



Planning Application

DOCOCO Report

**3 Clytha Crescent
Newport
NP20 2EY**

25/0364



Dear Newport Planning,

I am contacting you regarding planning application 25/0364 for 3 Clytha Crescent, NP20 2EY. The proposed application is for 'change of use from single dwelling to 6 No. bed HMO.

I have reviewed the development plans through the Newport Planning portal. Should any of these drawings be revised with significant alterations to the building design, layout, and/or specification level can I please request these are forwarded on.

To support my recommendations around the design and layout, physical security requirements, and product recommendations I have reviewed the crime statistics for the ward area of Pillgwenlly and specifically the proposed development location of Clytha Crescent, Newport for a 12-month period between 1st June 2024 – 1st June 2025.

From a Policing perspective the development is located in the Newport Borough Council area, within the Pill section and Pill Ward. The Pill ward is 1 of 4 wards within the Pill section.

The analysis of the statistics for the development location has focused on crime/incident types that could potentially pose a threat, risk, or harm to the development and users of –

Crime/Incident Type	Section - Pill	Ward - Pillgwenlly	*Site – Clytha Crescent	Demand % Ward v Site
Residential Burglary	107	45	0	0
Criminal Damage	444	175	1	0.57%
Theft (non-shoplifting)	266	95	3	3.15%
Vehicle Crime	176	80	2	2.5%
Bicycle Crime	48	19	1	5.26%
Anti-Social Behaviour	713	354	4	1.13%

**Site indicates within close proximity, 50m (same street, nearby/adjacent streets/roads) of the proposed planning application.*

From examining the crime/incident data, I am satisfied that the proposed development location is not being affected by any significant ongoing crime trends or patterns. It is to be noted that the Pill ward is one of the highest recording crime/incident wards within Gwent and therefore its figures are inflated compared to neighbouring wards. There are no crime trends or patterns affecting the area and any reported calls appear to be one off isolated incident.

I can confirm that the current call volume and demand from the area is not having a detrimental effect on Policing or the community within the location.

I understand that the proposed development is to be used as an HMO. There is currently 1 HMO property within close proximity of the development. Over the last 12 months there has been zero(0) calls from this HMO property. I am satisfied that the current HMO property within the area is not causing a demand on Policing or the community within.

At this time, I do not have any clear objections to the application based on the current crime/incident rate and demand on policing and the community within.

When offering crime prevention and physical security advice we take guidance and best practice from the range of guides supplied by Secured by Design (SBD). At this stage it is not clear if the client is not seeking SBD accreditation for the development, but the following recommendations have been made for the site.



Recommendations

Front Boundary

The boundary between the public and private space should be clearly defined. It is desirable that dwelling frontages are open to view. Walls, fences, and or hedges should be kept to a maximum height of 1meter allowing surveillance across the boundary.

Side and Rear Boundary

Vulnerable areas, such as exposed side and rear gardens, need more robust defensive barriers by using walls or fencing to a minimum height of 1.8m. Side or rear gates that form part of a rear or side boundary must be robustly constructed, be the same height as the fence (minimum height 1.8m) and be capable of being locked (operable by key from both sides of the gate). Side gates must be located on or as near to the front of the building line as possible. It is recommended a wooden boundary fence has the following requirements –

- The method of fixing between panel/rails and posts should create a secure mechanical bond so that panels/slats cannot be easily removed
- The fixings employed in the panel/pale to rail construction should be of galvanized steel or stainless steel with a design life to match the timber components.
- Posts should be of a non-brittle material.
- Where the fence panel is of a slatted design, they should be oriented vertically to avoid step-up points for climbing. Panels should be no less than 15mm thick, fitted flush across the attack face to resist them being pried off and they should be securely affixed to the frame/rails.
- Fencing panels or railings mounted on a wall should be located as close to the outer (external) face of the wall as possible to eliminate climbing opportunities or use as informal seating.
- Fence heights should be of a minimum 1.8m overall and be capable of raking/stepping to maintain height over different terrain.

Green Spaces

Shrubs should be selected to have a mature growth height no higher than 1 metre; trees should have no foliage, shoots or lower branches below 2m thereby allowing a 1 metre clear field of vision. Defensible planting can be used along the boundary line to increase protection.

Lighting (external)

It is recommended that all external lighting meets the requirement of BS 5489-1:2020. It is recommended that all building elevations containing a doorset are illuminated along with communal/private parking areas and associated footpaths.

Bollard lighting is not appropriate as it does not project sufficient light at the right height making it difficult to recognise facial features and as a result causes an increase in the fear of crime. PIR lighting is not recommended as research has proven that a constant level of illumination in the form of dusk to dawn lighting is more effective.

