Address or Organisation:		
E-Mail:		

Comments on Option 1 – Existing Tain Royal Academy Site
<p>TOO SMALL AND WOULD CREATE FAR TOO MUCH DISRUPTION TO EDUCATION.</p>

Comments on Option 2 – Existing Craighill Primary School Site

DO NOT AGREE WITH WRAPPING A SITE WITH NEW HOUSING.
SWAP AWAY LAND AT CRAIGHILL WITH OTHER SITES AND BUILD A CAMPUS ON THE 2 FIELDS THAT ARE CURRENTLY LAND-LOCKED MEANING NO CHILDS EDUCATION IS DISRUPTED BEFORE ITS FINISHED

Comments on Option 3 – Kirksheaf Road

TOO REMOTE. A SCHOOL SUCH AS 3-18 CAMPUS SHOULD BE IN THE CENTRE OF THE COMMUNITY NEAR TO THE MAJORITY OF HOUSING.

Any Other Comments

A 3-18 CAMPUS IN TAIN IS A GREAT IDEA FOR THE TOWN, BUT IT HAS GOT TO BE IN THE CORRECT PLACE NOT THE CHEAPEST.

Thank you for attending.

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Name:	
Address or Organisation:	
E-Mail:	

Comments on Option 1 – Existing Tain Royal Academy Site
<p style="font-family: cursive; font-size: 1.2em;">Secondary Building too far from pitches</p>

Comments on Option 2 – Existing Craighill Primary School Site

2 b Favoured Option - if enough parking

Comments on Option 3 – Kirksheaf Road

Not central enough.
Poor access.

Any Other Comments

Thank you for attending.

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Name:		
Address or Organisation:		
E-Mail:	n/a	

Comments on Option 1 – Existing Tain Royal Academy Site
I prefer this site

Comments on Option 2 – Existing Craighill Primary School Site

I would not be a good idea to build here as Craighill have the health centre and old folks home already

Comments on Option 3 – Kirksheaf Road

Not a good idea

Any Other Comments

Thank you for attending.

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Name:	
Address or Organisation;	
E-Mail:	

Comments on Option 1 – Existing Tain Royal Academy Site
<p>GOOD CENTRAL SITE BUT NOT SURE WOULD BE LARGE ENOUGH.</p>

Comments on Option 2 – Existing Craighill Primary School Site

THIS OPTION IS BEST WITHOUT DECANT . WOULD BE GOOD IF COUNCIL GOT OBTAIN ALL THE LAND AND HAVE NO HOUSES . TO ALLOW EXPANSION

Comments on Option 3 – Kirksheaf Road

BAD SITE - MOST ~~RI~~ CHILDREN WOULD NEED TO CROSS TO MANY ROADS !!

Any Other Comments

Thank you for attending.

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Name:	
Address or Organisation:	
E-Mail:	

Comments on Option 1 – Existing Tain Royal Academy Site
THIS WOULD BE MY SECOND CHOICE BUT CONCERNED HOW THIS COULD BE MANAGED SAFELY WHILST HIGH VOLUMES OF CHILDREN ARE ATTENDING ACADEMY.

Comments on Option 2 – Existing Craighill Primary School Site

GOOD OPTION FOR SCHOOL & IF BUILDING LAND CAN BE SECURED
ALLOWS OPTION TO EXPAND . THIS WOULD BE MY FIRST OPTION.

Comments on Option 3 – Kirksheaf Road

THIS IS NOT A SAFE OPTION AS DRIVING TRAFFIC DOWN AN AREA
WHICH IS DIFFICULT TO ACCESS & COMPOUND THE VOLUME OF TRAFFIC
ALREADY IN THIS AREA .

Any Other Comments

RUNNING TRACIC NOT INCLUDED IN DRAWINGS & NEEDS TO BE INCLUDED

Thank you for attending.

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Name:	
Address or Organisation:	
E-Mail:	

Comments on Option 1 – Existing Tain Royal Academy Site
<p>This would be the best option as its central for people who dont have a car.</p>

Comments on Option 2 – Existing Craighill Primary School Site

To far out of town centre, will get to congested with health centre, dentist and nursing home already there.

Comments on Option 3 – Kirksheaf Road

Poor access.

Any Other Comments

Thank you for attending.

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Name:	
Address or Organisation:	CRAIGHILL PARENT COUNCIL - SECRETARY.
E-Mail:	

Comments on Option 1 – Existing Tain Royal Academy Site
<p>Preferred site on road & pedestrian access on both sides of school -</p> <p>Option 1B preferred more as I feel a central site provides more outdoor space from all areas within the school - classrooms with doors and gardens etc</p> <p>Although only negative - the school may be slightly squashed & perhaps hammed in.</p>

Comments on Option 2 - Existing Craighill Primary School Site

Good site - both options provide a good balance of access. Nice open site and depending on areas neighbouring either with houses or not could allow for small expansion if need be.

