



Planning Application

DOC0 Report

Traston Lane
Newport
NP19 4RR

November 2025

25/0220



Dear Newport Planning,

I am contacting you regarding the planning application for Traston Lane, Newport

The proposed developed is 26 AFFORDABLE DWELLINGS, NEW ACCESS WORKS, LANDSCAPE PLANTING, A NEW PUMPING STATION AND ASSOCIATED WORKS SITE: Land at Traston Lane Newport NP19 4RR

I have reviewed the development plans and associated documents through www.newport.gov.uk 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 Alway, for a 12-month period between 1st November 2024 – 1st November 2025.

From a Policing perspective the development is located in the Newport County Council area, within the Lliswerry section and Alway ward.

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 – Lliswerry	*Site – Traston Lane	Demand % Ward v Site
Residential Burglary	99	36	1	2.78%
Criminal Damage	489	190	10	5.2%
Theft (non-shoplifting)	241	148	11	7.43%
Vehicle Crime	268	164	15	9.14%
Bicycle Crime	28	22	4	18.18%
Anti-Social Behaviour	875	393	16	4.07%

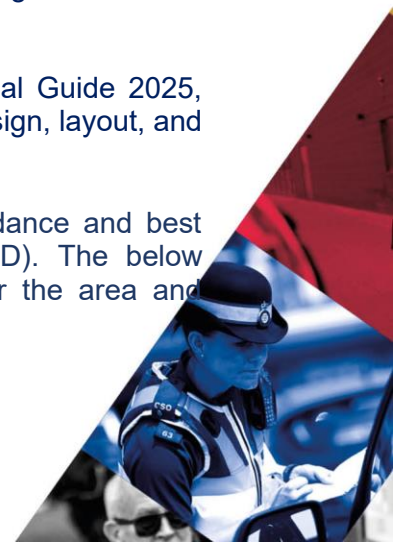
**Site indicates within close proximity (same street, nearby/adjacent streets/roads) of the proposed planning application.*

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.

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). The below recommendations are provided in line with the current crime demand for the area and proposed use of the development.



Recommendations

Layout

I am satisfied with the overall layout and orientation of walk up flats and houses.

Plot 23-26 offer natural surveillance onto associated parking bays. The parking bays are all within close proximity to the flats.

The houses offer excellent natural surveillance onto the public space and associated parking bays. The gardens have been provided with a secure boundary lines.

Parking Bays

I would recommend that the parking bays are clearly marked indicated which spaces are for residents or visitors. This will promote rule setting in the area and reduce the potential of spaces being mis-used.

Boundaries

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

Access gates to rear gardens

Gates to the side of dwellings that provide access to rear gardens or yards 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). Such gates must be located on or as near to the front of the building line as possible.

Green Spaces

If any green spaces are planned, It is recommended that all small bushes are kept to a maximum height of 1m. Any larger trees should be undercut to 2m. This then allows at minimum a 1m line of sight and surveillance across the site.

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.

For this development the streets, associated parking, should be fully lit during the hours of darkness.

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 (Doorset)

All doorsets allowing access into the building, House fronts, and rear doors will require to be lit, including Flat door entrances. This must be in the form of dusk to dawn lighting. PIR lighting is not supported by SBD.



Doorset

It is required that all main entrance doorsets that provide direct access into the home or main communal area are to the below minimum standard with the required fire and smoke attributes.

- PAS 24:2022+A1:2024*

*PAS 24:2022+A1:2024 has now been published and supersedes PAS 24:2022. To allow for this transition to the new standard, PAS 24:2022 will continue to be an acceptable route to SBD compliance for applications made before 1st January 2027. PAS 24:2016 will also continue to be an acceptable route to compliance until 31st December 2025.

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*), or
- 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+

At present the area does not indicate the requirement for a doorset with an increased physical security rating. There have no reported incidents of residential burglaries in the proposed development area over the past 12 months.

Should a door viewer, mail delivery system, access control, or any other door accessory be fitted to any of the doors 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.

For this development the requirement would be for – Houses – Front door and rear door, walk up Flats.

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*

*PAS 24:2022+A1:2024 has now been published and supersedes PAS 24:2022. To allow for this transition to the new standard, PAS 24:2022 will continue to be an acceptable route to SBD compliance for applications made before 1st January 2027. PAS 24:2016 will also continue to be an acceptable route to compliance until 31st December 2025.

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

- STS 204 (certified to PAS 24:2022+A1:2024, or
- LPS 2081 Issue 1 Security Rating A, or
- STS 222 Issue 4 Burglar Resistance BR1(S), or
- LPS 1175 Issue 8 Security Rating A1, or
- STS 202 Issue 12 Burglar Resistance BR1, or
- LPS 1673 Issue 1 Attack Rating AR.A60

At present the area does not indicate the requirement for a window with an increased physical security rating.



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*).

Tradesperson or timed-release mechanisms are not permitted as they have been proven to be the cause of anti-social behaviour and unlawful access to communal developments

Refuse Store (external)

All external refuse 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.

Gates to rear gardens

Gates to the side of dwellings that provide access to rear gardens or yards 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). Such gates must be located on or as near to the front of the building line as possible

Sheds

Where sheds are provided for bicycle parking, they shall be certified to Sold Secure SS301 Bronze, or above and securely fixed to a suitable substrate foundation in accordance with the manufacturers' recommendations.

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.

Electric sockets and USB charging 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.

Loft Hatches

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).

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.

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 \(securedbydesign.com\)](#)

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 –

[RESIDENTIAL GUIDE 2025 27325.pdf](#)

Products and services

Secured By Design (the Police Preferred Specification) have worked with manufacturers, the construction industry and standards authority for many years to ensure that security standards are current and updated to keep pace with emerging trends. Further information around police approved suppliers of products and services can be found at [Secured by Design - Secured by Design](#)

If padlocks and chains are used to secure the gates they must meet appropriate security standards, e.g. Sold Secure. [Sold Secure - Security Product Testing & Approval](#)

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

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