Lighting (Doorsets)

It is recommended that all main entrance doorsets (front and rear) are lit. The use of PIR (reactive) lighting is not promoted by SBD. Dusk to dawn lighting will be required to all entrance doorsets.

Doors

It is recommended that all main entrance doorsets are to the below minimum-security standard with the required fire and smoke attributes –



- PAS 24:2022

Increased security rated doors are also available that provide increased burglary protection against enhanced tool sets, these are –

- LPS 1175 Issue 7 SR2+
- LPS 1175 Issue 8 B3+
- STS 201 Issue 15 BR2
- STS 202 Issue 10 BR2
- STS 222 Issue 2 BR2
- LPS 2081 Issue 1 B+

At present the area does not indicate the requirement for a doorset with an increase physical security rating. There has been limited reported incidents of residential burglaries in the proposed development area over the past 12 months.

It is important that the choice of door is fit for purpose. BS 6375-2:2009 specifies performance requirements for the operation and strength of manually operated internal/external pedestrian doorsets in their fully finished condition. In simple terms, this means testing a doorset to ensure that it will withstand the demands of being opened and closed repeatedly over a significant period of time.

Any glazing within PAS 24 or STS 201 certified doorsets, including glazed panels/side lights adjacent to doors installed within an integral door frame and windows adjacent to doorsets (within 400mm), must incorporate one pane of laminated glass certificated to BS EN 356:2000 Class P1A, or above (Note 16.1). NB. This is a specific requirement within PAS 24. or STS 202 Issue 9, 10 or 11** Burglar Resistance BR2.

Internal Door Flat Entrances

It is recommended that All doors to individual living areas meet PAS 24:2022 standard and be lockable.

REASON: To prevent burglary, unauthorised access and improve personal safety.

Access Control

A communal entrance doorset that serves 5 to 10 dwellings (inclusive), to have a visitor door entry system and an access control system to enable management oversight of the security of the building.

The following attributes should be considered –

- Security rated doorset, minimum (as listed above)
- Allow a visitor/delivers to ring through to a capable guardian on site and hold a two way conversation.
 - Allow the occupant to see and identify the visitor and their location.
 - Enable a capable guardian to remotely operate the electric locking device from their room terminal, thereby allowing the visitor access.
- Ability to display the image of the caller before the call is answered so that staff can choose whether to answer the call or not.
- It is recommended that visitor door entry systems that utilise CCTV must comply with the requirements of SBD.
 - It is recommended the use of colour monitors to assist the occupier with the identification of visitors.
- Grants access to required areas via locked doors when the valid card or key fob is presented to a proximity reader fitted to the communal entrance doorset.



- Authorised access can be restricted to certain times of the day for some users.
- Access control system will have the facility to record and identify the location, user, type, time and date of every system event.
 - Sufficient memory storage must be available for a period of not less than 30 days.
- The system will be fully programmable, able to expeditiously delete lost or stolen proximity cards or key fobs.
 - Electronic keys must be security encrypted to protect against unauthorised copying.
- Be sufficiently robust to avoid constant replacement during everyday use by the residents.
- Access to the building via the use of a security encrypted electronic key (e.g. fob, card, mobile device, key, etc.).
- Vandal resistant external door entry panel with a linked camera.
 - Live audio and visual communication between the occupant and the visitor.
 - Ability to recover from power failure instantaneously
- Unrestricted egress from the building in the event of an emergency or power failure.
 - Control equipment to be located in a secure area covered by the CCTV system and contained in a lockable steel cabinet certificated to one of the following minimum standards, or above (listed here alphanumerically):
 - o LPS 1175 Issue 7 Security Rating 1+, or
 - o LPS 1175 Issue 8 Security Rating A1+, or
 - o Sold Secure SS314 Bronze, or
 - o STS 205 Issue 7 Burglar Resistance BR1.

Windows

It is recommended that all windows are to the below minimum-security standard with the required fire and smoke attributes –

- PAS 24:2022

Increased security rated windows are also available that provide increased burglary protection against enhanced tool sets, these are –

- LPS 1175 Issue 7 SR1+
- LPS 1175 Issue 8 SR A1+
- LPS 2081 Issue 1 SR A+
- STS 202 Issue 10 BR1
- STS 204 Issue 9 BR1
- STS 222 Issue 2 BR1

At present the area does not indicate the requirement for a doorset with an increase physical security rating. There has been limited reported incidents of residential burglaries in the proposed development area over the past 12 months.

It is important that the choice of window is fit for purpose. BS 6375-2:2009 specifies performance requirements for the operation and strength of manually operated windows in their fully finished condition. In simple terms, this means testing a window to ensure that it will withstand the demands of being opened and closed repeatedly over a significant period of time.