Negative - poor road link currently

Comments on Option 3 - Kirksheaf Road

Dreadful transport & pedestrian access, which I don't feel could be easily remedied.

Any Other Comments

I hope, when, if the school detailed plans & building come to fruition, there is ample space for massive pupil intake and NOT to house what we have a need for currently.

Thank you for attending.

COPY RESPONSE

Tain 3-18 Campus Public Open-Day – Feedback Form

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Name:	
Address or Organisation:	
E-Mail:	DON'T HAVE, SORRY.

Comments on Option 1 – Existing Tain Royal Academy Site
<p style="text-align: center;">COMMENTS ON ALL SECTIONS ARE ON PAPERS ATTACHED. APOLOGIES FOR THE SCRATCHINGS – NO TIME TO RE-WRITE " FOR HAND WRITING – NO EMAIL .</p> <hr/> <p>TAIN IS AT A CRUCIAL POINT OF CHANGE AND DEVELOPEMENT • THE AREA FROM NIGG TO EDDERTON HAS PROPOSALS FOR DEVELOPEMENT • TAIN HAS PLANS FOR SIZEABLE INCREASE IN RESIDENTIAL POPULATION OVER THE NEXT 15-20 YEARS • THERE WAS A TWO DAY "CHARRETTE" CONSULTATION IN TAIN RECENTLY • THIS CONSULTATION HAS FOLLOWED AND IS ON-GOING</p> <p>ALL THE ABOVE INDICATE AND PROPOSE CHANGE AND DEVELOPEMENT WITH MUCH OVERLAPPING OF EFFECT; HENCE THE BROADER RANGE OF COMMENTS ENCLOSED, BUT, THEY PERTAIN TO THE PARTICULARITIES OF <u>TAIN</u>.</p>

PREFERRED SITE: - EXISTING TAIN ROYAL ACADEMY SITE • OPTION 1

REASONS: spacious area: has road access either side to facilitate several entries and to spread traffic pressure/concentration: the site is not central but close enough to the town centre to allow students to walk to/from in shortish time: students' purchases bring valued revenue to businesses in Tain: the school children have a presence in Tain which if valued and built upon, in wider educational terms could encourage the children to appreciate their town, environment and facilities to the enjoyment of both school children and towns' people: with such value and encouragement perhaps Tain's children would be motivated to stay in adult life, or, to return having left: there are fewer nearby residences where noise, pranks, access etc: might be problematic: the route access to the town and central roads are several, established and already used permitting lesser change in this respect. access to the A9 is direct and can be improved with minor disturbance and cost: the above lists of advantages apply also for the general public and town's people who will have access to the campus facilities during out-of-school hours, or, for other reasons: the site allows room for plentiful vehicle parking and for delivery/collection areas which would relieve the increasing pressure on Tain's traffic: this site allows continuation of an established pattern of occupancy and activity in Tain thus bringing less disturbance, alterations and change overall: the two roads either side of this site are slightly wider than that fronting the Craighill site thus have better capacity for numerous and large vehicles: there is already a sizeable bay for buses and coaches to decant/take up students.

SUGGESTION: temporary accommodation could be provided in the top field, use a PART BUILD approach to overall re-build and thus allow no decant/search for premises - where?: the layout of the current buildings is conveniently in units lending to such an approach with the ADVANTAGE - OLD PREMISES are cleared, new replaces, leaving the smaller Craighill premises as a lesser problem and less daunting in redundancy.

2ND CHOICE: - EXISTING CRAIGHILL PRIMARY SCHOOL SITE • OPTION 2

ADVANTAGES: though lesser: spacious site for the facilities required: room to plan for plentiful parking and off-road collection/delivery: good access to A9: reasonable access to town: the advantages listed for TRA apply here but less so and have accompanying problems.

DISADVANTAGES: a more enclosed site: the proximity to the new Health Centre, the Care Home, the planned and existing

CRAIGHILL SITE CONTINUED: DISADVANTAGES:-

(2 of 3)

residential homes raises potential problems of intrusive night-time lighting on playing fields, noise, access disturbance, pranks etc.: there would be increased disturbance to a closely developed residential road with questionable wisdom of proximity to a densely packed housing estate, having hidden/inviting narrow walkways and grassed enclosures (Mansefield), the main access to the town centre leads to one of Tain's quietest and most attractive areas with grassed paths and tree planting (Manse Street with nearby Saint Andrews Street); Manse Street is in Tain's conservation area and is a unique attractive feature for the town, disturbance to this area of quiet, history and character would be a shame: this site is also adjacent to other green and connecting footways to the west and north, the kind of hidden enclosures that young people delight in! creating further potential disturbance.

