



## HIGHLAND COUNCIL

### CARE AND LEARNING SERVICE

#### REVIEW OF THE PROPOSAL TO REPLACE TAIN ROYAL ACADEMY, CRAIGHILL PRIMARY SCHOOL, KNOCKBRECK PRIMARY SCHOOL, AND ST. DUTHUS SCHOOL, WITH A NEW 3-18 CAMPUS

This report has been prepared following a review of the proposal to replace Tain Royal Academy (TRA), Craighill Primary School, Knockreck Primary School, and St. Duthus School, with a new 3-18 campus.

Having had regard (in particular) to:

Relevant written representations received by the Council (from any person) during the consultation period;

Oral representations made to it (by any persons) at the public meeting held at Tain Royal Academy Community Campus on 18 June 2018;

The report from Education Scotland;

This document has been issued by the Highland Council under the requirements of the Schools (Consultation) (Scotland) Act 2010.

The report recommends that the Council should establish the new 3-18 campus, and that the site chosen should be the current Craighill Primary School site.

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- 1.0 Background**
- 1.1 Highland Council's Care, Learning and Housing Committee, at its meeting on 30 May 2018, agreed that a statutory consultation be undertaken on the proposal to replace Tain Royal Academy, Craighill Primary School, Knockbreck Primary School, and St. Duthus School, with a new 3-18 campus.
  - 1.2 The Proposal Paper offered two potential sites for the location of the new Campus, at Tain Royal Academy or at a site adjacent to Craighill Primary School.
  - 1.3 **Appendix B** is the original consultative paper and provides full details of the above proposal. **Appendices 1-6** are the appendices to the original proposal.

## 2.0 Consultation process

2.1 The formal consultation period ran from Tuesday 5 June 2018 to Tuesday 4 September 2018. Written representations on the proposal were sought from interested parties as defined within the Schools (Consultation) (Scotland) Act 2010.

2.2 In accordance with statutory requirements, the following were consulted:

- (i) Parents of pupils attending Tain Royal Academy;
- (ii) Parents of pupils attending Craighill Primary School; including parents of pre-school pupils;
- (iii) Parents of pupils attending Knockbreck Primary School;
- (iv) Parents of pupils attending St. Duthus School;
- (v) The Parent Councils of the above schools.
- (vi) The Parent Councils of Edderton Primary School; Gledfield Primary School; Hill of Fearn Primary School, Hilton of Cadboll Primary School; Inver Primary School; and Tarbat Old Primary School
- (vii) Members of Parliament and Members of Scottish Parliament for the area affected by the proposal;
- (viii) Staff of each of the schools listed above;
- (ix) Trade union representatives;
- (x) Tain Community Council
- (xi) Ardgay and District Community Council
- (xii) Balintore and Hilton Community Council
- (xiii) Edderton Community Council
- (xiv) Kilmuir Easter and Logie Easter Community Council
- (xv) Nigg and Shandwick Community Council
- (xvi) Tarbat Community Council
- (xvii) Inver Community Council
- (xviii) Fearn Community Council
- (xix) Ankeruille Nursery
- (xx) Steeping Stones Nursery
- (xxi) Bòrd na Gàidhlig
- (xxii) Education Scotland;

2.3 The proposal document was advertised on the Highland Council website.

2.4 A public meeting was held at Tain Royal Academy Community Complex on 18 June 2018. The meeting was advertised in advance on the Highland Council website, and in the *Ross-shire Journal*.

2.5 Prior to finalising this report and recommendation to elected members, the Council also attended Tain Gala day on Saturday 6<sup>th</sup> July, to capture further feedback, the outcome of which is reflected later in this report.

2.6 Following receipt of written representations received by Highland Council and consideration of oral representations made at the public meeting, officials reviewed the proposals.

2.7 The outcome of this review process is reflected in the response, conclusion and recommendations outlined below.

### 3.0 Responses received

3.1 A list of those who responded in writing during the public consultation is at **Appendix C**, whilst copies of the actual responses are at **Appendix C(1)-C(60)**. A broad range of mechanisms for gather views were used, including views captured during informal consultation and during a drop-in session (included as part of the consultation report), a public meeting and views captured in the note of that meeting, written responses during the consultation, pupil views, and finally there remains the statutory 3 week period prior to consideration by Committee during which further representations can be made.

#### Pupil Responses

- 3.2 Responses were received from pupils at Tain Royal Academy, Knockbreck PS and Craighill PS.
- 3.3 Pupils were asked whether they thought the 3-18 campus was a good or bad idea (with a range of responses available from "Really bad" to "Really good"). They were then asked which site they would prefer for the new campus.
- 3.4 Responses were as follows:

#### Knockbreck PS responses

Campus is good/really good idea – 123

Campus is bad/really bad idea – 40

Don't Know – 15

Preferred site if Campus is built

Craighill site - 127

TRA site – 50

No response recorded - 1

#### Craighill PS responses

Campus is good/really good idea – 126

Campus is bad/really bad idea – 41

Don't Know – 35

Preferred site if Campus is built

Craighill site - 92



TRA site – 101  
No response recorded - 9

TRA responses (site location only)

Craighill site – 116  
TRA site - 173

Collated Pupil Responses

Campus is good/really good idea – 249  
Campus is bad/really bad idea – 81  
Don't Know – 50

Preferred site if Campus is built

Craighill site - 335  
TRA site – 324  
No Response – 10

3.5 It can be seen that a large majority of pupils favoured the idea of a 3-18 campus. Those supporting the campus represented 65% of the total returns and 75% of those who expressed an opinion one way or another. Opinion amongst the pupils was more evenly divided in terms of the site to be chosen for the new campus, with 51% overall supporting the primary school site and 49% the TRA site. Amongst the primary school age pupils (who will be more likely to experience the new school) 57% favoured the Craighill site and 43% the TRA site.

3.6 Reasons given by the pupils for supporting the campus included, that the new and larger school would be better for mixing with others, and would provide a larger choice of friends. There would be better facilities and equipment in a new building, and all pupils would have the same lessons. Some pupils commented that moving to the Academy would be less scary because children would know the building and the secondary school pupils. Others said they would enjoy getting to know children from the other primary schools and that local children would get along better if they were all at the one school. Some pupils from Craighill PS highlighted the poor condition of that building.

3.7 Those children who opposed the new campus thought it would be too expensive, too crowded and noisy, or that the age range at the new campus might lead to more bullying. Others saw nothing wrong with their current school. Some felt the loss of sporting competition between the local schools would be a negative.

Written Public Responses

3.8 Prior to the statutory consultation, the Council had engaged with its local Stakeholder Group, conducted an open drop in day on site options, and also received feedback from Parent Councils and Community Councils on site options. The results of that informal consultation exercise were used to inform the reduction of four possible sites to the two that were advanced in the Proposal Paper. Appendix 5-5vi to the Proposal Paper included details of submissions received through the pre-consultation process. It was clear from the feedback provided that a majority of respondents felt that the Craighill PS site was the preferred option for a new 3-18 Campus. A summary of responses is shown in the table below. (Totals have not been shown given the separate nature of the informal consultation exercises).

	Responses- Highland Council Drop-in session single preference	Responses- Highland Council Drop-in session multiple preferences	Responses- Parent Council feedback single preference	Responses- Parent Council feedback multiple preferences	Stakeholder Group discussion March 2018
Craighill PS site	60	16	8	2	18
Tain Royal Academy site	6	7	1	1	12
Burgage Site	2	8	0	0	4
Kirkshnaf Site	0	7	0	4	2
No preference	12	0	8	0	1

3.9 A total of 41 named individuals submitted written responses during the statutory consultation exercise. One of these expressed the author's personal view plus a summary of comments submitted via a drop-in session organised by the author of the response.

3.10 In terms of location, responses were as follows:

Preference for the Craighill site – 25  
 Preference for the TRA site - 4  
 Preference for the Kirkshnaf site – 1  
 No opinion on site preference, or no clear opinion - 11

3.11 Of the 11 responses not offering a site preference, the majority (8) were opposed to the idea of a 3-18 campus. In that sense these respondents preferred a split site, though that was not an option set out for consultation. Of the remaining 3 responses, one suggested more information was required before an opinion could be offered, and one thought the whole proposal was

badly thought out and the Council should “go back to the drawing board.” The other offered no substantive comment.

3.12 In summary therefore, 30 out of 41 written responses from named individuals (73%) favoured the campus model in some form, whilst 10 out of 41 (24%) opposed it. One response did not offer a substantive comment. Locating the new campus on the Craighill site was supported by 25 of the 41 responses (61%) and by 25 of the 30 who actively favoured the new campus (83%). The TRA site was favoured by 4 of the 41 overall responses (10%) and by 4 of the 30 who favoured the campus (13%)

3.11 There were, in addition, a further 15 written responses submitted anonymously, and feedback forms received from the Parent Councils of Tain Royal Academy and Knockbreck Primary School. Some of these may have been submitted by the same individuals described at paragraph 3.7 above.

3.12 In terms of location, the 15 anonymous responses indicated preferences as follows:

Preference for the Craighill site – 9  
 Preference for the TRA site - 0  
 Preference for the Kirkshnaf site – 1  
 Preferred two site option – 5

3.13 The feedback submitted by the Parent Councils of TRA and Knockbreck contained 20 anonymous comments. It is clear from the content that some of these are duplicates of responses already considered. In terms of preference for site location, these 20 responses split as follows:

Preference for the Craighill site – 10  
 No Positive Preference Expressed, but “Not TRA site” - 6  
 Preference for the TRA site - 0  
 Preferred two site option – 2  
 No preference indicated – 2

3.14 The Council also attended Tain Gala day on Saturday 6th July, to capture further views, prior to finalising recommendations for consideration by elected members. Feedback forms were used to capture views on preferred site for a new Campus, and any other comments the public wished to make. In total, 235 feedback forms were completed on the day, the results of which are summarised below.

Preferred Campus Site - Craighill Primary Site	161	68.5%
Preferred Campus Site – TRA Site	59	25.1%
No site preference	5	2.1%
Neither site	1	0.4%
Don't agree with the 3-18 Campus	9	3.9%
Totals	235	100%

3.15 While there were a range of mechanisms used to capture views, and a range of opinions expressed, a clear majority of the responses favoured the 3-18 campus and the Craighill PS site. This is also borne out in Education Scotland's report of the Council's proposal, which is discussed later within this report, with their report concluding the Council's proposal is of clear educational benefit. The majority of stakeholders who submitted responses were supportive of the 3-18 campus with a clear preference expressed for the Craighill site.

#### 4.0 Issues raised during the consultation period

4.1 The main arguments are summarised below, together with the responses from the Council. In many cases, different responses have made the same or very similar arguments, and where this occurs the arguments have been grouped together and addressed only once.

##### Issue 1

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

What are the professional costs, for design, architectural, and engineering etc for the existing TRA site, as these will need to be spent again for Craighill, and represents an additional cost for development to give a true comparison? These are already spent for the existing TRA site. The annual revenue cost difference in the report equates to a senior teaching post annually, whether in Tain or elsewhere.

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

##### Response 1

A decision to choose the TRA site would not necessarily imply the same brief would be used as was previously the case. It is likely that the project would have a revised scope, design and cost.

Were the Academy site chosen for the new campus, the site of the existing Craighill Primary would be disposed of, whilst the large adjacent site would be developed for Housing, as is currently detailed in the local Development Plan.

In the event the Craighill site was chosen, the new campus would be built on the large area adjacent to the current school, with the site of the current school itself being disposed of. The existing TRA site would be earmarked for housing, to replace the housing development land lost at Craighill.



The capital costs included in the Proposal Paper were estimates and were based on estimated prices at the time of publication in 2018.

#### **Issue 2**

The TRA site would be the best as it is central to the town and has the community facilities of TRACC next door.

#### **Response 2**

Whilst the TRA site is the most central, that is only one issue to be weighed against others. The proposal is that the new 3-18 Campus would include community facilities at its location, whichever site is chosen.

#### **Issue 3**

Compared to the TRA site, the Craighill site would be safer for the young people during construction.

The safety of the students should be paramount, and students and site traffic do not mix.

#### **Response 3**

Highland Council has a great deal of experience and success in delivering new schools on sites adjacent to existing ones. Appropriate health and safety measures will be put in place during construction, whichever site is chosen.

#### **Issue 4**

The TRA site is too small for the proposed new school.

The layout does not give enough outdoor space that primary school children truly need. The Craighill site will offer this.

The TRA site should be discarded as it is simply too small and cramming the proposed campus development onto the site has created and highlighted the following hugely significant issues:

- The space available for expansion of the schools is minimal and from widespread experience across the country is highly likely to be inadequate during the course of the campus' 60 year lifespan. Estimating for 15 years ahead is just not enough. What happens if the campus is built at TRA and it is too small a site in future - all the other sites could well be built on by then? The current proposals for limited future expansion would make the impact of the TRA site proposals on material issues affecting surrounding residents even worse;
- There is no space available for adding additional facilities in future when money is more readily available again;
- The outdoor space available for each school is absolutely minimised

- and mixed and has raised huge concern in the community;
- The scale of the building as proposed or if moved to any other part of the site would dominate the site and overpower the surrounding area on the edge of the conservation area in this historic town;
- The impact on the amenity of surrounding residents is absolutely maximised. Serious material considerations such as noise and light pollution and overlooking are all maximised. E.g. the council's own environmental health department have warned the floodlit sports pitches at the proposed TRA site could become unusable, as has happened elsewhere across the UK at sites much further from residential properties. The council has been made fully aware of serious issues raised at numerous other sites and it is clear these will apply even more significantly to the TRA site. Yet they have deliberately chosen to include no effective mitigation measures whatsoever in their proposals. The council team has ignored guidance/warnings given to them by their design consultants and the environmental health department in their proposals for the site;
- The extremely cramped nature of the TRA site effectively precludes the use of modular construction which is currently preferred by the council and which, if adopted, could lead to significant reductions in construction cost and timescale. A high level cost estimate prepared using facility cost information from Sport England and manufacturers of modular educational facilities elsewhere would suggest that the Craighill site could reasonably be developed for less (possibly significantly less) than £33m, i.e. possibly well over a third lower than the £52m+ quoted for the TRA site. This scale of potential savings in developing the Craighill site is understood to be supported by a separate, independent cost estimate prepared by the Tain Community Council and Civic Trust;
- The traffic impact on the town centre location will be hugely significant at peak times; and
- Re-configuration of the TRA site will not allow any improvement in the facilities and space available for the pupils or any reduction in the effect of the development on the amenity of surrounding residents, it would simply move hugely influential material considerations around the site.

It is incredible that the existing school site is still being proposed. To undertake a major building project effectively 'wrapped around' an existing operating school is fraught with problems. This is a restrictive town centre site. There will be considerable heavy haulage vehicles coming and going daily. The safety implications for pedestrians and motorists in the town will be considerable. The safety risks for students and staff will be significant. At exam times the school goes through considerable effort to maintain as quiet an environment as possible at these times. This is a period of approx 8 weeks in each year and the school project is likely to extend over 2 of these periods. Can you honestly expect contractors to maintain quiet working for that period of time. No, its impossible. And that is just the exam periods, the noise and disruption throughout the year will be intolerable. The existing building is devoid of sound insulation. The community, the silent majority are in favour of



the Craighill site, There is no doubt that it is the best option. The existing school site is ideally suited for housing.

The current Tain Royal Academy site should be forgotten and the school should be placed at the Craighill site, where there is more room, it would have better access for all children and could be the start of a lovely community with the Health centre and dentist nearby.

The Tain Royal Academy site should not feature even as a second choice. It is surprising that, even after overwhelming public opposition to this site, it should be considered at all. We suggest that it should be acknowledged that a mistake was made and the TRA site should be dumped. If an alternative, or second choice, to Craighill is required it should be the Burgage site.

Objections to the TRA site have been put forward on previous occasions. Most of them relate to the small size of the site. In brief they are as follows:-

1. The site leaves no room for future expansion.
2. There is inadequate play space.
3. The ability to provide outdoor sports is severely restricted.
4. The plans show no provision for spectators at swimming events.
5. Because of the constraints of space the plans show tall, ugly buildings more appropriate to terminals at a second-rate airport. An ancient Royal Burgh like Tain deserves better than this.
6. Because of their positioning the proposed tall and ugly buildings would dominate the skyline, including that of the nearby Tain Conservation Area.
7. There are likely to be severe traffic and parking problems.
8. Construction on a site already in use is likely to be more expensive than on a greenfield site. It would also distract pupils.

All of these problems could be avoided by using a larger greenfield site such as the Craighill and Burgage ones. It has been demonstrated that these could have huge cost advantages if modular building techniques were used.

The school should not be built on the current TRA site, if at all. Whilst it is central to the town, the impact of having a campus that large is going to be a nightmare for homes and businesses. I can't imagine the amount of traffic, both on foot and vehicular, that could end up using the town centre roads in order to access the campus.

Is it wise to educate our children in a building site environment for at least 2 years?

Increased traffic would be a major problem for the safety of the children. Hartfield Road is at present very busy during School hours. Parking is limited at present and could only become worse.

The TRA site has no room for future expansion.

Students would not be able to study safely whilst a major construction project took place on site.

Judging from the plans the new complex would be very close to Scotsburn Road and as the building is of some length this would create a corridor effect, overlooking the houses opposite.

There is not enough space on the TRA site for the amenities proposed.

Building on the TRA site beside an existing functioning secondary school is totally unacceptable. There were many local objections when the previous plans were brought forward and the reasons for these are still valid:

- Small size of the site.
- Lack of room for future expansion.
- Lack of play areas.
- Lack of adequate external sports facilities.
- Lack of viable assembly/performance areas for a multi-age school.
- Impossibility of proper separation of different age groups and language groups.
- Chaos of first building and then demolishing beside an existing functioning school.
  - Dust
  - Asbestos
  - Noise
  - Children's urge to explore

My main concern for the TRA site is that having a building site/ big heavy machinery which will be noisy will be detrimental to the children's learning especially during exam and study times. I also feel as though it could be an accident waiting to happen, would the school grounds be sectioned off would the workers have PVG's if they were having regular access into the school grounds and working over such a long period?

Why when struggling with obesity on the rise would the Council build a superschool without adequate/generous exercising space?

It is with dismay that I hear that the Highland Council is considering building the new SuperSchool on the TRAC campus, using the playing fields for the extra building. Tory cuts are forcing many schools in London to sell off their exercise spaces with the consequent rise in obesity that is so well documented. That a Highland Council, with sites available that would give children space to play, would consider creating the same misery as the Tories have in London out of laziness and simple political expediency beggars belief.

#### **Response 4**

Sections 4.4 and 4.5 of the Proposal Paper (Appendix B) acknowledged the limitations of the Tain Royal Academy site.

**Issue 5**

The school design needs to be based on best practice and not on how to squeeze in the maximum number of classrooms at the lowest cost.

Generous green/outdoor space should also be drawn into the plans along with well thought out, clear segregation of nursery/primary and high school pupils.

In such a busy campus, how would the needs of the special school pupils be met in respect of quiet spaces etc?

The roll at TRA has increased significantly since the plans were last drawn up, showing that a much larger school needs to be designed this time.

What play area space will you have for all age ranges?

I know the plans were to be looked at again but creating smaller class rooms and packing in more children should not be an option.

New school must be big enough to take into account expansion of Tain and surrounding areas. Must have lots of disabled access / lifts for disabled students. Plus a proper sized swim pool (25m length with decent depth to allow for diving off blocks).

**Response 5**

Should the new school be approved, there will be discussion with stakeholders about the layout and design requirements. The Stakeholder Group will provide an ongoing role in relation to the ongoing delivery of the new Campus project.

**Issue 6**

The Council is only interested in the financial aspects. It is cheaper to build one new campus rather than two and there is also the prospect of selling off the other site.

**Response 6**

The Council's proposal is clear that there are educational benefits to the proposed 3-18 campus. These were set out in detail in the Proposal Paper. Education Scotland has expressed the view that the Proposal offers clear educational benefits to children and young people in Tain.

However, the Council also has a duty to make arrangements to secure best value, and to act responsibly in the way it uses taxpayers' money.

**Issue 7**

The Proposal Paper should have offered the choice of a 3-18 campus or a 2-site solution that would involve the secondary school on one site and a primary/nursery school on the other. Parents are concerned at the bad language and bad behaviour young children will be exposed to by being co-located with the secondary school.

5-year olds will be exposed to the drug dealing of TRA pupils. St. Duthus pupils will be mocked and picked on.

Why not fix the schools we currently have?

The majority of people in Tain would like to see a spread of school buildings and are opposed to concentrating all the town's schools on a single site. This will be detrimental to education.

In what way would the single campus support the educational ethos set out within "Building Better Schools 'Smarter Scotland'"?

Each school could be updated and retained rather than moving everyone on to one site. Knockbreck Primary school in particular is such a beautiful building and it would be a real shame for that to be lost. Is there no chance that the existing buildings could be retained, updated/extended? Having children aged 3-18 on one campus is not ideal. A three year old should not be subjected to the language and behaviour of a much older child. Teens and young adults explore language, different words and behaviour etc, and it's part of growing up and being that age. But there's no way the same behaviour/language is appropriate for a child of three or four. There's no way that the different aged children could be kept separate enough that these types of behaviours wouldn't be witnessed by much younger children. We need to do something about the state of our schools (all of them), but a 3-18 campus is not necessarily a better option for Tain than just doing works/extensions on our existing buildings. There's a lot of history attached to the local schools and it would be a shame to lose it.

The best solution would be a split Campus, using both the TRA and Craighill sites, both of which are in HC ownership. SSFTF funding is not dependent upon a 3-18 campus, so HC could choose a split campus, solving many of the anticipated problems.

The secondary school could be built first at Craighill, avoiding disruption to pupils studying for SQA exams. Once completed, the TRA could decant to the new building and the existing TRA razed. The new primary school, nursery, St. Duthus, and the Gaelic school could then be built on that site. Football would be spread, traffic would flow, and the Ancient and Royal Burgh could continue to function.

The campus should be split over two sites as this disperses so many of the issues that are causing so many concerns. Looking at the HC list of the 42%



schools needing attention why is Tain the only one to receive a campus and putting eight amenities in it? This is making the project a very complex matter as it is no different from trying to fit eight families into one house! Under the duress of being given no other option than to choose from the two, I would have to opt for the site that has more land area, Craighill as it is vital the children have as much space as possible.

A single site raises a concern about the sheer number of pupils walking to cycling to school and arriving at the same time as buses and cars (of both parents and staff).

Having all the children under one roof would be too many and would lead to a bigger potential impact if there were events such as fires or terrorism.

Is there any evidence that a 3-18 campus is the best model?

What studies show that a 3-18 campus would be beneficial to the children?

My preference is for massive investment in the present 3 sites.

Under the proposal a child will enter the campus at 3 and could easily spend the next 15 years there. Surely that has to have a negative impact?

Repair what we have with the Scottish Government money and use empty buildings for anything else, before going down the 3-18 route.

Our children should not be put into a 3-18 campus situation. We should be pushing all options instead of pushing one predetermined agenda.

Concern has been raised regarding the consequential increase in traffic expected should HC's current proposal of a single site 3-18 Campus be implemented. It's disappointing HC appear to be showing no incentive to consider either of the two paths highlighted that could alleviate this issue: a. Consider a 'spread campus' that would spread the traffic b. Push for direct access from the A9 to the Craighill site

Knockbreck is a perfectly good building, is it appropriate during times of budget deficits for HC to vacate it, whilst spending significant sums of money to build an equivalent floor-area elsewhere? Duthac House has lain empty and deteriorating over the last four years, unless HC have a confirmed purchaser or alternative planned use for Knockbreck surely it should be utilised within their education estate?

It has been intimated that a 3-18 Campus is essential to secure Scottish Government funding for the much-needed new educational facilities in Tain, however responding to a Freedom Of Information request, the Commercial Director of Scottish Futures Trust clarified their position as follows:

*'...regardless of the how the school is funded, either directly by the Council or as part of the Scottish Government's Scotland's Schools for the Future*

*(SSFTF) Programme, it is up to the Council to determine what facilities are required as part of their learning estate. The SSFTF Programme funding has been used to support primary, secondary, ASN, community and campus facilities.'*

Would a two campus be an option? One for academy and one for pre-school and primaries or is it one huge building. I fear for the children of the future that being in one institute and not having to move or transition to another setting could be detrimental, there is no evidence yet that this will be beneficial to the children as those being built in rural areas are still at early stages and the children have not gone through the whole process yet, when it comes to moving to college/uni or even getting a job as they are no longer in the safety net of their cocoon that they have been in since pre-school

Two schools would be a better fit...a new academy/community complex on its current site, and new bigger primary/ Nursery/SEN school on Craighill site? That would offer more room for expansion? Personally, I'm not overly keen on the idea of a 4 year old sharing the same space (or within earshot of) an 18 year old!

#### **Response 7**

The issues around the 3-18 campus were considered during the previous statutory consultation in 2014/15. Education Scotland, in their report (see Appendices E and F), conclude that the Council's proposal offers considerable educational benefits for children and young people. These include improved transitions for children and young people at key points in their learning journey.

Only a small minority of the responses received expressed opposition to the 3-18 campus proposal.

#### **Issue 8**

The major issue with the Craighill site is traffic access.

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

The traffic situation at the end of the school day is already very difficult at times. The parents of Craighill school tend to use the Health Centre access road as a parking facility, meaning that cars leaving the Health Centre have to drive on the wrong side of that access road. Couple that with the fact that cars on Craighill Terrace are allowed to park on the road directly opposite the Health Centre access road, and the fact that there is often heavy traffic congestion at that time because of the pedestrian crossing and school patrol, and it can often be very difficult for motorists to safely navigate these roads. Put simply, there are cars everywhere, many of which are on the



wrong sides of Craighill Terrace and the Health Centre access road. This is a significant safety risk for the school children, and also impedes access to and from the health centre for patients and NHS staff alike (including on-call doctors and nurses who may need to leave urgently, and ambulances who may need to access the Health Centre or Innis Mhor care home via the same access road). This situation could become even worse if the 3-18 campus is to be housed on Craighill Terrace.

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

Having the Health Centre, Innis Mhor, and a 3-18 campus with community complex and library, all requiring a degree of separation between its various elements, would not be the best option for Tain, since there would be traffic chaos with the amount of people heading for the same corner of town at peak times. The ASDA site would be a much more spacious option and there should be a rethink on which sites are made available for consultation.

If, at the end of the consultation process, the Highland Council decides on the Craighill site, Highland Council should prevail upon the Scottish Government to create a roundabout on the A9 to allow access to the new campus without creating a traffic management problem for the Ancient and Royal Burgh of Tain.

#### **Response 8**

It is important to consider that, whilst the new site design will aim to have enough parking, the Council will also be looking at creating off-site routes that provide an incentive to walk and cycle, not just for pupils but for staff who live nearby. Providing enough public transport, and a decent design for public transport, will be another factor that might reduce car use. We will also implement measures to try and prevent people from acting irresponsibly, for example people stopping in the middle of the road to let their kids out. It's a combination of measures.

Should the Craighill site be chosen, there will be intensive discussion with stakeholders about the detailed design requirements, including issues around access. The Stakeholder Group will provide input to the design, specification and construction of the new facilities. This process has been followed in other new school builds in Highland.

#### **Issue 9**

On the matter of vehicular access at Craighill, we would like to ask the Highland Council to undertake serious consultation with Transport Scotland to secure a direct access onto the A9 Trunk Road, if not for the entire Campus development at least for the larger buses and service vehicles. This would have the effect of minimising traffic impacts on Craighill Terrace and nearby

streets which we appreciate may have a limited capacity to tolerate significant traffic flows. Currently, the Community Council is pressing Transport Scotland for a reduction to the by-pass speed limit from 60mph to 40-50mph in an attempt to reduce the incidence of road traffic accidents at the north and south junctions. If we can influence this change then that should make the prospect of a direct Campus access more attainable.

**Response 9**

The Council is more than happy to consider dialogue with Transport Scotland over this issue, although the solution to the traffic issues at the Craighill site does not depend on it, with the site assessment work undertaken to date being based on a scenario where direct access to the A9 was not in place.

**Issue 10**

The Craighill site is in useful proximity to the care home and health centre which will allow meaningful community relationships to be built.

There are benefits to the Craighill site being located close to emergency services.

The Craighill site for the new campus would provide access to numerous facilities including the dentist and health centre and is within walking distance of the town. The site is much larger and would allow much ease of building as opposed to the existing Tain Academy site. The road network is well served at this side of the town with direct access from Craighill Terrace to the A9.

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

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

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

Craighill offers a better drop off, pick up and access e.g. there is less resident housing so close to the school and direct access to A9.

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

- would allow much greater room for future expansion of the individual schools;
- would allow space for addition of new facilities on the campus should money become available during the course of the campus's 60 year lifespan;
- would allow much larger, separate external spaces for each school;
- would allow modular construction to be adopted which would reduce the cost and timescale of the building works substantially and allow much more attractive and smaller scale buildings to be provided on the campus. It is reasonably estimated that the Craighill site could potentially be developed with modular construction systems for more than a third lower cost than the TRA site proposals; and would have space to include simple, relatively cheap and effective measures for avoidance or adequate mitigation of noise and light pollution and overlooking that are huge issues for the TRA site. These measures could include physical separation of the facilities from neighbouring properties and landscaping bunds formed from site materials.

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

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

- The physical capacity (10.6 Ha) to accommodate the scale of development expected of it
- Potential access and pupil drop-off/pick up alternatives to help spread traffic, including a possible direct link to the A9 town by-pass
- Greenfield site with ample space to accommodate construction traffic
- Proximity to significant residential areas
- Good links between the proposed community sporting facilities and the NHS Health Centre
- More potential for future-proofing than TRA

The proposal for the new 3-18 Tain Campus at Craighill gives the community a great opportunity to create a school for the future, in the right location. It will create a hub for all of the community. I would ask that the council take into consideration the separation of the age and abilities of the pupils who would attend. If the road speed could be reduced on the A9 between the two junctions turning into Tain this would allow a second entrance from the A9 into the school, thus relieving traffic concerns for Craighill Terrace.

The results of recent surveys reveal that the majority of parents, teachers, and residents are in favour of the Craighill Site.

It is very important that children must have ample areas for play and exercise, bearing in mind how concerned the Government is regarding obesity. Our students deserve the best.

Craighill is a much better space with beautiful views over the Dornoch Firth. There is also more potential for future development.

The Craighill site is bigger with more space for car parking.

The Craighill site is larger and a complex build there would have less impact on existing housing.

The Craighill site is the better option as it leads to a wider community base including health centre/dentist, library, sports facilities etc in one area. I attended the Community council drop-in and felt that out of the 4 proposals they put forward there was nothing about the Asda/Kirksheaf options that made me think they were better alternatives. Let's just go with the stakeholders proposals and move forward

My preferred site would be the land at Craighill, I know that it is not without its faults with poor site access but I am sure that architects could come up with a suitable solution. The site is considerably larger, it will provide much more playground space, the school could be positioned a lot better therefore allowing it to be built bigger reducing the possible need for expansion, and, the fact that the site is largely bare it will make any build safer and less disruptive which could also provide a faster build.

#### **Response 10**

The drop-in sessions, Stakeholder sessions and the results of the statutory consultation, have made it clear that the Craighill site is favoured by a majority of those who responded.

#### **Issue 11**

Annoyed at the unprofessional organisation and the very poor quality of the **Tain site options presentation** on 18<sup>th</sup> June and the earlier "drop-in session" on 10<sup>th</sup> May 2018 and in all the previous "consultation" events. The 18<sup>th</sup> June presentation was only attended by 35 local people, mostly of the older generation, and was held in an entirely unsuitable venue, the large gym of the academy. Presentations were poorly structured and the speakers, who lacked public speaking skills, had considerable difficulty making themselves heard in the terrible acoustics of the hall.

All the information made available to the public to date should be presented clearly on a website that is easy to find and doesn't involve downloading multiple PDFs with drawings that don't scale and barely legible notes written in a tiny font (I refer to the documents I downloaded before the last public meeting). A timetable and a representation of public opinion so far would also be ideal.

This process has been poorly put together and has not allowed locals with kids to give their honest view. There must be further community drop-in meetings before coming to a final decision.



This consultation has been a big disappointment. The main issue is the 3-18 campus, but the Council is not allowing that discussion to take place because they are limiting the scope to the actual location.

HC's proposal document for this consultation informs us the principle of a 3-18 campus for Tain was decided in November 2012. At HC's evening drop-in on 10th May 2018 one mum pointed out that she 'didn't even have children when that decision was made'. Today's younger children will be the ones most affected by that decision taken **six years ago**, before they were even born: a. how can HC deem it appropriate not to consult the parents of these young children on what will be a significant change to the educational environment available for their children? b. during this 'consultation process' HC's refusal to embrace concerns raised, outside their pre-determined 'site selection' boundary could surely leave their process open to criticism?

There is no doubt Craighill does offer adequate space to accommodate a 3-18 campus. I'm sure that by providing direct access from the A9 and a carefully planned layout an effective outcome could be achieved, however to facilitate this HC must surely engage in a more open and inclusive dialogue to alleviate the very real concerns being raised.

#### **Response 11**

The present proposal has been subject to extensive consultation in the local area, which has included a drop-in session and regular consultation with a Stakeholder Group, in addition to the statutory consultation. Aside from the public meeting itself, the statutory consultation has involved letters being sent to all parents of the affected schools, as well as the Parent Councils of all schools in the Associated School Group (ASG), and all local community councils. Pupils in the affected schools have also had the opportunity to submit their views. The consultation process has exceeded the legal requirements, and could objectively be described as one of the most extensive school consultations undertaken in Highland.

The venue for the public meeting was suggested by local people.

Highland is always willing to reflect on its processes and will do so in the light of the comments submitted. Nevertheless, the Council has been open and inclusive in conducting this consultation.