CCTV

Although a CCTV system cannot address all aspects of security, it can form an invaluable element within a comprehensive security strategy as long as the specification and installation meet the users Operational Requirement. If CCTV is considered the below recommendations should be considered -

- Have CCTV cameras contained in vandal resistant housings with the facility for ceiling or wall mounting
- Record images in colour HD quality
- Not be affected by concentrated white light sources directed at the camera, such as car head lights and street lighting
- Have a lockable steel cabinet for 'on-site' recording equipment or other hard drive units to one of the following minimum standards:
 - LPS 1175 Issue 7 Security Rating 1+, or
 - STS 205 Issue 7 Burglar Resistance BR1, or
 - Sold Secure SS314 Bronze
- Identify each camera's location and record this information along with time and date stamping
- Provide suitable methods of export and incorporate the required software to view the exported footage
- Negatively impacted upon by lighting and landscape proposals
- Whether there is consideration for inclusion of comprehensive Operational use and Requirements Table
- Also, it is worth mentioning that the most important aspect of utilising CCTV is the quality of the system and its imagery

The below requirements should also be met regarding installation, monitoring, and maintenance.

- Installed to BS EN 62676
- Managed to BS 7958:2015, and
- Monitored to BS 8418:2021

Internal Bike Store

Section 57 of the SBD Homes Guides 2025 states:

57.1 Internal bicycle parking facilities will be accessed via a security, fire and smoke rated doorset compliant with Section 23; (specifically addressing concerns over storage of e-bikes).

57.2 The bicycle parking facility shall be constructed of dividing walls that extend from floor to ceiling with no windows set in them.

57.3 Bicycle parking access doors must be fitted with emergency egress door furniture, on the inside face to facilitate emergency egress and so as to avoid locking people inside the store.

57.4 In England and Wales, doorsets providing access from the bicycle parking facility into communal parts of the building (including emergency egress doorsets) are required to meet Part B, Part M and Part Q of Building Regulations.

57.5 Bicycle parking facilities shall be incorporated into any existing access control and monitoring systems.

57.6 Bicycle parking will comprise bicycle stands, anchor points, single and two-tier rack systems and dedicated lockers etc. The bicycle stands and rack systems, single or two tier, shall be certified to one of the following minimum standards, or above:

Current standards:

- LPS 2081 Issue 1 Security Rating A, or
- STS 225 Issue 2 Burglar Resistance BR1(S), or
- STS 205 Issue 8 Burglar Resistance BR1, or
- LPS 1175 Issue 8 Security Rating A1, or
- Sold Secure SS104 Bronze, or
- STS 501 Security Rating TR1,

or STS 503 Security Rating TR1

NB. Careful consideration must be given to cater for sections of the community who may find vertical bicycle racks difficult to use.



57.7 Bicycle parking facilities shall be limited to the storing of no more than seventy bikes; if larger numbers need to be stored at the same location, the facilities shall be separated into discreet units and be subject to extra mitigating security measures as agreed with the DOCO.

57.8 DOCOs may require extra security measures to be put in place at bicycle parking facilities should an analysis of local crime rates indicate that they are necessary to ensure that security remains commensurate to the risk.

57.9 It is the developer or developer's agent's responsibility to inform the Responsible Person(s), Fire and Rescue Service and Building Control of any bicycle storage facilities and/or other areas that may require the charging and storage of Lithium-ion powered vehicles or devices, within the building or the wider site footprint, to ensure that the necessary fire suppression measures for the charging and storage of lithium-ion powered vehicles have been considered and specified.

57.10 The National Fire Chiefs' Council have produced fire safety guidance for e-bikes and e-scooters, which is available at: [E-bikes and e-scooters fire safety guidance - NFCC](#)

57.11 The Bicycle Association and Cycle Rail Working Group, including Secured by Design, have published a UK quality and security standard for public cycle parking which is available at: [05132-Cycle-Parking-and-Security-Standards-June-2021-REV-6.pdf](#)

Sheds

It is recommended that the sheds for the houses will be SDB approved. Currently there is two manufactures that produces an SDB approved shed tested to SS301. Details of the shed including specification level and company contacts can be found via the fellow link –

SDB Compliant Shed –
[Home - Creating Enterprise](#)
[Home - Sheds N Chalets](#)

Climbing Aids

Boundary walls, bins, fuel stores, meter boxes, street furniture, trees, low flat roofs, car ports or balconies should be designed and located so that they do not provide climbing aids into the property.

If you have any question regarding the comments above, please contact me on the details provided or refer to the Secured by Design Residential Guide 2025 –

[Secured by Design - Residential Guide 2025](#)

If you have any further questions, please do not hesitate to contact me to discuss, thank you.

Design Out Crime Officer (DOCO)