3RD SITE: - KIRKSHEAF ROAD - OPTION 3

NON-STARTER, unacceptable to my mind - would require major alterations and changes to the area and town: would have major unknown impact of change, disturbance and affect upon Tain: costs would possibly be highest here: access difficulties.

OTHER/FURTHER COMMENTS

The leader of the Charrette 2 day consultation held earlier this year (2014) in Tain, said that "A whole town has to be "right"/workable in all its areas for it to be prosperous, comfortable and sought out."

Two of Tain's key characteristics are its narrow streets and its steep scarp. Residents in the above consultation noted that they wished to preserve and protect Tain's character. Indeed this character presents problems, demanding pertinent and discriminating thought to turn the features into advantage, such as maintaining/enhancing CASTLE BRAE, CUNARDERLANE and the further similar pedestrian path to the south end of town from Ankerville Street. If these were enhanced/cared for they are the kind of attraction tourists enjoy to explore, and residents enjoy to walk with/without their dogs, and such roads and lanes provide particularity and specialness for the town.

These points are noted because Tain is at a crucial stage of development (I believe) both in its own terms, and, concerning proposals for the ^{Wider} area overall. Tain is of a size now to demand further provision and facilities for its residents and visitors, but, protection and preservation of its country and rural aspect is needed during this process. Also needed are.

OTHER/FURTHER COMMENTS continued:

(3 of 3)

facilities such as green spaces and parks, quiet spots with seating; developing, preserving (with foresight) green walks for both dog walkers (a current pressing need) and visitors/walkers. The advent of four supermarkets (which numerous residents decry) brings danger of utilitarian and rampant business development without regard for Tain's uniqueness and history (ie. Tesco!). Residents, old and young require green spaces for a variety of leisure pursuits. The Links is the only green space in Tain that approximates to a park, and it is hugely pressured in the many uses to which it is put. The loss of the two uncultivated, open and sizeable spaces, much and variously used have aggravated the pressure on the Links. This loss was within the last two years. They were, the area now being developed and siting the new Health Centre, and, the land adjacent to Asda and Scon to be developed.

If one of the two sites of TRA and Craighill is selected for the development of Tain's schooling, that the other site be developed as a PARK would be ideal. The park would be nearby for a heavily residential side of Tain. Otherwise Tain is endangered to become a compacted, built-up town imprisoned by the A9, the railway and shore-line and Tain River. Please consider this provision.

Because of Tain's characteristics, especially the narrow streets, my belief is that school provision should NOT be under one roof (in spite of the drive of current "popular modelling"). Give consideration to: a spread of traffic access and concentration, provision of more parking and delivery/collection areas, the use of historic and fine buildings. Brecknock School premises and site could be used for the specialist requirement; it is a gorgeous building and would not be left empty, it has advantage of Tain's scarp, the nature of the site would afford protection for vulnerable young people. Use Duthac House, the old care home, as a senior college (this could be put in place straight away). This would allow "educational" opportunity; broadening the relationship between Tain and young people, encouraging their awareness of history, care of their environment, appreciation of fine buildings and town daily life, and has potential to develop positive interaction between young adults, people generally, and the town. Used positively young ^{people} could be made welcome, come to understand responsibility and realise their value in the community. The separate senior college could be a "marker" in the process of students moving toward adulthood and responsibility.

One last thought, tip top schooling and tuition comes from the teachers not the facilities - fine schools come about in spite of their facilities! I understand that Tain's schools have good repute.

Copies to:

07 July 2014

MR. Ron Mackenzie,
Head of Resources,

MR. ROBERT CAMPBELL,
Senior Management in Education,

MR. SCOTT DELGARNO,
Senior Management in Planning.

Highland Council,
Glenurquhart Road,
Inverness, IV3 5NX.

RECEIVED

10 JUL 2014

HIGHLAND COUNCIL
CARE & LEARNING SERVICE

In courtesy to Mr Mackenzie.

I am taking the liberty of sending you a copy of my response to the Tain 3-18 Campus - Public Open-Day. The title indicates a set plan for a one-roof-one-site situation - is this right and suited for Tain?

Having attended the recent two day Charette consultation concerning Tain, combined with what discussions with local people have revealed, and, with my own observations, Tain seems to be at a crucial point of development. Tain has particular characteristics and a long history. A priority wish of people in the town is for its individuality to be preserved, that its ambience as a market country town be enhanced, or returned! I am concerned that the council departments do work together to achieve an overall regard for Tain's development, and thus will protect and preserve the town's character. Do four supermarkets and three bargain stores aid the wishes for the town?

Obviously the recently discussed, proposed and possible future developments will have effect one upon another. How much attention is given to this kind of factor?

An example: the people of Tain seem strongly to wish for removal of the Courthouse from the town centre/main street; the Duthac House Care Home is now empty, a convenient coincidence offering a welcome and useful re-siting location. This situation appears to not have been assessed in advance. Regarding Tain's development overall I still think this relocation to be a good idea, in spite of the money that has been spent on the courthouse refurbishment, and, in spite of my proposal that Duthac House be used as a senior college (a 2nd choice).

