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12/2019/0235

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SITE PLAN



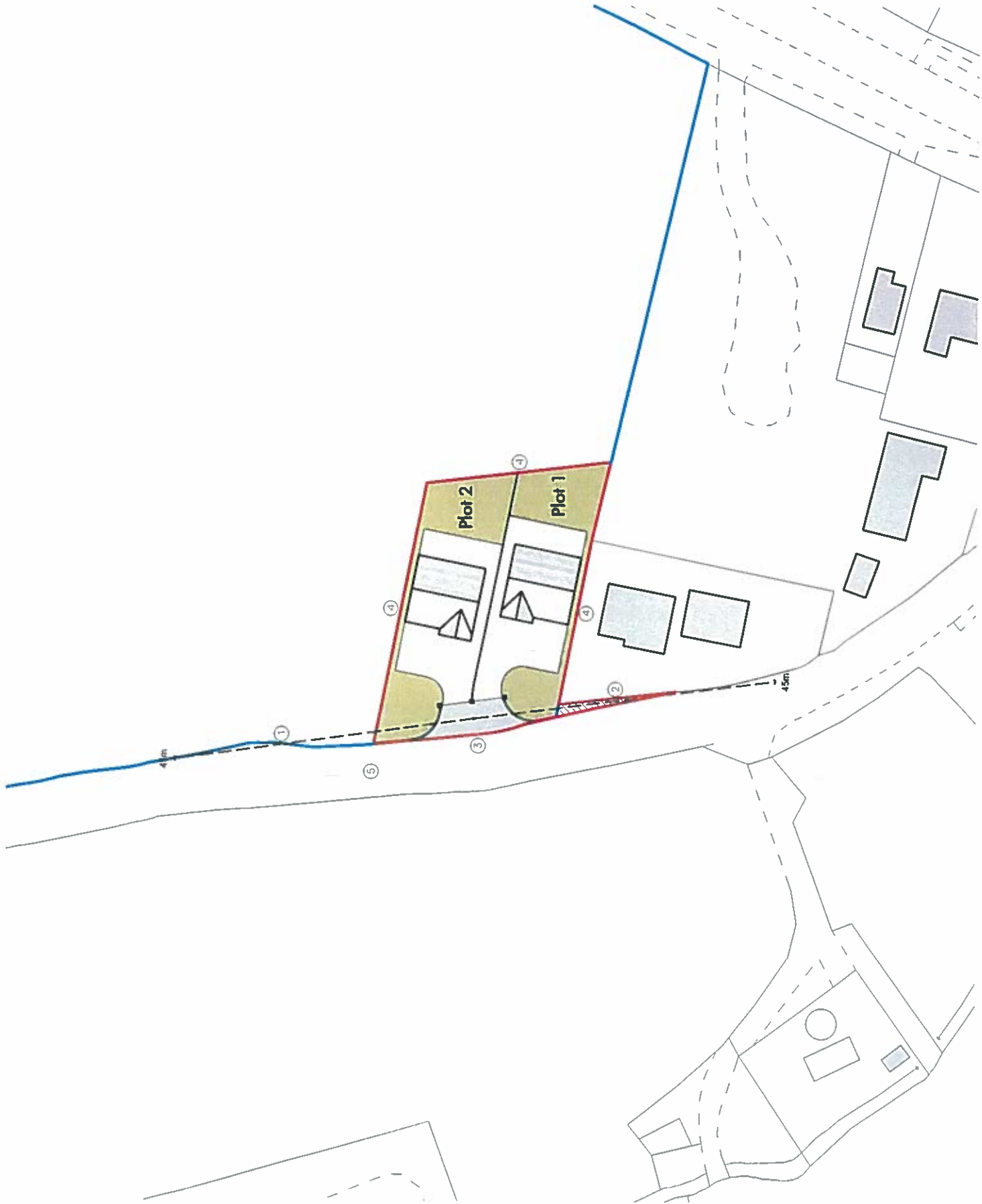
Project	1234567890
Site	1234567890
Number	1234567890
Date	12/31/2023
Author	1234567890
Version	1.0
Scale	1:1000
Sheet	1 of 1

