

Designing Out Crime Report

Planning Application

Location:

**Land Adjoining
Newport Centre
Kingsway
Newport
NP20 1EX**

26/0662



Dear Newport Planning,

I am contacting you regarding the planning application for *'RESERVED MATTERS APPROVAL IN RESPECT OF ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE PURSUANT TO 24/0965 FOR THE DEMOLITION AND REDEVELOPMENT OF THE SITE FOR CIRCA 54,000 SQUARE METRES OF FLEXIBLE FLOOR SPACE FOR EDUCATIONAL USE, OR ANY OTHER USE WITHIN USE CLASSES A1 (SHOPS), A2 (FINANCIAL AND PROFESSIONAL SERVICES), A3 (FOOD AND DRINK), B1 (BUSINESS), C1 (HOTELS), D1 (NON-RESIDENTIAL INSTITUTIONS) AND D2 (ASSEMBLY AND LEISURE) AND THE PARTIAL DISCHARGE OF CONDITIONS 2 (RESERVED MATTERS), 4 (FCA), 5 (LANDSCAPING SCHEME), 6 (RELATIONSHIP WITH USK WAY), 7 (PUBLIC REALM), 8 (SHADOW ANALYSIS AND DAYLIGHT TESTS), 9 (CYCLE PARKING AND TRAVEL PLAN), 10 (ECOLOGICAL ENHANCEMENT), 11 (HERITAGE STATEMENT), 12 (AIR QUALITY ASSESSMENT), 17 (WRITTEN SCHEME OF HISTORIC ENVIRONMENT INVESTIGATION), 18 (MATERIALS) AND 22 (NOISE ASSESSMENT)'*

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 Stow Hill ward for a 12-month period between 1st September 2025 – 1st September 2026.

From a Policing perspective the development is located in the Newport City County Borough Council area, within the Stow Hill section. Stow Hill is the only ward within the Stow Hill 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/Ward – Stow Hill	*Site – Usk way	Demand % Ward v Site
Residential Burglary	49	2	4%
Criminal Damage	248	20	8%
Theft (non-shoplifting)	194	13	6.7%
Vehicle Crime	89	8	8.9%
Bicycle Crime	43	4	9.3%
Drugs	117	17	14.5%
Commercial Burglary	128	6	4.6%
Public Order	514	37	7.1%
Anti-Social Behaviour	547	64	11.7%

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



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.

This application falls within the scope of The Terrorism (Protection of Premises) ACT 2025: further information can be found below.

[Terrorism \(Protection of Premises\) Act 2025: Scope \(Premises\) - GOV.UK](#)

Violence against women and girls:

The harm caused to victims and society by violence against women and girls (VAWG) in all its forms, including but not limited to, harassment, stalking, rape, sexual assault, murder, honour-based abuse and coercive control is incalculable. While men and boys also suffer from many of these forms of abuse, they disproportionately affect women.

In spring 2023, the Home Secretary announced Violence Against Women and Girls as a national threat and included it within the 9 Strategic Policing Requirement (SPR) alongside terrorism, serious and organised crime and child sexual abuse. Secured by Design can assist with ensuring that the built environment in all its forms is designed to reduce the opportunity of Violence Against Women and Girls (VAWG) and contribute to such places feeling safe, to live, work and socialise, for all. The importance of this is outlined within the National Police Chiefs' Council's (NPCC) 'Policing Violence Against Women and Girls – The National Framework for Delivery: 2024 – 2027' under the 'Prevent' element of the strategy; outlining the need for building safer spaces and places. Further information is available at: <https://www.npcc.police.uk/SysSiteAssets/media/downloads/our-work/vawg/vawg-framework-for-delivery.pdf>

The reader of this document is advised to liaise with the DOCO throughout the process to ensure that the development takes into account all opportunities to reduce the potential for VAWG related offences. The importance of this, is that it highlights the role that everyone involved in shaping the built environment can play, emphasising the importance of collaboration and joined-up thinking. The benefits of embedding the lived experiences of women and girls through engagement and ensuring that spaces are designed with women

and girls in mind, creates more sustainable and inclusive environments for all. Note: Please consult with the handbook – ‘Creating Places that Work for Women and Girls’, which was developed by the London Legacy Development Corporation and outlines gender-informed processes and tools that can be incorporated into organisations and projects. It provides essential resources for local authorities, developers, design teams and all other stakeholders to ensure gender-informed considerations are embedded from project inception through to post-occupancy evaluations, including the RIBA Plan of Works.

Further information is available at: [Creating places that work for Women and Girls Handbook FINAL 1.pdf](#)

Other publications include the ‘Green Flag – Safer Park Improving access for women and girls’ documentation produced in collaboration with the University of Leeds and the ‘Make Space for Girls’ campaign resources library. These are available at: Safer Parks Pdf Link Make Space for Girls Resources Library Webpage Link

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). Whilst the client is not seeking SBD accreditation for the development, I have made recommendations below for

Recommendations

Boundaries

Fencing must meet Secured by Design standards and specifications, be at least 2.4 metres high, weld mesh, expanded metal or similar, and be of a design that is difficult to climb over.

Fencing must be preferably ground on a hard surface or embedded in the ground. There must be nothing adjacent to the fencing to assist criminals in climbing over it and therefore gaining access into the college grounds.