Apparently a lot of people ignored the consultations because of belief that decisions are already made, that their wishes will be disregarded, that the consultations are a "tick the box" exercise. If this factor is significant then money and effort were wasted. Also, many people simply did not know about the consultations. For instance, why were the schools not notified about the Campus?

I would welcome improved Public Relations from the Council because I am left with confusion and questions - how much liaison is there between departments; these developments are important to Tain why has not the publicity been more comprehensive; what consideration is given to Tain's particularities, and needs; where does the Golspie council planning fit with that in Inverness?

My apologies go to you if my address of title is incorrect and for not having the convenience of email. I would be grateful to have my queries answered.

With respect,



WEBSITE FEEDBACK - RESPONSES RECEIVED

APPENDIX 3

	Location	Accessibility	Campus configuration
Tain Royal Academy	13	11	12
Craighill PS	3	2	3
Kirksheaf site	0	1	1
TRA/Craighill	2	4	2
No preference	5	5	5

Total 23 23 23

SSER: TAIN OPTIONS
Budget Cost
Note:

The following costs are indicative only and represent an "order of cost" for the works as indicated on the Architect's images and schedule of areas. High level cost/m² rates have been applied for pricing purposes only.

Should the project proceed, further detailed cost analysis will be required.

Option	GIFA m ²	Other Works £	Other Works £	Total £	Cost per m ² £	LCC Today's Prices £	LCC NPV @ 3% £
OPTION 1 (a)							
OPTION 1(a) (Existing Secondary School Site)	14,788	£193,050.00	£44,029,718.32	£44,222,768.32	£2,990.45	£40,068,854.00	£14,885,332
OPTION 1 (b)							
OPTION 1(b) (Existing Secondary School Site)	14,788	£193,050.00	£44,954,719.32	£45,147,769.32	£3,053.00	£40,068,854.00	£14,885,332
OPTION 2 (a)							
OPTION 2(a) (Craighill Primary School Site)	14,788	£193,050.00	£47,003,849.32	£47,196,899.32	£3,191.57	£40,068,854.00	£14,885,332
OPTION 2 (b)							
OPTION 2(b) (Craighill Primary School Site)	14,788	£193,050.00	£47,503,849.32	£47,696,899.32	£3,225.38	£40,068,854.00	£14,885,332
OPTION 3							
OPTION 3 (Kirkcraigh Road Site)	14,788	£1,287,000.00	£44,544,874.32	£45,831,874.32	£3,099.25	£40,068,854.00	£14,885,332

Assumptions:

The above costs include for the demolition of the existing buildings currently on site either pre or post completion of the new campus.

Preliminaries and Contingencies costs have also been included in the above costs.

The above costs have been inflated to 3Q 2014.

Provisional allowance of approx £1,770 per student has been included for FF & E and ICT

We have made an allowance for external works on a rate per m² of the GIFA based on project of a similar nature. This will have to be reviewed once further information becomes available.

Rates are based on recent benchmarking exercises carried out on projects of a similar nature.

We have made an allowance for temporary accommodation where existing schools are to be demolished prior to construction of the new build in the refurbishment options.

We have not allowed for any move costs from existing schools.

Provisional allowance included for abnormal ground conditions and service diversions/abnormal utilities on new build options. This will have to be reviewed once further information becomes available.

Provisional allowance included for cut and fill based on Aecom Geotechnical Desk Based Review and.

Provisional allowance included for asbestos removal. This will have to be reviewed once further information becomes available. This will have to be reviewed once further information becomes available.

Fees included at 17% as advised by The Highland Council.

It has been assumed that the appointed Contractor will be permitted free and uninterrupted access to the site and will be allowed to work normal hours without restriction or interruption unless specifically noted.

We have excluded, as requested, the allowance of £75/m² for BREEAM and Sustainability

Exclusions:

- VAT
- Infrastructure upgrades and any alteration to existing roads
- Art budget

SSER: TAIN OPTIONS
Budget Cost

OPTION 1(a) (Existing Secondary School Site)		
Secondary Roll	-	Nr.
Primary Roll	-	Nr.
Total Area	14,788	m ²



OPTION 1(a) (Existing Secondary School Site)

