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Vale of Glamorgan Planning

Dear Sir/Madam

Re: Planning Application 20/01170/OUT

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

Housing development.

(i). Site layout.

All the parking on the development should be within curtillage and/or overlooked. The parking bays should be overlooked by rooms in the properties that are usually occupied e.g. livingrooms, kitchens etc.

Pedestrian routes must be designed to ensure that they are visually open, direct, overlooked, lit and well used. They should not undermine the defensible space of neighbourhoods and should not be segregated from one another or provide access to rear or side gardens as such paths have been proven to generate crime. Paths should be at least 3 metres wide. (to allow people to pass without infringing personal space), with at least a 2 metre verge on either side.

There must be no ratruns.

(ii). Lighting.

Lighting on housing developments should 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, should be built into the design to encourage a feeling of territoriality amongst users especially at the entrance to the development.

There should 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.

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

(v). Side and rear boundaries.

The walls/fencing and gates preventing access to the rear and sides of the properties must 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 should be lockable both sides with a key, 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.

All vehicle parking bays should be within curtilage and must be overlooked. Rooms in the properties that are usually occupied should overlook the parking bays.

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

(vii). Garden sheds.

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

(viii). Bin stores.

Bins must be kept in secure areas and for apartments must be secure and have access control fitted e.g. digital locks.

(ix). Bicycle stores.

Bike stores must be secure, lit and overlooked by the properties (please visit www.securedbydesign.com for more information). Bike stores for apartments should have access control fitted e.g. fob, swipe card, digital locks.

(x). Security lighting.

Security lighting must be installed controlled preferably by photo electric cells or time switches, or alternatively PIR detectors. The lighting must protect the rear 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.

(xi). Drainpipes.

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

(xii). Public utilities.

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

(xiii). 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’ should be created.

(xiv). Garage.

External garage doors should meet the standards PAS 24 2016 or equivalent and be third party tested and certificated.

There should be no windows installed in the garages and consideration should be given to alarming the garage the alarm being linked to the house alarm if installed.

(xv). Access control.

Access into apartment blocks should be controlled by access control with audio and visual verification fitted, if there are 4 or more apartments using one communal entrance.

The access control should meet Secured by Design (SBD) standards and specifications.

(xvi). Door security.

All external doors in the individual properties and individual apartment doors should meet the

SBD standard PAS 24 2016 or equivalent, and preferably 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, should meet the SBD standard i.e. PAS 24 2016 or equivalent and 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.

(xx). Play areas/ Green spaces.

These areas must be located where they are afforded good natural surveillance from properties to provide protection for the young children using the areas. Also this would reduce the risk for the areas being targeted for anti-social behaviour when not in use.

Ideally the areas would be lit and protected by railings/fencing to prevent vehicular entry and they should be locked out of hours.

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.

Schools.

(i). Perimeter security.

The whole of the school buildings, MUGA's and all weather pitches must be protected by fencing. The fence must meet Secured by Design standards and specifications i.e. LPS 1175 SR1, be at least 2.4 metres high, weld mesh, expanded metal or similar, and be of a design that is difficult to climb over. Fencing should be preferably ground on a hard surface or embedded in the ground. There must be nothing adjacent to the fencing to assist criminals in climbing over it and therefore gaining access into the school grounds.

Gates must be of the same height and specification as the fencing and must be kept locked when the school is unoccupied. Gates, other than the main entrance, must also be kept

locked during school time. The gap under gates must be minimal to prevent persons from crawling under.

If padlocks and chains are used to secure the gates they must meet appropriate security standards, e.g. Sold Secure.

(ii). CCTV.

The external elevations of the school buildings, main entrances, public circulation areas, vehicle parking areas, bike and bin stores, and the pupil play areas must be protected by CCTV.

The images produced must be admissible in a court of law and the General Data Protection Regulations (GDPR) must be complied with.

All CCTV cameras must be protected against vandalism and be positioned in elevated positions. During school hours the cameras should be monitored from the reception area.

The CCTV recording equipment must be kept in a locked, secure internal room protected by the alarm system.

(iii). Lighting.

Lighting must protect the whole outside of the school buildings, bike stores, bin stores and vehicle parking areas. All fittings shall be vandal resistant and positioned in elevated positions.

The lighting must be controlled by photo electric cells or time switches and must complement and enhance the CCTV coverage on site.

The lighting protecting the car parking area must meet the British Standard 5489.

(iv). Landscaping.

Planting should only grow to a maximum height of 1 metre. Trees must be sited in locations that do not interfere with CCTV or lighting, and must not be located in places to assist in climbing over the perimeter security. Trees must be bare stemmed to 2 metres from the ground and sited away from buildings.

