

To: David Cross
Principle Planning Officer
Merthyr Tydfil Borough Council
Unit 5 Triangle Business Park
Pentrebach
Merthyr Tydfil
CF48 4TQ

Date: 25/03/2021

Re: Change of use planning application for 25 Park Place, Pendarren, Merthyr Tydfil, CF47 0DJ

South Wales Police have the following observations and recommendations to make regarding this application in relation to Crime and Anti- Social Behaviour.

South Wales Police have concerns in relation to the number of temporary accommodation providers already causing police demand located less than half a mile of this address. These premises are Garth Villas, Tregenna Hotel, Maesycloed and Hillfort Close.

Observations:

South Wales Police recognise that Houses in Multiple Occupation (HMO's) provide an important source of housing and form part of a balanced housing provision mix.

With reference to the above application, South Wales Police would argue that the characteristics of an HMO and its more transient population mean that they are significantly at a higher risk of crime than single family occupied dwellings.

South Wales Police are therefore concerned that high concentration levels of HMO's could have a negative impact on crime levels in an area.

South Wales Police recognise concerns in some areas that HMO's can have an impact on crime, disorder, parking, nuisance and general neighbourhood cohesion. Indeed research carried out by the Police Foundation (2015) indicates that HMOs had higher burglary, violent incidents and fire risks.

Where the density of HMO's in a street/area is less than 10% of total properties South Wales Police would recommend:

- Access control for premises with 4 or more persons.

Mae Heddlu De Cymru yn croesawu derbyn gohebiaeth yn Gymraeg a Saesneg. Byddwn yn ateb gohebiaeth a dderbynnir yn Gymraeg yn Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi.

South Wales Police welcomes receiving correspondence in Welsh and English.
Any correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in responding.



- Every individual to have lockable private living areas.
- Secure rear gardens
- Premises management plan
- PAS24 compliant entrance/exit doors
- PAS24 compliant ground floor windows
- Ensure that an adequate fire risk assessment is in place in relation to fire prevention, detection and evacuation.

Where the density of HMO's in a street/area is over 10% but less than 20% South Wales Police would recommend the above features plus:

- Audio and visual access control systems
- Secure cycle storage where ever possible
- Premises to meet secured by design standards and be inspected by police (to minimise crime risk).

Where the density of HMO's in a street/area exceeds 20% then South Wales Police will consider objecting to any proposed development upon confirmation of existing HMO density by the planning officer.

Policy Support:

- The Crime & Disorder Act 1998 created a statutory partnership between local authorities, the police and other key partners to work together in reducing crime and disorder in all aspects of their work.
- Section 17 of the Act states:
"It is the duty of the authority to exercise its various functions with due regard to the likely effect on crime and disorder in its area and the need to do all that it reasonably can to prevent crime and disorder."
- TAN 12 Design. Para 5.17.1 "Local authorities are required to have due regard to crime and disorder prevention in the exercise of their functions under Section 17 of the Crime and Disorder Act 1998. Consideration should be given to practical ways in which the design of development can reduce opportunities for crime, disorder and anti-social behaviour."
- Planning Policy Wales
- 4.10.12 Local Authorities under Legal Obligation to consider the need to prevent and reduce crime and disorder.....
- 8.2.1. – Transport – Provision of safe, convenient and well signed routes
- 9.1.1. –Housing – Objective to provide homes that are in good condition, in safe neighbourhoods and sustainable communities
- 9.1.2. Housing – Greater emphasis on quality, good design, and the creation of places to live that are safe and attractive

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Please do not hesitate to contact me if you wish to discuss any points regarding this application.

Kind regards

Michelle Farmer
Crime Reduction Tactical Advisor

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Jeremy Vaughan
Prif Gwnstabl | Chief Constable

Heddlu De Cymru
South Wales Police