#### **Issue 12**

Research needs to be done on how many parents from outwith the campus catchment would wish to send their children to the 3-18 school, to avoid it becoming oversubscribed.

#### **Response 12**

Any requests for enrolment in the new primary school from outwith the

campus catchment would be subject to the placing request process. Placing requests are approved by the Area Care and Learning Manager and can be refused where they would cause an unreasonable cost to the taxpayer. This would include any situation where the school accommodation had to be expanded in order to accommodate pupils on placing requests.

**Issue 13**

The biggest concern is how long this is going to take. The buildings are dilapidated now and if the TRACC facilities are representative, barely acceptable. What on earth will they be like in 4/5 years' time? What is the plan for the children and teachers in the meantime?

**Response 13**

The Proposal Paper made it clear that there was currently no specific funding to create a 3-18 campus in Tain, and that the timetable for the new build would be dependent upon clarification of the funding position. In the intervening period the Council will continue to address any maintenance issues with the current school buildings. The priority will to be to ensure the school buildings are kept "wind and watertight".

**Issue 14**

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

It is to be hoped the outlying schools will not be left in the Dark Ages when the new super school is constructed.

**Response 14**

Similar points were raised at the public meeting and are addressed at Response 24 below.

**Issue 15**

The amalgamation of the Public Library with TRACC facilities is a huge mistake. We have a dedicated Public Library that was gifted to the town by Carnegie in perpetuity for use as a public library.

Shoving the public library in with TRACC and expecting staff to be interchangeable between the two facilities is to completely underestimate and misunderstand the value of dedicated library staff, whose duties encompass an enormous amount more than just stamping out and discharging books. That is probably the least important aspect of their job, and it would be an immense loss to dispense with that expertise and be handed our books by leisure centre staff who have no interest in books or reading, could not



recommend a book if their lives depended on it, and have zero personal interaction with people who have been going to the library all their lives and regard it and the staff there as friends on which and whom they can rely on through thick and thin.

Would the library be open to the public? Does that not raise issues with the public being in the school?

Tain has a perfectly good public library as is.

Is it really necessary to move the Public Library from its current location in the centre of town? Could HC make public any consultation feedback / survey results showing support from library users, particularly those adults who will not necessarily be daily users of the school facilities?

#### **Response 15**

All library staff will be retained – no staff will be dispensed with. All staff will undergo a fully integrated training programme with regards to reader development and customer care and the library team will have the opportunity to share their experience with colleagues who are new to the role. This process happens when any new member of staff joins the library team. Customer interaction will be of the utmost importance and will be delivered and measured through the ongoing commitment to retaining the libraries' accreditation for Customer Service Excellence.

The Library would function as a facility for the whole community and as such would always be open to the public as well as the school. This model has worked successfully for a number of years in facilities throughout the Highlands.

Usage of Tain Library has declined by 13% in the last 5 years. Book issues have dropped by 36% in the same period. Tain Library is severely restricted in terms of design and space. A new purpose-designed Library would allow us to deliver a new programme of events and activities that would benefit the whole community. The library would receive investment in new books and perhaps most importantly the library opening times for the whole Tain Community would increase from 25 hours per week to 82 hours per week. There is an opportunity to offer the people of Tain one of the best libraries, not only in the Highlands, but in the country.

The Council's 1902 title deed for Tain library is a Disposition in favour of the Council's statutory predecessors the Provost, Magistrates and Councillors of the Burgh of Tain (the Town Council")

The deed states that the Town Council were to hold the subjects "in Trust as aftermentioned" and later in the deed it states "And we the said Provost, Magistrates and Councillors of the Burgh of Tain agree and bind ourselves and our successors in office to hold the said subjects only for the erection of a Public Library by Doctor Andrew Carnegie of Skibo, said Library to be

managed in all time coming as a public library by the Joint Library Committee of the Royal Burgh of Tain and Parish of Tain: To be Holden the said subjects of His Majesty in Free Burgess”.

The Council have however clarified the issue of altered library provision in the case of a parallel scenario in Wick, where there was another “Carnegie Library”. In that case it was concluded that the existing Disposition would not be an impediment if there were alternate library provision that was to be provided in the new build.

#### **Issue 16**

It would be great having the library beside one school assuming the opening hours would be compatible with school times and plenty of parking was made available.

#### **Response 16**

The Council notes and agrees with this response.

#### **Issue 17**

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

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

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

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

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

Your request entitled “Have Your Say” becomes even more cynical, for, it is stated that the determination of the site “will of course ultimately be dictated

by the funding available for the project” – which one could take to mean that, irrespective of the community view, the powers that be have already decided, and, should the community favour the alternative, the funding card will be played. Is there a point in asking the question in the first place?

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

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

#### **Response 17**

As mentioned at Response 11 and at other places in this Report, the site selection process has been the subject of very extensive consultation, which has exceeded the legal requirements and is one of the most extensive school consultation exercises ever undertaken in Highland. Taking both the informal and formal consultation exercises together, the Craighill site was favoured by a large majority of those who responded.

#### **Issue 18**

Hugely supportive of the new campus, having previously lived near a school redevelopment in Edinburgh and witnessed the enormous benefits of a new school both to the children and the community.

Progress should be made as soon as possible. Location is not a particular concern but the Craighill campus looks excellent.

Of course, there will always be some compromises but having seen the upsides of a new school, the benefits far outweigh the downsides.

#### **Response 18**

Highland Council agrees that the benefits of a new campus outweigh any disadvantages.

#### **Issue 19**

The previous plans for the new campus did not take account of the needs of the Gaelic Medium pupils, who should be kept separate from the English Medium pupils in order to protect the Gaelic environment. As the Gaelic Department has its own core literacy and numeracy resources, as well as topic resources, adequate storage should be created for them. Ideally a separate building would be created.

Is it worth revisiting the idea of a stand-alone Gaelic Medium school in the Knockbreck building? There are some really strong advantages for the

Gaelic-educated kids in a stand-alone environment. The GME unit is currently growing in pupil numbers and is expected to continue to do so in coming years, requiring additional classroom space (which would reduce playground space) and may well pull in extra children from out with the Tain area. (There are kids currently travelling from the catchment areas of Dornoch, Bonar Bridge, Fearn, Hilton and Invergordon primaries to GME at Craighill). I understand not all current GME parents currently see the benefits of a stand-alone Gaelic language school, but it could be a really strong thing for the kids and for Tain to have this school, and I am making my preference known at this point because I think adopting a Gaelic school in the Knockbreck building will ease the lack of space/number of kids/classroom footprint at the TRA site. I understand the Highland Council has given this option consideration in the past, and I would fully support it if they looked at it again.

#### **Response 19**

Highland Council would normally consider a separate Gaelic Medium school only where there are enough pupils for 4 classes. There 43 pupils enrolled at for GME at Craighill for session 18/19, who are educated in two classes.

Therefore there are insufficient pupil numbers to justify the creation of a separate GM school for Tain.

In their report, Education Scotland noted that almost all stakeholders of GME felt that the proposed 3-18 campus could facilitate the sharing of staffing and resources for Gaelic to enhance the delivery of the GME curriculum.

#### **Issue 20**

The Knockbreck Road/ASDA site is large with an existing roundabout for vehicular access. There is easy pedestrian access from multiple routes. There would be no disturbance of any of the existing schools during construction, and there is a suitable area for car parking at the NE end of the site, with the remainder large enough to permit spacing of Primary, Secondary, Gaelic, St.Duthus and Nursery School areas.

This has to be the best site in the town despite the minor electrical and drainage considerations raised in the presentation. However it appears to have been ruled out by the un-elected and self-selected Stakeholders Group.

#### **Response 20**

The Knockbreck Road/ASDA site was ruled out after extensive informal consultation, which included but was not limited to the Stakeholder Group.

#### **Issue 21**

What happens to the 3-18 model in 2020 when more funded childcare hours become available and for 2-year-olds? Would you move to 2-18?



**Response 21**

It is anticipated that funded childcare for 2 year-olds will be provided by childminders rather than in the school setting. The new campus will nevertheless be designed to allow for future expansion, in the event of future legislative changes.

**Issue 22**

Leisure facilities should be separate from school facilities.

**Response 22**

There are many advantages to co-location of school and leisure facilities, and such arrangements have worked well in many other locations in Highland

There will be an appropriate design to ensure separation of school pupils from the public, during school hours.

## 4.2

The note of the public meeting is at **Appendix D**. Fifty-five questions and comments are recorded. The majority of these questions were answered during the discussion and can be found in the note. Further responses to two of the issues are provided below. These should be read alongside the answers provided in the note of the meeting at Appendix D (at questions 1-3 for Issue 23, and question 16 for Issue 24).

**Issue 23**

Concern was expressed about the implications for Tarbat, Inver and the other rural feeder schools, and whether pupils will not see the same benefits from those pupils in the town who will already be familiar with and well-integrated into the Campus. And what consideration the Council has given to those pupils from rural feeder schools?

**Response 23**

It is inevitable that pupils coming from primary feeders beyond Tain, will be less familiar with the campus than those at the campus. It is important therefore, that planning for transition should start before the end stages of Primary 7. There will be many opportunities for all schools within the associated school group to have the “campus experience”, both socially and academically, before starting secondary education. This might include swimming, social events, shared use of staff (both primary and secondary), and school projects. The head teachers and staff of the associated school groups, along with Highlife Highland, will develop these opportunities as a normal part of their planning meetings.

More formal transition arrangements during Primary 7 will be developed to take account of the campus facilities and its learning and social opportunities.

Again, the detail of this will be planned by the associated school group and will evolve over time.

#### **Issue 24**

Concern was expressed that we could be making transition for pupils too smooth, and leaving them unprepared for life when they leave school. If pupils have been in the same campus from the ages of 3-18 they will never have had to deal with change. All of sudden they will be thrown out in the real world and will not have had the experience of dealing with challenges. Has any thought been given to that?

#### **Response 24**

Transitions are regular features of human life and, when approached successfully, enhance our life experiences. Schools play an important part of helping young people to cope with change, and transition between school settings and even between academic years can be exciting, challenging and sometimes scary. The World Bank Development report identifies the transition to secondary school as one of five important life stage transitions for young people.

The Nuffield Foundation report, "Identifying factors that predict successful and difficult transitions to secondary school" notes:

- A successful transition involved functioning well in two areas:
  - 1) being academically and behaviourally involved in school
  - 2) feeling a sense of belonging to school.
- Parents were an important source of support over the transition period and results suggested it was helpful for parents and pupils to discuss their concerns.
- In particular, the use of systemic strategies at primary school which involve building links and continuity between primary and secondary school (e.g. bridging units - work projects that children begin in primary school and complete in secondary school) was related to lower school anxiety.
- Finally, a range of practices that secondary schools employed to support friendships was identified given that this was an area of persistent concern for pupils.
- A period of nervousness around transition is expected for most pupils but for the majority of pupils, those concerns are relatively short-lived and abate during the first year of secondary school (Rice et al., 2011)

[http://www.nuffieldfoundation.org/sites/default/files/files/STARKS\\_report.pdf](http://www.nuffieldfoundation.org/sites/default/files/files/STARKS_report.pdf)



## 5.0 Summary of the issues raised by Education Scotland

- 5.1 In line with legislative requirements, Education Scotland was invited to submit comments on the Council's proposals. A copy of the report from Education Scotland is appended – **Appendix E**. (Gaelic language version at **Appendix F**).
- 5.2 In their report, Education Scotland concluded that the Council's proposal is of clear educational benefit. The majority of stakeholders who submitted responses were supportive of the 3-18 campus with a clear preference expressed for the Craighill site. The council's proposal would see children and young people benefit from a well-located, well-resourced single site which retains capacity to meet any future needs as they arise. The single site offers more effective use of resources, and reduces duplication and travel costs. Opportunities for older pupils to take on leadership and mentoring roles across the whole campus will be improved. The Craighill Primary School site offers scope for the 3-18 campus to be part of a 'community hub' building mutually beneficial links with other service providers such as the NHS.

- 5.3 Education Scotland commented that, in taking forward the proposal, the Council needs to set out how it will ensure safe routes to school addressing potential vehicle access/congestion issues. The council needs to involve fully parents, staff, children and young people and the wider community in the final design and layout of the proposed 3-18 campus, and should also seek the view of Bòrd na Gàidhlig. The council should include discussions with parents and relevant Gaelic organisations on ensuring that the campus enables the delivery of effective GME and immersion practice as laid out in statutory guidance on Gaelic Education, 2017. It has to ensure that children from the Tain Royal Academy ASG fully benefit from the 3-18 campus development.

## 6.0 Responses to the Issues Raised by Education Scotland

### Issue 25

The Council needs to set out how it will ensure safe routes to school addressing potential vehicle access/congestion issues.

### Response 25

See Response 8 above (in the context of the Council recommending the selection of the Craighill site for the new campus)

### Issue 26

The Council needs to involve fully parents, staff, children and young people and the wider community in the final design and layout of the proposed 3-18 campus.

**Response 26**

See Response 5 above.

**Issue 27**

The Council has to ensure that children from the whole Tain Royal Academy ASG fully benefit from the 3-18 campus development.

**Response 27**

See Response 23 above.

**Issue 28**

The council needs to seek the view of Bòrd na Gàidhlig, and should include discussions with parents and relevant Gaelic organisations on ensuring that the campus enables the delivery of effective GME and immersion practice as laid out in statutory guidance on Gaelic Education.

**Response 28**

Bòrd na Gàidhlig were invited to respond to the statutory consultation exercise but did not do so. However, the council has contacted the Bòrd and made arrangements to engage with them over ensuring the effective delivery of GME in the new Campus

A parent representative of the children attending GME at Craighill PS currently attends the local Stakeholder Group.

**7.0 Site Selection**

7.1 The Proposal Paper offered two potential sites for the location of the new Campus. The background and rationale behind the selection of the two sites is set out in the Proposal Paper at **Appendix B**.

7.2 One of the two sites is the current site of Tain Royal Academy, and this site was chosen as the location for the new school after the consultation exercise in 2014-15. The other site is adjacent to Craighill Primary School.

7.3 The detail of the responses to consultation is set out at Section 3 above. Opinion amongst school pupils was split quite evenly between the Craighill site and the TRA site. Amongst the adults who responded, there was a clear majority in favour of the Craighill site.

7.4 Section 4 of the Proposal Paper set out the advantages and disadvantages of both sites.

7.5 Although the conclusion to the 2014-15 consultation exercise concluded that the TRA site was the most suitable, it is also acknowledged that since then

further capacity demands have arisen, for example, as a result of Scottish Government plans to expand the provision of funded early learning and childcare.

7.6 The Craighill site is a good, well-sized open area which would provide plenty of room for future expansion and also provide options for layout and construction logistics to cause only minimal disruption to pupils during the construction phase. The site also more readily offers the scope to consider a phased approach to a new Campus, should funding or other factors determine that to be the most appropriate means of implementation. The Education Scotland Report noted that the Craighill Primary School site offers scope for the 3-18 campus to be part of a 'community hub', building mutually beneficial links with other service providers such as the NHS.

7.7 Taking the above factors into account, and the overall responses to consultation, the Council proposed that the new 3-18 Campus should be located at the Craighill Primary School site.

## **8.0 Effects on the Community**

8.1 An assessment of community impact was included within the Council's original Proposal Paper at **Appendix B**.

8.2 The main comment arising from consultation, in respect of community facilities, was in relation to the Tain Public Library. A small number of respondents expressed concern about the proposed move of the library into the new campus.

8.3 The Council has considered this issue at some length, and concludes that the proposed move of the library offers the potential, of significant community benefit. The detail of this is set out at Response 15 above.

## **9.0 Effects on School Transport**

9.1 The Proposal Paper commented that new campus will be located a short distance from the 4 existing schools, and that the Council did not anticipate any significant variation to the existing school transport arrangements, in terms of the distances to be travelled by pupils. The new primary school catchment will be an amalgamation of the catchments of the two existing primary schools, and no transport issues arise from that. None of the responses to consultation raised any issues around entitlement to school transport.

## **10.0 Effects on Staff and School Management Arrangements**

10.1 Section 6 of the Proposal Paper at Appendix B contained an assessment of the potential effects of the merger in respect of staff and school management arrangements. No issues were raised in consultation over the future staffing or management of the campus.

## 11.0 Alleged omissions or inaccuracies

11.1 During the public meeting, it was alleged that the reference in the Proposal Paper to a “3-18 campus” was inaccurate in respect of pupils who would transfer to the new campus from St. Duthus, and that these pupils can remain at school until 19 years of age.

11.2 The Council has carefully considered the impact of this comment on the Proposal, but has concluded it does not represent a material consideration relevant to the Authority’s decision as to implementation of the proposal. The Council will continue to meet the educational needs of all pupils with Additional Support Needs, up until they leave school. The comment does not alter the options for consideration, i.e. it does not introduce a new option, nor fundamentally rule out an existing option.

## 12.0 Procedure for Call-in by the Scottish Ministers

12.1 As set out in The Schools (Consultation) (Scotland) Act 2010, Highland Council is required to notify the Scottish Ministers of its decision and provide them with a copy of the Proposal Paper and Consultation Report. The Scottish Ministers have an eight-week period from the date of that final decision on 5 September 2019 to decide if they will call-in the proposal. Within the first three weeks of that eight-week period, the Scottish Ministers will take account of any relevant representations made to them by any person. Therefore, anyone who wishes to make representations to the Scottish Ministers can do so up until midnight on 25 September 2019. The Scottish Ministers will have until midnight on 30 October 2019 to take a decision on the call-in of the Closure Proposal.

12.2 Anyone wishing to make a representation to the Scottish Ministers requesting them to call-in a local authority decision to close a school is asked to email [schoolclosures@gov.scot](mailto:schoolclosures@gov.scot) or to write to **School Infrastructure Unit, Learning Directorate, The Scottish Government, Area 2A South, Victoria Quay, Edinburgh EH6 6QQ by midnight on 25 September 2019.**

12.3 Until the outcome of the eight week call-in process has been notified to Highland Council, it will not proceed to implement the Proposal. If the Scottish Ministers call-in the proposal, it will be referred to a School Closure Review Panel.

## 13.0 Overall Review of Consultation Exercise

13.1 There is overwhelming agreement within Tain that the condition of the local school accommodation is unsatisfactory. Although some respondents to the consultation favoured the construction of a new High School and a separate merged primary school, the majority expressed support for the creation of the 3-18 campus. The Report from Education Scotland identified that a 3-18 campus would offer considerable educational benefits for children and young people in Tain.



13.2 In terms of location, a clear majority of those who expressed a view indicated a preference for the Craighill site.

#### **14.0 Legal issues**

14.1 Throughout this statutory consultation Highland Council has complied in full with the requirements of the Schools (Consultation) (Scotland) Act 2010.

14.2 As provided for in section 1 of the Education (Scotland) Act 1980, it is the duty of the Council to ensure adequate and efficient provision of school education within Highland. The above, and all other legislative requirements, have been taken into account in the preparation of this Report.

#### **15.0 Conclusion**

15.1 The consultation process has complied fully with legislative requirements and has provided an opportunity for all parties to identify key issues of concern. These issues have been fully considered and the Council's response detailed in section 4 above.

15.2 The Education Scotland Inspector visited Tain Royal Academy, Craighill Primary School, Knockbreck Primary School and St Duthus Special School. Education Scotland also had the opportunity to review in detail the proposal document, all written responses, and the note of the public meeting.

15.3 The Highland Council, on reviewing all of the submissions, the note of the meeting, and the Education Scotland report; concludes that the Proposal to replace Tain Royal Academy, Craighill Primary School, Knockbreck Primary School, and St. Duthus School with a new 3-18 campus offers educational benefits and should be implemented. Having taken the responses to consultation into account, the Council further concludes that the Craighill site should be chosen as the site for the new campus. The reasons for this conclusion are set out above.

#### **16.0 Recommendation**

16.1 It is therefore recommended that Highland Council proceeds with the course of action set out at Paragraph 15.3 above.

**Brian Porter**  
**Head of Resources, Care and Learning Service**  
**25 July 2019**

## INTRODUCTION

### THE HIGHLAND COUNCIL

The proposal is to replace the following schools, Tain Royal Academy, Craighill Primary School, Knockbreck Primary School and St. Duthus Special School, with a new 3-18 campus on one of two possible sites, either the Tain Royal Academy site or the Craighill Primary site.

### EDUCATIONAL BENEFITS STATEMENT

#### **THIS IS A PROPOSAL PAPER PREPARED IN TERMS OF THE EDUCATION AUTHORITY'S AGREED PROCEDURE TO MEET THE REQUIREMENTS OF THE SCHOOLS (CONSULTATION) (SCOTLAND) ACT 2010**

The Highland Council is proposing, subject to the outcome of the statutory consultation process:

- To discontinue education provision at the following campuses – Craighill Primary School, Knockbreck Primary School and St Duthus Special School and to relocate provision to a new 3 to 18 campus.
- To establish a new 3 to 18 community campus comprising Early Years, Primary, Secondary, Additional Support Needs (ASN) and Gaelic Medium provision to replace all other local authority education provision within Tain, including the existing Tain Royal Academy building and Community Complex;
- To combine the existing school catchment areas of Craighill Primary School and Knockbreck Primary School to become the catchment area of the new combined Primary School within the 3 to 18 campus.

The new campus is to be located either at the site of the existing Tain Royal Academy, or at the site of the existing Craighill Primary School. The latter option would require the relocation of Tain Royal Academy.

To avoid repetition it should be assumed that the related Pre School provision is included within any reference to each Primary School.

This Proposal is a revision to that set out in statutory consultation in 2014-15, which also proposed the merger of Craighill PS, Knockbreck PS, and St. Duthus School. In addition to proposing the merger of the schools, the Proposal Paper issued for consultation in 2014 also specified that the new 3-18 campus should

be built on the site of the existing Tain Royal Academy. The proposal was approved by Highland Council on 12 March 2015 and by Scottish Government Ministers on 1 May 2015.

Papers from the 2014-15 consultation exercise can be found at Agenda Item 7 of the papers submitted to the Council's Education, Children's and Adult Services Committee on 11 February 2015.

[https://www.highland.gov.uk/meetings/meeting/3413/education\\_children\\_and\\_adult\\_services\\_committee](https://www.highland.gov.uk/meetings/meeting/3413/education_children_and_adult_services_committee)

During the pre-planning application consultation process, a significant number of concerns were raised within the local community with regard to the suitability of the existing Academy site for the Campus. Arising from that feedback, the Highland Council's People Committee agreed, at its meeting of 21 June 2017, to commence a new site selection review for the Tain 3-18 Campus, the outcome of which would be reported back to the Committee. It was also agreed that project design and project activity on the current Tain 3-18 Campus be paused pending this review.

As a result of the site selection review, two options are now proposed for the site of the new campus, and the new consultation seeks views on these. A revised Proposal is required as the original consultation exercise was undertaken on the basis of the new school being built on the site of the existing Tain Royal Academy.

The revised Proposal set out below has been informed by an extensive pre-consultation process that involved regular meetings with local stakeholders and local elected Members, parental feedback gathered by Parent Councils, and comments submitted following a "drop-in" session in Tain on 10 May 2018.

## SUMMARY OF THE CONSULTATION PROCESS

### PUBLICATION INFORMATION

#### Proposal Paper Published

The proposal paper will be available for inspection, free of charge, at:

- Tain Royal Academy
- Craighill Primary School
- Knockbreck Primary School
- St. Duthus School
- Tain Public Library

and published on the Highland Council website:

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

Copies of this Proposal Paper are also available on request from:

Business Support Team  
Care and Learning Service  
County Buildings  
High Street  
Dingwall  
IV15 9QN

Email: [Education.Consultations@highland.gov.uk](mailto:Education.Consultations@highland.gov.uk)

To request this information in an alternative format, e.g. large print, Braille, audio formats, or suitable language, please also contact the Business Support Team, Care and Learning Service, County Buildings, High Street, Dingwall, IV15 9QN

E-mail: [Education.Consultations@highland.gov.uk](mailto:Education.Consultations@highland.gov.uk)

The schools directly affected by this Proposal are:

Tain Royal Academy  
Craighill Primary School  
Knockbreck Primary School  
St. Duthus School



Other schools within the Tain Associated School Group are being included in the consultation as some parents have expressed an interest in the proposals. These schools are:

Edderton Primary School  
 Gledfield Primary School  
 Hill of Fearn Primary School  
 Hilton of Cadboll Primary School  
 Inver Primary School  
 Tarbat Old Primary School

However, none of the above schools falls within the definition of an "affected school" as set out on Paragraph 11 of Schedule 1 to the Schools (Consultation) (Scotland) Act 2010.

Formal notice of the Proposal and relevant information will be given and be made available, free of charge, to the consultees listed as follows:

- (i) Parents of pupils attending Tain Royal Academy;
- (ii) Parents of pupils attending Craighill Primary School; including parents of pre-school pupils;
- (iii) Parents of pupils attending Knockbreck Primary School; including parents of pre-school pupils;
- (iv) Parents of pupils attending St. Duthus School;
- (v) The Parent Councils of the above schools.
- (vi) The Parent Councils of Edderton Primary School; Gledfield Primary School; Hill of Fearn Primary School, Hilton of Cadboll Primary School; Inver Primary School; and Tarbat Old Primary School
- (vii) Members of Parliament and Members of Scottish Parliament for the area affected by the proposal;
- (viii) Staff of each of the schools listed above;
- (ix) Trade union representatives;
- (x) Tain Community Council
- (xi) Ardgay and District Community Council
- (xii) Ballintore and Hilton Community Council
- (xiii) Edderton Community Council
- (xiv) Kilmuir Easter and Logie Easter Community Council
- (xv) Nigg and Shandwick Community Council
- (xvi) Tarbat Community Council
- (xvii) Bòrd na Gàidhlig
- (xviii) Education Scotland;
- (xix) Highland Youth Convener.
- (xx) Other members of the local Stakeholder Group, not already listed above.

**Advertisement in Local Media**

A notice announcing the public meeting will be placed in the *Ross-shire Journal* and on the Highland Council's Facebook page.

**Consultation Period**

The consultation for this Proposal will run from Monday 5 June 2018 and will end on Tuesday 4 September 2018. This period allows for the statutory minimum of six weeks, including at least thirty school days.

**Public Meeting**

A public meeting will be held, the details of which are set out below:

Games Hall, Tain Royal Academy Community Campus – 6.30pm on Monday 18 June.

Anyone wishing to attend the public meeting is invited to do so. The meeting will be convened by the Council, will be chaired by a senior elected councillor, and will be addressed by officers of the Care and Learning Service.

The meeting will be an opportunity for the public to hear more about the proposal; to ask questions about the proposal; and to have the views of all stakeholders recorded so that they can be taken into account. A note will be taken at the meeting of questions asked and views expressed. This note will be published on the Council website. The meeting will also be recorded.

The note will be forwarded to Education Scotland, along with other submissions and comments received by the Council during the consultation process.

**Meetings with Pupils and Staff**

School staff will arrange to discuss the proposal with pupils (who are considered to be of a suitable age and maturity) in the affected schools. A record of questions, responses and views will be taken and this will be published in the Consultation Report.

**Responses to the Proposals**

Interested parties are invited to respond to the Proposals by making written or electronic submissions on the Proposals to:

Derek Martin

Area Care and Learning Manager (Mid)

County Buildings

High Street

Dingwall

IV15 9QN

Email: [Education.Consultations@highland.gov.uk](mailto:Education.Consultations@highland.gov.uk)

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

When responding, you are invited to state your relationship with the school – for example, “parent of child in the area”, “carer”, “relative”, “former pupil”, “teacher in local school”, “member of the community” etc. However it is not compulsory to do so.

Those sending in a response, whether by letter or electronically should know that their response will be open to public scrutiny and may have to be supplied to anyone making a reasonable request to see it. If they do not wish their response to be made publicly available, they should clearly write on the document: “I wish my response to be considered as confidential with access restricted to Councillors and Council Officers of Highland Council”. Otherwise, it will be assumed that the person making the response agrees to it being made publicly available. All written responses must be received by the last day of the consultation period, Tuesday 4 September 2018 at 5.00pm.

### **Involvement of Education Scotland**

When the Proposal Document is published, a copy will also be sent to Education Scotland by the Council. Education Scotland will also be sent, by 10 September 2018, a copy of any relevant written representations that are received by the Council from any person during the consultation period, as well as the summary note of the public meeting that will be held and so far as is practicable a copy of any other relevant documentation. Education Scotland will then prepare a report on the educational aspects of the proposal, to be completed not later than 3 weeks after they receive the consultation papers – 28 September 2018. In preparing their report, Education Scotland may visit the affected schools and make such enquiries of people there as they consider appropriate.

### **Review of Consultation Exercise**

Highland Council will review the proposal having regard to the Education Scotland Report, written representations that it has received, and oral representations made at the public meeting. It will then prepare a Consultation Report. This Report will be published in electronic and printed formats and will be sent to anyone who submitted a written representation during consultation. It will be available on the Council website as well as at the affected schools and local library, free of charge. The Report will include a summary of the written and oral representations made during consultation and a copy of the Education Scotland Report, together with the Council's considered response to the issues raised. The Report will include details of details of any alleged inaccuracies and/or omissions and how these have been handled. The Consultation Report will be published at least 3 weeks prior to being submitted to the Council's Care, Learning and Housing Committee, who will make a recommendation to the full Highland Council.

In publishing the report the Council will invite any person or party to make further representations to the Committee prior to its meeting. A notice to this effect will also be published on the Highland Council website.

At the present time the Council intends to publish its Report in November 2018, prior to submission to the Care, Learning and Housing Committee on 6 December 2018. However, this timescale may change depending on the nature of issues raised during consultation, and the need to give full consideration to those issues. In the latter event, the Report may not be submitted until a later Committee meeting.

A particular factor in this Proposal is that at present there is no specific budget allocation for the project. The Council has identified the Campus as one of a number of key priorities for bids to Scottish Government for capital investment. It is expected that there will be clarity on the funding position for the project over the course of 2018, and prior to any final decision being made on this consultation proposal.

Any proposal approved by the Care, Learning and Housing Committee would require to be confirmed by a subsequent meeting of the full Highland Council.

### **Scottish Ministers Call-in**

In the event that the Council decides to proceed with the mergers, it is required to notify the Scottish Ministers of that decision and provide them with a copy of the Proposal Document and Consultation Report in accordance with the Schools (Consultation) (Scotland) Act 2010 within 6 working days of the decision being made, and to publish on its website a notice that it has done so, detailing the opportunity to make further representations within 3 weeks. The Scottish Ministers have an 8-week period from the date of that final decision to decide if they will call-in the proposal. If the Scottish Ministers call-in the proposal, it will be referred to a School Closure Review Panel. Within the first 3 weeks of the 8-week period, the Scottish Ministers will take account of any relevant representations made to them by any person. Until the outcome of the 8-week call-in process has been notified to the Council, the Council will not proceed to implement the proposal.

### **Note on Corrections**

If any inaccuracy or omission is discovered in this Proposal paper, either by the Council or any other person, the Council will determine if relevant information has been omitted or, if the paper contains an inaccuracy. The Council will then take appropriate action, which may include the issue of a correction or the reissuing of the Proposal or the revision of the timescale for the consultation period, if appropriate. In that event, relevant consultees and Education Scotland will be advised.



## PROPOSAL DOCUMENT

### 1.0 BACKGROUND

- 1.1 In November 2012 the Council's Adult and Children Services Committee approved the principle that a 3 to 18 campus should be created in Tain to replace existing education provision at Tain Royal Academy, Craighill Primary School, Knockbreck Primary School, and St Duthus Special School.
  - 1.2 All of the schools are located within a mile of each other.
  - 1.3 A statutory consultation exercise was carried out on the above proposal during 2014 and 2015. In addition to proposing the merger of the schools, the Proposal Paper issued for consultation also specified that the new campus should be built on the site of the existing Tain Royal Academy. The proposal was approved by Highland Council on 12 March 2015 and by Scottish Ministers on 1 May 2015.
  - 1.4 During the pre-planning application consultation process, earlier in 2017, there were a significant number of concerns raised by the community with regard to the suitability of the existing Academy site for the Campus. Arising from that feedback, the Highland Council's People Committee agreed, at its meeting of 21 June 2017, to commence a new site selection review for the Tain 3-18 Campus, the outcome of which would be reported back to the Committee. It was also agreed that project design and project activity on the current Tain 3-18 Campus be paused pending this review
  - 1.5 It should be noted that, per the above legislation, the Schools Consultation (Scotland) Act 2010 as amended, a statutory consultation cannot be carried out so far in advance of a proposed implementation date that it would not be possible to engage meaningfully with anyone likely to be affected by the proposal.
  - 1.6 This Proposal Paper sets out a revised proposal for a 3-18 campus in Tain. In respect of the proposed school mergers, the revised Proposal is the same as that agreed by the Council in 2015. This revised Proposal invites views from the community on different options for the site of the new campus.
- ### 2.0 CURRENT PROVISION
- 2.1 The schools under consideration in this proposal document are as follows:
    - Craighill PS
    - Knockbreck PS
    - St Duthus School
    - Tain Royal Academy and Community Complex

None of the above schools is classified as rural per the Scottish Government's published list of rural schools.

- 2.2 **Craighill PS** is a non-denominational school serving the catchment area shown at **Appendix 1. Appendix 1 (a)** outlines an additional geographical area from which parents have the option to send their children to either Craighill PS or Knockbreck PS. The school provides primary-age education through the mediums of English or Gaelic. The projected school roll estimates for August 2018 are 219 total.

- 2.3 The roll at Craighill Primary is projected to decline slightly over the next 2-3 years, thereafter stabilising at around 210 pupils.

