



Planning Application

DOCOCO Report

Land Formerly Known as
The Open Hearth,
Hendre Farm Drive.
Newport
NP19 9LH

25/0700.



Dear Newport Planning,

I am contacting you regarding the planning application 25/0700 Hendre Farm Drive, Newport. The proposed application is *'Residential development including the erection of 32 no units access, Car parking, engineering, landscaping and associated works.'*

I have reviewed the development plans through the Newport Planning portal online 25/0700. Should any of the drawings be revised with significant alterations to the developments 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, Ringland, and specifically the proposed development location on Hendre Drive, for a 12-month period between 1st August 2024 – 1st August 2025.

From a Policing perspective the development is located in the Newport City Council, within the Alway section, and Ringland Ward. The Ringland ward is one of three wards covered by the Always 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 – Alway | Ward - Ringland | *Site – Hendre Drive | Demand % Ward v Site |
|--------------------------------|------------------------|------------------------|-----------------------------|-----------------------------|
| Residential Burglary | 90 | 21 | 0 | 0 |
| Criminal Damage | 476 | 153 | 0 | 0 |
| Theft (non-shoplifting) | 223 | 52 | 4 | 7.69% |
| Vehicle Crime | 228 | 30 | 1 | 3.33% |
| Bicycle Crime | 23 | 3 | 1 | 33% |
| Anti-Social Behaviour | 544 | 149 | 2 | 1.34% |

**Site indicates within close proximity (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 in a high crime or vulnerable location.

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.

Following the advice and guidance from the Secured by Design Residential Guide 2025, combined with the reported crime/incidents for the area, I make the below design, layout, and physical security recommendations for the development.

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

Following the advice and guidance from the Secure by Design Residential Guide 2025 , combined with the reported crime/incidents for the area, I make the below design, layout, and physical security recommendations for the development.

Recommendations

Design and Layout

Plots 1 to 6 –

I am satisfied with the overall layout, design, and orientation of these plots. The front elevations have good natural surveillance from adjacent properties and from the main road passing through the estate. The allocating parking for the properties is within close proximity to the dwelling and are under the appropriate levels of surveillance.

Whilst the back gardens do back onto a public space this area is in the view of active rooms and good surveillance. The accessibility to the rear boundary is also reduced due to the typography of the estate.

Plots 7 to 14 –

I am satisfied with the overall layout, design, and orientation of these plots. The front elevations have good natural surveillance from adjacent properties and from the main road passing through the estate. The allocating parking for the properties is within close proximity to the dwelling and are under the appropriate levels of surveillance from active rooms.

The rear communal gardens back on to current established rear gardens and a defensible tree line boundary.

Plots 15 to 32 –

I am satisfied with the overall layout, design, and orientation of these plots. All of the allocated flat parking and associated visitor parking bays are under good natural surveillance from either adjacent properties or active windows within the block.

Boundaries

Plots 1 to 6 –



There is no proposed front boundary to plots 1 to 6. As the plots have their own dedicated access road and do not present directly onto the public space, I am satisfied that these meet the requirements of SBD. The only potential recommendation would either be low defensible hedging (below 1m) or 1.1m fence to the front green space.

The rear of the properties are all protected by at least a 1.8m close board fence or current retaining wall. I am satisfied that these meet the requirements of SBD.

Please make sure that the horizontal supports within the fence line are within the private gardens and not externally as these can act as climbing aids. Should the close board be placed on the private side the fence will require double boarding.

The only 2 recommendations I have is regarding plots 1 and 6. For plot 1 I would recommend that the knee-high fencing or 1.1m fencing indicated at other locations within the development is added between the green public open space and driveway of plot 1. This will reduce the opportunity for people to cut across the area creating desire lines and create a clear line between the public and private space. To the rear of plot 6 the land drops away leading to plot 7 to 10. I would recommend that the 1.8m fence line is extended between plot 6 and the bike/bin store of plot 7 to 10 to reduce the opportunity for persons to cut around the rear of the properties creating desire lines.

All gates that are installed within these boundary lines will be required to be lockable from both sides and placed as close to the front elevation as possible.

Plots 7 to 14 –

Like plots 1-6 there is no proposed front boundary for plots 7-14. I am happy that with the green space and dedicated foot paths between the highway and front elevation provide a clear divide between the public and private space.

The only potential recommendation would either be low defensible hedging (below 1m) or 1.1m fence to the front green space.

The rear of the properties are all protected by at least a 1.8m close board fence.

I would recommend that the fence line to the side of plots 7-10 is extended to the front elevation to mirror the style of plots 11-14. This will restrict any unwanted access down the side of property from the public space. The gate should then be fitted as close to the front elevation as possible.

Plots 15 to 32 –

At present there are 2 boundary types (900mm railings and 1800mm railings) to the north and south of the plots respectively. Unlike the other plots these do not fully protect the plots and cut throughs and desire lines are possible on all elevations. There is also no continuity with the boundary lines, and this can push vulnerabilities to less or unprotected parts of the development.

I would recommend that a complete boundary line is applied to plots 15 to 32 with access gates within them. As the building provides access from both sides, I am satisfied that this boundary line can be in the form of the proposed 900mm railings already proposed for the north side of the plots. This continues boundary line will prevent the creation of desire lines, cut throughs, and direct access up to the side or rear of residential flats within the block.

Defensible planting can also be used up against the building elevations to provide further layers of protection.

