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27th October 2016

Merthyr Planning

Dear Mr. Cross

Re: Proposed development Trevor Close, Merthyr Tydfil.

Having reviewed the drawings I would have the following observations to make in respect of the above planning application:-

(i). Site layout.

I am generally pleased with the site layout. All the parking is within curtilage and /or overlooked.

The only entry onto the development must be restricted to the designated routes i.e. roads or pedestrian pathways.

(ii). Lighting.

Lighting on the estate should meet the British Standard 5489.

(iii). Boundary identification.

Defensible space using symbolic barriers or a change of surface i.e. colour or texture, should be built into the design to encourage a feeling of territoriality amongst users especially at the entrances to the development.



There should be a change of surface at the entrance to the estate and to identify public areas from private or semi private areas e.g. the footpaths from the front gardens.

(iv). Landscaping.

There must be clear lines of sight across the development.

Trees must be bare stemmed up to 2 metres from the ground and not interfere with lighting. They must not be located to provide an assist for criminals to climb over walls. Plants or bushes must only grow to a maximum height of 1 metre.

There must be clear unobstructed views of the parking bays from the properties.

(v). Side and rear boundaries.

The walls/fencing/railings and gates preventing access to the rear and sides of the properties must be robust, at least 1.8 metres high (2 metres if the side or rear garden are adjacent to open land or footpaths). They must be designed to be difficult to climb over and there must be no assists to climbing adjacent to the perimeter security.

Gates must be lockable, the same height as the adjacent wall/fencing and sited at, or as near to, the front building line of the properties as possible.

Rear and side gardens must be secure areas.

(vi). Vehicle parking areas.

The vehicle parking bays must be overlooked by rooms in the properties preferably that are usually occupied e.g. kitchens, living rooms. The bays must be well illuminated at night and they must be afforded good natural surveillance with unobstructed views from the properties.

(vii). Bicycle stores.

Bikes must be kept in a secure area (please visit www.securedbydesign.com for



more information).

(viii). Security lighting.

Vehicle parking bays, public circulation areas, cycle stores and bin stores must be lit, during the hours of darkness, with the lighting effective.

Lighting must be controlled by preferably photo electric cells or time switches or alternatively PIR detectors.

(ix). Bin storage.

Bins must be kept in secure areas e.g. the rear gardens.

(x). Drainpipes.

Drainpipes must be located within the fabric of the buildings or be of a design, e.g. flush fitting, to prevent climbing.

(xi). Utilities.

The utility meters must be located on or as near to the walls at the front of the properties.

(xii). Door security.

The external doors of the properties should meet the relevant SBD standards i.e. PAS 24 2016, LPS1175 SR2 or equivalent.

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

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

(xiii). Window security.

All vulnerable windows fitted, i.e. ground floor or above flat roofs, should meet



the SBD standard PAS 24 2016 or equivalent. They should also have window locks fitted, preferably ones that are key operated.

(xiv). Dwelling identification.

The properties must be clearly identifiable i.e. clearly numbered, with the street name clearly visible.

For further more detailed information please visit the Secured by Design website www.securedbydesign.com .

If you or the developer require 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 permanently marked to show they are PAS 24 2016.