- 2.4 The 2017-18 staffing arrangements are as follows:

Head Teacher – 1.00FTE  
 Depute Head Teacher – 1.00FTE  
 Principal Teacher – 1.00FTE  
 Unpromoted Teachers – 5.00 FTE  
 Management Time Teachers – 1.30 FTE  
 Class Contact Time Teachers – 0.6 FTE  
 Clerical Assistant – 1.22FTE  
 Playground Supervisor – 0.18 FTE

In addition, ASN teaching and non-teaching staff are allocated to the school on an annual basis, according to assessed need. The English and Gàidhlig Medium school nurseries are staffed with 4.90FTE Early Years Practitioners.

The Catering, Cleaning, and Facilities Management Service employ the following staff at the school;

Cook HC04 – 0.86 FTE  
 Catering Staff HC02 – 5 part-time members of staff, totalling 2.81 FTE  
 Cleaning Staff HC2 – 0.42 FTE  
 Cleaning Staff HC1 – 3 part-time members of staff, totalling 0.88FTE.

- 2.5 The Highland Council assesses all of its schools for Suitability and Condition, in line with the Scottish Government's School Estate Management guidelines. Schools are assessed on a scale with the ratings "A" (good) "B" (satisfactory), "C" (poor) and "D" (bad). The accommodation at Craighill Primary School is

- currently rated as “C” for educational suitability of the building and “C” for building condition. The school is the lowest scoring in Highland for these factors.
- 2.6 The school’s registered capacity (not including nursery) is 238. The projected roll of 219 for the 2018-19 session would therefore represent 92% use of capacity.
- 2.7 Annual CO<sub>2</sub> equivalent emissions from the Craighill Primary School building were just over 35 tonnes for the period 01/04/2017 – 31/03/2018.
- 2.8 There are 8 school transport routes serving Craighill Primary, 6 of which are shared transport routes with Tain Royal Academy and/or Knockbreck Primary. For the 2017/18 school session, 33 pupils were in receipt of school transport. Approximately 14% of pupils were in receipt of school transport.
- 2.9 **Knockbreck PS** is a non-denominational school serving the catchment area shown at **Appendix 2**. (Also note Appendix 1a at paragraph 2.2 above). The school provides Primary-age provision through the medium of English. The projected school roll estimate for August 2018 is 191 pupils.
- 2.10 The roll at Knockbreck Primary is projected to remain broadly stable, albeit the current roll and forecast is resulting in capacity pressure.
- 2.11 The 2017-18 staffing arrangements are as follows:
- Head Teacher – The school shares a Head Teacher with Inver Primary (notionally 0.5 FTE to each school)
  - Depute Head Teacher – 1.00FTE
  - Principal Teacher – 1.00FTE
  - Unpromoted Teachers – 5.00 FTE
  - Management Time Teachers – 0.2FTE
  - Class Contact Time Teachers – 0.4 FTE
  - Clerical Assistant – 0.79 FTE
  - Playground Supervisor – 0.14 FTE
  - Road Crossing Patrollers – 0.24 FTE

In addition, ASN teaching and non-teaching staff are allocated to the school on an annual basis, according to assessed need.

The Catering, Cleaning, and Facilities Management Service employ the following staff at the school:

Catering staff HC02 – 2 part-time members of staff, totalling 0.81FTE

Cleaning Staff HC2 – 0.34FTE

Cleaning Staff HC1 – 0.27FTE.

2.12 The accommodation at Knockbreck Primary School is currently rated as “C” for educational suitability of the building and “C” for building condition.

2.13 The school’s registered capacity is 188. The projected roll of 191 for the 2018-19 session would therefore represent 102% use of capacity.

2.14 Annual CO<sub>2</sub> equivalent emissions from the Knockbreck Primary School building were just under 50 tonnes during the period 01/04/2017 – 31/03/2018.

2.15 There is a single school transport route serving Knockbreck Primary, which is a shared transport route with Tain Royal Academy and Craighill Primary. For the 2017/18 school session, 9 pupils were in receipt of school transport from a roll of 191. Therefore, approximately 5% of pupils were in receipt of school transport.

2.16 **St Duthus School** provides a learning environment for a range of pupils with Additional Support Needs resident in the Easter Ross and east Sutherland areas. The school provides for children from 3-18 years of age. The projected school roll estimate for August 2018 is 24 pupils, which represents the school’s maximum capacity.

2.17 The 2017-18 staffing arrangements are as follows:

Head Teacher – 1.00FTE

Unpromoted Teachers – 5.00 FTE

Pupil Support Auxiliaries – 9.12 FTE

Admin Assistant – 0.45 FTE

The Catering, Cleaning, and Facilities Management Service employ the following staff at the school;

Catering staff HC02 – 2 part-time members of staff, totalling 0.32 FTE

Cleaning Staff HC2 – 0.41 FTE

2.18 The accommodation at St. Duthus School is currently rated as “A” for educational suitability of the building and “A” for building condition. The current buildings are modular in nature, having been installed within the past few years,



and represent only a short to medium term solution given planning/building warrant restrictions associated with the installation of the modular units.

2.19 Annual CO<sub>2</sub> equivalent emissions from the St. Duthus School building were just under 12 tonnes during the period 01/04/2017 – 31/03/2018.

2.20 There are 5 school transport routes serving St. Duthus School, 2 of which are shared transport routes with Tain Royal Academy and/or Craighill Primary. All of the pupils at St. Duthus School are in receipt of school transport.

2.21 Pre School provision in the Tain area is currently provided via the following outlets:

Local authority English medium provision is located within the Craighill PS campus – there are 32 pupils enrolled for session 2017/18;

Local authority Gaelic medium provision is located within the Craighill PS campus – there are 16 pupils enrolled for session 2017/18;

The St. Duthus School campus provides education for children from the age of 3 upwards;

Partner Centre provision is provided via private day care centres at Ankerville Tain (48 children enrolled for 2017/18) and Stepping Stones Nursery (34 enrolled for 2017/18).

2.22 **Tain Royal Academy and Community Complex** - There are 8 Primary Schools within the Tain Royal Academy Associated School Grouping (ASG) namely, Craighill PS, Knockbreck PS, Edderton PS, Gledfield PS, Hill of Fearn PS, Hilton of Cadboll PS, Inver PS and Tarbat Old PS. In addition, St Duthus School is situated within Tain. The existing catchment area of Tain Royal Academy is shown in **Appendix 3**. The projected school roll estimate for August 2018 is 480 pupils. There is a Community Complex, including a swimming pool, within the campus. It is managed by High Life Highland on behalf of the Council.

2.23 The roll at Tain Royal Academy is projected to rise significantly over the next few years, and thereafter to stabilise at between 550-570 pupils.

2.24 The 2017-18 staffing arrangements are as follows:

Head Teacher – 1.00FTE

Depute Head Teacher – 2.00FTE

Principal Teacher – 7.00FTE

Unpromoted Teachers – 25.31 FTE

ASN Teacher (Secondary) – 1.50FTE

Administrative Assistant – 1.00FTE

Clerical Assistant – 2.4 FTE

Technician – 1.25 FTE

In addition, other ASN staff are allocated to the school on an annual basis, according to assessed need.

The Catering, Cleaning, and Facilities Management Service employ the following staff at the school;

Cook HC05 – 0.84 FTE

Cook HC03 – 0.7 FTE

Catering staff HC02 – 4 part-time members of staff, totalling 2.35FTE

Cleaning Staff HC2 – 2 part-time members of staff, totalling 0.81FTE

Cleaning Staff HC1 – 12 part-time members of staff, totalling 4.65FTE.

2.25 The accommodation at Tain Royal Academy is currently rated as “C” for educational suitability of the building and “C” for building condition.

2.26 The school's registered capacity is 811. The projected roll of 480 for the 2018-19 session would therefore represent 59% use of capacity.

2.27 Annual CO<sub>2</sub> equivalent emissions from the Tain Royal Academy building were just over 347 tonnes during the period 01/04/2017 – 31/03/2018.

2.28 There are 12 school transport routes serving Craighill Primary, 8 of which are shared transport routes with St. Duthus School, Craighill Primary, Dornoch Academy or Knockbreck Primary. For the 2017/18 school session, 237 pupils were in receipt of school transport.

2.29 Letting activity in the town is concentrated at the Tain Royal Academy Community Complex, and is organised by High Life Highland.

### **3.0 THE PROPOSED NEW CAMPUS**

3.1 Currently, 3 to 18 education provision in Tain is spread across four separate campuses. The proposal is, therefore, to consolidate existing education and community provision within a new build 3 to 18 campus, on either the existing Tain Royal Academy site or the Craighill PS site. The principle of establishing a new 3-18 Campus was consulted on previously, during 2014/15.

3.2 Given the financial pressures facing the Council, and the recently agreed capital programme (March 2018) representing a significant reduction in investment due to affordability issues, there is not currently a budget in place to

deliver a new 3-18 Campus for Tain. The Council has however identified Tain 3-18 Campus as one of a number of key school investment priorities, which it intends to bid to Scottish Government for funding during 2018. It is anticipated that the funding position for the Campus will be clarified in a timescale parallel with the consultation covered by this report. Until such time as a budget is established for the project, the scope, specification and layout of a new Campus cannot be determined. The information set out in this report, regarding Campus scope etc is therefore illustrative, pending budget certainty.

3.3 As was proposed in the 2014 consultation, the Secondary School and Primary School will retain their separate identities, despite being co-joined on site. The Council is however currently undertaking a Highland wide review of management arrangements across its school estate. This review is subject to full engagement with communities and stakeholders. Future management arrangements may possibly change as a result of this. If this proposal progresses beyond the statutory consultation phase, consideration will have to be given to the future use of the sites vacated. There are established Council policies and procedures for dealing with assets which have been declared surplus by a Service which include the opportunity for the local community to identify potential future uses.

3.4 The new school would offer good quality accommodation that provides a safe, healthy and visually stimulating environment, flexible teaching spaces, better facilities for visiting specialists and parents/the community, and a healthier, less stressful environment. The facility would also serve as a community hub, with community facilities located within the Campus.

#### **4.0 SITE SELECTION**

4.1 As previously mentioned, the consultation exercise undertaken in 2014-15 proposed that the new campus should be constructed on the site of the existing Tain Royal Academy site. That plus the Craighill PS site have been identified, through a process of informal consultation, as the options on which the Council is now consulting. Appendix 4-4v provides some maps setting out the location of these sites in the context of Tain, and close-up maps and information providing more detailed information in relation to the sites. The information set out in Appendix 4-4v includes all 4 sites on the original long list of site options (Tain Royal Academy, Tain Craighill PS, Tain Burgage and Tain Kirksheaf) and was used as the basis of the informal consultation exercise to narrow down the list of site options to the current two.

4.2 The Tain Royal Academy site, comprising circa 6.3 hectares, was the chosen site of the new 3-18 Campus from the 2014-15 consultation. Given the focus of community concerns that subsequently arose, related to the Academy site, the Council considers it appropriate that this consultation continues to include the Academy site, firstly to provide a means of assessing/comparing the alternative Craighill PS site against, and secondly in recognition that formally, the Academy site remains the status quo position, until such time as any decision to rescind that decision or reach a decision on a new site.

- 4.3 From that earlier consultation, there were a number of advantages to the Tain Royal Academy site. It is in a central location within the town with good pedestrian access, good transport links and potentially fewer traffic issues than the alternative sites. There had also been concerns about the future use of this site if it is not selected for a school.
- 4.4 There are however also some disadvantages to this site. At the time of the 2014-15 consultation, concerns were expressed in relation to the size of the site, scope for sufficient play space and future expansion, and about the impact of building a new school on the residents of neighbouring houses. There were also concerns about the potential for traffic congestion once the school becomes operational. It is also acknowledged that since the time of the 2014-15 consultation, further capacity demands have arisen, for example, as a result of Scottish Government plans to expand the provision of funded early Learning and childcare.
- 4.5 Logistically, given the size of the site, and the existing Academy in situ, careful construction management would have been required to manage the construction of the new Campus on site, while the existing Academy continued to operate until such time as the new Campus was available. These site and logistical challenges also remove scope for building the Campus on a phased basis, which may be a consideration subject to the budget position for the Campus project being resolved.
- 4.6 The Craighill Primary School site incorporates land currently in the ownership of the Council, albeit held on the housing account. That expanded land ownership area comprising circa 10.6 hectares is a good, well-sized open site which would provide plenty of room for future expansion and also provide options for layout and construction logistics to cause only minimal disruption to pupils during the construction phase. The location is also close to the health centre which many regard as a positive aspect, and may emphasise the sense of a wider community/public service hub, and also provide potential opportunities for improving and integrating services offered to the public.
- 4.7 Disadvantages to the Craighill site tend to be around traffic congestion concerns, access and availability of parking, though the generous size of the site does provide scope to mitigate these possible issues through site access and layout arrangements. There may also be marginally higher costs associated with developing on this site.
- 4.8 At both sites, the creation of the Campus will result in an almost doubling of the number of pupils who will access the site on a daily basis.
- 4.9 On the basis of current roll figures approximately 900 Primary/Secondary pupils will access/egress the new 3-18 campus on a daily basis if this proposal is accepted. In addition, it is estimated that there will be approximately 50 Pre School pupils accessing the site on a daily basis. On the basis of current school transport numbers just over 300 Primary/Secondary pupils use free school transport provided by the Council on a daily basis leaving approximately 600 pupils either walking/cycling or transported to school by parents or guardians.



In addition, there will be the traffic generated as a result of staff and users of the community facility coming and going on a daily basis.

- 4.10 The Safe Routes to School team will carry detailed analysis work throughout the statutory consultation period to ensure that final agreed mitigation actions are included within the final consultation report submitted to this Committee early next calendar year.

- 4.11 As part of the pre-consultation process, the Council engaged with its local Stakeholder Group, conducted an open drop in day on site options, and also received feedback from Parent Councils and Community Councils on site options. The results of that informal consultation exercise were used to inform the reduction of four possible sites to the two being consulted on within this report. Appendix 5-5vi includes the details of submissions received through the pre-consultation process. It is quite clear from the feedback provided that an overwhelming majority of respondents felt that the Craighill PS site was the preferred option for a new 3-18 Campus. A summary of responses is shown in the table below. (Totals have not been shown given the separate nature of the informal consultation exercises).

	Responses- Highland Council Drop-in session single preference	Responses- Highland Council Drop-in session multiple preferences	Responses- Parent Council feedback single preference	Responses- Parent Council feedback multiple preferences	Stakeholder Group discussion March 2018
Craighill PS site	60	16	8	2	18
Tain Royal Academy site	6	7	1	1	12
Burgage Site	2	8	0	0	4
Kirkshnaf Site	0	7	0	4	2
No preference	12	0	8	0	1

- 4.12 Both site options consulted on within this report represent viable options for the new 3-18 Campus. The Tain Craighill PS site is evidently the option most favoured by the pre-consultation exercise. It is also fair to say that the Tain Royal Academy site received relatively little public support as a result of the pre-consultation. While the Academy site is more constrained in terms of space, flexibility and future expansion, it also has the positives of having a detailed design developed and a full understanding of how a Campus could be laid out and delivered on site. In comparison, the Craighill PS site is considerably more generous in size, provides more flexibility in its layout and use as a result, and also gives more potential in regard to phasing and approach to construction. There is not as yet, however, the detailed site layout, design and technical assessment that would only be available once a site

proceeded into design phase. At this time the Council remains neutral on site options, and seeks the public's views before a decision is made.

## **5.0 EDUCATIONAL BENEFITS**

- 5.1 Highland Council is of the view that the school environment should be of a quality that sustains and improves education provision, pupil performance and outcomes for the young people of Highland.
- 5.2 With the above aim in mind, Highland Council has adopted the following indicators in reviewing its school estate:
  1. Pupils should be educated in facilities which are rated at least category B for each of Condition and Suitability.
  2. Pupils should be members of an age-appropriate peer group.
  3. Pupils should have the opportunity to engage in the widest possible range of activities beyond the core curriculum, including music, sports, drama and art.
  4. Pupils with Additional Support Needs should be educated in the most appropriate local setting.
  5. Pupils should not ordinarily be required to travel for longer than 30 minutes from the nearest classified road pick-up point to school (primary) although it is recognised that this may not always be possible in a rural Council area such as Highland.
  6. School facilities should be of a size appropriate to the delineated area that they serve, paying due regard to demographic trends.
  7. School delineated areas should reflect geography, travel routes and population distribution.
  8. Safe school transport should be provided and safe traffic management in and around school sites should be implemented.
  9. Teachers should be members of a professional learning community comprising at least 3 members located in the same facility.
  10. The implications of school location to local communities should be considered.
  11. Schools, wherever possible, should be located where there is a recognised village or other built up community.
- 5.3 Three of the four schools in Tain currently fail to meet Condition 1 above. The accommodation at Tain Royal Academy, Craighill Primary and Knockbreck Primary is rated "Poor" for both condition and suitability in each case, and the buildings continue to deteriorate.
- 5.4 It is generally recognised that poor quality school accommodation can be dispiriting for pupils, staff and parents, can limit the effectiveness of teaching (for example when a disproportionate amount of staff time is spent on building issues), and can pose issues for the safety and security of children.
- 5.5 Both Craighill Primary and Knockbreck Primary are also currently under significant pressure in terms of capacity.

- 5.6 Although the accommodation at St. Duthus is superior to that of the other three schools, that school is operating at its maximum capacity and is likely to do so for the foreseeable future.
- 5.7 It is apparent from the above evidence that there is a requirement to improve educational provision in Tain. The creation of a 3 to 18 campus provides an opportunity to address this requirement, as well as providing new opportunities for curriculum delivery. This proposal also provides opportunities to further strengthen health and well-being provision in partnership with High Life Highland.
- 5.8 The new campus will provide access to up to date facilities which will allow the pupils who attend the school to engage with the curriculum in a more flexible and innovative way. Pupils are likely to experience a higher quality learning experience because of the enhanced facilities which will be designed for the purpose of delivering the modern curriculum.
- 5.9 Although there will still be key stages of curricular transition for pupils the 3-18 approach will ensure that pupil progression from one stage to the next will happen with minimum disruption.
- 5.10 The 3-18 campus will have a greater concentration of teaching staff in one location. This will lead to a broader range of staff experience within the new school structure. This will allow a better sharing of good practice, due to the broader experiences of a more diverse range of staff. Teachers at the 3-18 school will, therefore, be better placed to have a deeper understanding of pupils' learning and development and a better understanding of the need to provide high quality feedback, personalised for each learner.
- 5.11 The 3-18 model is best placed to meet the educational requirements of Tain. The flexible learning spaces provided in the new campus will provide greater opportunities to deliver a variety of approaches to learning. In addition to traditional teaching areas, there will be a range of more flexible areas where the available space can be used for investigative work and active learning.
- 5.12 A key aim of the new campus will be to develop a sense of belonging, engagement and ownership. The 3-18 structure offers the opportunity to create a real sense of family across the whole school where younger pupils are supported and looked after by the older pupils.
- 5.13 The potential co-location of professionals on the one campus, plus the interchange of information – in particular the “soft” intelligence so vital in properly planning on an early intervention approach would greatly support the children and families in the local communities.
- 5.14 In addition, a new campus could provide opportunities to locate vocational facilities would allow greater integration of the Skills for Work agenda for pupils, which in turn could be integrated in to preparing young people for work.



- 5.15 There are a number of pupils within the schools involved who have support needs. There will be a continuum of the support for all learners, and in particular those who have specific identified needs. The 3-18 structure will allow the pulling together of staff expertise and experience. It will allow a more focused approach across the age range and will enable better use of the staff and resources that are available in this area.
- 5.16 The 3-18 campus will also include replacement facilities for St Duthus School. Whilst the accommodation at St. Duthus has been significantly improved since the 2014 consultation, this has been by means of modular buildings, and the relevant building warrant only provides a short to medium term solution. The new Campus provides an opportunity to enhance the quality of provision and experience for pupils with Additional Support Needs.
- 5.17 Whilst Highland Council sees significant educational benefits from the creation of a 3-18 campus for Tain, in educational terms we do not consider that there are significant differences between the two sites under consideration.

## **6.0 EFFECTS ON STAFF AND SCHOOL MANAGEMENT ARRANGEMENTS**

- 6.1 Schools in Highland are staffed according to roll-related formulae (with the exception of certain specified categories such as ASN related staffing and School Crossing Patrollers, which are assessed according to need). The new schools will be staffed according to the same principles.
- 6.2 It is inevitable when 4 separate school campuses come together within a single campus that there will be an overall reduction in the level of staff required. The previous consultation, undertaken in 2014 identified a potential loss of 4,00FTE posts. That may be a reasonable expectation for the creation of the new campus.
- 6.3 As mentioned above, the previous Proposal specified that the secondary school and new primary school would have separate identities despite being co-joined. In the intervening period the Council has adopted a new strategy for the management of schools. Proposals for the future management of the Tain 3-18 campus will be taken forward as part of that strategy, and in full consultation with the community.
- 6.4 Highland Council has a Redeployment and Redundancy Policy, which has the defining principle that compulsory redundancies will be avoided wherever possible. Roll-related deployments are a normal part of the Highland Council's annual staffing allocation. A variety of measures are used to ensure redeployments are possible, including restrictions on the recruitment of external staff to vacancies, so that staff affected by changes in service delivery may be redeployed to vacant posts. Clearly it would be premature to redeploy staff in advance of a decision on closure, but Highland Council considers compulsory redundancy only after all other options have been considered.
- 6.5 There are obvious benefits for staff, both teaching and non-teaching, working in a 3-18 campus environment. The new state of the art buildings will provide a



vastly improved working environment for staff and access to modern resources and facilities.

## **7.0 COMMUNITY FACILITIES**

7.1 The new campus will also provide the wider community of Tain with an opportunity to make use of high quality facilities and encourage them to re-engage or continue with their formal education. It also provides the local community with the opportunity to build greater community capacity by using the school for formal and informal social events.

7.2. Tain Royal Academy currently benefits from having the TRACC facilities co-located, comprising; 4 lane 20m swimming pool, fitness suite, sports hall amongst other facilities.

7.3 It is proposed the new 3-18 Campus would have co-located community facilities, operated by Highlife Highland, and replacing the existing TRACC. Over and above the replacement of facilities currently at TRACC, the Council would also propose to incorporate the public library in the new Campus.

7.4 The scope of the community facilities would ultimately be determined by further consultation as the specification and design phase of the project, and will of course ultimately be dictated by the funding available for the project.

## **8.0 FINANCIAL IMPLICATIONS**

8.1 **Appendix 6** provides details of the financial implications of this proposal.

8.2 Appendix 6 compares the total estimated costs of the 3 to 18 campus proposal (on the two site options) with the total estimated costs of upgrading the existing schools to building Condition/Suitability scores A/A. The respective costs also include life cycle maintenance costs over the anticipated 60 year life of the buildings. The annual revenue costs of repaying the borrowing for capital investment are reflected, to give an annualised comparison of revenue costs of the options.

8.3 In summary, the appendix shows the following comparison of cost. Largely as a result of estimated differences in capital and lifecycle costs, the estimated costs of a new 3-18 Campus (on either of the two sites) are circa £0.5m less per annum than the estimated cost of the existing schools, brought up to a comparable standard. There is a differential forecast between the two site options, with the Craighill site estimated to be £54k more per annum than the Tain Royal Academy site, due to site related capital costs.

	Total Annualised Revenue Cost (line 42)	Comparison of Annualised Revenue Cost against Baseline
Baseline – cost of bringing existing schools up to A/A standard	£8,954,042	-
Option 1 – New 3-18 Campus on Tain Royal Academy Site	£8,430,302	(£523,740)
Option 2 – New 3-18 Campus on Craighill Site	£8,484,042	(£470,000)

## 9.0 SCHOOL TRANSPORT IMPLICATIONS

- 9.1 The new campus will be located a short distance from the 4 existing schools. The Council does not anticipate any significant variation to the existing school transport arrangements, in terms of the distances to be travelled by pupils.

## 10.0 ACCOMMODATING GOVERNMENT POLICY CHANGES

- 10.0 The Scottish Government has made a commitment to extend the entitlement to Early Years provision to 1140 hours per annum for all 3 and 4 year olds and for eligible 2 year olds from 2020. It is possible that there will be further enhancements to Early Years provision in future years.

- 10.1 The design of the proposed 3 to 18 campus will take into account these accommodation requirements including the ability to extend the accommodation at some future point if required.

## 11.0 EQUALITIES IMPACT ASSESSMENT

- 11.1 The proposal has been assessed as having no impact on the following Equality areas:

- Gender
- Gender reassignment
- Pregnancy or Maternity
- Marriage/Civil Partnership
- Race
- Religion or Belief
- Sexual Orientation
- Looked After Children
- Young Carers
- Children and Young People Living in Deprivation

11.2 In respect of age equality, the proposal relates to schools, and as such primarily affects children in the 3-18 age group and their parents. The proposal is advanced on the basis of educational benefit to children in the area concerned. No negative age related effects arise. Age is not a protected characteristic for the purposes of schools provision.

11.3 The proposed new school would be built to modern standards, offering disabled access for children, parents and the wider community, as well as purpose built teaching accommodation for children with additional support needs. It would therefore have a positive impact on disability issues.

## 12.0 MITIGATION OF ADVERSE EFFECTS

12.1 At the time of the 2014 consultation, concerns were expressed about disruption to the local community during the construction phase if the project progressed beyond statutory consultation. These comments related specifically to the Tain Royal Academy site which at that time was proposed as the location for the new campus. To some extent they are also valid for the Craighill site. The Council has experience in working with contractors who have constructed major new school buildings adjacent to existing residential areas and therefore have the expertise and empathy to manage such projects successfully.

12.2 The Council does not envisage any other adverse effects arising from the proposal.

## 13.0 CONCLUSION

13.1 The preceding chapters outline the justification for this proposal which can be summarised thus:

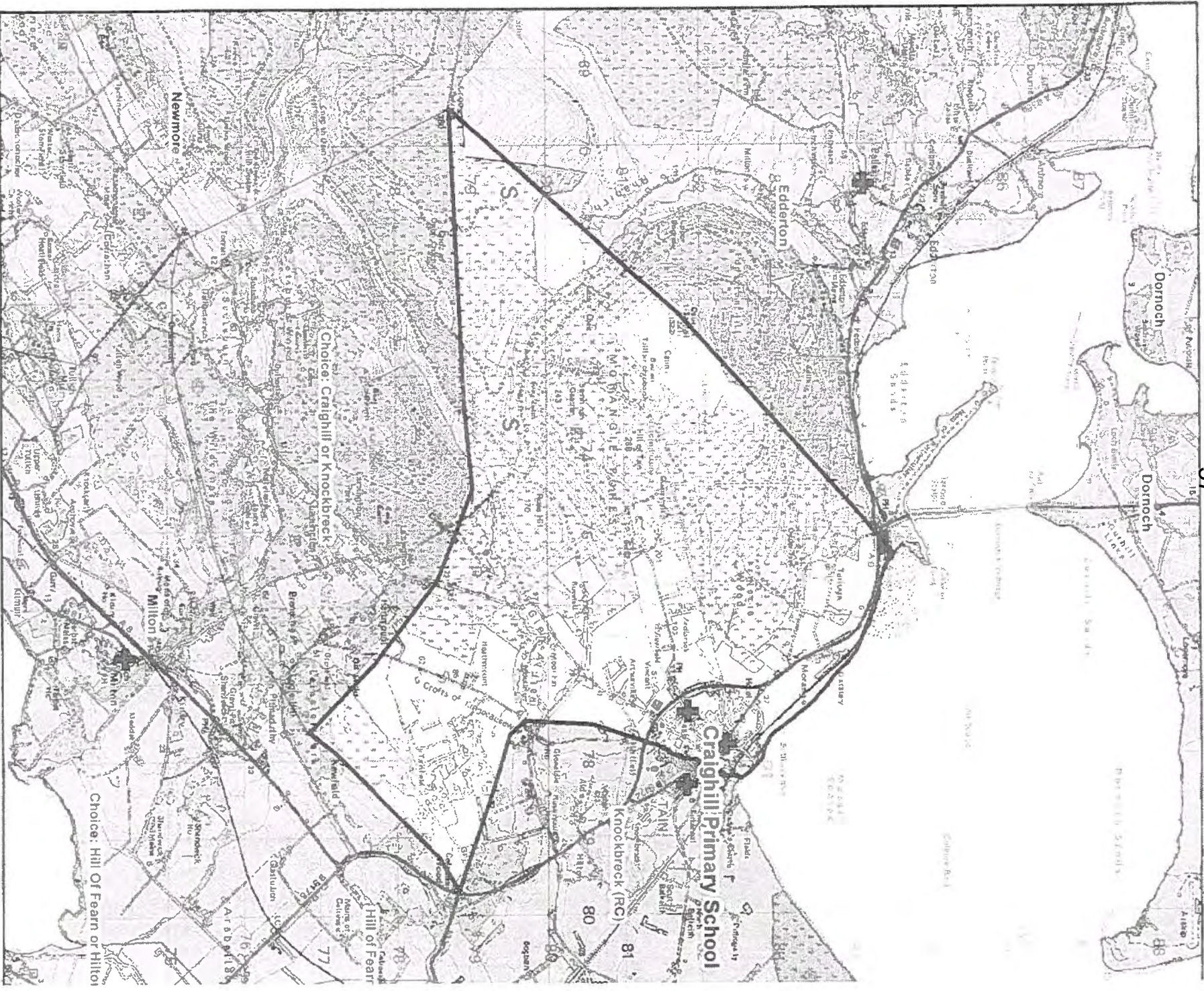
- This proposal will, by replacing the existing education and community provision in Tain, ensure that, on average going forward, around 900 pupils (in the age-range 3 to 18) will learn and enjoy the benefits of a community campus that scores A/A in terms of building condition and suitability;
- The existing school buildings and campus configurations in Tain are generally poor, both in terms of condition and suitability for learning and teaching. There is, therefore, an imperative to address this problem;
- By delivering the above proposals the Council will deliver demonstrable educational benefits, deliver community facilities in partnership with High Life Highland and also ensure that by consolidation of provision within a single campus, the Council's aim of achieving Best Value when delivering front-line services is further enhanced;
- This investment will ensure that education and community facilities provision is placed on a sustainable footing for at least the next 60 years.

- The decision on the site selection will be taken after careful consideration of the views expressed by the community, both during the pre-consultation and statutory consultation phases

13.2 The case for a 3-18 campus in Tain was consulted on 2014 and was agreed by all parties, including the Scottish Government. The Council still believes that the 3-18 Campus is the way forward for Tain. The site selection process will be informed by feedback from this consultation.

**END OF PROPOSAL DOCUMENT**

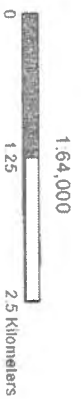




### Craighill Primary School

Primary School  
Catchment Boundary

March 2013

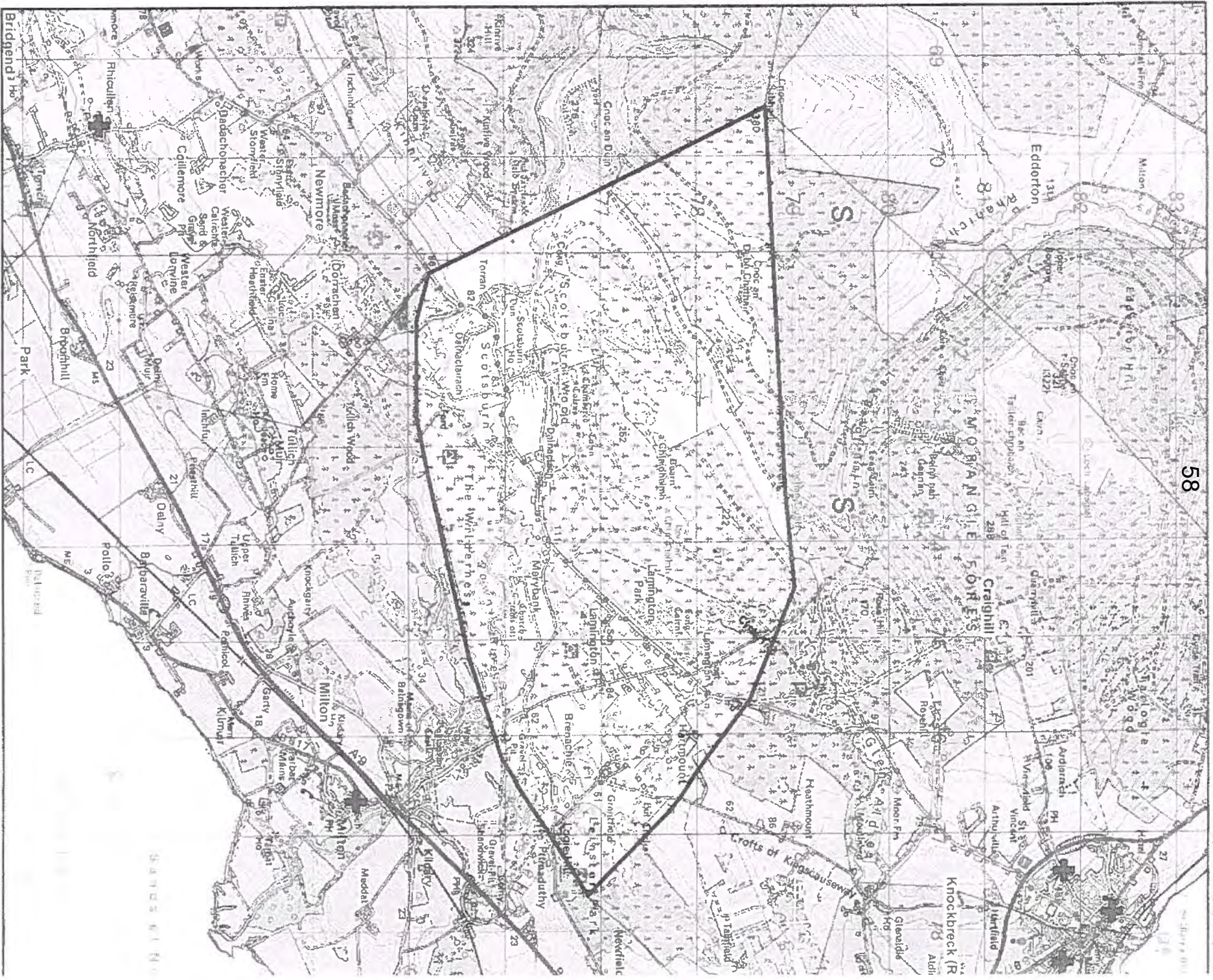


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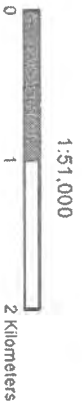
Planning & Development Service





### Choice: Craighill or Knockbreck

Primary School  
Catchment Boundary



1:51,000

1 cm = 510 metres

© Crown copyright.

