

Pencadlys Heddlu

Heol y Bont-faen
Penybont
CF31 3SU

Mewn argyfwng ffoniwch **999**
fel arall, ffoniwch **101**

Gwefan: www.heddlu-de-cymru.police.uk

Police Headquarters

Cowbridge Road
Bridgend
CF31 3SU

In an emergency always dial **999**
for non-emergencies dial **101**

Website: www.south-wales.police.uk

Neath Police Station
Gnoll Park Road
Neath
SA11 3BW

Tel 07815 953 028

Michael.Harvey2@south-wales.pnn.police.uk

27th October 2021

Merthyr Planning

Dear Mr Cross

Re: Planning Application Number P/21/0358.

In respect of the above planning application I would make the following observations to make :-

(i). Site layout.

Generally I am pleased with the site layout. However I have concerns with a number of the proposed parking bays which are at the rear of properties and are not overlooked.

The garages for plots 67 -70 are at the rear of the properties. The driveways for these garages must be overlooked by windows in the properties of plots 66 and 72.

The parking for plots 63, 74, 75, 84 and 85 are afforded only limited surveillance from plots 74 and 85. These properties should be moved nearer the parking bays to provide more surveillance of the bays.

I am especially concerned in respect of the parking bays and garages for plot 99 and for plots 110 - 116. The parking for these plots is neither within curtilage and/overlooked and these plots are vulnerable. This area should be redesigned so the parking bays and garages are overlooked. This could be achieved by having houses/bungalows in this area to overlook the parking bays or garages.

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All vehicle parking bays or garages must be within curtilage and/or overlooked.

Entry onto the estate must be restricted to the designated routes.

(ii). Lighting.

Lighting on the estate must meet the British Standard 5489:2013.

(iii). Boundary identification.

Defensible space using symbolic barriers e.g. pillars, rumble strip, or a change of road surface, i.e. colour or texture, must be built into the design to encourage a feeling of territoriality amongst users especially at the entrance to the development.

There must be a change of surface, i.e. colour or texture, to identify public areas from private or semi-private areas e.g. the footpaths from the driveways/front gardens.

Preferably front boundaries would be identified by low walls and gates.

(iv). Landscaping and planting.

Poor landscape design proposals can compromise the safety and security of people and properties. Hiding places can be created and visibility significantly reduced if trees and shrubs are poorly positioned, and species inappropriately chosen and maintained. This may increase the opportunity for crime and increase a person's sense of vulnerability, which ultimately will affect the level of use.

Overgrown shrubs and other thick barriers that are in close proximity to public areas must be avoided and clear sightlines must be maintained over long distances. Windows and doors must not be obscured by landscaping features and trees in public areas must not have any foliage below 2 metres from the ground.

Trees and other landscaping features must not be positioned where they could create hiding/entrapment spaces, obscure signage and lighting or provide a potential climbing aid into properties.

There must be clear lines of sight across the development and clear unobstructed views of the parking bays from the properties.

(v). Green spaces.

These areas should be located where they are afforded good natural surveillance from residents to provide protection for the young children using the areas. Also this

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would reduce the risk for the areas being targeted for anti-social behaviour when not in use.

Any planting must be of the low level type, i.e. plants or bushes must only grow to a maximum height of 1 metre and trees should have no branches below 2 metres from the ground, to afford maximum surveillance of the spaces.

(vi). Vehicle parking.

Vehicle parking should be within curtilage and must be overlooked preferably by rooms in the properties ideally, that are usually occupied e.g. living rooms, kitchens.

During the hours of darkness, the bays must be well illuminated, and they must enjoy good natural surveillance from the properties with unobstructed views.

I have expressed my concerns regarding certain parking bays or garages under point (i).

(vii). Garage security.

All garage doors should meet the standard PAS 24 2016 or equivalent. There should be no windows fitted in garages and garages should have an alarm fitted that meets the relevant British Standard.

(viii). Side and rear boundaries.

The walls/fencing/railings and gates preventing access to the rear and sides of the properties should be robust, at least 1.8 metres high (2 metres high if the side or rear gardens are adjacent to open land or a footpath). To prevent it being climbed the perimeter security must be of a suitable design.

Gates must be lockable both sides with a key, the same height as the adjacent walls/fencing and sited at, or as near to, the front building lines of the properties as possible.

Rear and side gardens must be secure areas.

(ix). Garden sheds.

Garden sheds should be sited away from the rear fencing or walls to prevent assisting people in climbing over them.



(x). Bin stores.

Bins must be kept in secure areas.

(xi). Bicycle stores.

Bike stores must be secure, lit and overlooked by the properties (please visit www.securedbydesign.com for more information).

(xii). Security lighting.

Security lighting must be installed controlled preferably by photo electric cells or time switches, or alternatively PIR detectors. The lighting should protect the rears and sides of the homes, the parking bays and the driveways.

Callers at the external doors of the properties must be lit during the hours of darkness by appropriate lighting.

(xiii). Drainpipes.

If the drainpipes of the properties are not within the fabric of the buildings they must be designed so that they do not offer an assist to climbing.

(xiv). Blank walls.

Windowless elevations or blank walls adjacent to space to which the public have access, should be avoided and provide at least one window to a habitable room wherever possible. Where blank flanking walls are unavoidable, a 1 metre 'buffer zone' must be created.

(xv). Public utilities.

If smart meters are not installed, meter boxes must be fixed to, or as near to, the front building lines of the properties as possible.

(xvi). Door security.

All external doors in the properties must meet the standard PAS 24 2016 or equivalent and should be third party tested and certificated.

Glass in door panels or adjacent to door panels must be laminated.

Doors in recesses of more than 600mm must be avoided.



(xvii). Window security.

All vulnerable windows fitted, e.g. ground floor windows, windows above flat roofs, must meet the PAS 24 2016 or equivalent and should be third party tested and certificated. They should also have key operated window locks fitted.

(xviii). Intruder alarm system.

A 13 amp fused spur should be installed in each individual property. Ideally all properties would have an intruder alarm fitted up to the relevant British Standard.

(xix). Identification of properties.

Property numbers and street names must be clearly displayed.

Further more detailed information can be found by visiting the Secured by Design website www.securedbydesign.com.

If you or the developer wish discussing any of the points raised in this report please do not hesitate to contact me.

Yours Sincerely

Mike Harvey
Designing out Crime Officer

Please note

For the Secured by Design Award to be made, PAS 24 2016 doors and windows must be visibly and preferably permanently marked PAS 24 2016 and third party tested and certificated.

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