

Appendix 1

Reasons for refusal

(1) **Overdevelopment**

Overdevelopment of the site with consequential impact on the surrounding highway network

Inadequate mitigation measures:-

- Engineering solution;
- Sustainable alternatives (cycling, walking); and
- Bus service (400m).

(2) **Detrimental impact upon Racecourse/Terry's Conservation Area (No.10)**

Detrimental impact of the development on the Conservation Area on site and the setting of the Conservation Area.

(3) **Detrimental impact upon Tadcaster Road Conservation Area (No.9)**

Detrimental impact of the development on the Conservation Area on site and the setting of the Conservation Area.

(4) **Detrimental impact upon landscaping**

Detrimental impact upon existing on-site landscaping, in particular proximity of development to mature trees

(5) **Inappropriate location of housing**

Location of housing on site in relation to racecourse and isolated from established surrounding communities.

(6) **Insufficient information provided regarding design elements**

Insufficient information has been provided regarding the design elements of the scheme, the LPA cannot therefore properly assess the proposed scheme.

(7) **Secure by Design**

The proposed scheme fails to adequately address secure by design principles. In particular the play area and footpath (which joins to the cycle route on the south side) would create vulnerable areas and do not satisfy secure by design principles.

(8) **Detrimental impact upon the setting of the listed buildings**

The proposed scheme would have a detrimental impact upon the setting of the listed buildings, in particular the former factory building (R1) due to obstructing important views from the north side of the site.

DECISION NOTICE