- Proposed Site Plan Key**
- 1. Proposed Building Footprint
 - 2. Proposed Driveway
 - 3. Proposed Parking
 - 4. Proposed Landscape
 - 5. Proposed Fencing
 - 6. Proposed Utility Lines
 - 7. Proposed Access
 - 8. Proposed Retention Wall
 - 9. Proposed Stormwater Management
 - 10. Proposed Site Elevation
 - 11. Proposed Site Boundary
 - 12. Proposed Site Area
 - 13. Proposed Site Volume
 - 14. Proposed Site Weight
 - 15. Proposed Site Density
 - 16. Proposed Site Intensity
 - 17. Proposed Site Capacity
 - 18. Proposed Site Yield
 - 19. Proposed Site Productivity
 - 20. Proposed Site Efficiency

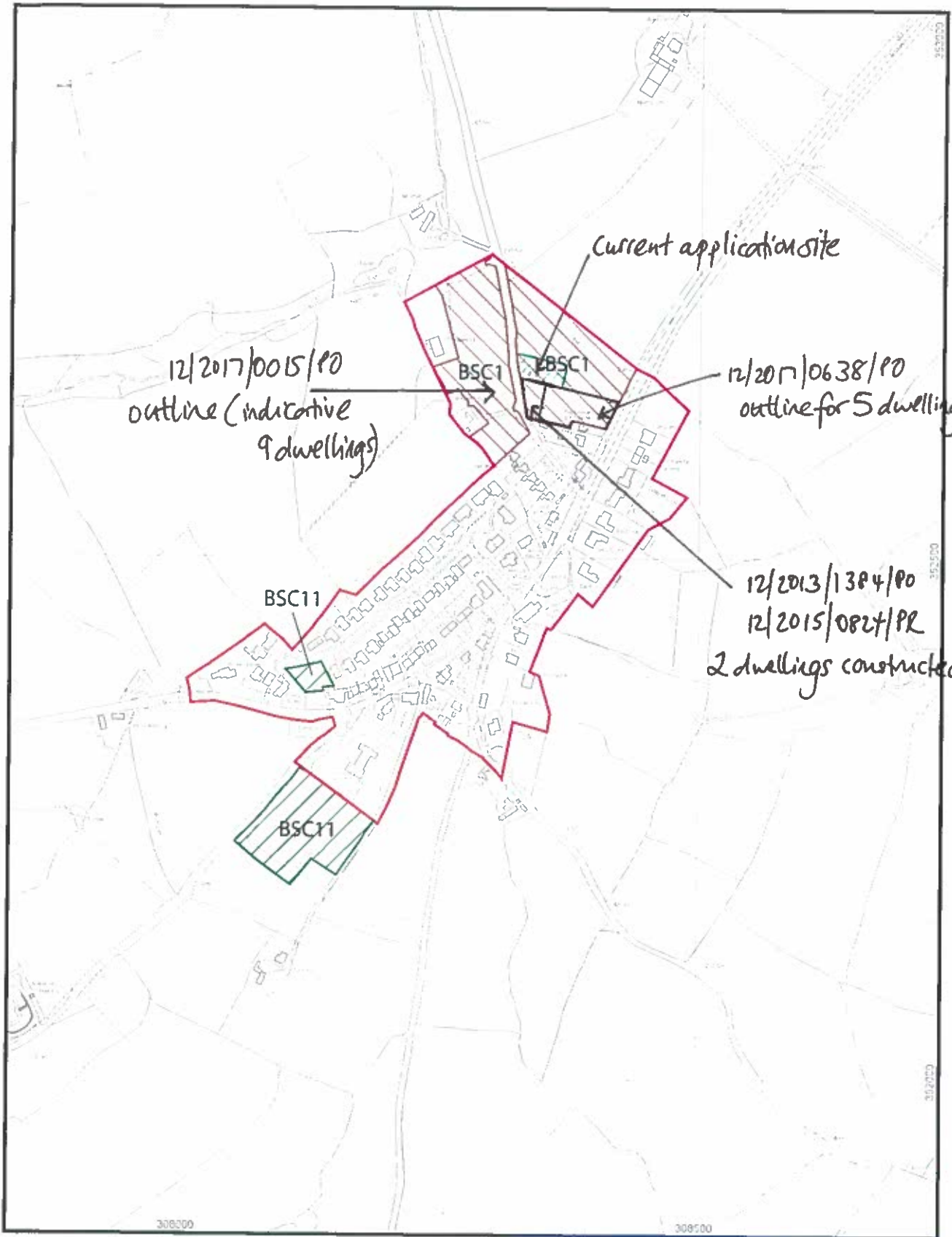
4 Bedroom Detached House Plot
 Plot 1 (1234567890)
 Plot 2 (1234567890)

