



Planning Application

DOCOCO Report

**Kingsway Centre,
John Frost Square,
Newport,
NP20 1ED**

**Planning Reference
25/0319**



Dear Newport Planning,

I am contacting you regarding the planning application for Kingsways Centre, John Frost Square, Newport, NP20 1ED. The proposed developed is for 'Change of use from use class a (retail, leisure and hospitality) to use classes a1, a2, a3, b1, d1 and d2, facilitating retail, assembly & leisure, hospitality, non-residential, food & drink, financial and professional services'.

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 Stow Hill, for a 12-month period between 1st May 2024 – 1st May 2025.

From a Policing perspective the development is located in the Newport County Borough Council area, within the Stow Hill section and Stow Hill Ward. The Stow Hill ward is the only ward within the section.

As the proposed development is planned to encompass a variety of units and usages. The figures below document all of the report crime/incidents for current premises within Kingsway Centre over the past 12 months, 1st May 2024 – 1st May 2025.

Crime/Incident Type	Section & Ward - Stow Hill	*Site – Kingsway Centre	Demand % Ward v Site
Shoplifting	609	36	5.9%
Public Order	430	18	4.1%
Violence (without injury)	649	9	1.3%
Bicycle Theft	50	5	10%
Criminal Damage	236	5	2.1%
Commercial Burglary	82	5	6%
Other theft	211	4	1.8%
Sexual Offences (other)	44	1	2.2%
Rape	32	1	3.1%
Robbery	57	1	1.7%
Violence (with injury)	343	1	0.2%
Possession of Weapons	24	1	4.1%
Anti-Social Behaviour	589	20	3.3%

**Site – all current units within Kingsway Centre and within the proposed planning application boundary.*

The Stow Hill section/ward in Newport is one of the highest recording crime/incident areas within Gwent. It is a demand driver for Gwent Police due to the high volume of footfall, retail, commercial, and nighttime economy premises.

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.



Whilst the Stow Hill section/ward is a demand driver for Gwent Police, I believe that the changes to the Kingsway Centre will not cause a detrimental effect on Policing or the community within the location.

At this time, I do not have any clear objections to the application based on the current Police demands for the area.

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

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.

Doors

It is recommended that all main entrance doorsets into a premises (front & rear) 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+

Increased doorsets maybe required for areas of a specific use including server rooms, internal refuse stores, bike stores etc.

At present there are recorded commercial burglaries for the area, so consideration should be made in relation to increased security rated doorsets.

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 there are recorded commercial burglaries for the area, so consideration should be made in relation to increased security rated windows.

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

An electronic access control system is recommended for the building. Consideration should be made to compartmentalise each area and only allowing access to the required areas for staff. 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):
 - LPS 1175 Issue 7 Security Rating 1+, or
 - LPS 1175 Issue 8 Security Rating A1+, or
 - Sold Secure SS314 Bronze, or
 - STS 205 Issue 7 Burglar Resistance BR1.

Roller Shutters

Roller shutters and grilles can provide additional protection to both internal and external doors and windows. They shall be certified to one of the following minimum standards, or above:

- LPS 1175 Issue 8 Security Rating A1+, or
- LPS 1673 Issue 1 Attack Rating AR.A60+
- LPS 2081 Issue 1 Security Rating A+, or
- STS 202 Issue 12 Burglar Resistance BR1, or
- STS 222 Issue 4 Burglar Resistance BR1(S)

Alarm

I would recommend a monitored alarm system is installed at the premises that is linked to a control room. This will allow an immediate deployment of a capable guardian, or contact of the emergency services should an incident occur.

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.

Compartmentalisation

Due to the size of the development, number of floors, and units within, it is recommended that the building is compartmentalised restricting access to floors that visitors/staff do not require access to. This can be incorporated into the access control, lift system, and communal spaces within the development.

Internal Bicycle Store

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.

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 –

[Secured by Design - Construction Guide](#)

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 –

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

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

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

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