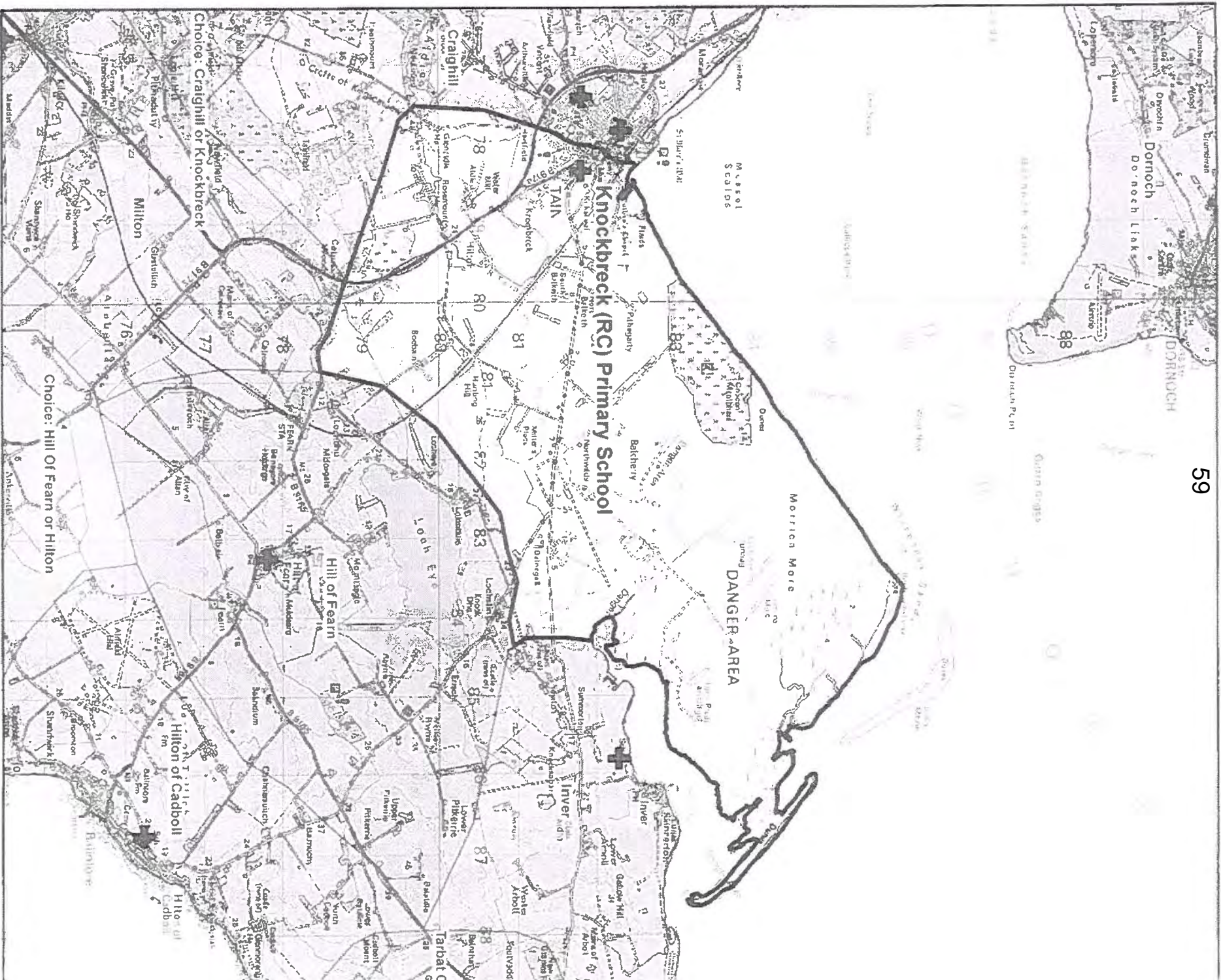
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Planning & Development Service

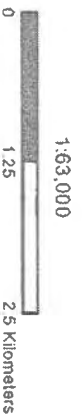




### Knockbreck (RC) Primary School

**Primary School  
Catchment Boundary**

March 2013



1:63,000

1 cm = 630 metres

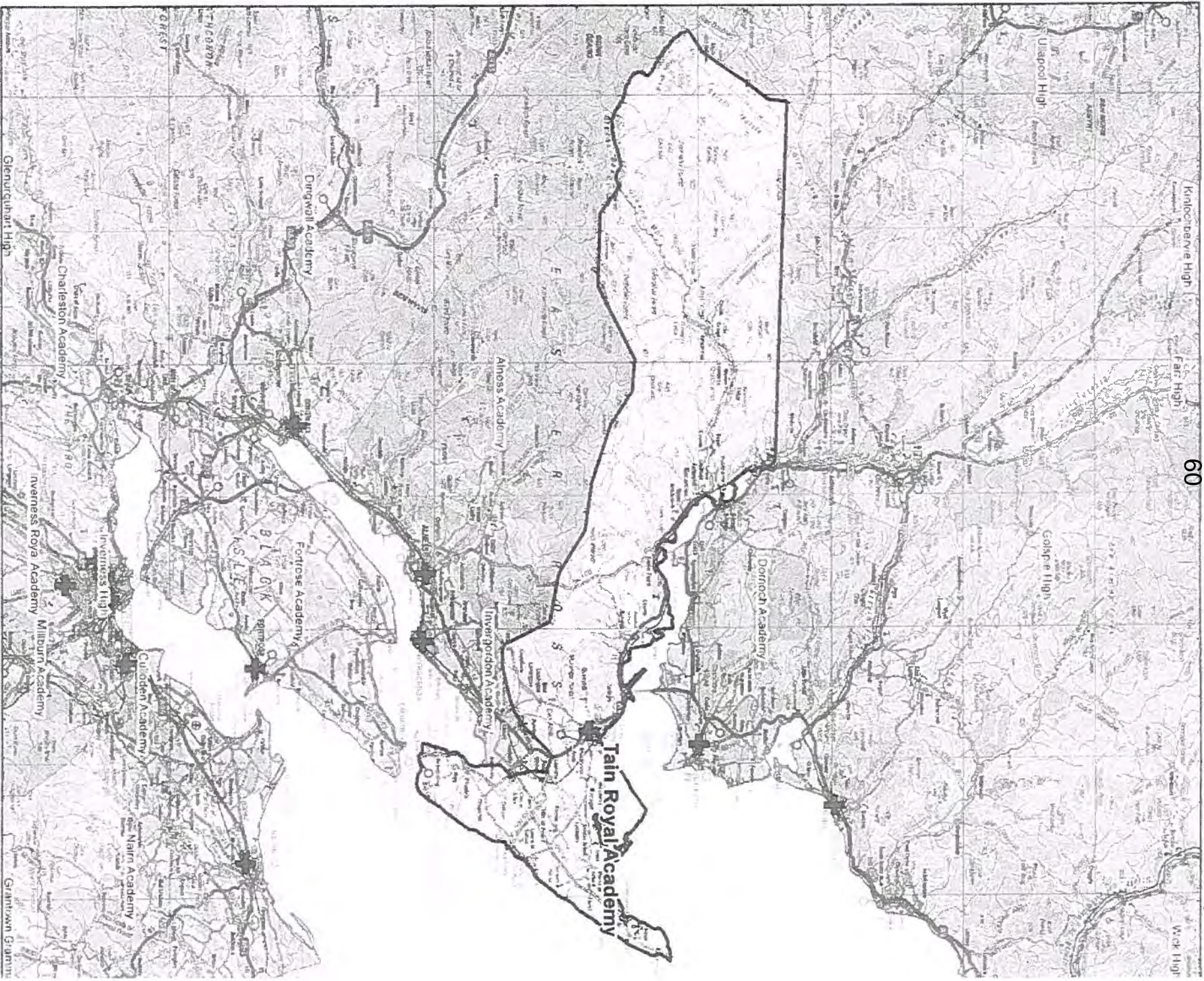
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Planning & Development Service





## Tain Royal Academy

1:263,000



1 cm = 2,630 metres

**Secondary School  
Catchment Boundary  
March 2013**

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Planning & Development Service





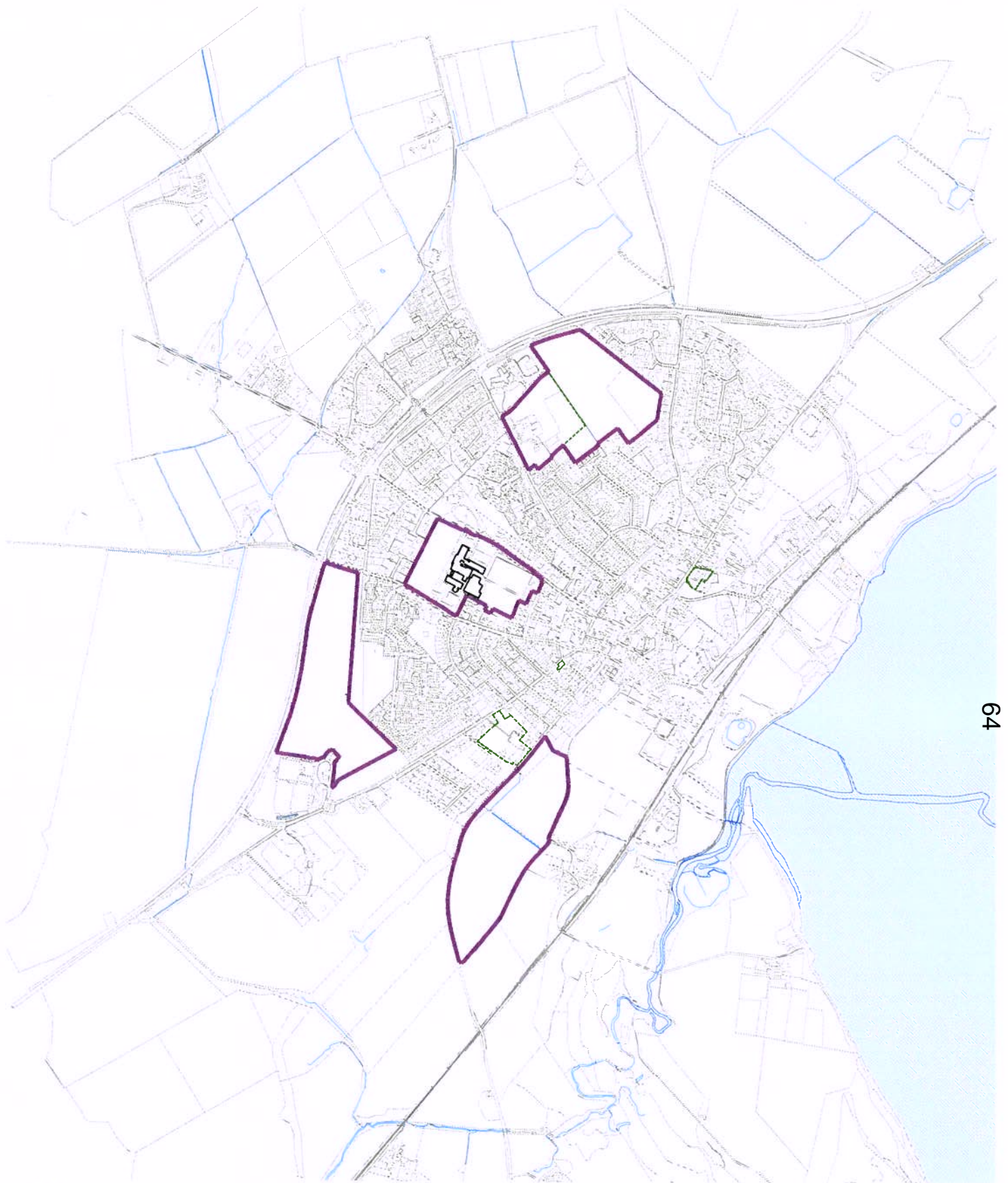
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Project Reference	
Project Manager	
Project Start Date	
Project End Date	
Project Status	
Project Location	
Project Budget	
Project Risk	
Project Complexity	
Project Stakeholders	
Project Deliverables	
Project Milestones	
Project Risks	
Project Issues	
Project Decisions	
Project Communications	
Project Governance	
Project Reporting	
Project Review	
Project Closure	





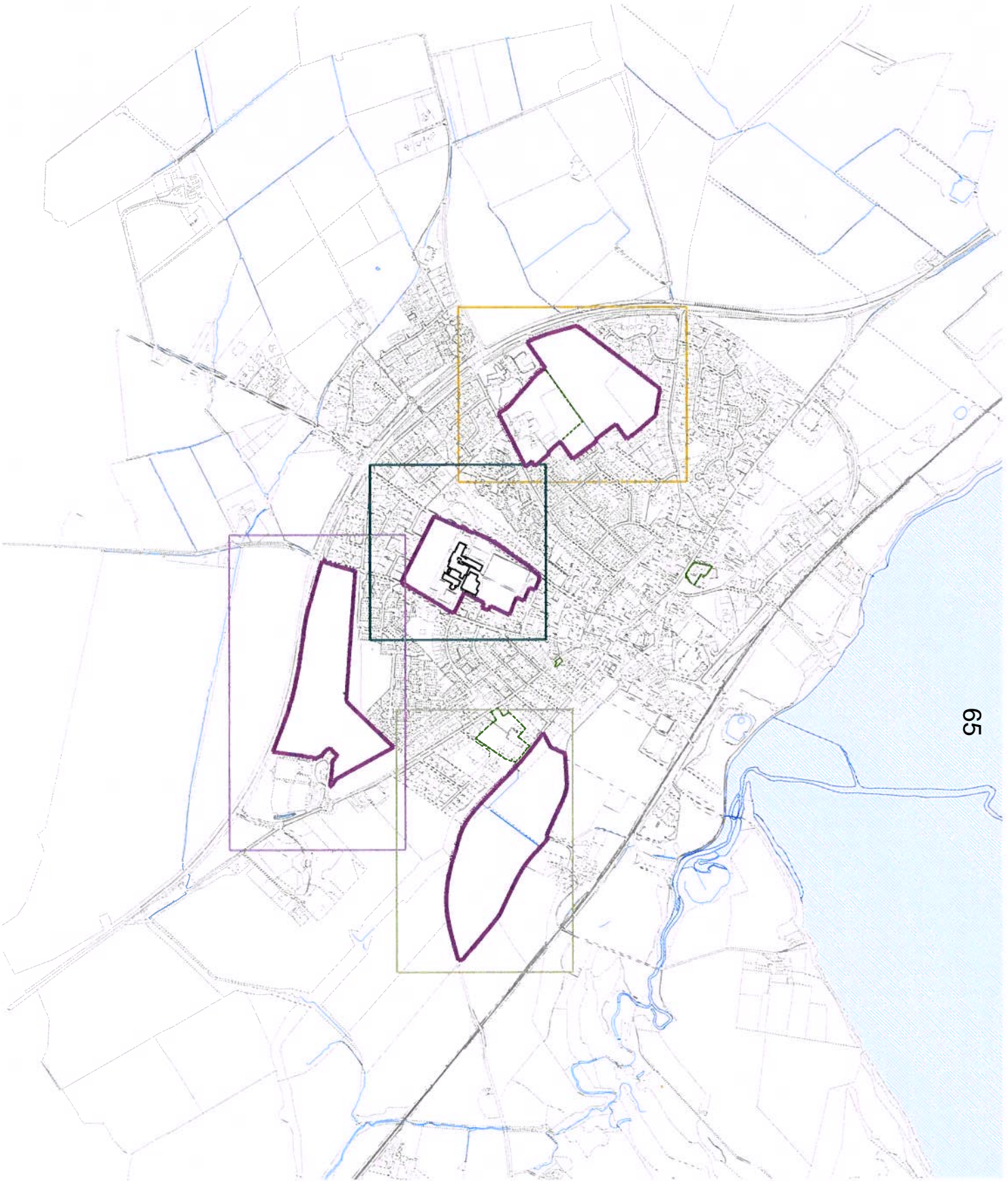






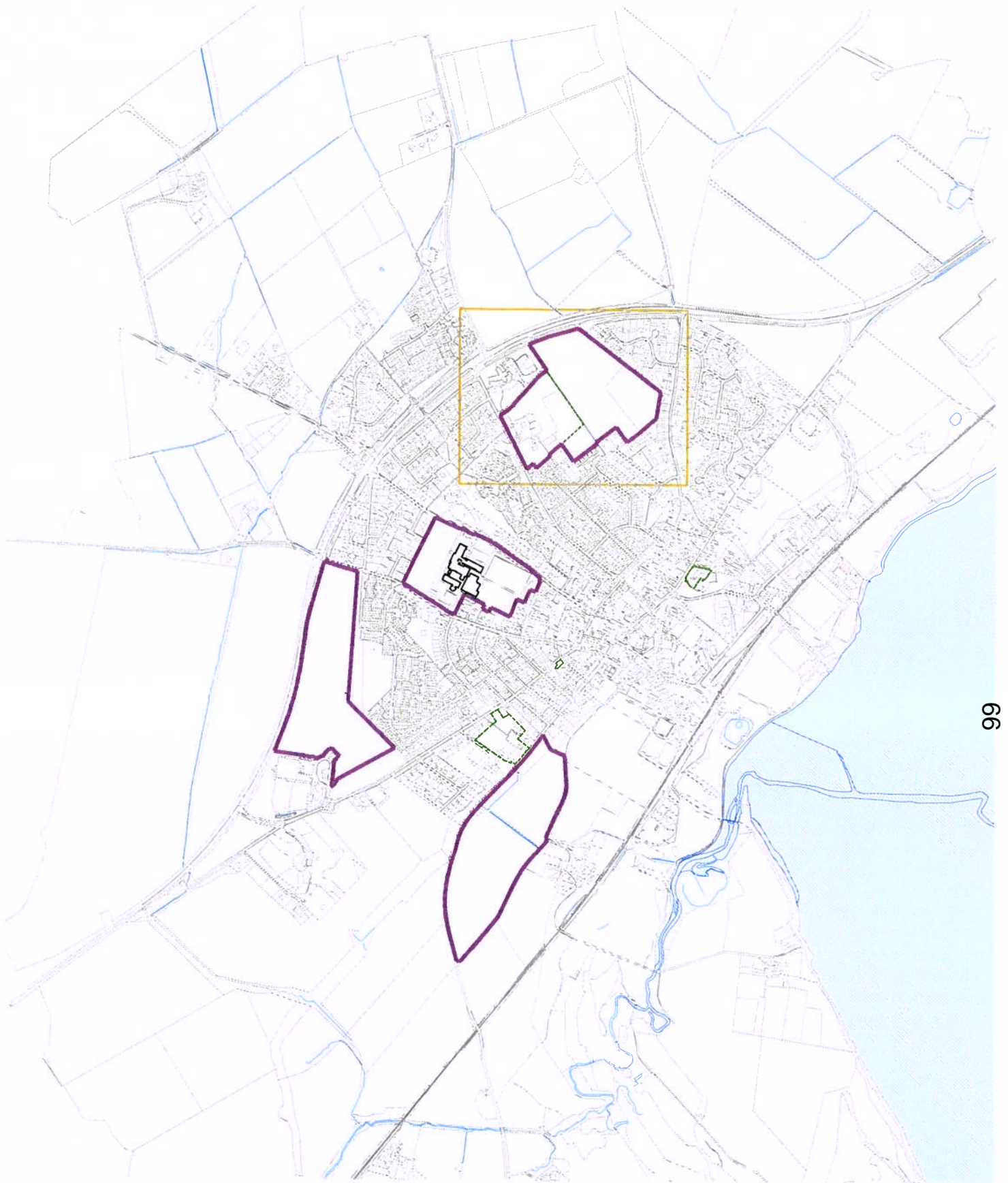
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Map Date	1000
Map Author	AI





Scale	1:1000
North Arrow	True North
Map Date	2023
Map Title	Development and Infrastructure Service
Map No.	AI






Scale	1:10,000
Author	AI
Checked	
Approved	
Date	




Site of existing Craighill Primary  
(and additional housing land)  
10.62Ha

  
 The Highland Council  
 Comhairle na Gàidhealtachd

**DEVELOPMENT AND INFRASTRUCTURE SERVICE**

<b>care and learning</b>	
main site appraisal	oct. 2017
house loss	AR
site by craighill primary	A1
<b>Information</b>	
Project No. CAL 15088 [A]	sketch xxx







07/007/56/FUL/DC  
Formation of roundabout and access road on Craighill Terrace and amendment to car park, drop off point and playing fields at Primary School and associated services | Land 145m North West Of Craighill School Craighill Terrace | Tan Highland



07/007/97/OUT/FRC  
Erection of 170 houses and associated infrastructure (Quilnag) | Land 145m North West Of Craighill School Craighill Terrace | Tan Highland  
11/04479/FUL  
Section 42 application to vary condition 1 attached to planning permission ref no 07/007/97/OUT/SU



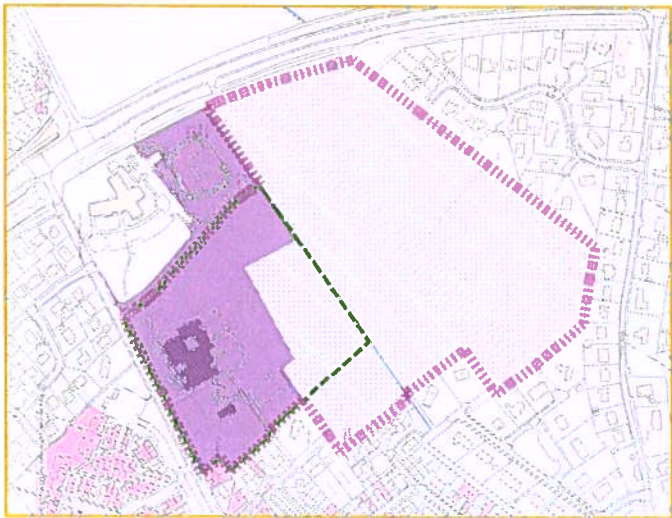
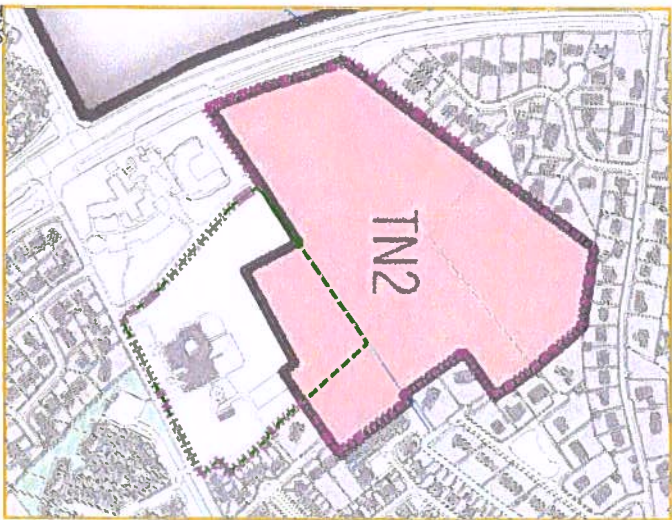
08/004/08/FUL/SU  
New access road from Craighill Terrace with bus turning and drop off area. Extension of car park for Craighill Primary School and new plot with ball stop site and opening Craighill School Craighill Terrace | Tan Highland | W19 1EU



11/02375/FUL  
Formation of access road and parking bays | Craighill School Craighill Terrace | Tan | W19 1EU  
12/01156/0/FUL  
Variation of Condition No. 1 of Planning Permission 11/02375/FUL - (to remove the 2m footpath setback from the road edge (section 42 Application))



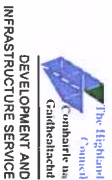
13/00181/MSC  
Approval of matters specified in conditions for development of 15 serviced housing plots, formation of access road and footpaths and installation of surface water drainage system.



- HC owned site (common good)
- HC owned site (general)
- HC owned building (general)

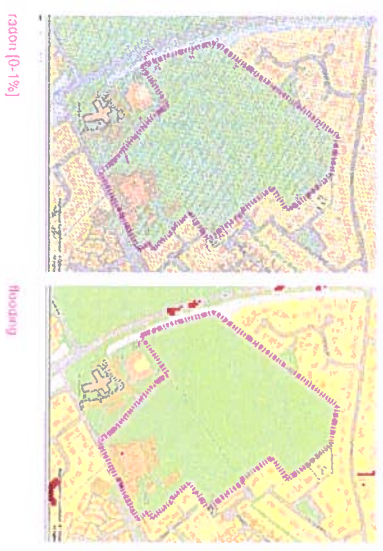
Housing  
Land to rear of Craighill Primary School  
Area (ha) : 7.9  
Housing Capacity: 170

Development in accordance with Planning Permission  
07/007/97/OUT/FRC/FUL/DC  
including access from Craighill Terrace

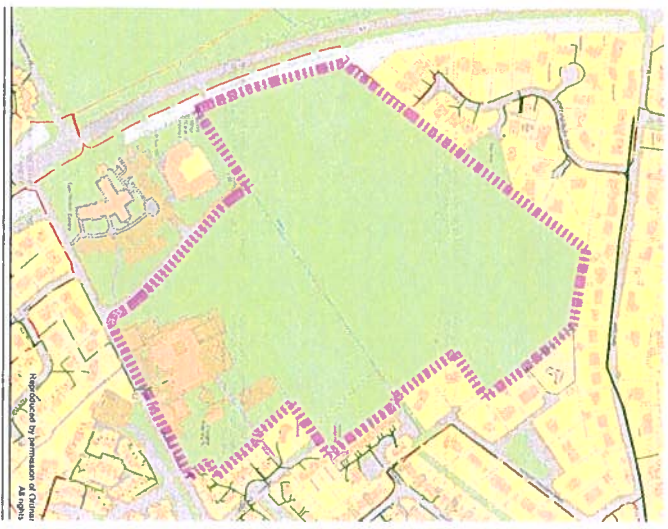
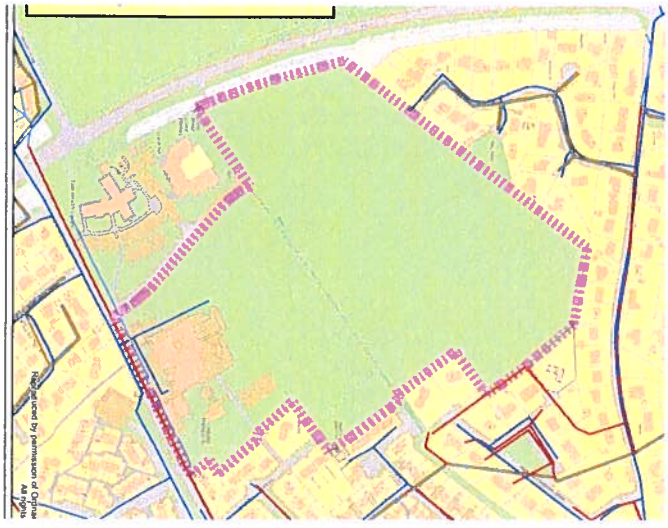


care and learning	varies
rain site appraisals	oct. 2017
bruce ross	BR
site by craighill primary	AI
information	AI
Cal 15098 141	sketch
	xxx





- combined sewer
- foul sewer
- surface water drainage
- mains supply water
- LV (overhead)
- HV (overhead)
- HV (underground)
- MV (underground)



The Highland Council  
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**DEVELOPMENT AND INFRASTRUCTURE SERVICE**

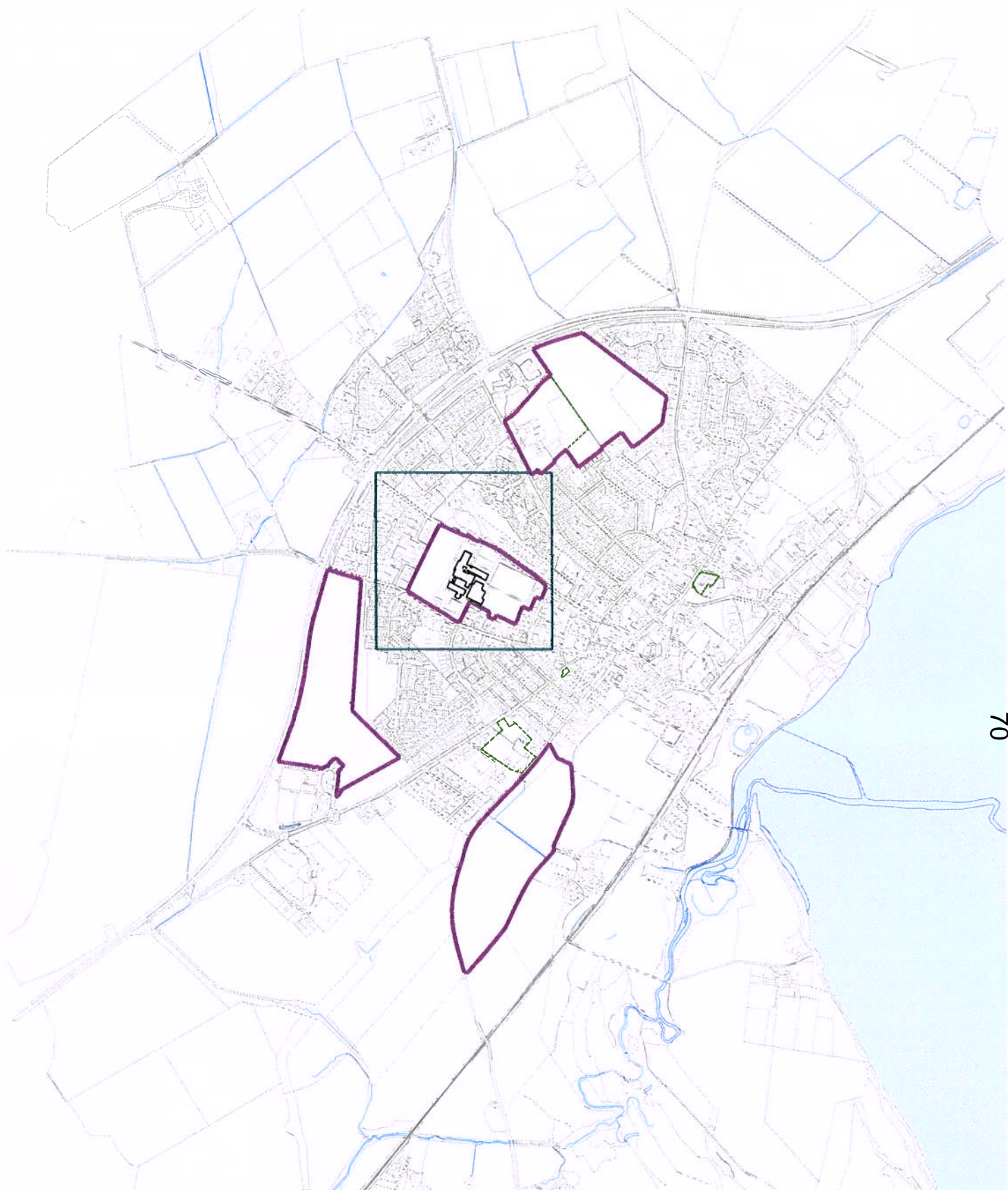
name	John site appraisals
date	oct 2017
author	BR
checked by	BR
approved by	BR
information	AT
document number	CDL 15088 [A]
revision	sketch
scale	300x

water and drainage

electricity

cotton (0-1%)

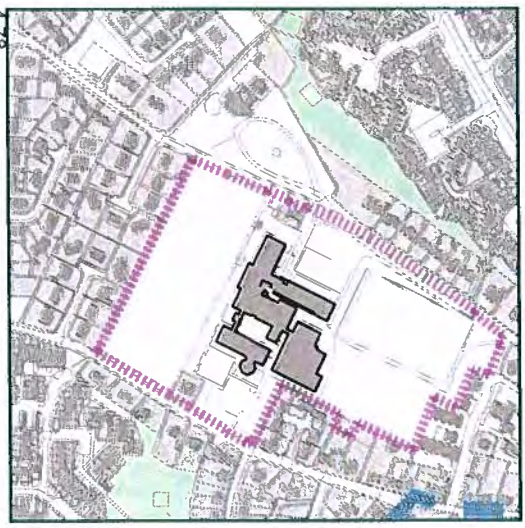
flooding



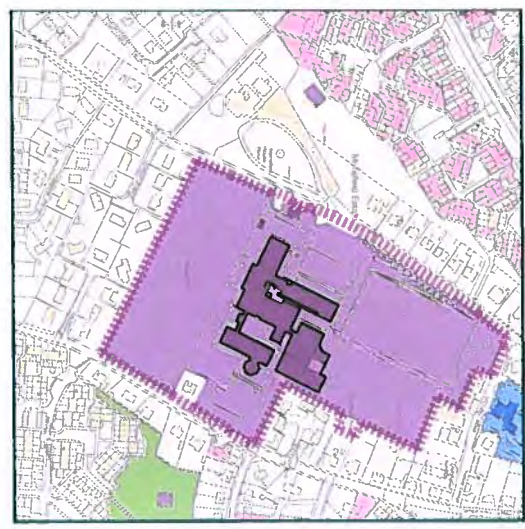
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Check	
Date	







4.78 Delivery of a new 3-18 School Campus is being investigated and this will influence the scale and direction of growth in the town



- HC owned site (common good)
- HC owned site (general)
- HC owned building (general)



17/015029/PL  
 Demolition of secondary school, community centre, former head teacher and junior houses. Construction of 3 to 18 education campus (nursery, primary, St Dulcis special school & secondary) and community library (learning zone, secondary sports pitches and library), parking and drop off area.