Proposed Site Plan Labels

1. Proposed Building Footprint
2. Proposed Driveway
3. Proposed Parking
4. Proposed Landscape
5. Proposed Fencing
6. Proposed Utility Lines
7. Proposed Access
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17. Proposed Site Capacity
18. Proposed Site Yield
19. Proposed Site Productivity
20. Proposed Site Efficiency



MAP 12A - PENTREF CLAWDDNEWYDD VILLAGE



Graddfa/Scale 1:5000
 0 50 100 150 200
 Medrau/Metres



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WARD : Efenechtyd

WARD MEMBER: Cllr Eryl Williams

APPLICATION NO: 12/2019/0235/ PO

PROPOSAL: Development of 0.1ha of land by the erection of 2 no. detached dwellings (outline application including access)

LOCATION: Land adjoining Bryn Banc Clawddnewydd Ruthin

APPLICANT: Mr Ian Roberts

CONSTRAINTS: None

PUBLICITY UNDERTAKEN: Site Notice - No
Press Notice - No
Neighbour letters - Yes

REASON(S) APPLICATION REPORTED TO COMMITTEE:
Scheme of Delegation Part 2

- Recommendation to grant / approve – Town / Community Council objection

CONSULTATION RESPONSES:

DERWEN COMMUNITY COUNCIL

“Derwen Community Council objects to the above planning application and plans for the following reasons:-

1: The highway entrance to the properties should only be considered on the B5105 on the Ruthin Road in Clawddnewydd and not on the unclassified road to Clocaenog – please refer to the Denbighshire County Council Local Development Plan.

2. The existing sewerage plant is already full to capacity together with the additional odour created by the additional housing.

3. There is no demand for additional housing for Clawddnewydd as planning permission has already been granted for nine properties on land opposite the proposed site.

4. The properties should be affordable houses in any case.

5. Derwen Community Council supports the attached observations made by a local resident.”

NATURAL RESOURCES WALES

No objections

DWR CYMRU / WELSH WATER

No objections

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –

Highways Officer

No objections

RESPONSE TO PUBLICITY:

None received

EXPIRY DATE OF APPLICATION: 04/09/2019

PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

- 1.1.1 Outline planning permission is sought for the development of 0.1ha of land by the erection of 2 dwellings. Details of access are submitted for consideration, and all other matters are reserved for approval at reserved matters stage.
- 1.1.2 The illustrative layout plan shows how the site might be developed with 2 detached dwellings, both 4 bed properties, sharing a single access off the highway.
- 1.1.3 The upper and lower size limits of the dwellings have been provided. A range of sizes is proposed from 9 metres to 9.5 metres wide, 10 metres to 10.5 metres long and 9 metres to 9.5 metres high.
- 1.1.4 It is proposed to dispose of foul sewage through a mains sewer connection, and surface water by way of a soakaway.

1.2 Description of site and surroundings

- 1.2.1 The application site comprises of 0.1ha of grazing land located on the edge of the village of Clawddnewydd. The site has hedgerow along the highway frontage and slopes up from the road.
- 1.2.2 To the south of the application site is the dwelling, Bryn Banc.

1.3 Relevant planning constraints/considerations

- 1.3.1 The application site is located within the development boundary of the village of Clawddnewydd.
- 1.3.2 The site is a small part of a larger site allocated for housing on the Local Development Plan proposals map.