New build 3-18 campus in Tain

Element	Quantity	Unit	Rate	Sub-total
1. Enabling Construction Works				
1.1 Allowance for demolishing existing schools	1	Item	£161,892	£161,892
1.2 Allowance for asbestos removal	1	Item	£100,000	£100,000
1.3 Allowance to site clearance etc	1	Item	£410,000	£410,000
1.4 Allowance for abnormal ground conditions	1	Item	£150,000	£150,000
1.5 Allowance for service diversions	1	Item	£50,000	£50,000
			sub-total	£871,892
2. Construction Works				
2.1 Secondary, Primary & ASN	14,788	m ²	£1,658	£24,518,504
			sub-total	£24,518,504
3. Construction Premiums / Abnormals				
3.1 BREEAM/Sustainability				Excl.
3.2 Infrastructure Upgrade				Excl.
			sub-total	£0
4. Furniture & Equipment				
4.1 FFE; Secondary & Primary School, ASN Accommodation	14,788	m2	£155	£2,292,140
			sub-total	£2,292,140
5. External Works				
5.1 Hard & Soft Landscaping	14,788	m ²	£280	£4,140,640
5.2 All Weather Pitch	1	Item	£331,500	£331,500
5.3 Grass Rugby Pitch	1	Item	£165,750	£165,750
5.4 Football Pitch; size 1	1	Item	£193,375	£193,375
5.5 Multi Use Games Area	1	Item	£116,025	£116,025
5.6 Safe routes to schools	1	Item	£50,000	£50,000
5.7 Junction / access upgrades	1	Item	£100,000	£100,000
5.8 Offsite infrastructure upgrades	1	Item	£150,000	£150,000
5.9 Drainage	14,788	m2	£55	£813,340
5.10 External Services	14,788	m ²	£30	£443,640
5.11 Allowance for statutory/utility risk	1	Item	£50,000	£50,000
			sub-total	£6,554,270
6. Contingency & Design Reserve				
6.1 Contingency	£34,236,806		10.00%	£3,423,681
			sub-total	£3,423,681
7. Professional and Local Authority Fees & Art				
7.1 Allowance for art budget				Excl.
7.2 Professional Fees/Survey Fees	£37,660,487		17.00%	£6,402,283
7.3 Local Authority Fees and Charges				£160,000
7.4 Temporary accommodation				Excl.
			sub-total	£6,562,283
8. Site Acquisition				
8.1 Acquisition Costs				Excl.
			sub-total	£0
TOTAL				£44,222,769

£2,990.45 m2

SSER: TAIN OPTIONS
Budget Cost

OPTION 1(b) (Existing Secondary School Site)		
Secondary Roll	-	Nr.
Primary Roll	-	Nr.
Total Area	14,788	m ²



OPTION 1(b) (Existing Secondary School Site)

New build 3-18 campus in Tain

Element	Quantity	Unit	Rate	Sub-total
1. Enabling Construction Works				
1.1 Allowance for demolishing existing schools	1	Item	£161,892	£161,892
1.2 Allowance for asbestos removal	1	Item	£100,000	£100,000
1.3 Allowance to site clearance etc	1	Item	£410,000	£410,000
1.4 Allowance for abnormal ground conditions	1	Item	£150,000	£150,000
1.5 Allowance for service diversions	1	Item	£50,000	£50,000
			sub-total	£871,892
2. Construction Works				
2.1 Secondary, Primary & ASN	14,788	m ²	£1,658	£24,518,504
			sub-total	£24,518,504
3. Construction Premiums / Abnormals				
3.1 BREEAM/Sustainability				Excl.
3.2 Infrastructure Upgrade				Excl.
			sub-total	£0
4. Furniture & Equipment				
4.1 FFE; Secondary & Primary School, ASN Accommodation	14,788	m2	£155	£2,292,140
			sub-total	£2,292,140
5. External Works				
5.1 Hard & Soft Landscaping	14,788	m ²	£280	£4,140,640
5.2 All Weather Pitch	1	Item	£331,500	£331,500
5.3 Grass Rugby Pitch	1	Item	£165,750	£165,750
5.4 Football Pitch; size 1	1	Item	£193,375	£193,375
5.5 Multi Use Games Area	1	Item	£116,025	£116,025
5.6 Safe routes to schools	1	Item	£50,000	£50,000
5.7 Junction / access upgrades	1	Item	£100,000	£100,000
5.8 Offsite infrastructure upgrades	1	Item	£150,000	£150,000
5.9 Drainage	14,788	m2	£55	£813,340
5.10 External Services	14,788	m ²	£30	£443,640
5.11 Allowance for statutory/utility risk	1	Item	£50,000	£50,000
			sub-total	£6,554,270
6. Contingency & Design Reserve				
6.1 Contingency	£34,236,806		10.00%	£3,423,681
			sub-total	£3,423,681
7. Professional and Local Authority Fees & Art				
7.1 Allowance for art budget				Excl.
7.2 Professional Fees/Survey Fees	£37,660,487		17.00%	£6,402,283
7.3 Local Authority Fees and Charges				£160,000
7.4 Temporary accommodation				£925,000
			sub-total	£7,487,283
8. Site Acquisition				
8.1 Acquisition Costs				Excl.
			sub-total	£0
TOTAL				£45,147,769