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 DEVELOPMENT AND INFRASTRUCTURE SERVICE

care and learning	VIAS
land site appraisals	Feb 2017
Druse cross	BR
site of tan royal academy	-
information	AI
CA, 15088 14	Sketch
	xxx





Water and Sewage

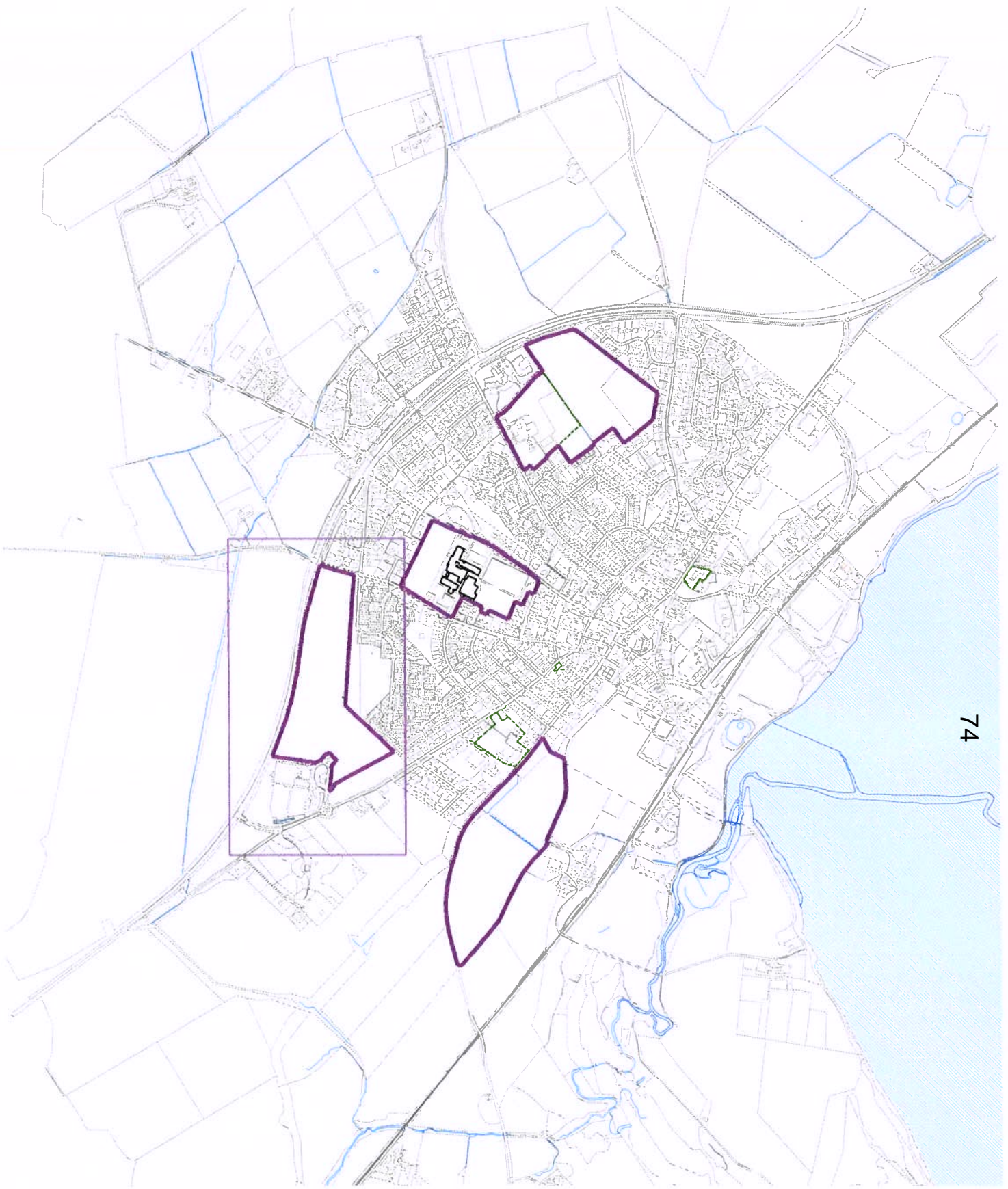


Electricity

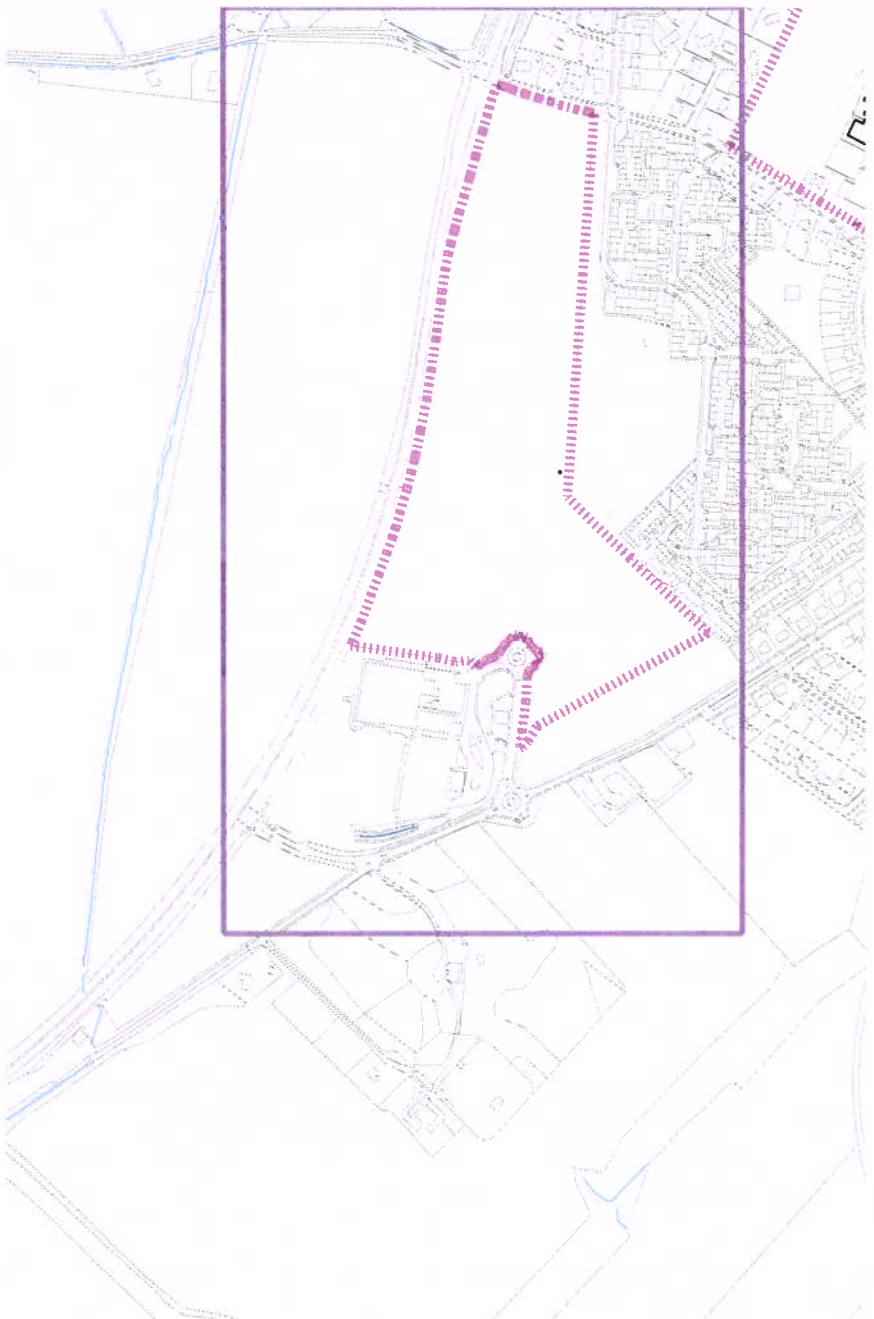
**The Highland Council**  
Comhairle na Gàidhealtachd

**DEVELOPMENT AND INFRASTRUCTURE SERVICE**


Project Name	care and learning
Project Ref	1401095
Project Stage	final site appraisals
Project Lead	bruce ross
Project Date	oct. 2017
Project Location	site of tain royal academy
Project Status	BR
Information	AI
Project No.	CAI 13088 (A)
Project Name	stach
Project Ref	xxx



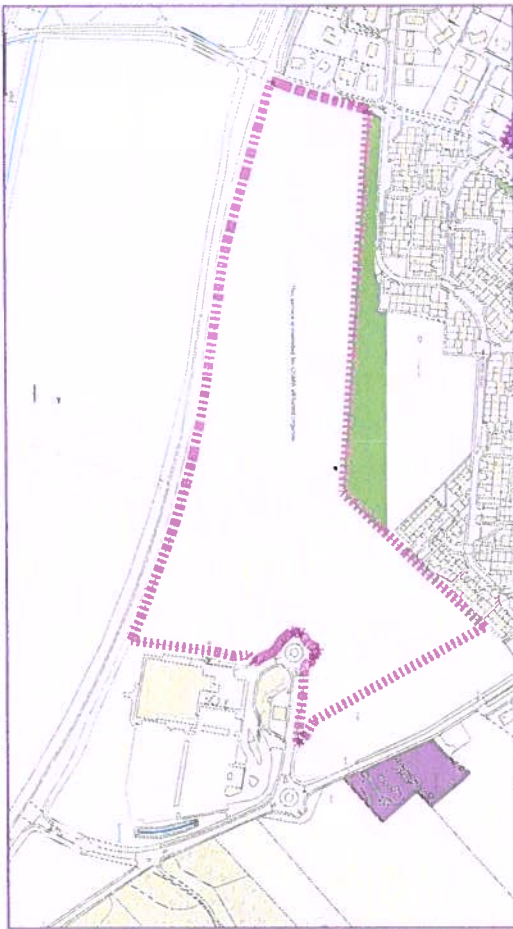
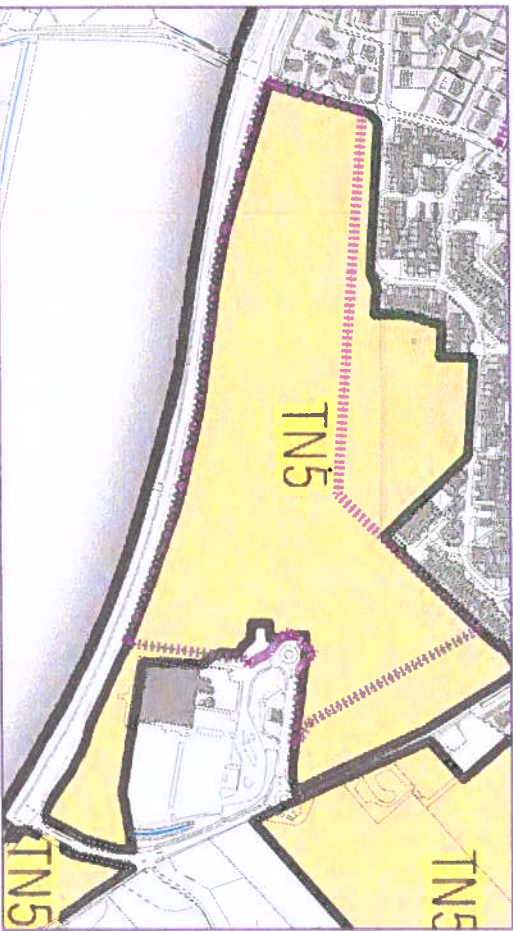
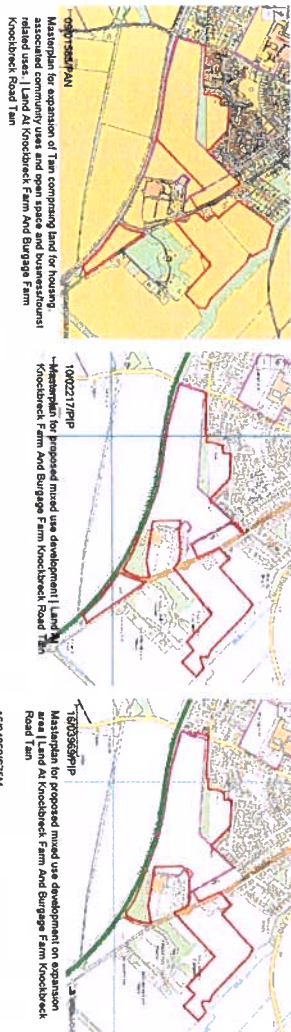
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DRAWN BY		CHECKED BY	
A1		A1	



Land by Knockbreck Road  
9.50Ha

 <p>The Highland Council Comhairle na Gàidhealtachd</p>	
<p>DEVELOPMENT AND INFRASTRUCTURE SERVICE</p>	
<p>Site and learning Main site appraisals</p>	<p>Times oct. 2017</p>
<p>Project code site by knockbreck road</p>	<p>BR</p>
<p>Information</p>	<p>A1</p>
<p>Project No CAL 15098 (A)</p>	<p>Sheet xxx</p>





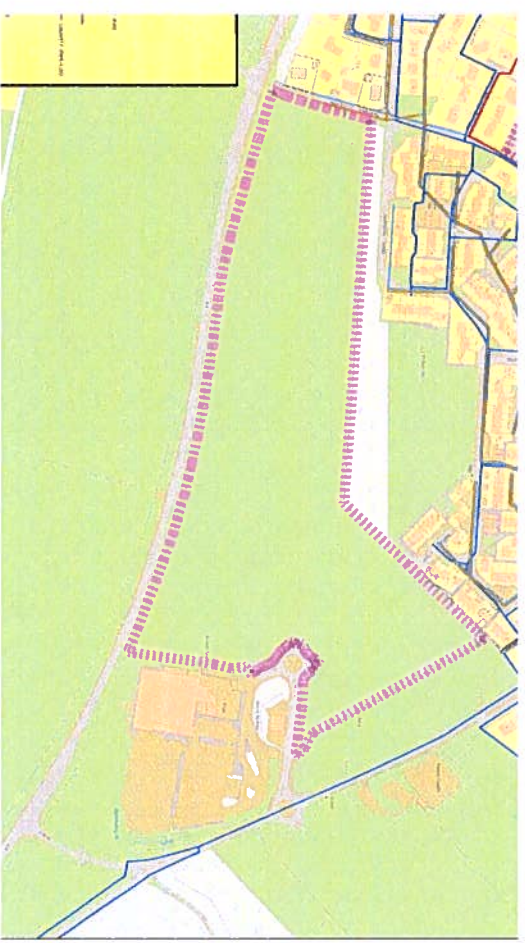
- HC owned site (common good)
- HC owned site (general)
- HC owned building (general)

**Mixed Use**  
Knockbreck Road  
Area (ha) - 24.9  
Uses: 500 Homes, Business, Commercial, Community

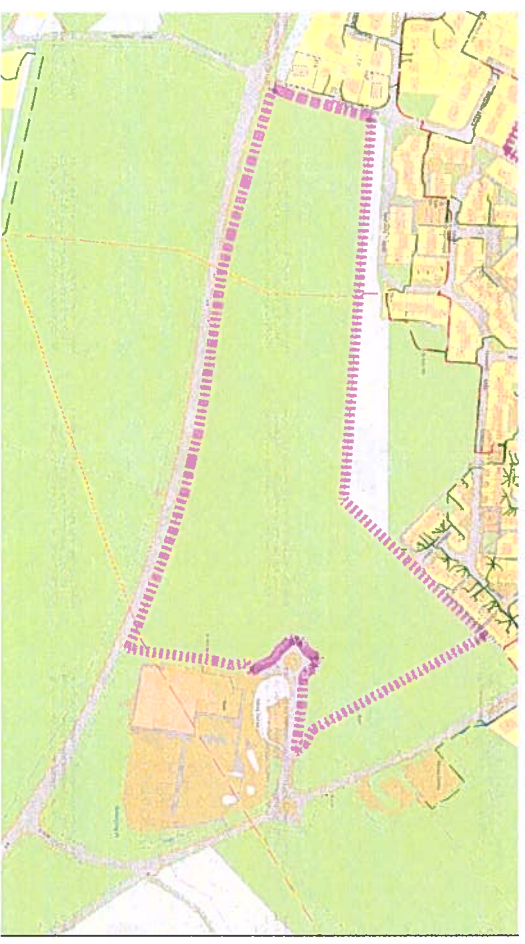
*refers to approved masterplan (Permit in Principle 1802217/PP1) [1]  
suitable access into through and across the site, provision of new/extended bus service [8]*

**The Highland Council**  
Gairmichael  
DEVELOPMENT AND INFRASTRUCTURE SERVICE

care and learning	venues
main site appraisals	oct. 2017
bruce ross	BR
site by knockbreck road	AI
information	AI
CALL 15098 (A)	sketch
	xxx

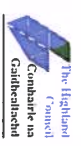


water and drainage



electricity

- Combined sewer
- foul sewer
- surface water drainage
- mains supply water
- LV (overhead)
- LV (overhead)
- LV (underground)
- HV (underground)



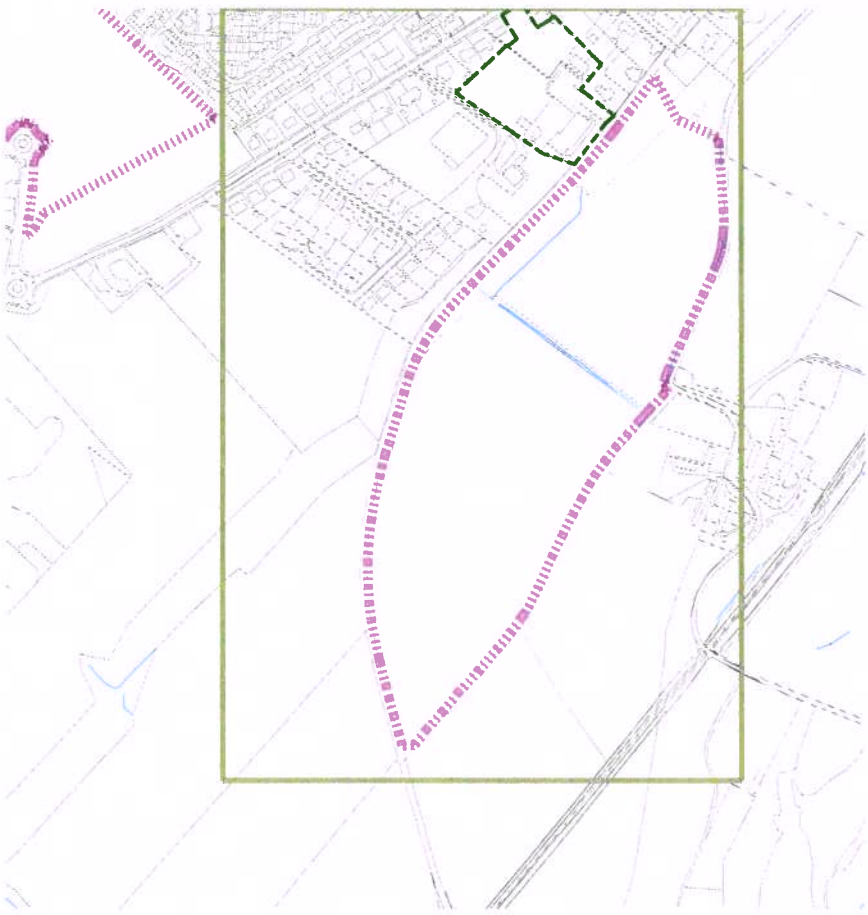
DEVELOPMENT AND INFRASTRUCTURE SERVICE

DATE	DESCRIPTION	BY
11/01/2017	Site and learning	BR
01/02/2017	Main site appraisal	BR
01/03/2017	BRUCE 2015	BR
01/04/2017	Site by Knockbreck road	BR
01/05/2017	Information	A1
01/06/2017	Information	A1
01/07/2017	Information	A1
01/08/2017	Information	A1
01/09/2017	Information	A1
01/10/2017	Information	A1
01/11/2017	Information	A1
01/12/2017	Information	A1
01/01/2018	Information	A1
01/02/2018	Information	A1
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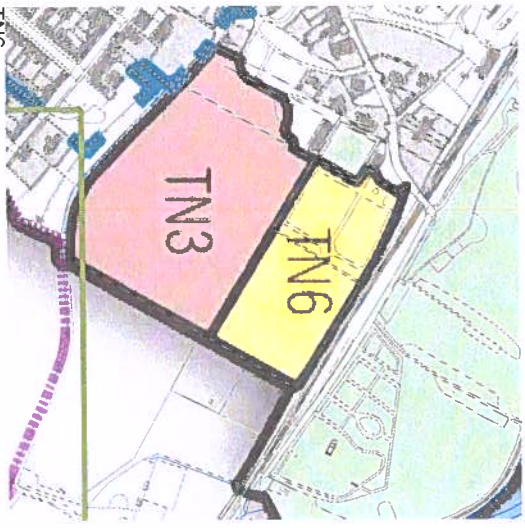


Land by Kirksheaf Road  
10.56Ha

**The Highland Council**  
Comhairle na Gàidhealtachd

**DEVELOPMENT AND INFRASTRUCTURE SERVICE**

DATE	REVISION
19/01/2017	1
<b>Site and learning</b>	
main site appraisals	oct. 2017
BR	
<b>BRUCE ROSS</b>	
site by Kirksheaf road	
<b>Information</b>	
Project Name	CA135088 [A]
Scale	sketch
Author	xxx
Checker	
Approver	



- HC owned site (common good)
- HC owned site (general)
- HC owned building (general)

IMFLDP area includes existing cemetery

**TN6**  
Community  
Cemetery  
Area (ha) 2.1  
Uses: Cemetery Expansion

**TN3**  
Housing  
Kirkstrew Road  
Area (ha) 4.2  
Housing Capacity 43



090041 gR.L.S.U.  
Erection of 9 general serviced house plots and 4 serviced semi-detached affordable units. Formation of access onto Kirkstrew Road (As Amended) | Land to South West of Saint Dunas Cemetery Chapel Street | San 1 gR.L.S.U.



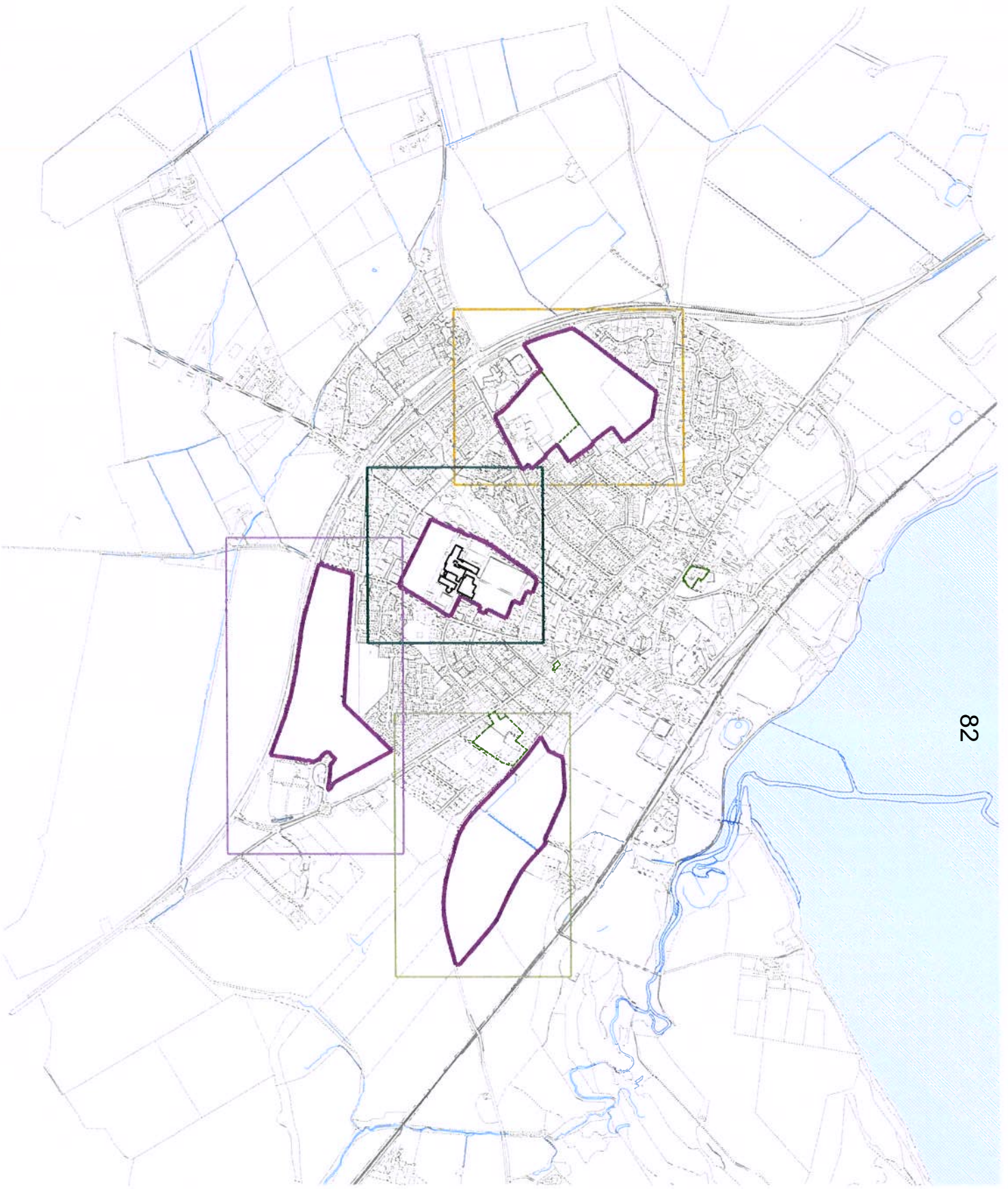
090041 gR.L.S.U.  
Extension to cemetery and formation of temporary haul road from Kirkstrew Road | Saint Dunas Cemetery Chapel Road | San 1 gR.L.S.U.

Task	Year
care and learning	
main site approvals	oct. 2017
bridge OSS	gR
site by Kirkstrew road	-
information	AV
CAJ 15089 [N]	sketch
	xxx

The Highland Council  
Comhairle na Gàidhealtachd  
DEVELOPMENT AND INFRASTRUCTURE SERVICE







Scale	1:10,000
Author	Scottish Government
Editor	Scottish Government
Version	1.0
Project Name	Highland Council
Project Number	AI
Project Date	2023
Project Status	Final



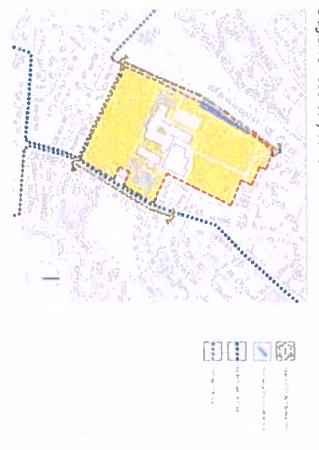
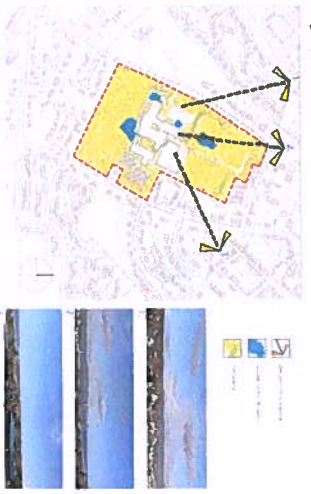


Diagram 2 - Topography And Potential Views

Diagram 4 - Existing Traffic





Diagram 5 - On Site Parking

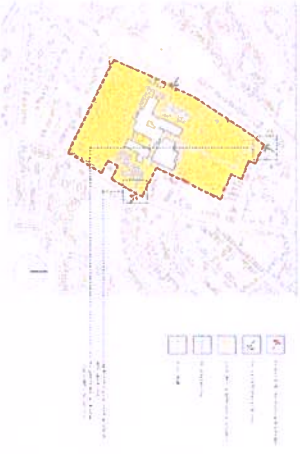


Diagram 6 - Non Vehicular Access



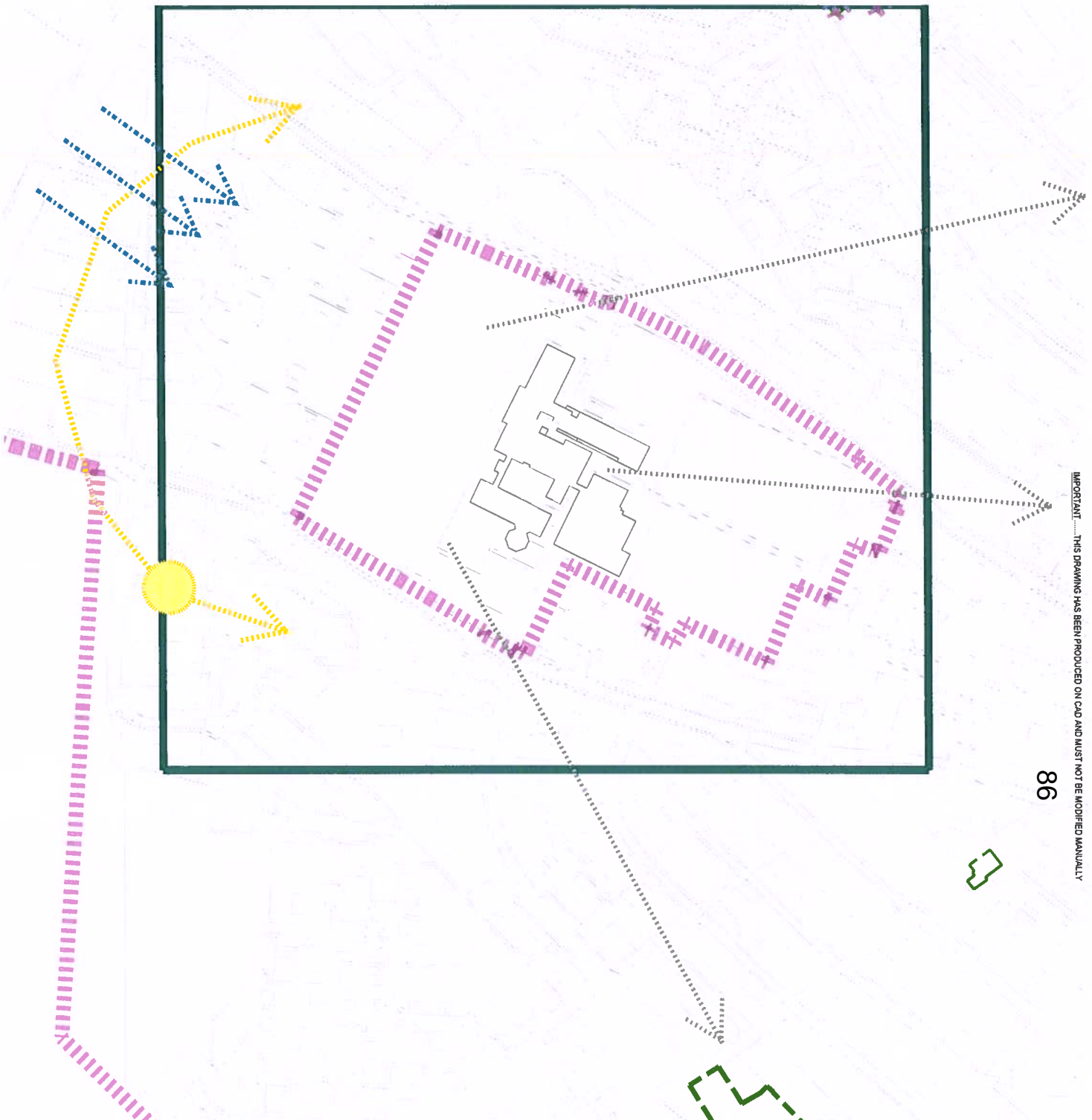
Diagram 10A - Analysis Of Existing Site Access Points



Diagram 10B - Amendments Required For Connector Access From West



Diagram 10C - Amendments Required For Connector Access From East



Site of existing TRA  
6.35Ha



care and learning	James
main site appraisals	oct. 2017
bridge road	BR
site of rain royal academy	AI
information	
CAJ 15098 (A)	sketch
	xxx