1.4 Relevant planning history

- 1.4.1 None on the site application site itself.

1.5 Developments/changes since the original submission

- 1.5.1 Clarification has been provided by the applicant over the detailing of the access and visibility splay.

1.6 Other relevant background information

- 1.6.1 None

2. DETAILS OF PLANNING HISTORY:

2.1 On land to the south, part of the housing allocation:

Land at Crud yr Awel, Clawddnewydd

12/2013/1384/PO Development of 0.07ha of land by the erection of 2 no. detached dwellings (outline application - all matters reserved) GRANTED by Planning Committee on 14th May 2014

12/2015/0824/PR Details of access, appearance, layout and scale of 2 no. dwellings submitted in accordance with condition no. 1 of outline planning permission code no. 12/2013/1384 GRANTED under Delegated Powers on 14th October 2015.

Land Adjacent to Telephone Exchange, Clawddnewydd

12/2017/0638/PO Development of 0.2ha of land for a residential development of a minimum of 5 dwellings (outline application including access)

On land opposite the site, separate housing allocation

Land adjoining Crud yr Awel, Clawddnewydd

12/2017/0015/PO Development of 0.49 hectares of land (outline application including means of access) GRANTED by Planning Committee 15th November 2017

The extract from the LDP proposals map at the front of the report shows the housing allocations and relevant planning history detail.

3. RELEVANT POLICIES AND GUIDANCE:

The main planning policies and guidance are considered to be:

- 3.1 Denbighshire Local Development Plan (adopted 4th June 2013)
- Policy RD 1 Sustainable Development and Good Standard Design
 - Policy BSC 1 Growth Strategy for Denbighshire
 - Policy BSC 4 Affordable Housing
 - Policy BSC 11 Recreation and Open Space
 - Policy VOE 5 Conservation of natural resources
 - Policy VOE 6 Water Management
 - Policy ASA 2 Provision of sustainable transport facilities
 - Policy ASA 3 Parking Standards

Supplementary Planning Guidance

SPG Open Space

SPG Planning Obligations

SPG Affordable Housing in New Developments

SPG Residential Development Design Guide

SPG Nature Conservation and Species Protection

Government Policy / Guidance

Planning Policy Wales (Edition 10) December 2018

Development Control Manual November 2016

TAN 1 Joint Housing Land Availability Studies (2006)

TAN 5 Nature Conservation and Planning (2009)

TAN 12: Design (2016)

TAN 18 Transport (2009)

Circulars

Other material considerations

4. MAIN PLANNING CONSIDERATIONS:

In terms of general guidance on matters relevant to the consideration of a planning application, Section 9.1.2 of the Development Management Manual (DMM) confirms the requirement that planning applications 'must be determined in accordance with the approved or adopted development plan for the area, unless material considerations indicate otherwise'. It advises that material considerations must be relevant to the regulation of the development and use of land in the public interest, and fairly and reasonably relate to the development concerned.

The DMM further states that material considerations can include the number, size, layout, design and appearance of buildings, the means of access, landscaping, service availability and the impact on the neighbourhood and on the environment (Section 9.4).

The DMM has to be considered in conjunction with Planning Policy Wales, Edition 10 (December 2018) and other relevant legislation.

The following paragraphs in Section 4 of the report therefore refer to the policies of the Denbighshire Local Development Plan, and to the material planning considerations which are considered to be of relevance to the proposal.

- 4.1 The main land use planning issues in relation to the application are considered to be:
- 4.1.1 Principle
 - 4.1.2 Density of development and house type mix
 - 4.1.3 Visual amenity
 - 4.1.4 Residential amenity
 - 4.1.5 Ecology
 - 4.1.6 Drainage
 - 4.1.7 Highways (including access and parking)
 - 4.1.8 Affordable Housing
 - 4.1.9 Open Space

Other matters

- 4.2 In relation to the main planning considerations:

4.2.1 Principle

The main Local Development Plan Policy relevant to the principle of the development is Policy BSC 1. This policy seeks to make provision for new housing in a range of locations, concentrating development within development boundaries of towns and villages. It encourages provision of a range of house sizes, types and tenure to reflect local need and demand and the Local Housing market assessment.