£3,053.00 m2

SSER: TAIN OPTIONS
Budget Cost

OPTION 2(a) (Craighill Primary School Site)		
Secondary Roll	-	Nr.
Primary Roll	-	Nr.
Total Area	14,788	m ²



OPTION 2(a) (Craighill Primary School Site)

New build 3-18 campus in Tain

Element	Quantity	Unit	Rate	Sub-total
1. Enabling Construction Works				
1.1 Allowance for demolishing existing schools	1	Item	£161,892	£161,892
1.2 Allowance for asbestos removal	1	Item	£100,000	£100,000
1.3 Allowance to site clearance etc	1	Item	£1,400,000	£1,400,000
1.4 Allowance for abnormal ground conditions	1	Item	£150,000	£150,000
1.5 Allowance for service diversions	1	Item	£50,000	£50,000
			sub-total	£1,861,892
2. Construction Works				
2.1 Secondary, Primary & ASN	14,788	m ²	£1,658	£24,518,504
			sub-total	£24,518,504
3. Construction Premiums / Abnormals				
3.1 BREEAM/Sustainability				Excl.
3.2 Infrastructure Upgrade				Excl.
			sub-total	£0
4. Furniture & Equipment				
4.1 FFE; Secondary & Primary School, ASN Accommodation	14,788	m ²	£155	£2,292,140
			sub-total	£2,292,140
5. External Works				
5.1 Hard & Soft Landscaping	14,788	m ²	£280	£4,140,640
5.2 All Weather Pitch	1	Item	£331,500	£331,500
5.3 Grass Rugby Pitch	1	Item	£165,750	£165,750
5.4 Football Pitch; size 1	1	Item	£193,375	£193,375
5.5 Multi Use Games Area	1	Item	£116,025	£116,025
5.6 Safe routes to schools	1	Item	£50,000	£50,000
5.7 Junction / access upgrades	1	Item	£100,000	£100,000
5.8 Offsite infrastructure upgrades	1	Item	£150,000	£150,000
5.9 Drainage	14,788	m ²	£55	£813,340
5.10 External Services	14,788	m ²	£30	£443,640
5.11 Allowance for statutory/utility risk	1	Item	£50,000	£50,000
			sub-total	£6,554,270
6. Contingency & Design Reserve				
6.1 Contingency	£35,226,806		10.00%	£3,522,681
			sub-total	£3,522,681
7. Professional and Local Authority Fees & Art				
7.1 Allowance for art budget				Excl.
7.2 Professional Fees/Survey Fees	£38,749,487		17.00%	£6,587,413
7.3 Local Authority Fees and Charges				£160,000
7.4 Temporary accommodation				Excl.
			sub-total	£6,747,413
8. Site Acquisition				
8.1 Acquisition Costs				£1,700,000
			sub-total	£1,700,000
			TOTAL	£47,196,899

£3,191.57 m²

SSER: TAIN OPTIONS
Budget Cost

OPTION 2(b) (Craighill Primary School Site)		
Secondary Roll	-	Nr.
Primary Roll	-	Nr.
Total Area	14,788	m ²



OPTION 2(b) (Craighill Primary School Site)

New build 3-18 campus in Tain

Element	Quantity	Unit	Rate	Sub-total
1. Enabling Construction Works				
1.1 Allowance for demolishing existing schools	1	Item	£161,892	£161,892
1.2 Allowance for asbestos removal	1	Item	£100,000	£100,000
1.3 Allowance to site clearance etc	1	Item	£1,400,000	£1,400,000
1.4 Allowance for abnormal ground conditions	1	Item	£150,000	£150,000
1.5 Allowance for service diversions	1	Item	£50,000	£50,000
			sub-total	£1,861,892
2. Construction Works				
2.1 Secondary, Primary & ASN	14,788	m ²	£1,658	£24,518,504
			sub-total	£24,518,504
3. Construction Premiums / Abnormals				
3.1 BREEAM/Sustainability				Excl.
3.2 Infrastructure Upgrade				Excl.
			sub-total	£0
4. Furniture & Equipment				
4.1 FFE; Secondary & Primary School, ASN Accommodation	14,788	m2	£155	£2,292,140
			sub-total	£2,292,140
5. External Works				
5.1 Hard & Soft Landscaping	14,788	m ²	£280	£4,140,640
5.2 All Weather Pitch	1	Item	£331,500	£331,500
5.3 Grass Rugby Pitch	1	Item	£165,750	£165,750
5.4 Football Pitch; size 1	1	Item	£193,375	£193,375
5.5 Multi Use Games Area	1	Item	£116,025	£116,025
5.6 Safe routes to schools	1	Item	£50,000	£50,000
5.7 Junction / access upgrades	1	Item	£100,000	£100,000
5.8 Offsite infrastructure upgrades	1	Item	£150,000	£150,000
5.9 Drainage	14,788	m2	£55	£813,340
5.10 External Services	14,788	m ²	£30	£443,640
5.11 Allowance for statutory/utility risk	1	Item	£50,000	£50,000
			sub-total	£6,554,270
6. Contingency & Design Reserve				
6.1 Contingency		£35,226,806	10.00%	£3,522,681
			sub-total	£3,522,681
7. Professional and Local Authority Fees & Art				
7.1 Allowance for art budget				Excl.
7.2 Professional Fees/Survey Fees		£38,749,487	17.00%	£6,587,413
7.3 Local Authority Fees and Charges				£160,000
7.4 Temporary accommodation				£500,000
			sub-total	£7,247,413
8. Site Acquisition				
8.1 Acquisition Costs				£1,700,000
			sub-total	£1,700,000
			TOTAL	£47,696,899