The Highland  
Council  
Development and  
Infrastructure Service



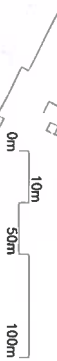
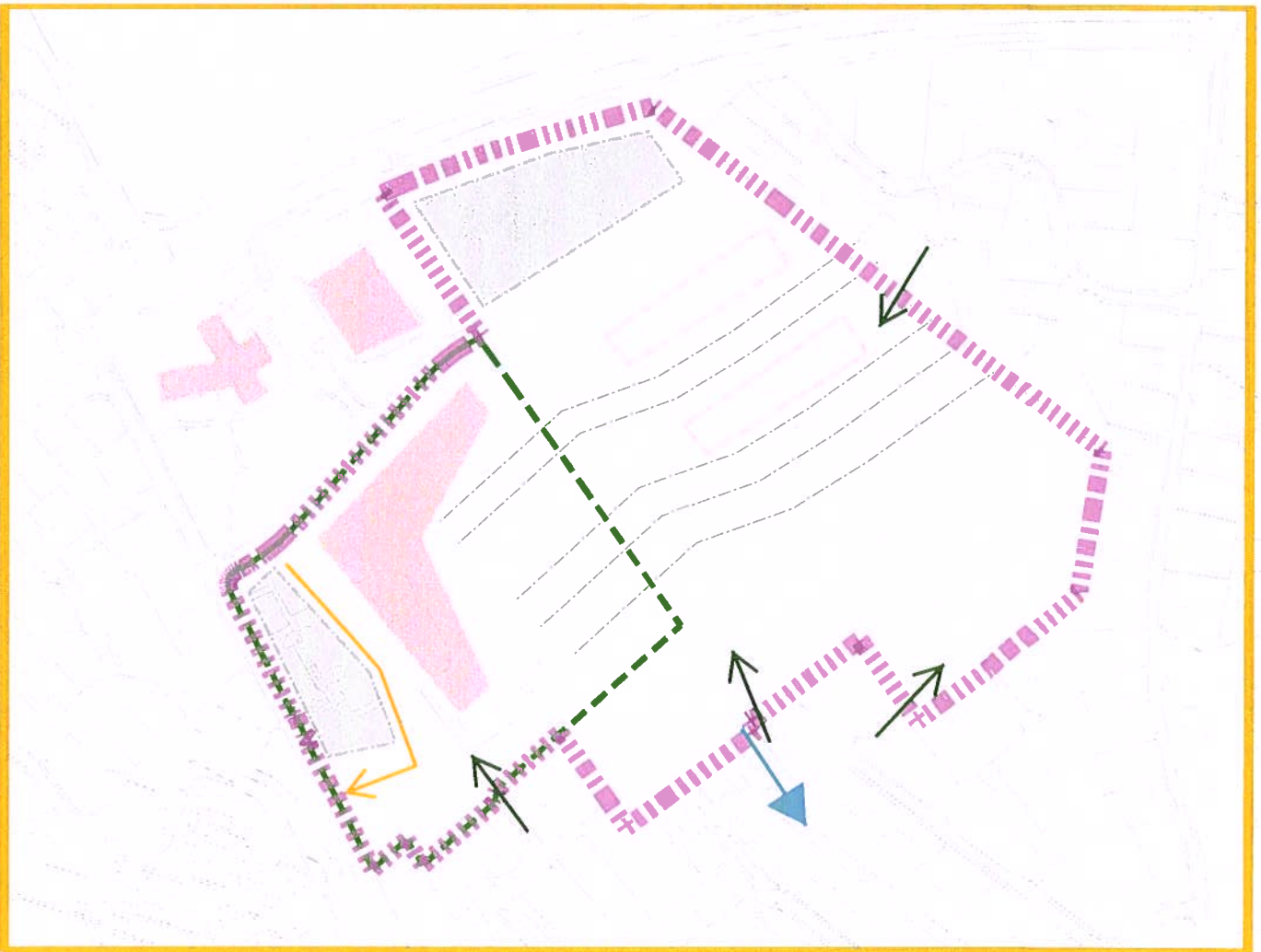




# potential / considerations

- potential
- new civic hub;
- civic streetscape;
- pedestrian access from multiple approaches;
- vehicle access to site from various locations;
- proximity of local utility connections;
- clear topographic grain to site;
- phasing of development possible to maintain live school on site

Site of existing Craighill Primary (and additional housing land) 10.62Ha



**The Highland Council**  
Comhairle na Gàidhealtachd

**DEVELOPMENT AND INFRASTRUCTURE SERVICE**

Area and learning  
Date: 1st Nov 2017

Site: Craighill Primary

Project: CAL 15068 PJ

Scale: 1:1000

Author: xxx

Check: xxx

Draw: xxx

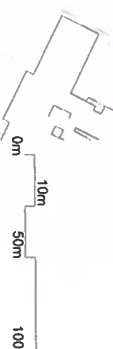
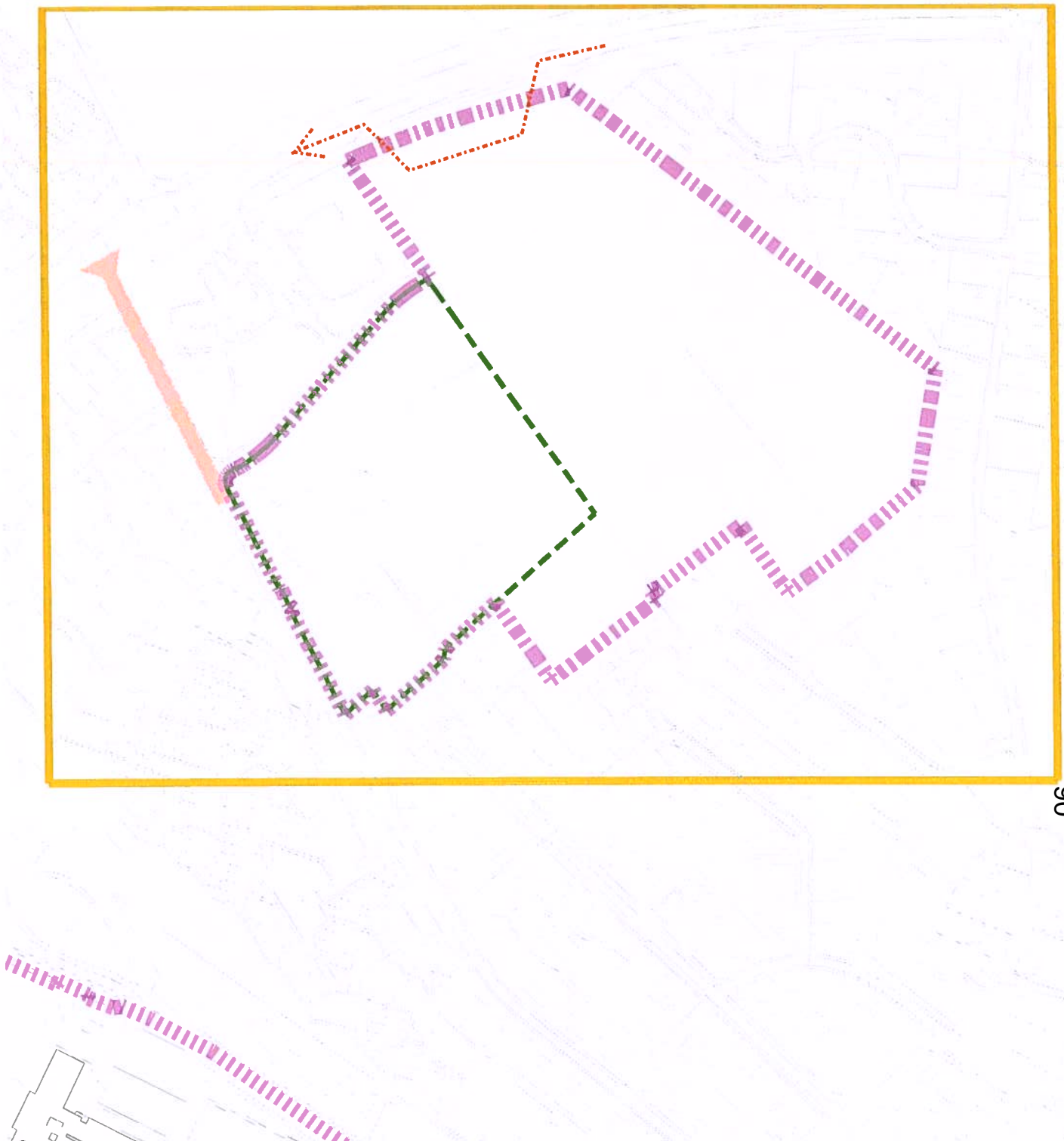
Info: A1

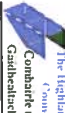
# potential / considerations

## considerations

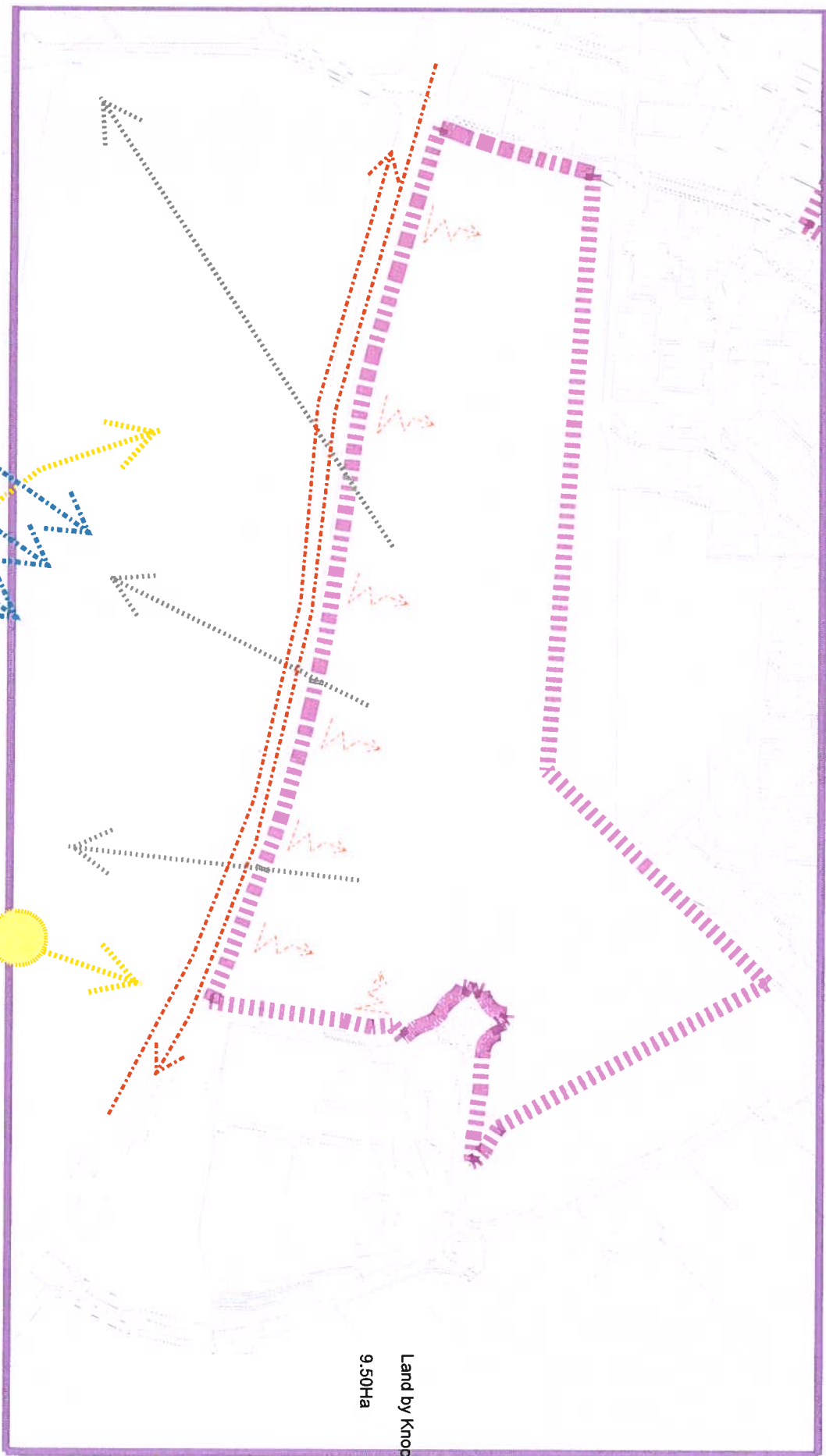
Craighill Terrace junction with A9 needs further study; presumption against new connections to A9 trunk road; management of site levels

Site of existing Craighill Primary (and additional housing land) 10.62Ha



 <p>The Highland Council Comhairle na Gàidhealtachd</p>	
<p>DEVELOPMENT AND INFRASTRUCTURE SERVICE</p>	
DATE	VERSION
DATE AND LEARNING	
FINAL SITE APPRAISAL	oct. 2017
BRUCE ROSS	BR
DATE	
SITE BY CRAIGHILL PRIMARY	
INFORMATION	A1
PROJECT NO.	
15088	
CALL 15088	IN
STATUS	SKETCH
SCALE	1:500

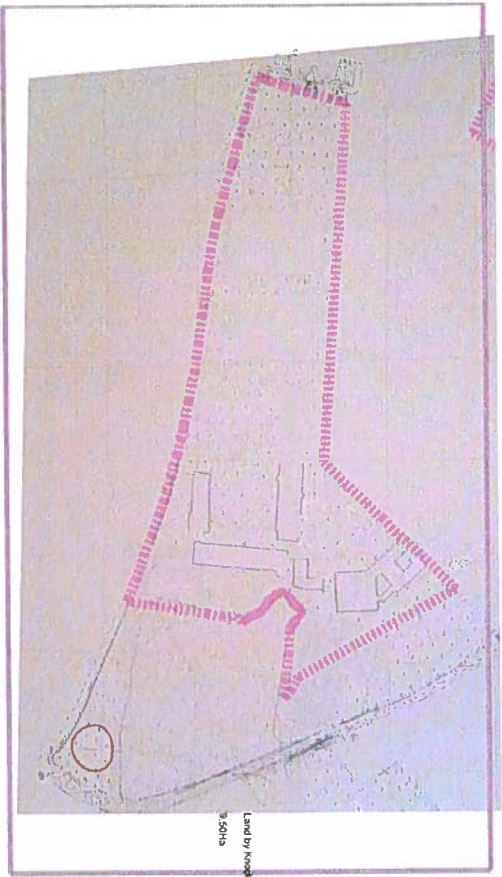




Land by Knockbreck Road  
9.50Ha



Date and learning		Version
Main site appraisal		oct 2017
Bruce Ross		BR
Site by Knockbreck road		
Information		A1
Project	CAI 1508 (4)	Stadh
Client		xxx



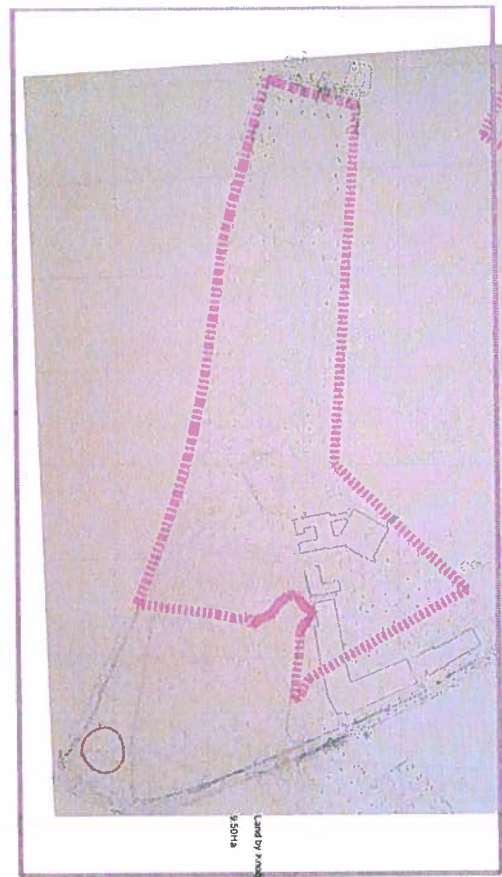
Land by Knobbeck Road  
9.50Ha

Scale: 1:5000

North Arrow

Legend

Property Boundary	Red Dashed Line
Building Footprint	Black Outline
Other Features	Blue/Green Symbols



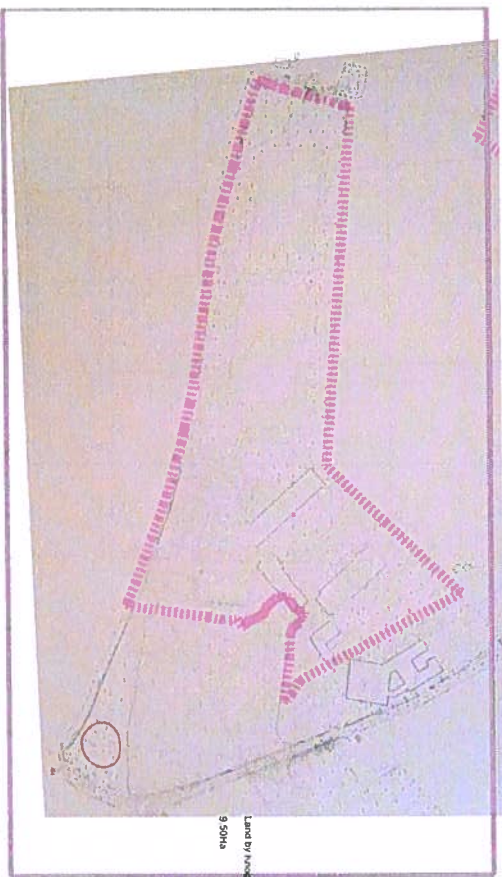
Land by Knobbeck Road  
9.50Ha

Scale: 1:5000

North Arrow

Legend

Property Boundary	Red Dashed Line
Building Footprint	Black Outline
Other Features	Blue/Green Symbols



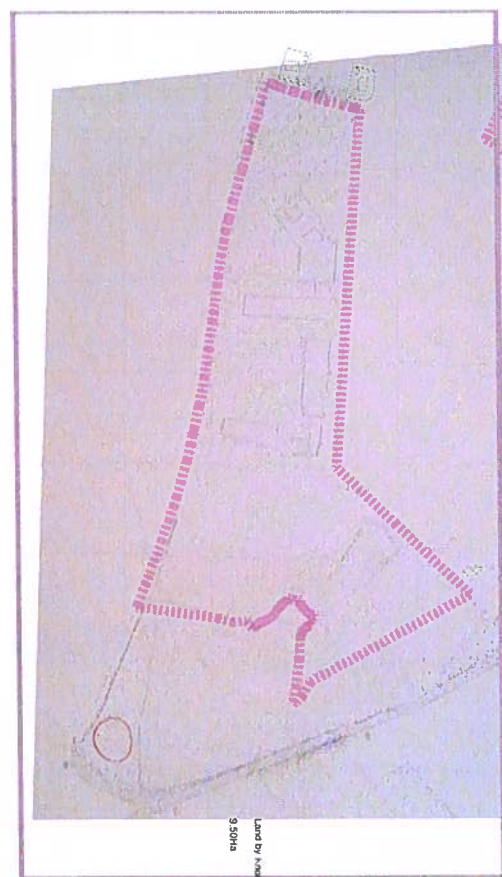
Land by Knobbeck Road  
9.50Ha

Scale: 1:5000

North Arrow

Legend

Property Boundary	Red Dashed Line
Building Footprint	Black Outline
Other Features	Blue/Green Symbols



Land by Knobbeck Road  
9.50Ha

Scale: 1:5000

North Arrow

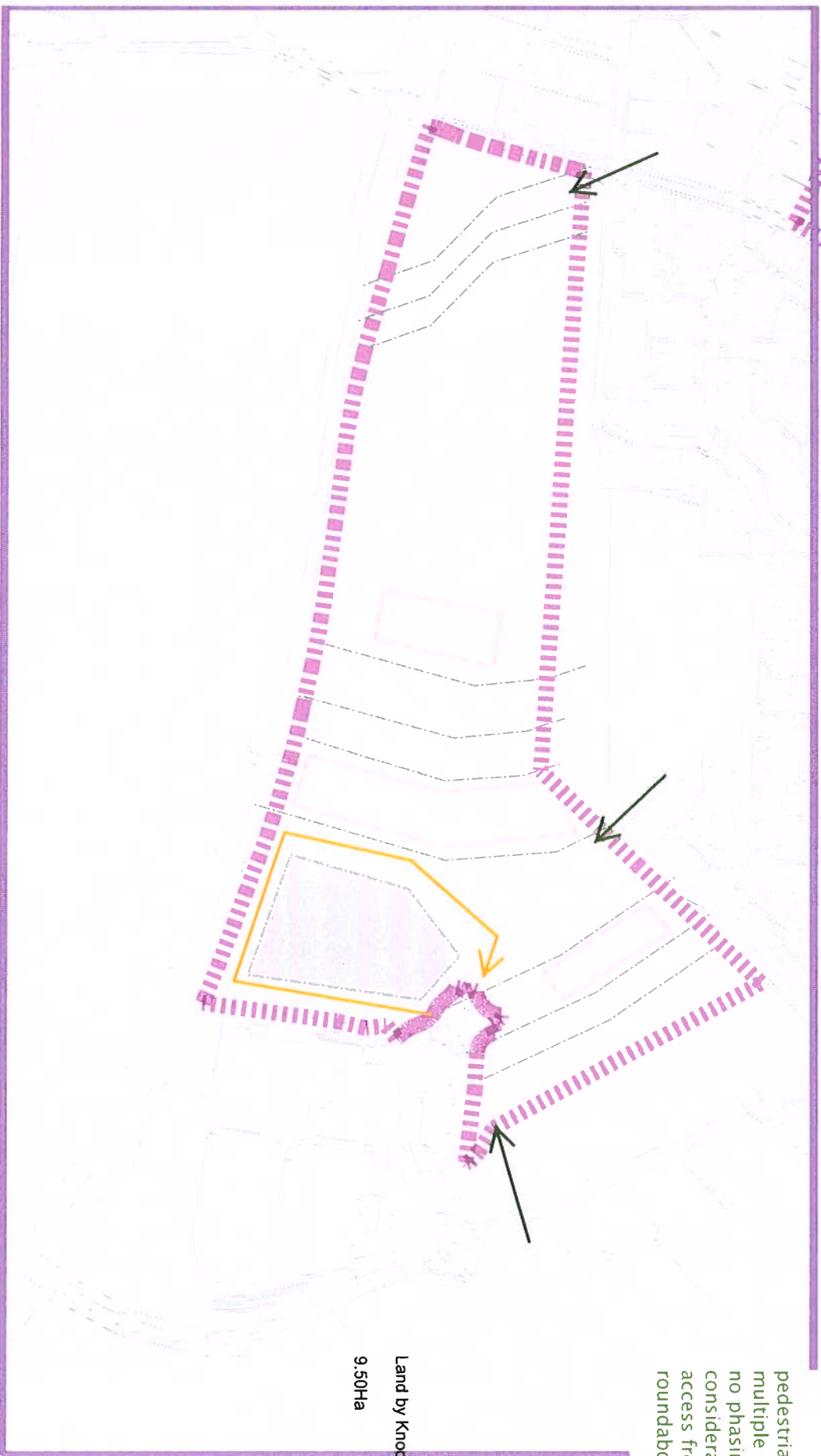
Legend

Property Boundary	Red Dashed Line
Building Footprint	Black Outline
Other Features	Blue/Green Symbols

**potential / considerations**

potential

pedestrian access from multiple approaches; no phasing considerations required; access from mini-roundabout



Land by Knockbreck Road  
9.50Ha



care and learning	vars
10m site appraisals	oct. 2017
bruce ross	BR
site by knockbreck road	
Information	AI
Project No. CIL 15088 (A)	sketch
	xxx





outlook /  
orientation

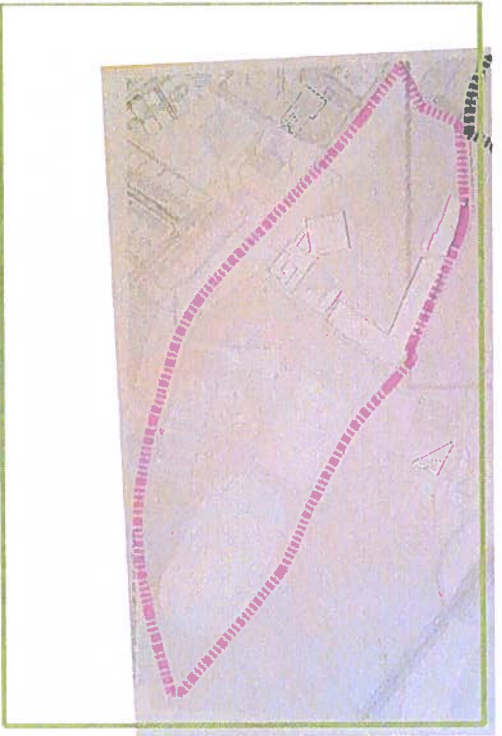
95



Land by Kirkstearf Road  
10.56Ha



care and learning		date	version
lain site appraisals		oct. 2017	01
bruce ross			02
site by kirkstearf road			03
Information		client	NI
author	Cal 15088 (A)	status	xxx



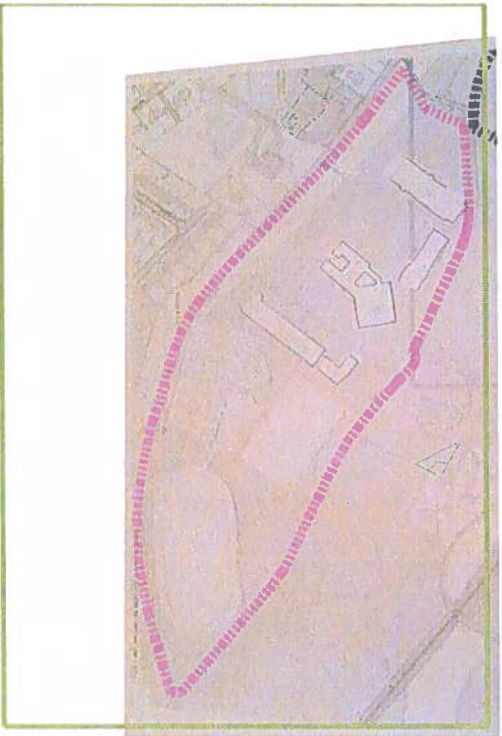
Land by Kufsheh Road  
10.56Ha

معلومات عامة	
رقم الترخيص	10.56
مساحة الأرض (هكتار)	10.56
تاريخ الترخيص	2010
ملاحظات	



Land by Kufsheh Road  
10.56Ha

معلومات عامة	
رقم الترخيص	10.56
مساحة الأرض (هكتار)	10.56
تاريخ الترخيص	2010
ملاحظات	



Land by Kufsheh Road  
10.56Ha

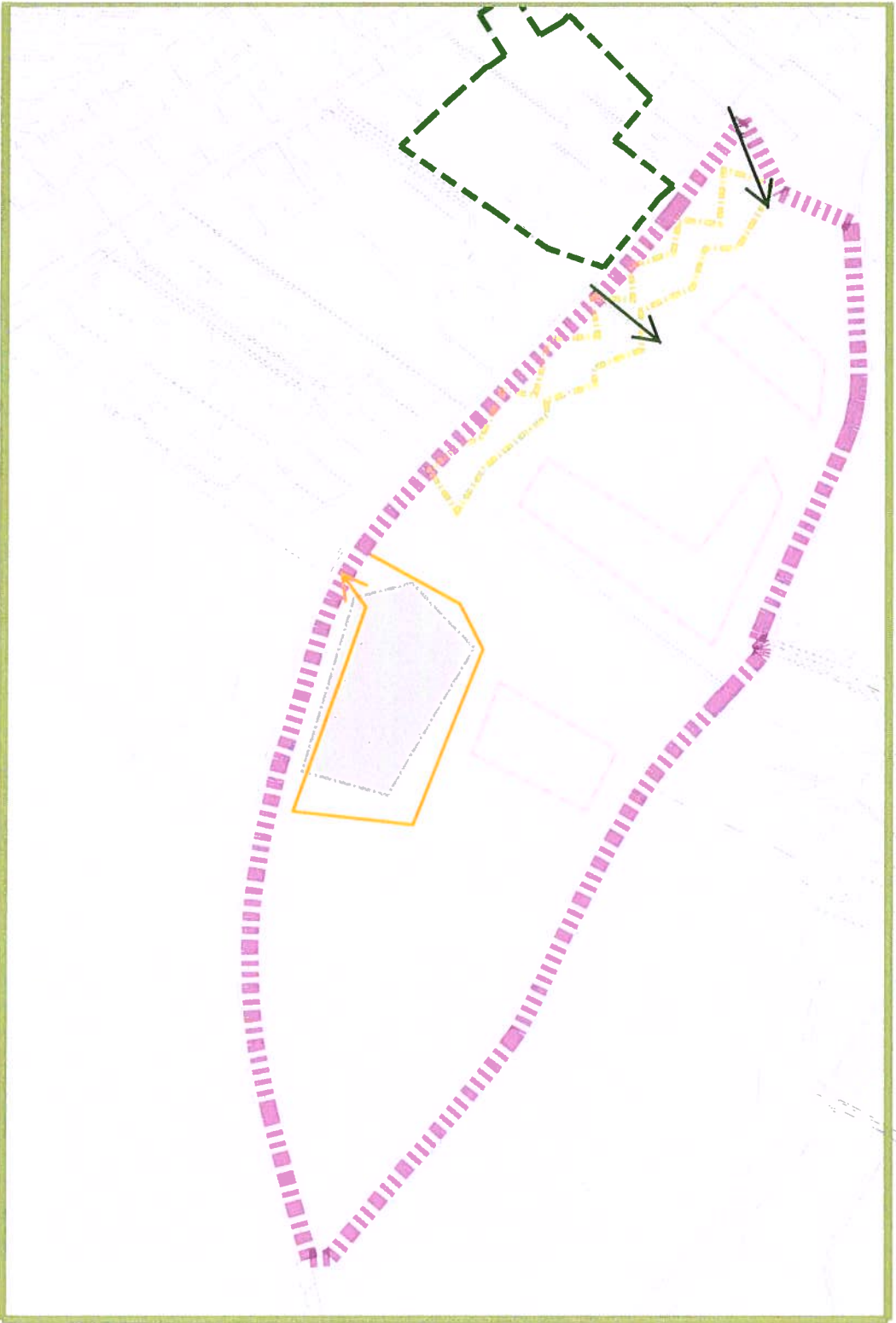
معلومات عامة	
رقم الترخيص	10.56
مساحة الأرض (هكتار)	10.56
تاريخ الترخيص	2010
ملاحظات	



**potential / considerations**

**potential**

relatively level site allows for flexible campus configuration; site has open, undeveloped boundaries; proportions allow for vehicle turning on site



**Land by Kirkstearf Road**  
10.56Ha

**The Highland Council**  
Comhairle na Gàidhealtachd

**DEVELOPMENT AND INFRASTRUCTURE SERVICE**

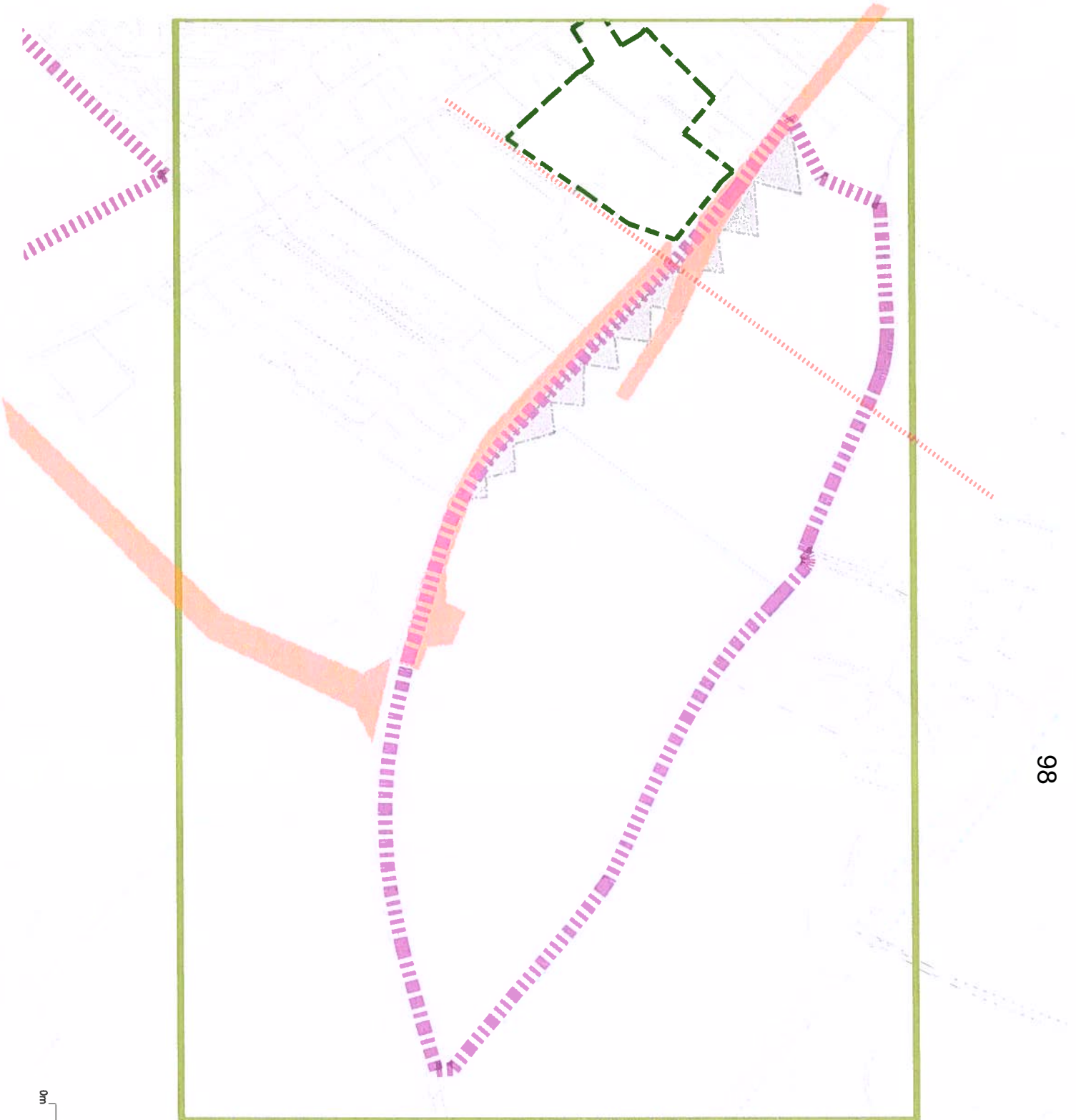
care and learning	winns
lain site appraisals	oct. 2017
bruce ross	BR
site by kirkstearf road	
information	AI
CDL 15088 (A)	Sketch
	200

# potential / considerations

## considerations

road infrastructure and pedestrian routes require radical upgrading; significant level change between road network to west and site; utility wayleave across site