The site is located within the development boundary of Clawddnewydd which is defined as a village in the LDP, and the site is part of a larger area of land allocated for housing. Collectively, villages are expected to contribute around 900 dwellings over the Local Development Plan period to meet local needs.

With reference to the Development Plan and housing need, it is to be noted that the latest Joint Housing Land Availability Statement (JHLAS) has concluded that Denbighshire has just 1.55 years supply of available housing land against a minimum National requirement of five years. This shortfall is a significant material consideration in determining the application.

It should also be noted that the Denbighshire County Council Corporate Plan (2017-2022) commits the Council to supporting the development of 1000 homes in the county. This proposal would make a positive contribution to meeting that target.

With respect to the Community Council's comments that there is no demand for additional housing as planning permission has already been granted on the site opposite, there is no requirement for an applicant to demonstrate a need for housing on a site within a development boundary which is specifically allocated for housing development in the LDP.

Given this background, Officers would respectfully suggest the principle of the development is in accord with policy, and that the acceptability of the proposals therefore should rest on the specific impacts as detailed in the following sections of the report.

4.2.2 Density and mix of development

Local Development Plan Policy RD1 test ii) seeks to ensure the most efficient use of land by achieving densities of a minimum of 35 dwellings per hectare, unless there are local circumstances that dictate a lower density.

It is relevant to the consideration of this application that the table in the Local Development Plan, Policy BSC1 referring to allocated sites in villages suggests an indicative number of 10 dwellings for the whole of the site 'Land adjacent Paradwys', which is approximately 0.5 ha in area, which would represent a density of 20 dwellings per hectare.

The layout for the part of the site forming the subject of the application shows 2 dwellings on 0.1ha of the allocated site, which would also translate to a density figure of 20 dwellings / hectare.

Planning permission has previously been granted on 2 separate parcels of land to the south of the site. 2 of these dwellings were constructed some time ago, Bryn Banc (4 bed) and Bryn Awel (3 bed). Outline planning permission was then granted in 2017 on the land to the east of these properties adjoining the Telephone Exchange for a further 5 dwellings, including 2 no 2 bed properties, 2 no 3 bed properties and a 4 bed property.

With regard to the mix of dwelling types, it is to be noted that the application is in outline form and that the design and style of dwellings is not for consideration. Whilst the indicative plans show two 4 bedroom dwellings, it is Officers opinion that this can be accommodated provided it is made clear that a suitable mix of dwellings is provided on the remaining housing allocation, which is within the same ownership. A note to applicant can be attached to any consent advising the applicants of the Council's policy to secure a reasonable mix of dwelling types.

4.2.3 Visual amenity

Local Development Plan Policy RD 1 test (i) requires due regard to issues of siting, layout, form, character, design, materials, aspect, microclimate and intensity of use of land / buildings and spaces between buildings, which are matters relevant to the visual impact of development; test (vi) requires that development does not unacceptably affect prominent public views into, out of, or across any settlement or area of open countryside; test (vi) requires the incorporation of existing landscape or other features, takes account of site contours, and changes in levels and prominent skylines; and test (xiii) requires the incorporation of suitable landscaping measures to protect and enhance development in its local context.

There are no representations submitted raising issues over visual amenity impacts.

Indicative details of the proposed dwelling types have been provided. It is therefore not appropriate to consider specific visual amenity issues at this point. These would be dealt with at reserved matters stage, when the full impact of development and visual impact of the proposal can be fully assessed.

At this stage, therefore, it is not considered there are any reasonable visual amenity grounds to resist the grant of outline consent.

4.2.4 Residential amenity

Local Development Plan Policy RD 1 test (i) requires due regard to issues of siting, layout, form, character, design, materials, aspect, microclimate and intensity of use of land / buildings and spaces between buildings, which touch on the potential for impact on residential amenity; test (vi) sets the requirement to assess the impact of development on the amenities of local residents, other land and property users, or characteristics of the locality, in

terms of increased activity, disturbance, noise, dust, fumes, litter, drainage, light pollution, etc.