£3,225.38 m2

SSER: TAIN OPTIONS
Budget Cost

OPTION 3 (Kirkstall Road Site)		
Secondary Roll	-	Nr.
Primary Roll	-	Nr.
Total Area	14,788	m ²



OPTION 3 (Kirkstall Road Site)

New build 3-18 campus in Tain

Element	Quantity	Unit	Rate	Sub-total
1. Enabling Construction Works				
1.1 Allowance for demolishing existing schools	1	Item	£161,892	£161,892
1.2 Allowance for asbestos removal	1	Item	£100,000	£100,000
1.3 Allowance to site clearance etc	1	Item	£375,000	£375,000
1.4 Allowance for abnormal ground conditions	1	Item	£150,000	£150,000
1.5 Allowance for service diversions	1	Item	£50,000	£50,000
			sub-total	£836,892
2. Construction Works				
2.1 Secondary, Primary & ASN	14,788	m ²	£1,658	£24,518,504
			sub-total	£24,518,504
3. Construction Premiums / Abnormals				
3.1 BREEAM/Sustainability				Excl.
3.2 Infrastructure Upgrade				Excl.
			sub-total	£0
4. Furniture & Equipment				
4.1 FFE; Secondary & Primary School, ASN Accommodation	14,788	m ²	£155	£2,292,140
			sub-total	£2,292,140
5. External Works				
5.1 Hard & Soft Landscaping	14,788	m ²	£280	£4,140,640
5.2 All Weather Pitch	1	Item	£331,500	£331,500
5.3 Grass Rugby Pitch	1	Item	£165,750	£165,750
5.4 Football Pitch; size 1	1	Item	£193,375	£193,375
5.5 Multi Use Games Area	1	Item	£116,025	£116,025
5.6 Safe routes to schools	1	Item	£50,000	£50,000
5.7 Junction / access upgrades	1	Item	£100,000	£100,000
5.8 Offsite infrastructure upgrades	1	Item	£1,000,000	£1,000,000
5.9 Drainage	14,788	m ²	£55	£813,340
5.10 External Services	14,788	m ²	£30	£443,640
5.11 Allowance for statutory/utility risk	1	Item	£50,000	£50,000
			sub-total	£7,404,270
6. Contingency & Design Reserve				
6.1 Contingency	£35,051,806		10.00%	£3,505,181
			sub-total	£3,505,181
7. Professional and Local Authority Fees & Art				
7.1 Allowance for art budget				Excl.
7.2 Professional Fees/Survey Fees	£38,556,987		17.00%	£6,554,688
7.3 Local Authority Fees and Charges				£160,000
7.4 Temporary accommodation				Excl.
			sub-total	£6,714,688
8. Site Acquisition				
8.1 Acquisition Costs				£560,000
			sub-total	£560,000
			TOTAL	£45,831,674

£3,099.25 m²

Option 1A.01 - Tain Royal Academy



Area: 1.18 campus

SECONDARY

Maximum Foot Projection
 634 sqm
 Area (based on SFT Matrix)
 6,242m²

PERMANENT (incl 2 x 60 temporary popups)
 Maximum Foot Projection
 479 sqm
 sqm
 Two
 Classrooms
 16
 Area (based on TMC Accommodation Schedule)
 3,745m²