(v). Signage.

Signs from the site entrance through to the school entrance must be clearly displayed and be multi-lingual.

Signs indicating that CCTV is in operation must be located in prominent positions on site.

(vi). Vehicle parking areas.

The vehicle parking areas must be lit, the lighting meeting the British Standard 5489. They must be protected by CCTV, which should be monitored from reception during school opening hours.

The boundary of the parking areas must be clearly defined and access must be restricted to the entrance/exit points. Bays must be clearly marked.

(vii). Vehicular access.

Vehicular access must be restricted to those areas necessary i.e. parking and service areas. Access into the staff car parks should be controlled by a barrier system with access control fitted.

(viii). Bike stores.

Bike stores must be secure (please visit the SBD website www.securedbydesign.com for further information). They must be overlooked from rooms in the school and protected by lighting and CCTV.

(ix). Refuse and recycling centre.

Waste disposal areas must be secure areas and sited away from the main buildings, as they can be a target for arson or provide access to roofs and windows. The refuse and recycling centre should be protected by doors/gates that meet SBD specifications.

(x). External furniture.

External furniture must be located away from the buildings and perimeter security in order to prevent being an assist to climbing. They must be robustly constructed and either fixed in place or of a weight that is difficult to move.

(xi). Access to drainage and service areas.

Access to telephone junction points should if possible be prevented and manhole covers should be secured to prevent interference/removal.

(xii). Building shell security.

The design of the building must take into account the need to prevent features that aid scaling or climbing and hidden areas must be designed out.

The building must be constructed of materials that are resistant to attack. The first two metres of the external walls must be brickwork or materials of a similar strength.

Outside covered areas can be problematic and therefore must be protected by CCTV and lighting.

(xiii). Drainpipes.

Rainwater down pipes can provide a convenient scaling aid onto roofs. Downpipes must be either flush fitting (i.e. square profile) or concealed within the cavities of the building.

Access to the roof of the school must be made difficult.

(xiv). Access control.

Access from the lobby/reception area into the main school must be controlled by access control.

In addition entry into all rooms where valuable equipment is sited e.g. offices, computer rooms etc. must be controlled and these rooms must be kept locked when not in use. Access from the community area into the rest of the school must also be controlled via access control when the area is in use by the general public.

I would like to see an ability to lock down a school securely should there be an increase in threat and that appropriate doors and locking mechanisms are in place to achieve a reasonable delay both externally and internally creating layers of delay.

The doors leading into event spaces need to able to be secured and give some resilience and delay from a determined intrusion. This will allow time for escape and a delay to allow a response. There needs to be a means to communicate a threat throughout the building in order to facilitate a lock down of the building, i.e. alarm or tannoy system.

Access control systems should meet SBD standards and specifications.

(xv). School entrances and visitor control.

The number of public entrances into the school must be reduced to the minimum practicable. It should be possible to reduce the number to one during school hours, which must be clearly signed and well illuminated.

All visitors must sign in and out and wear visitor badges.

(xvi). Doors.

All external doors must, where possible, meet the SBD standard PAS 24 2016 or equivalent, and be third party tested and certificated.

Fire doors must be alarmed so a signal on opening can be transmitted to the reception area. These doors must be signed to warn of alarm alert and have no visible external ironmongery fitted.

All glazing to external door panels and adjacent to these door panels must be laminated.

Letter boxes must, if fitted, be protected against arson attack.

(xvii). Windows.

All external vulnerable windows must, where possible, must meet SBD standards i.e. PAS 24 2016, LPS 1175 SR1 or equivalent and be third party tested and certificated.

(xviii). Computers.

Careful siting of power trunking is required to ensure that computers and valuable equipment

is, wherever possible, kept away from windows.

The postcode and school name should be visibly marked on the outer casing of all computer equipment, I pads, televisions etc.

High risk and mainframe computers should be secured in a purpose built room in individual cabinets.

(xix). Intruder alarm system.

The school must be alarmed with the alarm system linked to a central monitoring station. Any alarm wires must be protected.

All floors and rooms where valuable property, e.g. I-pads, or information are located must be protected by the alarm system.

The alarm must be capable of being zoned off so unoccupied areas of the school are alarmed when other parts of the school, e.g. community areas, are in use and are therefore not alarmed.

Consideration should be given to having a personal attack alarm installed linked to the intruder alarm system and central monitoring station. The panic buttons should be located in areas where staff are more vulnerable e.g. head teacher's office, reception area.

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.

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.

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