There are no representations submitted raising issues over residential amenity impacts.

In the absence of full details of the dwelling types, it is not possible or appropriate to consider specific residential amenity issues at this point. These would be dealt with at reserved matters stage, when the full impact of development and proximity to existing property can be fully assessed. However, it should be noted that the indicative layout suggests that adequate separation distances (as advised in SPG Residential Development) can be achieved. At this stage, therefore, it is not considered there are any reasonable residential amenity grounds to resist the grant of outline consent.

4.2.5 Drainage

Local Development Plan Policy RD 1 test (xi) requires that development satisfies physical or natural environmental considerations relating to drainage and liability to flooding. Planning Policy Wales Section 13.2 identifies flood risk as a material consideration in planning and along with TAN 15 – Development and Flood Risk, provides a detailed framework within which risks arising from different sources of flooding should be assessed.

The Community Council have raised a concern that the existing sewerage plant is already at full capacity.

It is proposed to connect to the main foul sewer, whilst surface water would be dealt with by soakaways, as per the previously approved application. Infiltration tests have been submitted which demonstrate the ground conditions are suitable for soakaways.

Natural Resources Wales (NRW) and Dwr Cymru Welsh Water (DCWW) have not raised any objections to the proposal subject to the inclusion of suitable conditions being imposed if planning permission is granted. The applicant would need to be made aware of the requirement for consent from the SuDS Approval Body (SAB) in relation to surface water drainage, prior to the commencement of development.

Given the comments of the technical consultees, it is considered reasonable to assume that an acceptable drainage scheme can be achieved on the site. The proposals are therefore considered acceptable in relation to drainage.

4.2.6 Highways (including access and parking)

Local Development Plan Policy RD 1 tests (vii) and (viii) oblige provision of safe and convenient access for a range of users, together with adequate parking, services and manoeuvring space; and consideration of the impact of development on the local highway network.

Policy ASA 3 requires adequate parking spaces for cars and bicycles in connection with development proposals, and outlines considerations to be given to factors relevant to the application of standards.

These policies reflect general principles set out in Planning Policy Wales (Section 8) and TAN 18 – Transport, in support of sustainable development.

The Community Council has raised concerns relating to the highway entrance to the properties and they consider this should only be considered on the B5105 on the Ruthin Road and not on the unclassified road to Clocaenog as proposed.

The means of access to the site is included for approval as part of this outline application and proposed a shared access off the unclassified road to Clocaenog. The proposed plans show how the access would be detailed and how additional land has been included to allow for improved visibility at the point of entry into the site. The Highway Officer has not raised an objection to the proposal, subject to the inclusion of standard conditions to ensure the detailing is acceptable.

In respecting the comments of the Community Council, on the basis of the plans submitted and the views of the Highway Officer it is considered that the proposal would not have an unacceptable impact upon the safety and free flow of traffic on the public highway and the formation of an additional access to serve 2 dwellings would not result in any adverse issues on the local highway network.

4.2.7 Affordable Housing

Policy BSC3 of the local development plan sets the basic requirement for development to contribute where relevant to the provision of infrastructure including affordable housing, in line with Policy BSC4.

Local Development Plan Policy BSC 4 seeks to ensure, where relevant, 10% affordable housing either on site on developments of 10 or more residential units or by way of a financial contribution on development of less than 10 residential units.

There is detailed guidance in the Affordable Housing Supplementary Planning Guidance on the approach to provision and demand.

Planning Policy Wales (PPW 10) paragraph 4.2.25 states that a community's need for affordable housing is a material planning considerations which must be taken into account in formulating development plan policies and the determination of planning applications. Paragraph 4.2.29 states that where development plan policies make clear that an element of affordable housing is required on specific sites, this will be a material consideration.