Land by Kirkstearf Road  
10.56Ha

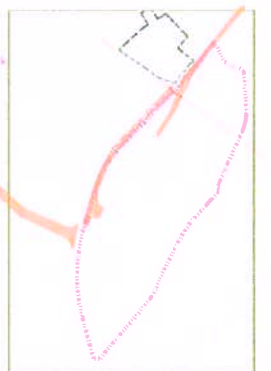
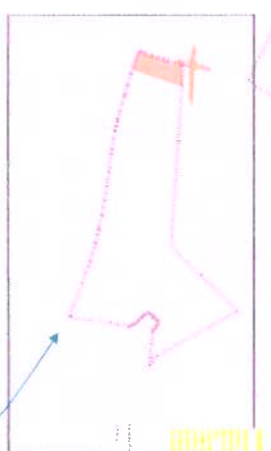
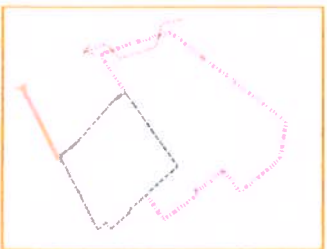
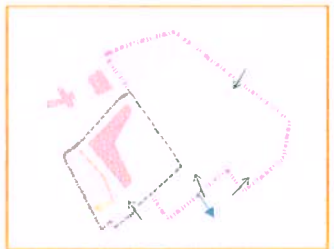


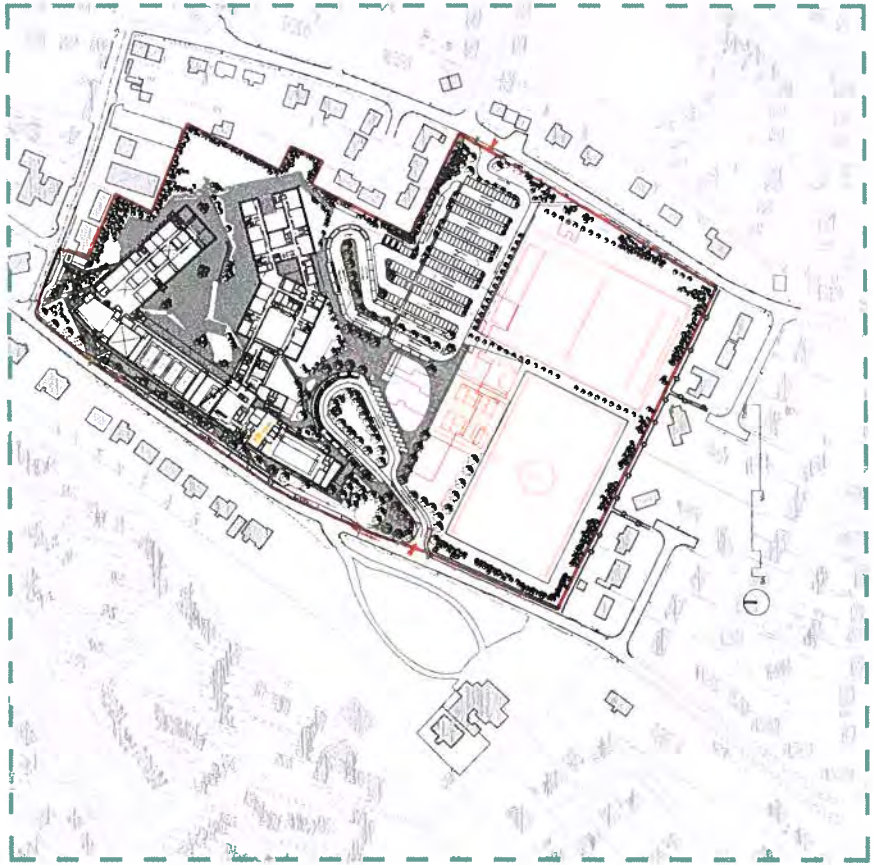
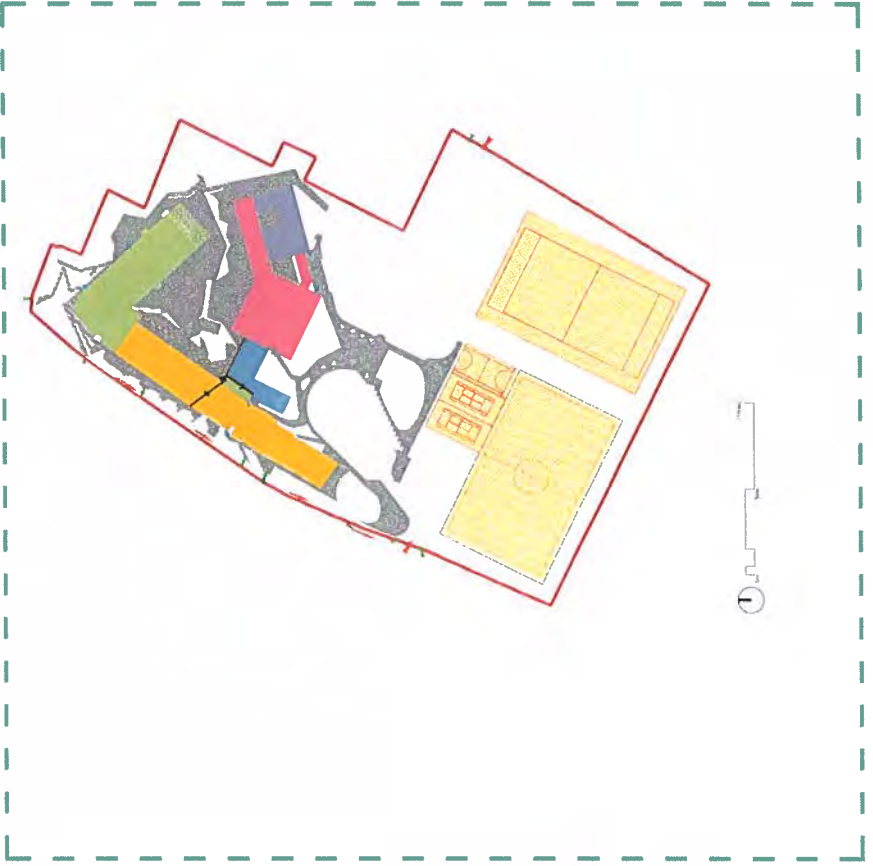
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lain site appraisals		oct. 2017
busier cross		BR
site by Kirkstearf road		
information		A1
number	code	status
CAI 15088	A1	sketch
		xxxx

	1	2
	<b>Tain OA</b>	<b>Crailhill</b>
current use	school and community use	two uses
local plan designation	no (new) designation - school	TNZ
size	HA: 6.35	HA: 10.62
dimensions	polygonal boundary, circa 220m x 340m at maximum extents	polygonal boundary, circa 330m x 440m at maximum extents
boundary elements	N street to NW, light industry to N E residential back gardens to NE, road to E	N E back gardens from residential estate - bungalows and chalets back gardens from residential developments - bungalows and two storey houses
amenities / context vehicular access	W residential street, leading to town centre, detached houses beyond, hotel in listed building to SW centre of town development existing access from both E and W existing bus layby adjacent to road to NW corner.	W existing primary school to southern edge (within boundary), crailhill terrace beyond health centre and care home - served by access road, A9 to the NW corner health centre and care home
pedestrian access	5 pedestrian path, houses beyond	5
topographic range	historical fall in landscape from SW corner to NE from 51 to 39m AOD over 350m diagonal. School development has resulted in a number of terraced plateaus (sports pitches) 2016	site falls, almost consistently, W-E, at approx. 1.20, from circa 62m AOD site surveyed previously - 0.5m contours
topographic survey	existing underground HV cable to N of site, rerouting of cable across site required.	health centre and care home Access to S of site from crailhill terrace: new access road adjacent to health centre and care home (12/01560/FUL) proposed to serve prospective housing development. A9 access would need to conform to new roads guidance - implications for visibility splays, inter-junction spacing (ref. distance from decelerating lane to crailhill terrace), ghost island, etc. presumption against junctions with trunk roads. Potential for improvements to be made to crailhill junction with A9 Active travel plan indicates potential to join up a new N-S core cycle / footway running through site. Access possible from E as above and from S as existing primary SRTS.
available utilities	gas electric water	existing connections to school, health centre and care home. Not known what capacity substation adjacent to care home has. Existing substations shown to N and E. Main connection potential to S and N SW correspondence confirms capacity, on the premise that there is on site storage. 12_01112_FUL-DIA_RESPONSE_346696 Separate foul and surface to N (stragicroft park); combined system to S (crailhill terrace); potential connection routes to E Health centre connects to separate foul drain to S of crailhill terrace.
drainage	foul sewer connections from existing school to E and W. DIA made by project engineers. SW confirm capacity (ref SW letter Z/11/2016).	not known report completed as part of planning application 07/00797/CURRC 0-1% not known SEPA note (13/00161/MSC) that conditions requiring the watercourse crossing to be achieved by way of a bridging solution (i.e. traditional style bridge or arched / bottomless culvert) and to ensure that there be no modification (e.g. re alignment, rerouting, culverting) to the watercourse. Has been suggested that this watercourse drained the site prior to engineering works associated with the A9, and may now be redundant.
GPR GI data radon risk ecology planning implications / concerns	GPR undertaken of site and bus layby trial pits have been undertaken 0-1% report as part of planning submission	potential trunk road access would require consultation with transport scotland condition 5 (13/00161/MSC) requires a programme of archaeological works.

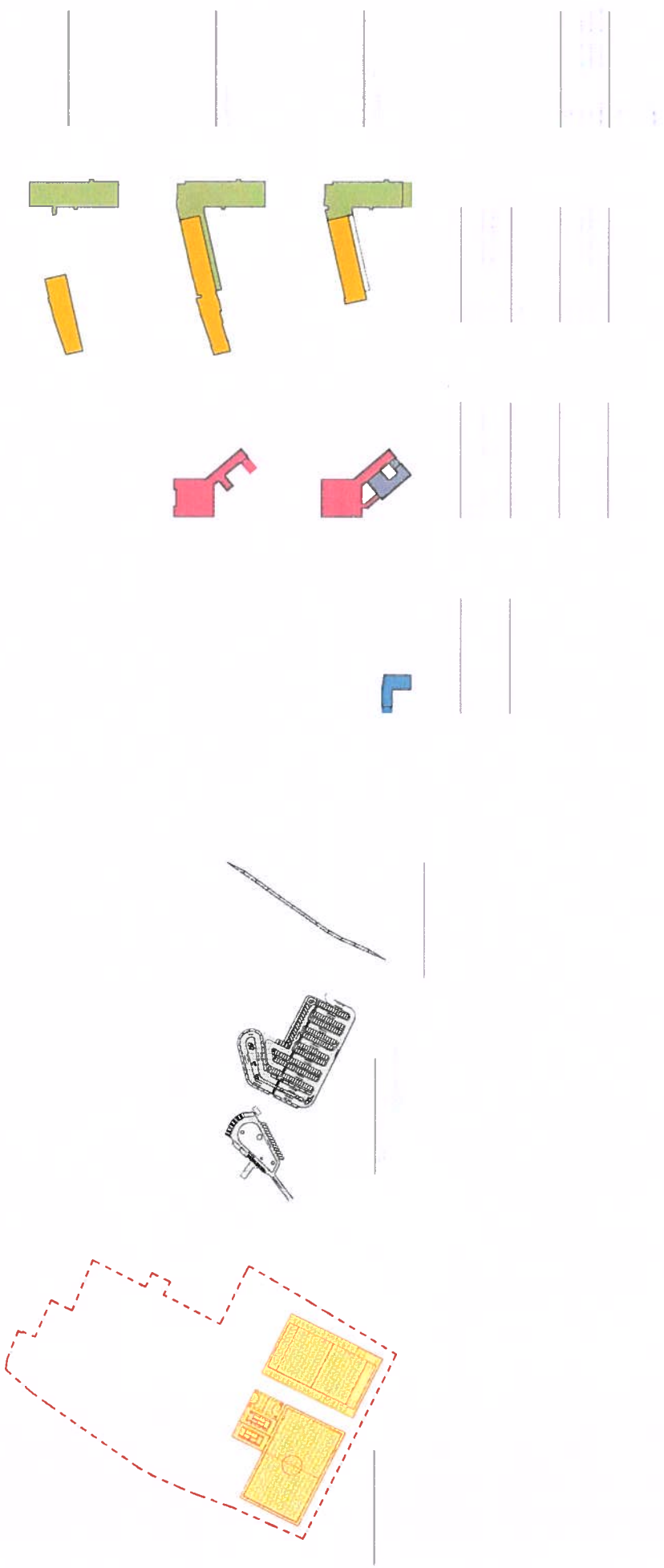


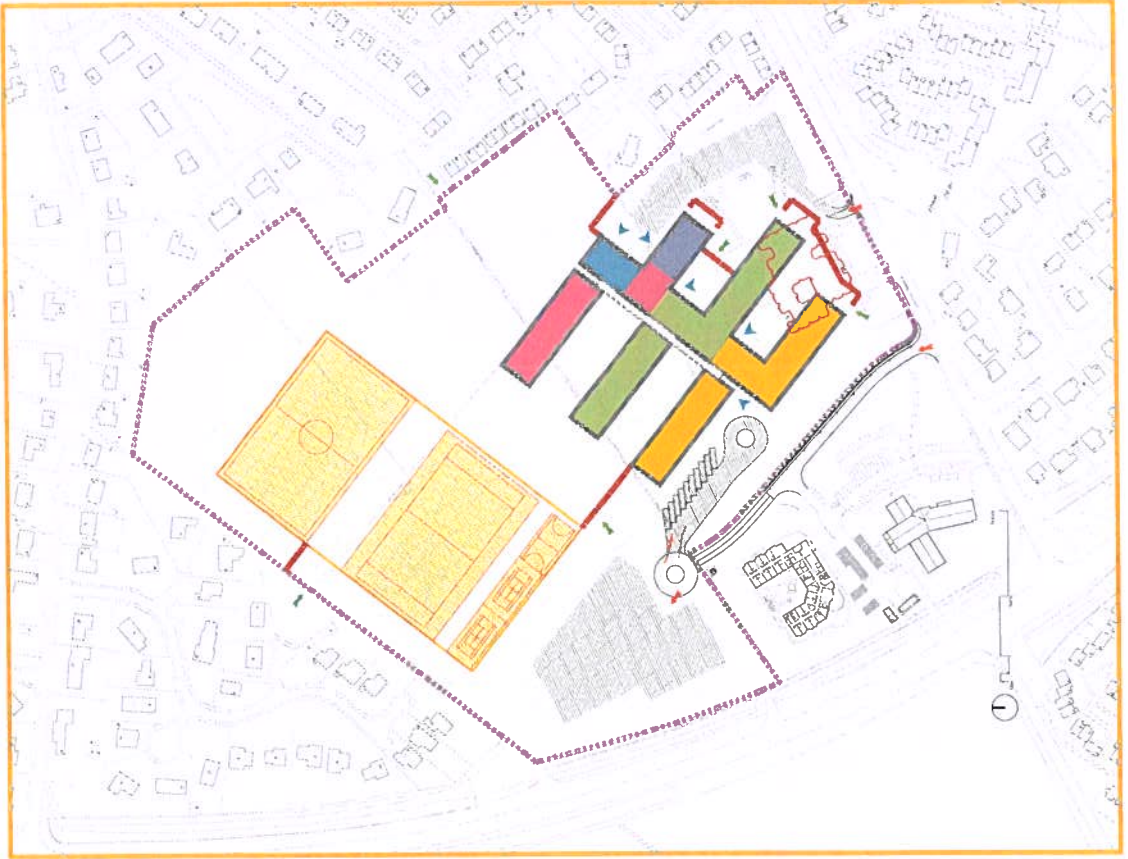
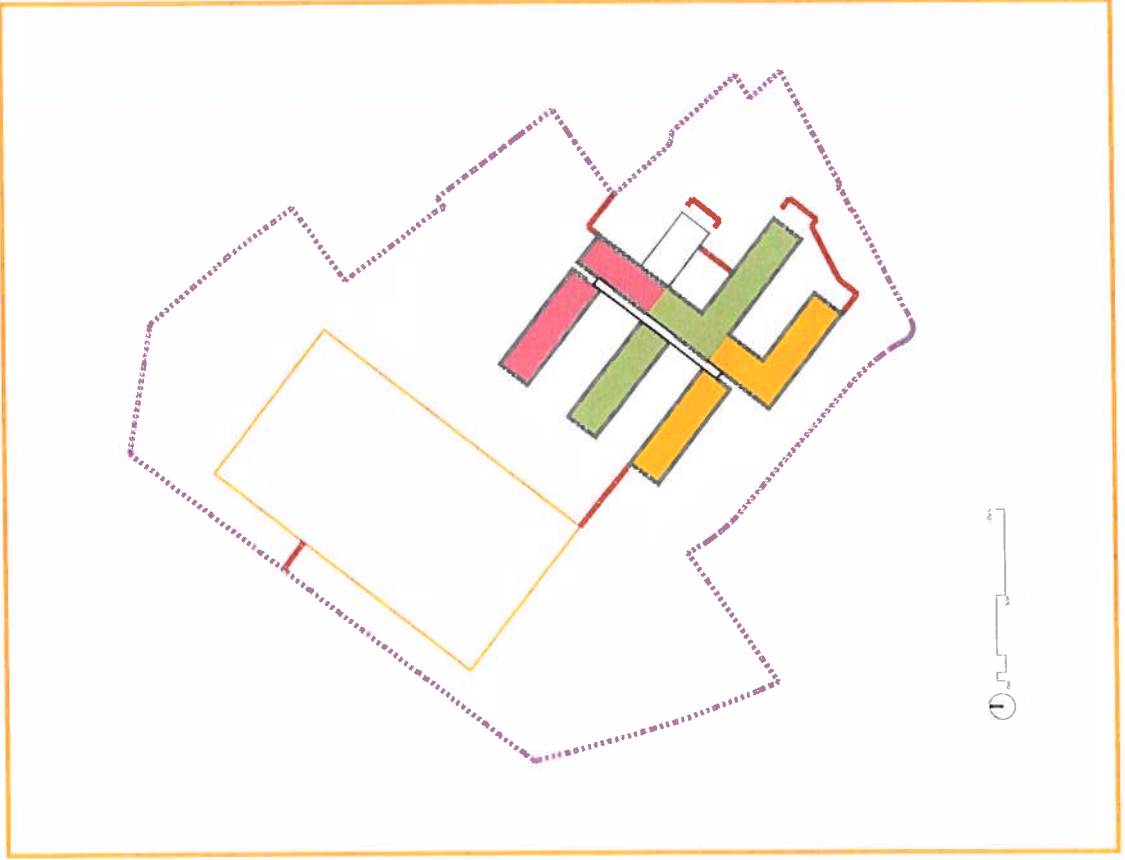
	3	Knockbreck rd	4	Kirksheaf rd
current use		greenfield	agricultural grazing	
local plan designation	TNS:	designated site within TNS allocation for mixed used development, including 250 houses.	TNS:	(outwith boundary, but nearby) site for 43 houses
size	HA:	9.5	HA:	red line shown in presentation = 10.56
dimensions		polygonal boundary, circa 550m x 320m at maximum extents; more typically 140m deep		polygonal boundary; circa 650m x 200m at maximum extents
boundary elements	N E S	access road for housing estate area adjacent to knockbreck road masterplanned (10/02217/PIP) as 'future development by others', with access from designated site (i.e. not off knockbreck road). To SE corner, access road and superstore, with mini roundabout.	N E	kirksheaf road agricultural land
amenities / context vehicular access	A9 W	residential street (Hartfield Gardens)	S W	ankerville street residential property
pedestrian access		potential links to residential streets to N and W.		new DDA pedestrian access would need to be provided to the S boundary and NW corner. Change in level to be managed.
topographic range		10/02217/PIP report suggests land falls from 51.5m to 35.0m AOD from west to east, over circa 550m. Approx. 1:30		relatively flat from circa 8m to 10m. Ankerville road levels area circa 26m at west end.
topographic survey		site surveyed previously - 0.5m contours		overhead electrical cable to north and site (away from site boundary)
available utilities		apparent overhead electrical wayleave (S/N)		mains water at W of site, along ankerville street. Mains water connection to existing to N
gas				separate foul and surface water run across site (SW-NE)
electric				not known
water		10/02217/PIP suggests that water pressure in adjacent network is insufficient for the proposed masterplan development and a new connection is required. The nearest connection would be at Hilton Bridge junction of A9 [1.2km].		C+S recommends further investigation 1-3 % not known
drainage		separate foul sewers exist in adjacent residential streets. 10/02217/PIP proposes new connection to E end of Burgege Drive. Site servicing report notes that a pumping station is proposed for supermarket, but that gravity drainage is possible for development to the W of the site. not known		
GPR				
GI data				
radon risk				
ecology				
planning implications / concerns		report as part of planning submission		

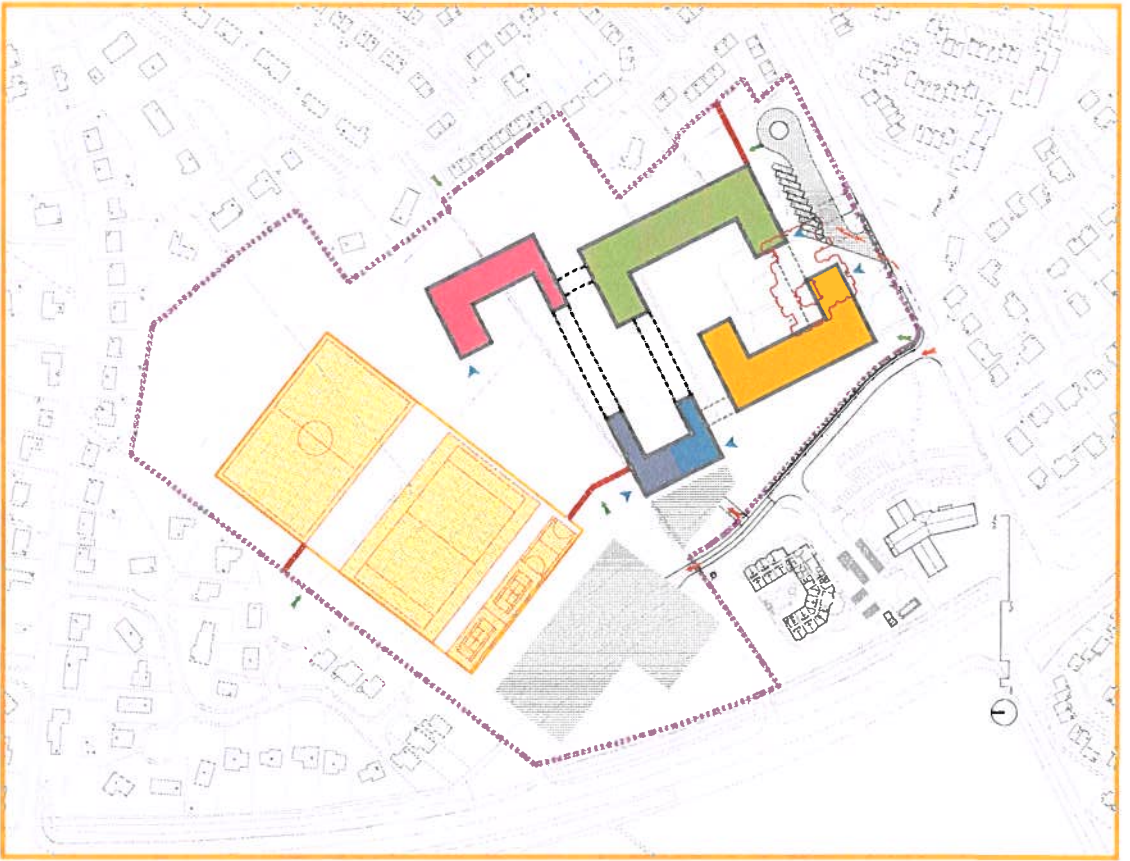
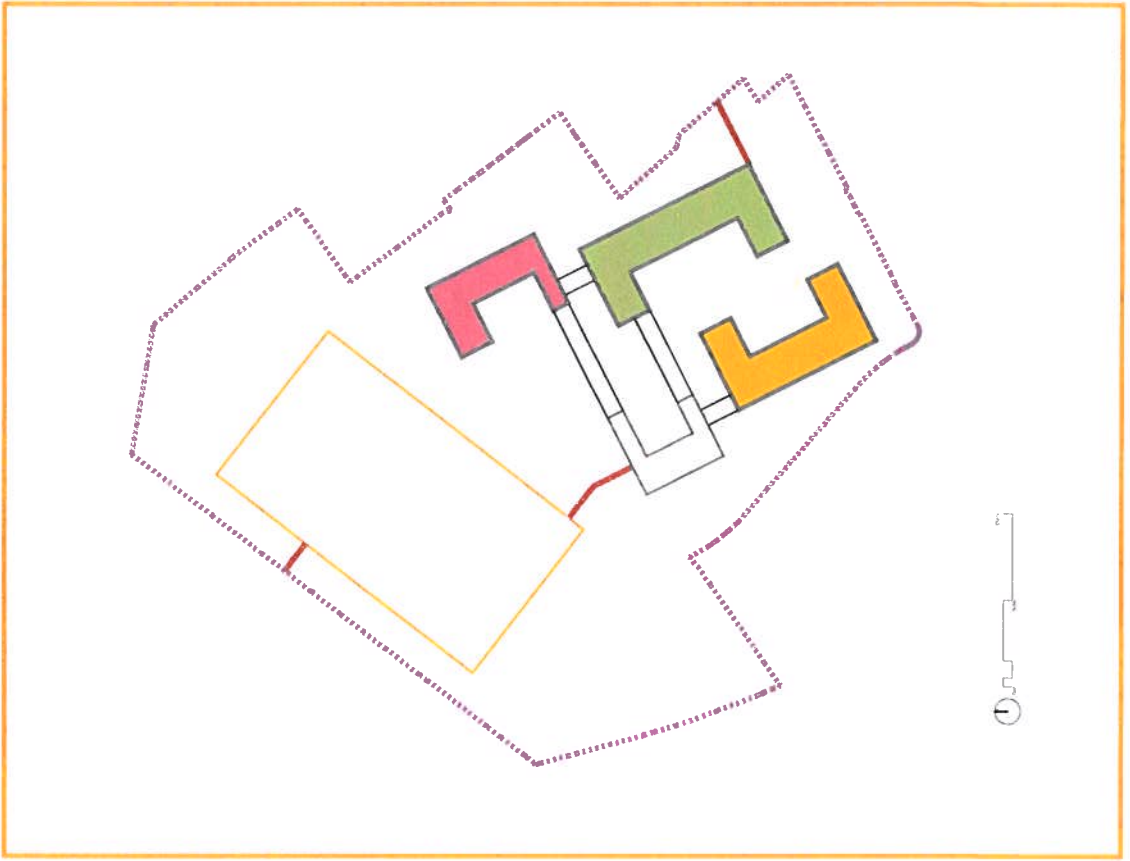














Minster School,  
Penoyre and Prasad



Hazelwood School,  
Murray Dunlop Architects



Waingels College,  
Sheppard Robson



Westminster Academy,  
AHMM



Les Beauchamps High School  
Design Engine





Fort William primary schools,  
Highland Council



## THE HIGHLAND COUNCIL

## TAIN 3-18 CAMPUS PROJECT - STAKEHOLDER GROUP

Minute of Meeting No. 8 held on Tuesday 22nd March 2018 at 6.30 PM  
At Tain Parish Church

<p><b>Attendees:</b></p> <p><b><u>Highland Council - Members</u></b></p> <p>Chair: Fiona Robertson Alasdair Rhind Alistair Mackinnon</p>	<p><b><u>Highland Council - Officials</u></b></p> <p>Brian Porter, Head of Resources Robert Campbell, Estates Strategy Officer Bruce Ross, Architect Phillip Shannon, Design Consultancy Manager Susannah Irvine, Estates Officer Gavin Allday, Project Co-ordinator Derek Martin, Area Education Manager</p>	<p>FR AR AM</p>
<p><b><u>Schools Representatives</u></b></p> <p>Jane MackKay, Head Teacher Knockbreck &amp; Inver Thomas Agnew, Tain Royal Academy Eileen Henderson, Head Teacher Craighill Primary Jackie Robertson, Deputy Head Teacher Craighill Primary (<i>did not participate in site options discussion</i>) Vadna Hannah, Knockbreck Parent Council Wendy Hennem, Tain Royal Academy Parent Council David Borand, Tain Royal Academy Parent Council Samantha Ross, Craighill Parent Council (<i>had to leave before discussion on site options took place</i>) Hazel Morrison, Inver Primary Parent Council (<i>had to leave before discussion on site options took place</i>) Stina Sangster, Hilton of Cadboll Parent Council Linzi Ross, Hilton of Cadboll Parent Council Margo MacRae, Knockbreck Parent Council</p>	<p><b><u>High Life Highland</u></b></p> <p>Kelly Skinner, Facilities Manager TRACC Susan Weir, Network Librarian</p>	<p>JM TA EH JR  VH WH DB SR  HM SS LR MMacr</p>
<p><b><u>Community Representatives</u></b></p> <p>Karen Denoon, Community Representative Morag Matheson, Community Representative</p>	<p></p>	<p>KD MM</p>



	Graham Nutt, Tain Youth Café YMCA Lachlan Stewart, Tain Civic Trust Sandra Skinner, Balintore & Hilton Community Council Veronica Morrison, Nigg and Shandwick Community Council  Other Members of the Public attending Denzle Williams	GN LS SS VM  DW
<b>Apologies:</b>	Clare Whiteford, St Duthus	
<b>Minute:</b>	Susannah Irvine	
<b>ITEM</b>	<b>DISCUSSION/COMMENT</b>	<b>ACTION</b>
<b>1</b>	<b>INTRODUCTION</b>	
<b>1.1</b>	FR welcomed stakeholders to the meeting.	<b>Note</b>
<b>2</b>	<b>MINUTES of LAST MEETING and MATTERS ARISING</b>	
<b>2.1</b>	At the last meeting the group had agreed that consultation would be done together as a group working together.  Some members of the group expressed disappointment that some representatives had held their own consultation which may have been misconstrued in the community as part of the Council's consultations, supported by the stakeholders group. The group re-affirmed that the role of the Stakeholder group was to be the lead on the Campus project and consultation.	<b>Note</b>
<b>2.2</b>	It was also noted that there had been a number of press articles regarding the project which were not reflective of the discussions within the Stakeholder Group. It was agreed moving forward the group needed to all work together and support group decisions if the project is to succeed in the consultation process this time around.	<b>Note</b>
<b>3</b>	<b>PROGRAMME AND BUDGET</b>	
<b>3.1</b>	<b>AM</b> explained the difficult position the budget team were in with the Highland Councils total capital budget being reduced to £56.7M per annum across all capital projects (not just education) for the next 5 years. This represents roughly half what is has been in previous years. The Council had therefore been faced with difficult decisions and there were a number of projects the Council was not in a position to commit to funding at this time. Moving forward in order for the Tain 3-18 project to attract funding from the Highland Council and Scottish Government in future years the group and wider community were encouraged to reach a settled position on preferred location for a new	<b>Note</b>

	Campus.	
3.2	<b>BP</b> confirmed no date had yet been set for phase 5 of Scottish Government/Scottish Futures Trust funding applications, although looking at previous rounds it likely to be around end of spring / beginning of summer. The further forward the project is when applications are called for the more viable the project will be in attract funding.  The next committee date the project could go to for approval to start a new statutory consultation would be 30 <sup>th</sup> May.	<b>Note</b>
4	<b>COMMUNICATION AND ENGAGEMENT</b>	
4.1	<b>WH</b> volunteered to act as a communication co-ordinator. She would act as a point of communication for all pupils and parents to raise issues with the group. <b>WH</b> 's roll will create a new route for parents and pupils to engage with the process. The Group agreed to <b>WH</b> acting in this co-ordination role.	<b>Note</b>
4.2	It was agreed a copy of the national community engagement guidelines would be attached to the minutes for information	<b>Note</b>
4.3	Following comments that some interested parties may be missing from the meetings, <b>FR</b> asked the Group whether there was a need to review the current list of stakeholder members. Through a show of hands those present felt the current make-up of the Group was representative and did not require review. The current list of members will be distributed with these minutes.	<b>Note</b>
5	<b>SITE SELECTION</b>	
5.1	<b>BR</b> gave a comprehensive presentation of site analysis collated by the Highland Council officers in consultation with civil and structural engineers, transport engineers, planners, transport planners and safer routes to school. A summary sheet of this data will be attached to the minute.	<b>Note</b>
5.2	Having considered the presentation, and discussion on the site options, the Group were asked whether they felt in a position to provide a view on those options, and for the Council to move towards a short-list of preferred site options. It was noted certain stakeholders had not attended this evenings meeting, and had not sent alternative representation. The majority of stakeholders were in attendance, and on a show of hands the majority of the Group wished to move forward and give opinion on the site options tonight. <b>16 were for giving views on site options tonight.</b> <b>2 were for delaying.</b> <b>1 abstention</b>	<b>Note</b>
5.3	Members of the group were asked to give views on the site options, with the prospect of narrowing down the list of 4 sites	<b>Note</b>

	<p>to a short-list for further analysis and consultation. Through a show of hands the opinions expressed were as follows:</p> <p><b>18 for Craighill</b>  <b>12 for TRA</b>  <b>4 for Kirksheaf</b>  <b>2 for Burgage</b>  <b>1 abstention</b></p> <p>Formal decision on site options, and the commencement of a new Statutory Consultation was the responsibility of the Council's Care Learning and Housing Committee. The current plan was to take reports to the 30 May Committee seeking to commence a new Statutory Consultation on the 3-18 Campus.</p>	
<b>5</b>	<b>DATE OF NEXT MEETING</b>	
<b>5.1</b>	The next meeting will be Tuesday 24 <sup>th</sup> April in the Tain Parish Church at 6.30pm.	<b>Note</b>



Feedback from Parent Council Letter to parents dated 17<sup>th</sup> April  
Re Tain 3-18 Campus

Feedback 1

For the principal of the short listing of the sites I feel that it was a good idea to save both money and time and getting ourselves into more strategic position in a short space of time. Unfortunately I do have an issue as to how this was conducted, I feel that the site selection is the most important aspect of process and stakeholder group members should have been given all the information to take back to their respective groups in order to gauge the opinion of their groups before going back to vote on a short list. I personally feel that with technology etc this could have been quickly achieved. Nevertheless, I am hugely disappointed to see that the Tain Royal Academy site is back on the table, I always felt that this site was not fit for purpose given it's size. I was very much under the impression following the previous planning stage there was not a huge amount of play in this site and the plans that the Highland Council submitted were the best and fullest use of the site therefore there really is not much that they can change this time around! My preferred site would be the land at Craighill, I know that it is not without it's faults with poor site access but I am sure that architects could come up with a suitable solution. The site is considerably larger, it will provide much more playground space, the school could be positioned a lot better therefore allowing it to be built bigger reducing the possible need for expansion, and, the fact that the site it largely bare it will make any build safer and less disruptive which could also provide a faster build.

