

Re: Residential Development at Ty'n Yr Heol, Neath
Planning Application Number P/2025/0843.

Architects' Response to Designing out Crime Officer comments dated 17th December 2025

The comments from South Wales Police are welcome and we are pleased our proposals already respond positively to the observations raised. Regarding the specific points we comment further as follows:

(i). Site layout.

I am generally pleased with the site layout. All the vehicle parking bays are within curtilage/overlooked. The only slight concern I have is the parking/garage for plot 1 as it is located away from the property. Ideally this parking would be located nearer plot 1.

Entry onto the estate must be restricted to the designated main route.

Reason – To prevent autocrime.

AEA Response:

The layout has been developed following the principles set out by Secured by Design Standards.

It is noted that the layout is acceptable. Access to Plot 1 is via a gated entrance, electrically controlled. The garage makes partial use of an existing structure to be rebuilt as a reminder of the site historic layout. PIR activated security lighting could be added as part of the future development to provide addition security.

(ii). Lighting.

Lighting on the estate must meet the British Standard 5489.

Reason – To increase public safety and remove the cover of darkness for criminals.

AEA Response:

Lighting will be designed to meet BS 5489. Street lighting proposals to adoptable standards are included within the IMA design pack.

(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 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.

Reason -To encourage a feeling of territoriality amongst users and to deter criminals.

AEA Response:

Where feasible all front boundaries have been defined by low walls and / or landscaping. Gates are included to front pathways to Plots 6-8. Parking areas to Plots 2 to 5 are all clearly demarcated using a change in hard landscape colour and texture. Access to rear gardens are all provided with secure gates.

(iv). Landscaping and planting.

Overgrown shrubs and other thick barriers that are near 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/garages from the properties.

Reason - To increase surveillance, reduce the opportunity for crime and to prevent hiding places being created for criminals to operate.

AEA Response:

Detailed landscape proposals will be subject to an appropriate condition. All frontage planting is indicated as being low level, maximum 900mm high. Small on plot trees will be selected with a raised crown maintaining a 2 m clearance below.

(v). Vehicle parking.

Vehicle parking 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.

Reason – To provide safe vehicle parking areas that are used and to prevent auto-crime.

AEA Response:

Plot 1: It is noted that this is remote but for the reasons given above. Additional security by way of CCTV/ Ring camera etc could be provide if required.

Plots 2, 3, 4 & 5: On plot parking is overlooked by the main entrance and living room. Plots 2 & 3 are also overlooked by first floor bedrooms. There is also good intervisibility with other properties.

Plots 7 & 8: Parking is provided adjacent to Plot 8. Plot 8 has been orientated to ensure the main entrance and kitchen overlook this parking as well as a first-floor bedroom.

Plot 6: On plot parking is overlooked by the kitchen / dining room.

(vi). 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 high if the side or rear gardens are adjacent to open land). 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 wall/fencing and sited at, or as near to, the front building line of the properties as possible especially for plots 6-8.

Rear and side gardens must be secure areas.

Reason – To prevent access for criminals to areas where they cannot be seen and to prevent burglary.

AEA Response:

All rear gardens will be enclosed with 2m high close boarded fence, or similar to be agreed.

All side gates will be 2m high and lockable from both sides.

Access to the ecology management pathway is also provided with lockable gates.

(vii). Bin stores.

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

Reason – To prevent arson and assisting criminals to climb over the perimeter security.

AEA Response:

All plots are provided with bin storage within rear gardens, behind lockable gates and / or within garages if required. Bins should only be placed to the front on collection day.

(viii). Bicycle stores.

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

Reason – To prevent bike theft.

AEA Response:

Bike storage is available within garages for Plots 1 to 5.

Plots 6, 7 & 8 are provided with secure timber bike sheds (to later detailed design) within rear gardens overlooked by the properties.

(ix). 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, bike and bin stores and the driveways.

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

Reason – To increase public safety, reduce crime and to allow callers at the doors to be identified.

AEA Response:

A detailed lighting proposal will be developed to meet Secured by Design standards at the next stage.

(x). 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.

Reason – To prevent access to windows above ground floor level or to roofs.

AEA Response:

SVPs will all be internal. External rainwater pipes will be designed to meet Secured by Design standards at the next stage

(xi). 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.

Reason – Not to give an excuse for criminals to access the rear of properties.

AEA Response:

It is anticipated that smart meters will be installed.

(xii). Door security.

The doors in the houses must meet the standard PAS 24 2022 or equivalent and should be third party tested and certificated by a Ukas accredited test house.

Glass fitted in or adjacent to door panels must be laminated and doors in recesses of more than 600 mm deep must be avoided.

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Reason – To prevent burglary.

AEA Response:

Door design, including ironmongery selection will be detailed in accordance with PAS 24 at the next stage. No recessed porches are proposed.

(xiii). Window security.

All vulnerable windows fitted, e.g., ground floor windows, windows above flat roofs, must meet the standard PAS 24 2022 or equivalent and should be third party tested and certificated by a Ukas accredited test house. They should also have key operated window locks fitted.

Reason – To prevent burglary.

AEA Response:

Window design, including ironmongery selection will be detailed in accordance with PAS 24 at the next stage.

(xiv). 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.

Reason To deter and detect criminals.

AEA Response:

It is anticipated that intruder alarms will be installed. Subject to detailed design at next stage.

(xv). Identification of properties.

Property numbers and street names must be clearly displayed.

Reason – To assist postal workers, emergency services etc. to find properties.

AEA Response:

Acknowledged and pending detailed design at next stage.

(xvi). Garages.

Garages should not have windows. Garage doors should meet the standard PAS 24 2022 or equivalent.

Reason – To prevent burglary.

AEA Response:

All garage doors will meet PAS 24. To be detailed at next stage.

Garages to Plots 1 and 2 have no windows.

Garages to Plots 3, 4 and 5 are integral to the dwelling and are provided with rear windows and door for garden access. However, these doors and windows are within secure rear gardens and will be designed to meet PAS 24 standards.