



Planning Application

DOCOCO Report

27 Morden Road,
Newport,
NP19 7ES

Planning Application
24/1017



Dear Newport Planning,

I am contacting you regarding planning the application 24/1017 27 Morden Road, Newport, NP19 7ES. The proposed developed is for 'Change of use from a 4-bedroom house to a 5 bedroom HMO'.

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 St Julians, for a 12-month period between 1st February 2024 – 1st February 2025.

From a Policing perspective the development is located in the Newport County Borough Council area, within the Maindee section and St Julians Ward. The St Julians 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 - St Julians	*Site – Morden Road	Demand % Ward v Site
Crime Related	4018	1025	12	1.2%
Public Safety & Welfare	3675	789	22	2.8%
Admin	2652	607	15	2.5%
Transport	2446	518	0	0%
Anti-Social Behaviour	787	195	0	0%

**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 currently being affected by any significant ongoing crime trends or patterns in Gwent. I can confirm that the current call volume and demand from the site is not having a detrimental effect on Policing or the community within the location.

The proposed development is for an HMO. There are currently 5 HMO properties within close proximity (50m) of the proposed development site.

From examining the call data there were 6 calls from current HMO properties over the last 12 months (1st February 2024 – 1st February 2025). Those 6 calls only made up 0.2% (6 out of 3134) of the total calls for the St Julians Ward over the past 12 months. All of the calls were isolated incidents and are not repeat incidents or part of a crime pattern or trend.

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



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.

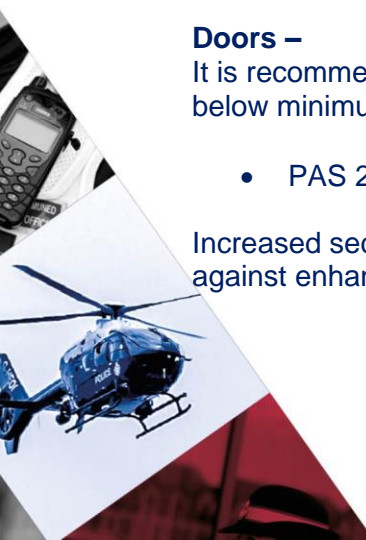
Bollard lighting is not appropriate as it does not project sufficient light at the right height making it difficult to recognise facial features and as a result causes an increase in the fear of crime. PIR lighting is not recommended as research has proven that a constant level of illumination in the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

Doors –

It is recommended that all main entrance doorsets, including flat entrances doors 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+

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 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

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 accepted that a property serving 4 dwellings or less does not require an electronic access control system. A 'meet and greet' system can be utilised in these situations. It is recommended that developments serving 5 or more dwellings adopt an electronic access control system as an integral part of the main communal doorset.

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

Cycle Store –

It is recommended that an approved SBD cycle storage is installed at the location. Cycle stores are available in a range of designs, size, and storage capacity. Cycles are also recommended to be locked with a Sold Secure approved lock. Full details of approved SBD cycle storage units and locks can be found through the approved product search on the SBD website.

SBD Cycle Store - [Cycle Store Secured by Design](#)

Sheds –

It is recommended that the sheds for the houses will be SDB approved. Currently there is only one manufacture that produces an SBD approved shed tested to SS301.

Details of the shed including specification level and company contacts can be found via the fellow link –

SBD Compliant Shed –
www.creatingenterprise.org.uk/en/home/Home - Creating Enterprise

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.

Further information –

Unfortunately, during the build process developments can 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 \(securedbydesign.com\)](#)

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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 –

[HOMES GUIDE May 2024.pdf \(securedbydesign.com\)](#)

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

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