Landscaping

The plans indicate a number of green spaces containing a combination of larger trees and smaller shrubs. It is recommended that all large trees are undercut to 2m, and that all shrubs are kept to a maximum of 1m. This then allows for at least a 1m line of sight and natural surveillance across the site.

Lighting external (Communal areas)



All communal areas including car parks, footpaths, bin and bike stores, and access routes are required to be illuminated to BS 5489:1-2020. It is recommended that this is in the form of dusk to dawn lighting providing a constant light level during the hours of darkness.

Bollard lighting can be used by only as a wayfinding method. It is not recommended to be used as a primary light source as it does not provide the required coverage.

Any large trees located near lighting columns should have a regular maintenance plan to ensure that the trees foliage does not encroach on lighting spill.

Lighting external (Doorsets)

All doorsets, front, rear, side, and communal will require to be illuminated. This will need to be in the form of dusk to dawn lighting providing a constant light level during the hours of darkness. PIR (re-active) lighting is not supported by SBD.

Doors

It is required that all main entrance doorsets, this includes front, rear, communal, and dedicated flat entrances are to the below minimum-security standard with the required fire and smoke attributes –

PAS 24:2022+A1:2024 (Note 23.4c),

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

- STS 201 (certified to PAS 24:2022+A1:2024*) (Note 23.4d), or
- LPS 2081 Issue 1 Security Rating B+ (Note 23.4e), or
- STS 222 Issue 4 Burglar Resistance BR2(S) (Note 23.4e), or
- LPS 1175 Issue 8 Security Rating A3+ (Note 23.4b), or
- STS 202 Issue 12 Burglar Resistance BR2 (Note 23.4b), or
- LPS 1673 Issue 1 Attack Rating AR.A180+ (Note 23.4b)

At present the area does not indicate the requirement for a doorset with an increase physical security rating. There have no 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.

Should an access control system, door viewer, mail delivery system be fitted to the door as an additional feature it will have to be both tested and certified as a complete doorset and not retro fitted. Additional features to doors can compromise the overall physical security integrity and design.

Windows

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

PAS 24:2022+A1:2024 (Note 24.2c),

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

- STS 204 (certified to PAS 24:2022+A1:2024*) (Note 24.2d), or
- LPS 2081 Issue 1 Security Rating A (Note 24.2e), or
- STS 222 Issue 4 Burglar Resistance BR1(S) (Note 24.2e), or

- LPS 1175 Issue 8 Security Rating A1 (Note 24.2b), or
- STS 202 Issue 12 Burglar Resistance BR1 (Note 24.2b), or
- LPS 1673 Issue 1 Attack Rating AR.A60 (Note 24.2b)

At present the area does not indicate the requirement for a doorset with an increase physical security rating. There have no 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.

Easily accessible (*Note 24.17a*) glazing shall incorporate one pane of laminated glass certified to BS EN 356:2000 Class P1A, or above (*Note 24.17b*).

Access Control

Plots 15 – 32 will require electronic access control fitted to all of 4 main communal entrance doorsets. A meet and greet service is not permitted by SBD for this number and layout of flats.

A video access control system will be required to be an integral part of each doorset and not retro fitted. The door must be tested and certified with the access control system part of the doorset and the relevant certification certificates must be presentable.

Refuse Store

The external bin store doorsets should be fitted with automatic closers to prevent them from being left open and therefore the area insecure. Appropriate ventilation must be designed into these areas to avoid doors being left open for this purpose. It is recommended that the bin store door should be lockable as this prevents the bins being used as climbing aids, weapons, or arson. construction, it is recommended that the doors into the store are on the same access control system as the flat block.

Cycle Store

A bike Store is located on the boundary of Plot 7-10 and Plots 15 to 32, display 2 cycle stores to the south of the building.

A secured bike store will be required at these locations to prevent thefts.

For approved Secured by Design bike stores please follow their approved product search facility through their website. [Product Category Search](#)

Shed

Ideally these sheds should be positioned away from the boundary line. If they are positioned on a boundary line ideally this would be private to private, not private to public.

Loft hatches located in communal areas,

Loft hatches located in communal areas, such as over landings in blocks of flats, must be locked to prevent access into a dwelling via the loft space. This may still be required even where the loft space has been compartmented to prevent the spread of fire and smoke (products meeting the requirements of published fire safety standards are available). Loft hatches in communal areas shall be certified to one of the following minimum standards, or above:

Current standards:



- LPS 2081 Issue 1 Security Rating B+, or
- STS 222 Issue 4 Burglar Resistance BR2(S), or
- LPS 1175 Issue 8 Security Rating A3+, or
- STS 202 Issue 12 Burglar Resistance BR2, or
- LPS 1673 Issue 1 Attack Rating AR.A180+

The responsibility for the specification and location of fire rated security products lies with the developer or the developer's agent (Responsible Person).

Electrical sockets and USB charging points in communal areas.

So as to discourage charging of mobile phones and any accompanying anti-social gatherings in communal areas, all 13-amp outlets or dedicated USB charging points intended for use by cleaners and building maintenance staff shall be capable of being key locked in the off position to prevent misuse. The installation and product types shall all comply with the appropriate requirements of BS 7671:2018+A2:2012 Requirements for Electrical Installations

Further information

Unfortunately, during the build process developments can be vulnerable to crime due to the materials, products and machinery stored on site. Guidance around site security can be found through the Secured by Design Construction Guide –

[CONSTRUCTION SITE SECURITY GUIDE A4 8pp.pdf](#)

[RESIDENTIAL GUIDE 2025 27325.pdf](#)

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