



Planning Application

DOCOCO Report

Kelvedon Street,
Newport

Planning Reference
24/0756



Dear Newport Planning,

I am contacting you regarding planning the application 24/0756 Kelvedon Street, Newport. The proposed developed is for 'Construction of 30 no affordable housing apartments and associated external works and parking'.

I have reviewed the development plans and associated documents 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 Victoria, for a 12-month period between 1st November 2023 – 1st November 2024.

From a Policing perspective the development is located in the Newport County Borough Council area, within the Maindee section and Victoria Ward. The Victoria ward is 1 of 6 wards covered by the Maindee 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 – Maindee	Ward - Victoria	*Site – Kelvedon St	Demand % Ward v Site
Residential Burglary	108	36	0	0%
Criminal Damage	398	103	6	5.8%
Theft (non-shoplifting)	189	52	1	1.9%
Vehicle Crime	269	99	4	4%
Bicycle Crime	11	3	0	0%
Anti-Social Behaviour	801	253	5	2%

**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 currently being affected by any significant ongoing crime trends or patterns. Gwent

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.

At this time, I do not have any clear objections to the application.

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 present it is not known if the client is seeking Secured by Design accreditation for the development.

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



Recommendations

Layout –

The proposed development is to be located on current unused land between two roads, Witham Street and Feering Street. There is a proposed carpark to the north of the building with green space to the east and west of this.

From the plans the entrance from the carpark into the building is via a single door on the north elevation. Users of the building then have to travel through the building to reach the required stairwell or residents. On the south of the building are two entrances that provide direct access to the stairwells.

From an access point of view, I do question why two entrance/exit points are located to the south of the building and only one to the north. Whilst there is a dedicated pedestrian footpath around the building to gain access to these two entrances, I do not believe this would be utilised on a regular basis by users of the carpark.

I would consider the orientation of the building and flipping it so that the two entrances for the stairwells are off the carpark area.

Parking Bays –

I would recommend that the parking bays are clearly marked indicated which spaces are for commercial and visitor use. 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.

At present there are no physical barriers/fences indicated on the plans between the public and private space. Due to the development's location the site is vulnerable from 3 elevations.

To distinguish and define the public and private space I would recommend that at minimum a 1m boundary fence is placed around the building shell, carpark, and communal spaces.

I would recommend this is in a rail, hooped top style fence with access gates integrated within the boundary line.

Green Spaces –

The plans indicate a small amount of green space around the building and carpark area. It is recommended that all small bushes are kept to a maximum height of 1m. Any larger trees should be under cut to 2m. This then allows at minimum a 1m line of sight and surveillance across the site.

The green communal space to the north-west of the site could be open to mis-use. Whilst this is designated space for the residents of the building with no capable guardians or enforcement permitting unauthorised persons accessing and using the area it does make the location vulnerable. The area is also limited on surveillance as it is tucked behind the bin/bike store and adjacent property.

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 carpark, shop frontage, service yard, and bike and bins stores should be full lit during the hours of darkness.

Doors –

It is recommended 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

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 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 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.

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 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.

Access Control –

It is recommended that for this number and layout of flats that an electronic video access control system is used for all communal and flat entrances. This allows residents to ID persons attending the site prior to granting access.

An access control system will also allow the building to be compartmentalised restricting access to specific parts of the building.

Should an access control system be installed it is recommended that it is an integral part of the door and is tested and certified as a complete doorset. Retro fitting components to doors can affect the overall physical security and fire properties of the door.

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

I would recommend that CCTV is installed covering all of the carpark, associated walkways, shop front, all areas inside the shop, service yard, residential entrance, and residential communal space.

Cycle Store –

Currently there is one proposed cycle stores for the development. I would recommend that the cycle store is from accredited Secured by Design Companies and have been third party tested and certified. A list of approved companies and products can be located from the accredited product search on the Secured by Design website, link provided below.

Secured by Design approved product search - [Secured by Design - Bicycle Storage](#)

Refuse Store –

The 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 this area 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.

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.

Site Security –

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 \(securedbydesign.com\)](#)

Recent developments (residential) in the area have been a victim of crime which has required them to provide onsite security during the build phase. I would recommend either the installation of a monitored CCTV system, or onsite security during non-operational times to detect, deter, and prevent incidents from occurring.

Further information –



Gwent Police | Planning Application

If you have any question regarding the comments above please contact me on the details provided or refer to the Secured by Design Homes Guide 2024 and Commercial Guide –

[SBD Homes Guide](#)

[SBD Commercial Guide](#)

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

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