The proposal is for 2 dwellings on 0.1ha of land that is part of a larger allocated site,, which is land within the same ownership. An application for 2 dwellings does not trigger a requirement for affordable housing provision, but having regard to the circumstances, Officers consider it essential to impose a condition on any permission requiring approval of the affordable arrangements for the application site and the overall allocated site.

Subject to the inclusion of a suitably worded condition, the proposal is considered acceptable in relation to Policy BSC3 and advice contained in SPG Affordable Housing.

4.2.8 Open Space

Policy BSC 3 of the Local Development Plan sets the basic requirement for development to contribute, where relevant, to the provision of infrastructure, including recreation and open space, in accordance with Policy BSC 11.

Policy BSC 11 specifies that all new housing developments should make adequate provision for recreation and open space. All such schemes put increased demand on existing open spaces and facilities and therefore the policy applies to all developments including single dwellings.

Table 4 in the Open Space SPG (adopted March 2017) sets out thresholds for on-site provision and financial contributions. It specifies that for schemes of 1 – 30 dwellings, open space obligations should be met through financial contributions rather than onsite provision, however 5.4.9 of the SPG does state that the thresholds are indicative, and onsite provision for sites of less than 30 will be considered on their merits.

An Open Space Assessment and Audit Report has been completed by the Council and provides the evidence base for Policy BSC 11. The report assesses the quantity, quality and accessibility of existing open spaces in the County on a community area basis with some additional information on an electoral ward basis. The assessment shows a deficiency in the area of Derwen and Clawddnewydd.

For developments of fewer than 30 dwellings, LDP policy BSC 11 'Recreation and Open Space' and Supplementary Planning Guidance 'Recreational Public Open Space' allows the provision of a financial contribution towards public open space, using the Council's Open Space Calculator. Due to the outline nature of the application a planning condition is considered appropriate to secure the open space provision.

Other matters

Well – being of Future Generations (Wales) Act 2015

The Well-being of Future Generations (Wales) Act 2015 imposes a duty on the Council not only to carry out sustainable development, but also to take reasonable steps in exercising its functions to meet its sustainable development (or well-being) objectives. The Act sets a requirement to demonstrate in relation to each application determined, how the development complies with the Act.

The report on this application has been drafted with regard to the Council's duty and the "sustainable development principle", as set out in the 2015 Act. The recommendation takes account of the requirement to ensure that present needs are met without compromising the ability of future generations to meet their own needs. It is therefore considered that there would be no significant or unacceptable impact upon the achievement of well-being objectives as a result of the proposed recommendation.

5. SUMMARY AND CONCLUSIONS:

5.1 The report sets out the main planning issues which appear relevant to the consideration of the application and concludes that the proposal is acceptable having regard to relevant policies and guidance.

5.2 Members are respectfully reminded that the application is for outline permission on a site allocated for housing in the adopted Local Development Plan. Based on the responses to consultation, and in respecting the representations made, Officers do not consider there are reasonable grounds to resist the grant of permission.

5.3 It is therefore recommended that outline planning permission be granted subject to conditions.

RECOMMENDATION: GRANT- subject to the following conditions:-

1. Approval of the details of the appearance, landscaping, layout, and scale (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before the commencement of any development.

2. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
3. The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
4. The development hereby permitted shall be carried out in strict accordance with details shown on the following submitted plans and documents unless specified as otherwise within any other condition pursuant to this permission
 - (i) Illustrative proposed elevations (Drawing No. A005) received 12 March 2019
 - (ii) Illustrative proposed floor plans (Drawing No. A006) received 12 March 2019
 - (iii) Proposed soakaways received 12 March 2019
 - (iv) Compliance diagram (Drawing No. A005) received 12 March 2019
 - (v) Bin Store plan received 12 March 2019
 - (vi) Existing site plan (Drawing No. A003) received 12 March 2019
 - (vii) Proposed site plan (Drawing No. A004) received 12 March 2019
 - (viii) Proposed site plan (Drawing No. A008) received 12 March 2019
 - (ix) Location plan (Drawing No. A002) received 12 March 2019
 - (x) Location plan (Drawing No. A001) received 12 March 2019
5. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out no later than the first planting and seeding season following the occupation of the first dwelling. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.
6. None of the trees or hedgerows shown on the approved plans as being retained shall be felled, lopped or topped without the prior written consent of the local planning authority. Any trees or hedgerow plants which die or are severely damaged or become seriously diseased within five years of the completion of the development shall be replaced in the next planting season with trees or hedgerow plants of size and species which shall first be agreed in writing with the local planning authority.
7. All trees and hedges to be retained as part of the development hereby permitted shall be protected during site clearance and construction work by 1 metre high fencing erected at least 1 metre outside the outermost limits of the branch spread. No construction materials or other items shall be placed or burned within such fenced areas; nor shall the existing ground levels be altered or any trenches or pipe runs formed within such areas without the prior written consent of the local planning authority.
8. No development shall be permitted to commence until the written approval of the Local Planning Authority has been obtained to the detailed phasing, layout, design, means of traffic calming, street lighting, signing drainage and construction of the access/accesses to the site, footway links and associated highway works. The scheme shall proceed in accordance with such approved details.
9. Facilities shall be provided and retained with each plot for the parking of vehicles in accordance with a scheme to be agreed with the Local Planning Authority and shall be completed before each dwelling is occupied.
10. No works in connection with the development hereby approved shall be permitted to commence until the written approval of the Local Planning Authority has been obtained to a detailed Construction Method Statement. The Statement shall provide details of:
 - a) the arrangements for the parking of vehicles of site operatives and visitors;
 - b) the location of any construction compound and measures to reinstate the land following completion of the works
 - c) the hours of site works and deliveries
 - d) the proposed routing of delivery vehicles, and directional signing along public roads where necessary
 - e) the location of areas designated for the loading, unloading, and storage of plant and materials;
 - f) the proposals for security fencing or hoardings around the site
 - g) pollution prevention and control measures, including measures to control the emission of dust and dirt, and to prevent pollution of watercourses
11. **PRE-COMMENCEMENT CONDITION**
No development shall be permitted to commence until the written approval of the Local Planning Authority has been obtained to the arrangements for securing compliance with the

- Council's Policies and Supplementary Planning Guidance in relation to provision for Affordable Housing, for both the application site and the remainder of the allocated housing site. The development shall proceed strictly in accordance with the approved arrangements.
12. No development shall be permitted to commence until the written approval of the Local Planning Authority has been obtained to the arrangements for securing compliance with the Council's Policies and Supplementary Planning Guidance in relation to Open Space. The development shall proceed strictly in accordance with the approved arrangements.
 13. The proposed site plan ref: Drawing No. TBP_19.002_A008 P01 has been treated for illustrative purposes only, and does not form part of this permission.
 14. Prior to the commencement of development, details of house sizes and types shall be submitted for approval to the Local Planning Authority. Any subsequently approved details shall be implemented in full.
 15. The housing site shall be developed at no less than 20 dwellings per hectare and no more than 30 dwellings per hectare.
 16. No development shall commence until a foul drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details prior to the occupation of any of the dwellings and no further foul water shall be allowed to connect directly or indirectly with the public sewerage system.

The reasons for the conditions are:-

1. To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.
2. To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.
3. To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.
4. For the avoidance of doubt and to ensure a satisfactory standard of development.
5. In the interest of visual amenity.
6. In the interest of visual amenity.
7. In the interest of visual amenity.
8. In the interest of the free and safe movement of traffic on the adjacent highway and to ensure the formation of a safe and satisfactory access.
9. To provide for the parking of vehicles clear of the highway in the interest of traffic safety.
10. In the interest of safety and the free flow of traffic on the adjoining highway.
11. To ensure the development is in compliance with the Council's adopted affordable housing policies and guidance.
12. To ensure the development is in compliance with the Council's adopted open space policies and guidance.
13. For the avoidance of doubt and to ensure the Local Planning Authority retains control of the development in the interest of developing the site making the most efficient use of land.
14. In the interest of ensuring the development is in accordance with the current local housing needs assessment.
15. In the interest of ensuring the site is developed in an efficient manner.
16. To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.