Feedback 2

My main concerns at the moment is the lack of toilet facilities, it is my understanding that by law there should be a certain amount of toilets available depending on numbers of girls and boys. I am pretty sure the school is does not have the correct amount. TRACC or the swimming pool toilets would surely not be able to be counted due to the public usage of these areas. If they are then I wouldn't be happy with my teenage daughter being expected to use toilets that are available to the public. I know a site has to be decided on and my main concern for the TRA site is that having a building site/ big heavy machinery which will be noisy will be detrimental to the children's learning especially during exam and study times. I also feel as though it could be an accident waiting to happen, would the school grounds be sectioned off would the workers have PVG's if they were having regular access into the school grounds and working over such a long period? It certainly won't be conducive to their Health and Wellbeing having a building site as their learning domain. I know the plans were to be looked at again but creating smaller class rooms and packing in more children should NOT be an option. In Scotland there is a huge push on outdoor play provision and the impact on outdoor learning yet the site at TRA seems to only be providing an adequate amount of outdoor space not an area that would provide opportunities for outdoor learning that would encourage the children to use natural resources and loose parts to build on creativity, sharing and turn taking skills, negotiation with others and innovative working throughout the three schools-nursery, primary and academy. Would a two campus be an option? One for academy and one for pre-school and primaries or is it one huge building. I fear for the children of the future that being in one institute and not having to move or transition to another setting could be detrimental, there is no evidence yet that this will be beneficial to the children as those being built in rural areas are still at early stages and the children have not gone through the whole process yet, when it comes to moving to college/ uni or even getting a job as they are no longer in the safety net of their cocoon that they have been in since pre-school. Will there be enough space provided for children moving into the area and for the erection of more houses in and around Tain ASG? A big worry would be the younger children hearing and seeing inappropriate language and behaviour and that becoming their norm. Children who maybe haven't managed to have a great start in primary school or know it's time to move on are not going to have the opportunity of a fresh start. I wonder what studies show that a 3-18 campus would be beneficial to the children. I love the staff, parent council and our community and my concerns are certainly not about them in any way, I feel they are doing an amazing job with the terrible facilities and working conditions that they have been expected to teach our children in. I completely agree with having to have new facilities for our children in Tain and the surrounding areas

as the buildings are not fit for purpose, I am 100% behind whatever we get but wanted to respond to you with my concerns.

#### Feedback 3

I understand that Craighill is the larger site and if this is the case then this is my preferred choice. I feel that TRA is not big enough and would have no scope for expansion or adapting. I also like the idea that it is next to health centre. It also has better link to a9 for buses etc and does not involve clogging up town centre.

#### Feedback 4

I didn't feel the last site was correct as the school was too small. I understand that there are rules around classroom sizes (for example science classes) where pupils each have to have a certain amount of room (I'm sure it's a meter space for science) and the classrooms weren't big enough to accommodate this. My feeling is if they do it do it properly. Logically I suppose near the health centre. After seeing the site appraisals, Craighill would be my number one choice and the Knockbreck Rd site would be my number two.

#### Feedback 5

'Definitely not TRA site, too small.'  
Parent concerned re young ones being in shared playground, very cramped conditions with older ones. Also concerned re what older pupils could be bringing to school. Overall parent was very positive about 3-18 campus concept but just not at TRA site.

#### Feedback 6

I'm against the TRA site. It is too small and I don't think the infrastructure around it is suitable. The disruption for the pupils during exams etc will be too noisy/disruptive etc. Craighill is better as there is more space. TBH my preference is for massive investment in the present 3 sites. I also think the community have a lot to say on this matter, which is fine and we have a teacher rep, but I know the rep doesn't represent my views or those of many other staff members. A staff questionnaire would be great, if possible?

#### Feedback 7

It's hard to know how to respond to what is an update. Which site is best? Neither is ideal for such a large project that's the problem. Personally I have no preference. If the new campus can be fit for purpose on one those sites then great. I feel the most important part of the consultation will come when the community can have some input into the actual project. This is really important going forward. I fully support you, Wendy and the other PTA chairs in acting as this important communication link. Let me know if I can do anything to aid you, having missed the first round of consultations as we only moved here in August I find the whole thing baffling.

#### Feedback 8

Space all the way. Craighill best. TRA too small. No playing field ridiculous for school in countryside with all the space. No room for expansion.. crazy. Bigger space to play with means that build will be easier and more options for architect planners etc. What would they do with all the students at TRA?? Impossible??? TRA is pretty grim building to me and will just end up with horrible extensions on it and far too small. Why oh why when struggling with obesity on rise would they build a superschool without adequate/generous exercising space? Madness as school will be used/enjoyed by whole communities. Easier to start from scratch with new site with adequate space than try and cobble something on cheap with existing building.

#### Feedback 9

I'd say it's vital we move forward on whatever site is deemed most viable, together as a community. It's difficult to chose one without seeing the proposals in detail (I realise they were available). However my feeling is to go with the craighill site, based on size and access. And causing least disruption to those children sitting vital exams in the middle of a building site. I do wonder tho if two schools would be a better fit...a new academy/community complex on its current site, and new bigger primary/ Nursery/SEN school on craighill site? That would offer more room for expansion? Personally, I'm not overly keen on the idea of a 4 yr old sharing the same space (or within earshot of) an 18 yr old! Wishful thinking I guess given the money constraints., But don't want to find ourselves bursting at the seams in 10 years time.

#### Feedback 10

Firstly I'm not sure why TRA site is being considered again after it was deemed unsuitable last time for many reasons...i worry though if we make too much noise again we get nothing. But is that right or fair? The location is central in the town therefore the traffic issues could be a major problem, this is a built up housing area.... I also think to spend more money on investigating a site that was already looked at (and I can only imagine how much money was spent on this already) is crazy. What has actually changed to have this site in the running again?...I really don't know much about the craighill site but I do believe access would be better and the site is possibly bigger than the TRA site.

#### Feedback 11

Having moved from London to Tain it is with dismay that I hear that the Highland Council is considering building the new SuperSchool on the TRAC campus. Using the playing fields for the extra building. Tory cuts are forcing many schools in London to sell off their exercise spaces with the consequent rise in obesity that is so well documented. That a Highland Council, with sites available that would give children space to play, would consider creating the same misery as the Tories have in London out of laziness and simple political expediency beggars belief.

#### Feedback 12

I agree that it's important to limit the consultation to as few options as possible as this should reduce 1)time used and 2)money spent. It's vital that the consultation should be wide reaching and include as many interested parties as possible. However, I know there will be plenty people with opinions but they will not actively engage with the process. Limiting the options to the two sites I believe is wise as there has already been some consultation about the TRA site. That being said I think the Craighill site is the better option as it leads to a wider community base including health centre/dentist, library, sports facilities etc in one area. I attended the Community council drop-in and felt that out of the 4 proposals they put forward there was nothing about the Asda/Kirkshaeaf options that made me think they were better alternatives. Let's just go with the stakeholders proposals and move forward. Please!

#### Feedback 13

TRA site def not big enough for new school. To me Craighill is an ideal site. New school must be big enough to take into account expansion of Tain and surrounding areas. Must have lots of disabled access / lifts for students like my son. Plus a proper sized swim pool (25m length with decent depth to allow for diving off blocks).

#### Feedback 14

Before we moved to Tain we lived in Edinburgh near Broughton High School. We saw first hand the benefit of a new high school building replacing an aging one. We can also see the detrimental impact of the continuing delays in the decision making process for choosing the new site. This is most obvious in the conditions of the primary schools and high school where years of under investment in



the buildings have taken their toll. We have no strong feelings as to the site that is chosen just that one is chosen quickly.

Feedback 15

My only thoughts on the new school is that any site they pick in the town will be a total nightmare for dropping off and picking up. Somewhere on the very edge of town would be better for access and to give enough space to make sure the different stages (nursery, primary and secondary) can be separate with comfortable outdoor space for each. I don't know if my comments are relevant for the stage the process is in at the moment, but they're my initial concerns for if/when it goes ahead.

Feedback 16

I just wanted to write to support the PC's in their work trying to get Tain back on the agenda. I agree with the shortlisting by the stakeholder group. I am more than happy for the representatives to make decisions on my behalf as I am confident that everything is transparent. My own view is that the current TRA site is not suitable. I drive in daily with my daughter to tra and regularly have to stop at the top of scotsburn road to let buses out as the road isn't wide enough. With more traffic going to the centre of the town I can only see this getting worse. Several mornings I have seen young people almost being hit by cars on scotsburn road and I would be very concerned about an increase in traffic in this area. My main concern and area of interest though is what goes into the school and how this improves their education. The sooner we get a site agreed the sooner we can start discussing the important details.

Feedback 17

I'm the mother of an 11.5 yr old girl & 6.5 yr old boy both at Knockbreck. Regarding the new campus I'm totally against the TRA site as it's not a vacant site & quite central so think disruption could not be avoided if it were to be the site. I'm all for Craighill site.

Feedback 18

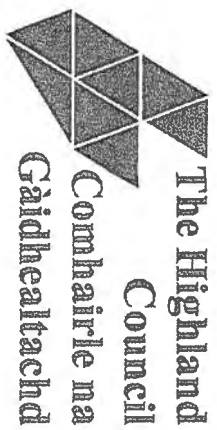
As a parent at TRA I wanted to let you know my views on the current situation. Firstly I am very happy for you to represent my views on the new campus and agree that a consultation should only be undertaken on the two most attractive sites. Too much time has been spent going around in circles and it now needs a decision and to move forwards. My own opinion is that the current TRA site in the middle of the town is not the right place for a new school. I drive my daughter to school from Fearn each morning and regularly find myself reversing back up Scotsburn road to allow the buses to leave. If a car is parked on Scotsburn road at this time in the morning the traffic comes to a complete standstill. The roads in Tain were built many years ago when cars and buses were smaller and less frequent. Unless significant investment is made into the road network with the assurances of a one way system through the town I cannot see that this will improve. However my main drive is to get the site selected quickly and concentrate on the facilities provision and what will go IN the school. It is as important if not more important to ensure that the finance is available to ensure the learning environment and sports facilities are of the best standard available - our children have put up with sub standard for too long and it simply isn't good enough in this competitive world we live in. Please select the site and lets get on with the business of designing the new school for the benefit of all.

Feedback 19

Craighill would be my preference- less disruption to education if that site was used and there's more room on the site for potential growth in the future. Also, it would mean having the doctor surgery close by and it would all be in one little community- library, pool, school, surgery etc. I think traffic flow would work better for that site also as no disruption to main streets.

Feedback 20

I wonder if it is worth revisiting the idea of a stand-alone Gaelic Medium school in the Knockbreck building. I have always favoured this option, and there are some really strong advantages for the Gaelic-educated kids in a stand-alone environment. My understanding is that the GME unit is currently growing in pupil numbers and is expected to continue to do so in coming years, requiring additional classroom space (which would reduce playground space) and may well pull in extra children from out with the Tain area. (I'm aware of kids currently travelling from the catchment areas of Dornoch, Bonar Bridge, Fearn, Hilton and Invergordon primaries to GME at Craighill). I understand not all current GME parents currently see the benefits of a stand-alone Gaelic language school, but I think it could be a really strong thing for the kids and for Tain to have this school, and I am making my preference known at this point because I think adopting a Gaelic school in the Knockbreck building will ease the lack of space/number of kids/classroom footprint at the TRA site. I understand the Highland Council has given this option consideration in the past, and I would fully support it if they looked at it again.



## Drop in Day feedback form

10 May 2018

Tain Parish Hall 11-4.30, 5.30-20.00

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

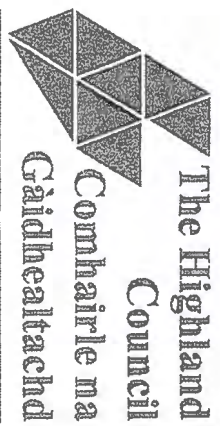
If you would like to make comment on the proposal please use this sheet and the box provided or by email to [clestates@highland.gov.uk](mailto:clestates@highland.gov.uk). The deadline for comments is 5pm on Monday 14<sup>th</sup> May. All comments received may subsequently be published as part of reports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

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

Truly understand why the two sites have been  
reduced to two and Craighill site I feel others  
greater outdoor space and scope for everything to  
fit.

I hope that the community can now work together  
for the happiness and the community council members  
number they represent a young + old and not just a  
selective group of the community!





## Drop in Day feedback form

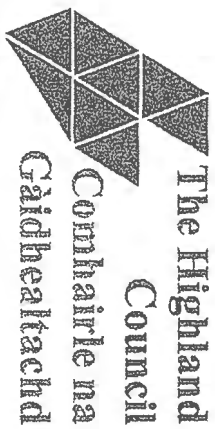
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As a justice complex it has to be  
built with room to expand in size  
if the need arises whether it be Craighill  
or TRA.



### Drop in Day feedback form

10 May 2018

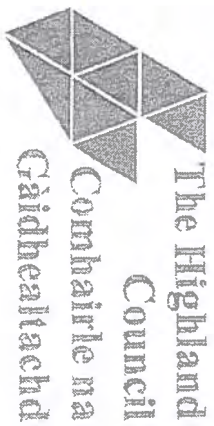
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It's great that tain is getting  
this opportunity. Let's move forward  
with the consultation on craighill  
& TRA + let's get our new school!

(4)



## Drop in Day feedback form

10 May 2018  
Tain Parish Hall 11.4.30, 5.30-20.00

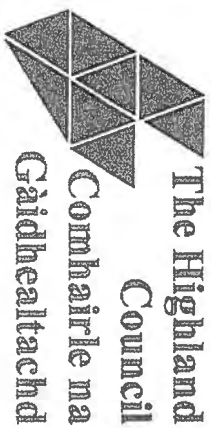
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Absolutely supportive  
of taking Craighill  
through to site consultation  
as a p.  
If TMA is to be used as  
a comparison then so be it.  
I thank you for the  
presentation.



5



Drop in Day feedback form

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

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*New Screen &  
Office - 1 - Cairngorms  
Office - 2 - Tain Royal Academy existing site*

**CAL estates**

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

Frank

Thank you for taking the time to submit your comments.

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

Robert Campbell

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

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

**Existing TRA site**

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

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

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

**Craighill site**

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

**Kirkshearf site**

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

Susannah Irvine

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7

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

In my opinion ... Craighill - is the ideal and best option for our children , it's has the best location for a new school - there is already a slight opening on to the a9 that could be looked at for making another junction into the area or some kind of one way or bus only route to help with congestion? Added bonus is next to the doctors - and a beautiful view over the domnoch Firth for our children and I believe this is beneficial for lifting moods and creating a calm environment - In my opinion it is the only site that should be considered , but if i had to pick another site it would be TRA but feel that it's not actually the best place and would cause to much disturbance to children there doing exams .. there is more ground on the craighill site than the TRA site , it's in the Middle of the town for everyone to get to easier more people would walk to this location as its central - Asda is a terrible terrible idea , - more people will travel by car as it's not a easy walking distance for most people if it's on the outskirts of the town especially on busy mornings with children no matter how much u try and be ready on time - more often than not the reality is that it does not work ! - the road at Asda is already a huge accident hotstop .

This will create even more problems for the people living in tain . People in tain want a new school for our children - There is too many rumours going around about a certain councillor been friends with the land owner at Asda and that's why the push for Asda site keeps coming up - property on TRA site already been bought so there is no room for discussions with the council ! - it's a shame that people have lost faith . In our wee town, we have a chance to get something good in tain to boost us all , I hope we get a good outcome from this For our kids ! X  
Get [Outlook for iOS](#)



Susannah Irvine

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**From:** [REDACTED]  
**Sent:** 14 May 2018 15:04  
**To:** CAL estates  
**Subject:** Tain 3-18 Campus

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

Culcreuch  
Hilton Farm  
Tain  
IV19 1LZ



### Drop in Day feedback form

10 May 2018

Tain Parish Hall 11-4.30, 5.30-20.00

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



Susannah Irvine

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**From:** ~~Hamish Mackenzie~~ ~~h.mackenzie@yaho.com~~  
**Sent:** 13 May 2018 19:07  
**To:** CAL estates  
**Subject:** Tain Royal Academy - Drop-in Session

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

Hamish Mackenzie



(11)

Susannah Irvine

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

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

It is on a bus route and the area is well served for existing access.

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

[REDACTED]

[REDACTED]

Susannah Irvine

---

**From:** [REDACTED]  
**Sent:** 13 May 2018 21:42  
**To:** CAL estates  
**Subject:** Drop In Day Feedback - Tain - 10th May 2018

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

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

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

We now have the 3 following site options:

Craighill - **10.5 Ha**  
Asda - **9.5 Ha**  
Kirkshnaf - **10.5 Ha**

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

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

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

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

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

Kind regards,  
[REDACTED]

Susannah Irvine

13

From: [REDACTED]  
 Sent: 13 May 2018 17:08  
 To: CAL estates  
 Subject: Tain Drop in Day feedback

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

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

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

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

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

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

---

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

Yours faithfully

[REDACTED]

[REDACTED]

*(Not error save wording submitted by two people.)*



Susannah Irvine

From: [REDACTED]  
 Sent: 13 May 2018 17:38  
 To: CAL estates  
 Subject: Tain Drop-in

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

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

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 Some disruption to the education in Craighill Primary during the build.  
 Wonderful view contributing to the feeling of an open environment.
- 3 Kirksheaf (much poorer choice in my estimation). Large site, flat but very difficult access.

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

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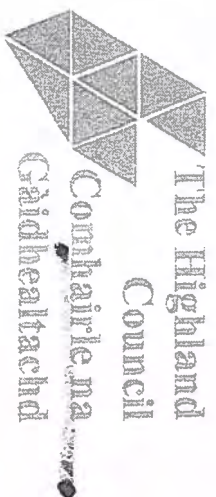
For further details see our objection to the planning application last year. None of the concerns have been addressed.

Yours faithfully

[REDACTED]

(Not ever same wording submitted by [REDACTED] two people)





## Drop in Day feedback form

10 May 2018

Tain Parish Hall 11-4.30, 5.30-20.00

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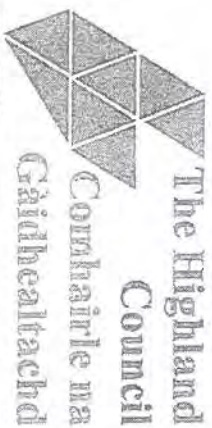
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The presentation by the architect of the four proposed sites was a good reflection of ~~the~~ their relative merits. I believe that the Budgeye site provided more level and possibly better transport access, than the TRA site.

The Craighill site seems to be a very suitable site for the school. It has a large more level than the TRA site, allowing a better spread of buildings and much more outside space. The Craighill site is well located in town and already has one of the primary schools there.

P.T.O





## Drop in Day feedback form

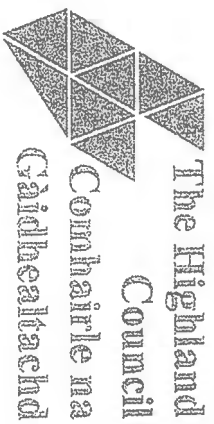
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1. The existing RA site is simply not acceptable :-
  - \* It is too small and leaves no room for future expansion
  - \* It would lead to parking and traffic management problems
  - \* Building on the existing site would be costly
  - \* The buildings would be tall and dominate the skyline and the conservation area
2. The Craighill site has huge advantages - a virgin site with ease of construction, more space for expansion, the possibility of using modular buildings with huge cost savings.
3. The A87A Bungalows site has some of these advantages, it should be the second preference.



### Drop in Day feedback form

10 May 2018

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Wald wie D See Craighill, Arda site in  
consultants  
Thanks

Susannah Irvine

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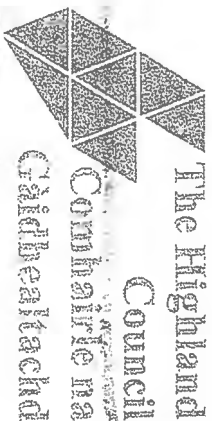
**From:** [REDACTED]  
**Sent:** 12 May 2018 07:44  
**To:** CAL estates  
**Subject:** Tain 3-18 Campus

The original site at TRA is definitely the best option.

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

Sent from my Samsung Galaxy smartphone.





## Drop in Day feedback form

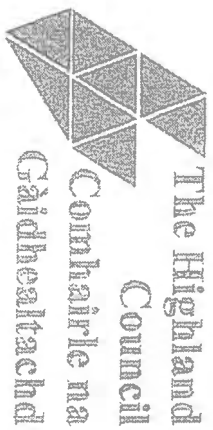
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My concern as a parent of two attending Craighill Primary is that a site is chosen that the Council do not own & therefore have to use part of the budget to purchase land instead of using the funds for sports facilities etc. If this is the case then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



## Drop in Day feedback form

10 May 2018

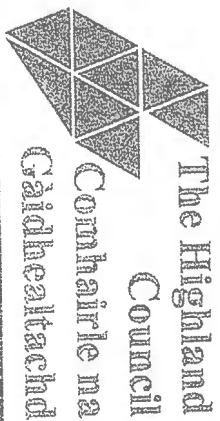
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- I would like to see the new 3-18 campus built on the existing TEA site. This site is close to the heart of the town & central, thus keeping traffic to a minimum within the town.
- The Senior Pupils may not be able to go out into the town from Craighill due to time constraints & location during lunch break. This would be a loss to the businesses of Tain & also to the children who learn to become independent through this activity in a safe environment
- The library would be too far away from the centre of town - the nurseries won't be able to visit regularly as they do now
- The Craighill site is worth more for HC to sell for housing than the TEA site.

(22)



Drop in Day feedback form

10 May 2018

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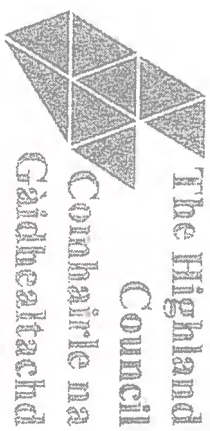
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I'm happy with this proposal. At the earlier consultation I supported the TRA site and see no need to change my mind. The location seems the best as it is already a school site and sits at the heart of the community.

~~\_\_\_\_\_~~  
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(23)



## Drop in Day feedback form

10 May 2018

Tain Parish Hall 11-4.30, 5.30-20.00

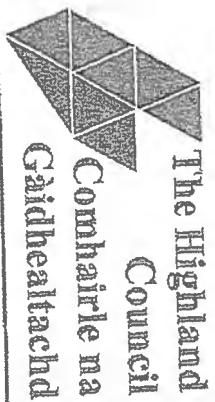
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Presentation was useful.

I prefer TRA site. Infrastructure 1 run off 1 levels etc already in place.

Time for AA access to Craighill issues re.



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Craighill site is my number one preference



Susanrah Irvine

215

**From:** [REDACTED]  
**Sent:** 14 May 2018 09:45  
**To:** CAL estates  
**Subject:** New super school in Tain

Dear Sir/Madam

I think that the Craighill site would be the best place to build the new super school. TRA has seen better days! The swimming pool changing rooms are still the same as when I left school 20 years ago, so we are needing a lovely new school for our children!

Yours faithfully

[REDACTED]

[REDACTED]



Susannah Irvine

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**From:** [REDACTED]  
**Sent:** 13 May 2018 22:59  
**To:** CAL estates  
**Subject:** Tain 3-18 campus

Hi,

I attended the Dropbox in session on Thursday night that gave detail on the possible sites for the new campus.

I would like to state my support for the craighill site. The size and location of the school gives the necessary space needed for separate entrances and playing spaces for the wide age range. Our children (ages 7,5,3,1) attend the Gaelic school.

Best regards,

[REDACTED]

[REDACTED]

Sent from my Iphone

Susannah Irvine

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**From:** [REDACTED]  
**Sent:** 13 May 2018 15:49  
**To:** CAL estates  
**Subject:** Drop in day feedback 3-18 Campus Tain

I attended the evening session and based on what I heard I think my preference would be the Craighill site based on the following;

1st of all SIZE: A 3-18 campus will require as much space as possible to allow the children of multiple age groups enough space to gather with the appropriate separation boundaries. 10 HECTARES OF CRAIGHILL SPACE TO THE TRA SITE OF 6 HECTARES. NO BRAINER

2nd: Access to the Craighill site will be more manageable from various site entrances so as not to disturb the children and still be able to continue with the building. This option would not be appropriate for the TRA site due to the pupils having to work through important exam times with the sound of building machines etc over a period of 3-4 years.

MY CHOICE OF SITE IS THEREFORE : CRAIGHILL

[REDACTED]

(28)

Susannah Irvine

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From: [REDACTED]  
Sent: 13 May 2018 15:06  
To: CAL estates  
Subject: Tain Campus

I went to the presentation on the new campus however I didn't see any feedback forms on the sign in table and I wasn't given one by any of the representatives so I will leave my comments here:

It was an excellent display by Bruce the architect who explained everything very well. My options were between the Craighill Site and the TRA site but I've always felt that TRA site was too constraint to allow for further expansion and I really don't agree with primary children having to share a play area with academy children. I think this could have a detrimental effect on the younger children.

Basically when I saw the buildings that were designed for the TRA site, laid out on the Craighill site illustration it was really evident how much extra space you would have in that site to allow for further expansion and separate play areas.

I live in Stagcroft Park and I see from the drawings that were provided for Craighill site that the all weather pitch would be situated at the rear of my back garden. It's not an option I would have chosen but it's a small price to pay to ensure that the 3-18 campus is in the correct site for the children of Tain.


In my opinion Craighill site is the only viable option. I hope that the feedback you receive shows you that the people of Tain are not against the campus but were simply against the original site choice.

Kind regards  
[REDACTED]



Susannah Irvine

29

From:   
 Sent: 13 May 2018 13:53  
 To: CAL estates  
 Subject: Tain 3-18 campus drop in day 10-5-18 feedback

Following the Tain 3-18 campus site selection drop in day on 10/5/18 my feedback comments are as follows:

I believe the TRA site should be discarded as it is simply too small and cramming the proposed campus development onto the site has created and highlighted the following issues:

- The space available for expansion of the schools is minimal and from widespread experience across the country is highly likely to be inadequate during the course of the campus's 60 year lifespan;
- There is no space available for adding additional facilities in future when money is more readily available again;
- The outdoor space available for each school is absolutely minimised and has raised huge concern in the community;
- The scale of the building as proposed or if moved to any other part of the site would dominate the site and overpower the surrounding area on the edge of the conservation area in this historic town;
- The impact on the amenity of surrounding residents is maximised. Serious material considerations such as noise and light pollution and overlooking are all maximised. E.g. the council's own environmental health department have warned the floodlit sports pitches at the proposed TRA site could become unusable, as has happened elsewhere across the UK;
- The cramped nature of the site effectively precludes the use of modular construction which is currently preferred by the council and which, if adopted, could lead to significant reductions in construction cost and timescale; and
- Re-configuration of the TRA site will not allow any improvement in the facilities and space available for the pupils or any reduction in the effect of the development on the amenity of surrounding residents, it would simply move hugely influential material considerations around the site.

I would ask that all correspondence the council has received on these matters from January 2017 to date from all sources is fully considered with these comments on the current campus site selection review, and in the site selection process.

I believe the Craighill site should be developed as it would:

- allow much greater room for future expansion of the individual schools;
- allow space for addition of new facilities on the campus should money become available during the course of the campus's lifespan;
- allow much larger, separate external spaces for each school;
- allow modular construction to be adopted which would reduce the cost and timescale of the building works substantially and allow much more attractive and smaller scale buildings to be provided on the campus; and
- have space to include measures for avoidance or adequate mitigation of noise and light pollution and overlooking that are huge issues for the TRA site.

As per their remit, the Tain Community Council has carried out community consultations and it is understood the vast majority of respondents preferred the Craighill site. Also, over 180 people bothered to either formally object to the TRA site proposals or sign a petition to move the campus to another site last year. If this is how many actually responded then it is clear that many more will also feel the same way.

An attempt was made in the presentation on Thursday to throw some doubt on the Craighill site by raising the issue of pollution from the A9. I feel this is not a significant issue and it is noted that pollution apparently wasn't an issue when the health centre and care home were recently built next to the A9. Also - it doesn't seem pollution was an issue when the area was considered for additional housing.

Few further points/queries for consideration in relation to the Craighill site:

- Could a bus entry only be added off the A9 if required - with the buses exiting the site on Craighill Terrace?;



20

my preference was  
be the Craig Hill site.

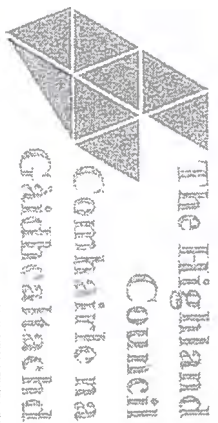
It's a much larger  
site and a better  
location.



I Feel Proposed School  
Campus for Tain would  
be best situated at  
Craighill School which  
has more space and  
Access Road provisions  
are ~~not~~ ~~steadily~~ in place  
already.



32



Drop in Day feedback form

10 May 2018

Tain Parish Hall 11.4-30, 5.30-20.00

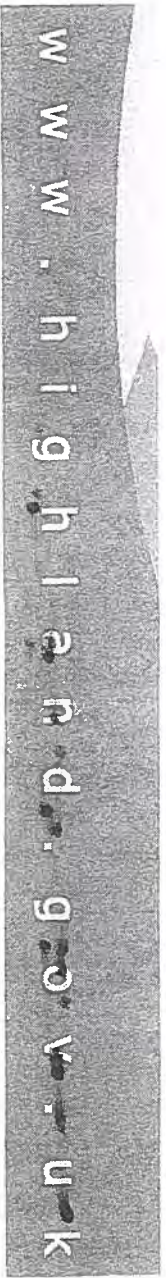
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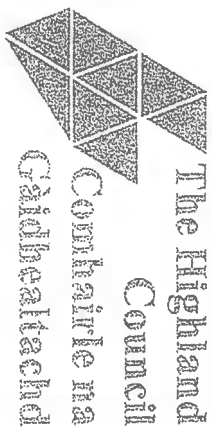
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Preferred site 100%

Craigghill

Thanks.





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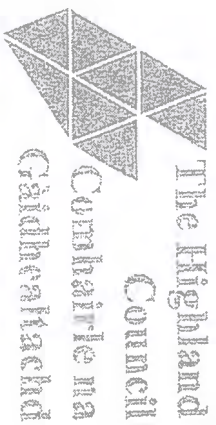
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CRAIGHILL YES  
JUST BUILD IT NOW!

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

549



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10 May 2018

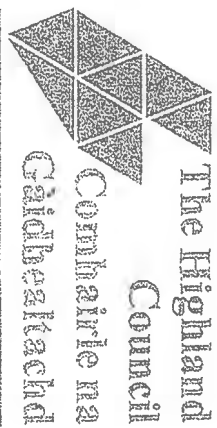
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*I am in favour of the Craighill site for the development.*





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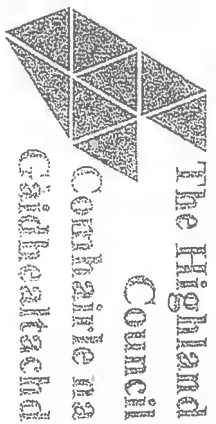
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*Based on the presentation given, we would be in favour of further development of the Craighill Site for detailed site investigation.*



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10 May 2018

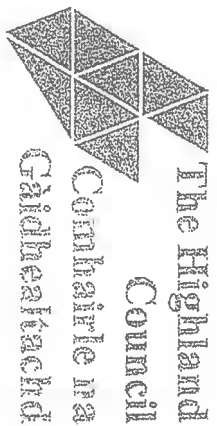
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Please give us a new school!  
Craighill preferred!

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



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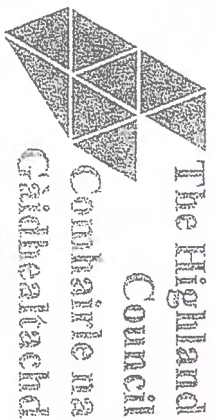
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*Craighill. More space*

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



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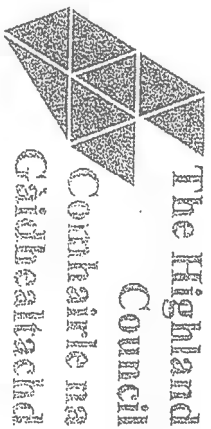
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Craighill site, hurry up and build me a new school!



96677 (10)

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



(39)

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Craighill site please.

Lots of pedestrian access from NW & N & NE

Do not forget viewfold access for construction



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Craighill Area  
is the Best  
Decision