ASH
 Area
 800m²

COMMUNITY USE

Area
 2000m²

TOTAL
 14,726m²

EXTERNAL SPACES

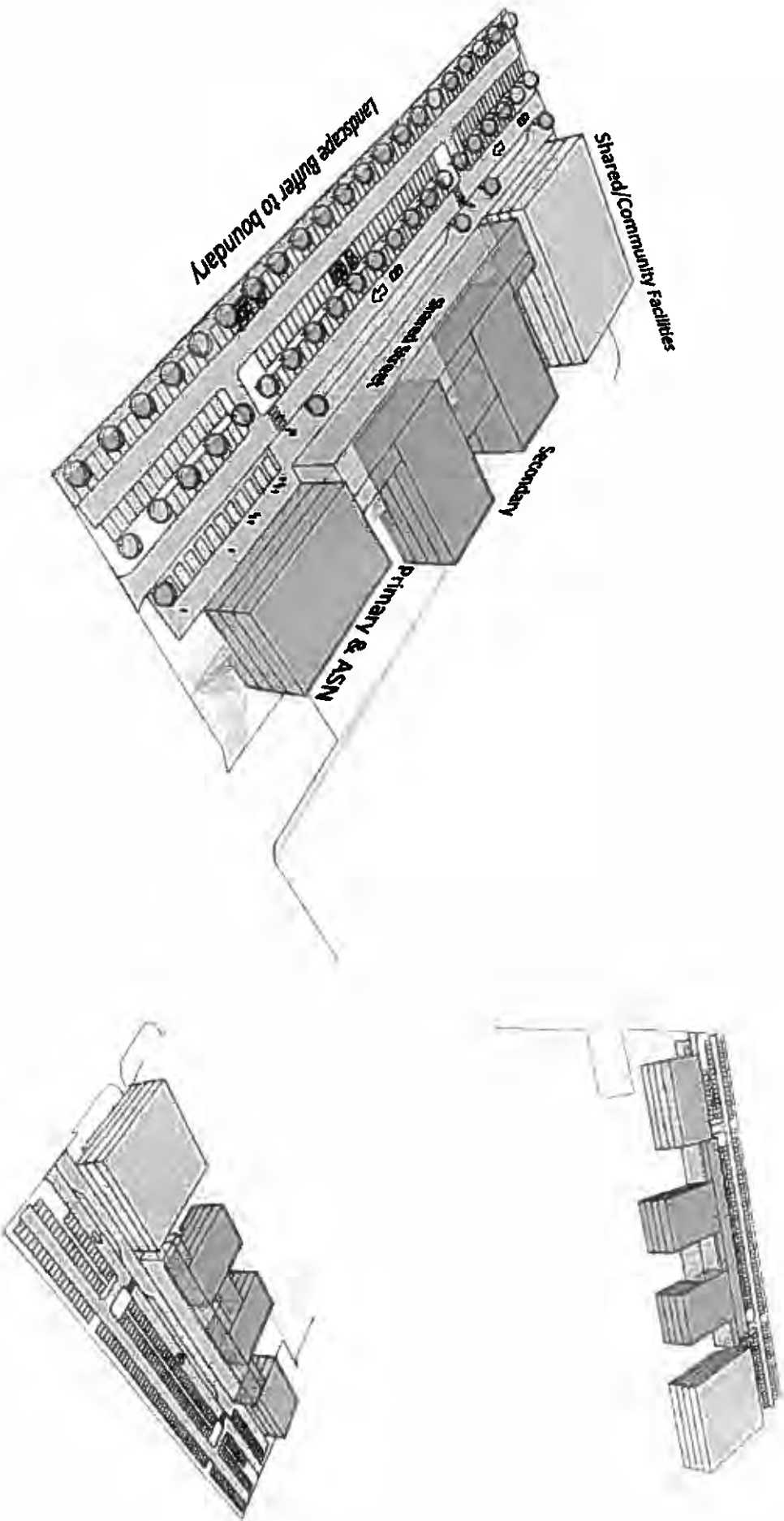
(based on SportsCouncil guidelines)
 All weather Pitch - 100 x 60m (108 x 66m with run-off)
 Football Pitch Size 1 - 100 x 60m (108 x 66m with run-off)
 Rugby Pitch Size 1 - 100 x 70m (130 x 60m with run-off)
 Hockey - 60 x 40m (4 x 2m handball)

PARKING

218 spaces

DROP-OFF & THROUGH ROUTE

Option 1A.01 - Tain Royal Academy



TAIN 3-18 CAMPUS - COMPARATIVE EVALUATION OF POTENTIAL SCHOOL SITES APPENDIX 7

SECTION	CRITERIA	MAXIMUM SCORE	SCORES		
			Craighill	Kirksheaf	TRA
SITE LOCATION	Accessibility and Traffic	10	7	5	9
	Location and Orientation	10	9	7	9
	Safer Routes To School	5	4	2	4
	Sub Totals	25	20	14	22
SITE CONDITION	Environment and Soils	5	4	4	4
	Services and Utilities	5	4	4	4
	Size and Shape	10	10	8	8
	Topography	5	3	4	4
	Sub Totals	25	21	20	20
COST/ PROGRAMME	Capital Cost	15	9	10	12
	Timescale and Availability	5	3	3	4
	Whole Life	5	4	4	4
	Sub Totals	25	16	17	20
COMMUNITY CONSIDERATIONS	Community	5	4	4	4
	Demographic	5	4	4	4
	Educational	5	4	4	3
	Planning and Environmental	5	3	2	4
	Public Acceptance	5	3	1	4
	Sub Totals	25	18	15	19
Overall Totals		100	75	66	81