When boundaries are protected by fences, gates or barriers they should be certified to one of the following minimum standards:

- LPS 1175 Issue 8 Security Rating B3, or
- STS 202 Issue 12 Burglar Resistance BR2, or
- Sold Secure SS323 Silver, or
- LPS 1673 Issue 1 Attack Rating AR.A180

Gates must be of the same height and specification as the fencing and must be kept locked when the college is unoccupied. Gates, other than the main entrance, must also be kept locked during college hours.

The gap under gates must be minimal to prevent persons from crawling under, once fencing and gates have been identified we find it useful for the grounds person to designate the main master gate so that it can be determined one gate which is locked/unlocked from the exterior all other gates would be internally locked.

This means that all gates will not have requirement for padlock hole which creates a climbing aid, if padlocks and chains are used to secure the gates, they must meet appropriate security standards, e.g. Sold Secure.

Reason – To prevent crime and anti-social behaviour.



CCTV

The external elevations of the College building, main entrance, public circulation areas, vehicle parking areas, bike and bin stores must be protected by CCTV.

The images produced must be admissible in a court of law and the General Data Protection Regulatory Act (GDPR) must be complied with.

All CCTV cameras must be protected against vandalism and be positioned in elevated positions. During college hours the cameras should be monitored from the reception area.

The CCTV recording equipment should be kept in a locked, secure internal room protected by the alarm system.

- Installed to BS EN 62676
- Managed to BS 7958:2015 and
- Monitored to BS 8418:2021

Video surveillance system shall be registered with the information Commissioner's Office(ICO) and be compliant with guidelines in respect to Data Protection and Human Rights Legislation. Further information is available at this website : [Information Commissioner's Office](#)

Reason – To deter and detect crime.

Lighting (external)

Lighting must protect the whole outside of the college venue including bike stores, bike hoops bin stores areas. All fittings shall be vandal resistant and positioned in elevated positions.

External illumination when the building is unoccupied is recommended for entrance gates and routes to the main entrance and doors, car parks (if occupied by vehicles) and observable building elevations.

The lighting must be controlled by photo electric cells or time switches and must complement and enhance the CCTV coverage on site. The lighting protecting the car parking area must meet the British Standard 5489-1:2020.

Bollard lighting is purely for wayfinding and can be easily obscured as it does not project sufficient light at an appropriate height which makes it difficult to recognise facial features and can increase the fear of crime.

Reason – To increase public safety and complement and enhance CCTV.

Landscaping

Planting must be of a type that grows to a maximum height of 1 metre. Trees must be sited in locations that do not interfere with CCTV and lighting or provide an assist to climbing over the perimeter security. They must be bare stemmed to 2 metres from the ground and sited away from buildings.

Reason – To increase surveillance.

Signage / Rule Setting

Signs from the College entrance must be clearly displayed and be multi-lingual.



Signs indicating that CCTV is in operation must be located in prominent positions on site.

Reason – To deter crime and to comply with GDPR.

External Building Design

The design of the building should take into account the need to prevent features which aid scaling or climbing. For example, rainwater downpipes should be either flush fitting (i.e. square profile) or concealed within the cavity so they nor other features cannot be used as a climbing aid to get on the roof and/upper levels/furniture.

It is recommended that ground floor materials should predominantly be brickwork to prevent vandalism. As graffiti tends to attract further graffiti, police will always advise that it is removed as soon as possible.

Surfaces should be coated with either an anti-graffiti glaze or sacrificial coating or alternatively be designed for ease of maintenance e.g. painted in the event of a graffiti attack. Alternative measures for reducing or eradicating graffiti may also be considered such as growing an appropriate non-invasive climbing plant up the wall. Outside covered areas can be problematic and therefore must be protected by CCTV and lighting.

Reason – To prevent burglary and anti-social behaviour.

External Furniture and Litterbins

It should be noted that trees, shrubs and hedges are required to have a maintenance programme to assist with natural surveillance.

External furniture such as benches and planters should be of a robust vandal and graffiti resistant design benches should be divided along their length to create individual seating to prevent street sleeping.

Planters should be designed to ensure there is no space underneath for the storage of drugs or weapons.

Furniture should be fixed into the ground in order to prevent its theft and reduce the possibility of it being used as either a climbing aid or as a tool to break through the shell of a building.

External furniture must be located away from the buildings and perimeter security in order to prevent being an assist to climbing. They must be robustly constructed and either fixed in place or of a weight that is difficult to move.

Litterbins can sometimes be used to assist climbing and/or the contents used to start fires. It is preferable that these bins are of a type that can be locked onto a fixed base some distance from the buildings. Under no circumstances must litterbins be wall mounted beneath windows or on walls that are themselves covered in combustible material.

Cycle Stores

The Bike store located at the front of the building; this will have natural surveillance from the active windows within the building during the day

External bicycle parking facilities will be designed for secure storage using bicycle lockers, hangers or dedicated storage devices and be certified to one of the following minimum.



standards:

- LPS 2081 Issue 1 Security Rating B, or
 - STS 225 Issue 2 Burglar Resistance BR2(S), or
 - STS 205 Issue 8 Burglar Resistance BR2, or
 - 67 LPS 1175 Issue 8 Security Rating B3, or
 - Sold Secure SS104 Silver, or
 - STS 501 Security Rating TR2, or
 - STS 503 Security Rating TR2
- External bicycle parking facilities will be located as close to the primary entrance as possible, and in any case within 50m of it and be subject to natural surveillance by building occupants where feasible.

Current video surveillance systems should be extended to ensure that the bicycle parking facility is within view of the cameras during the hours of darkness the facilities should be well-lit using energy efficient lamps.

Cycle stores are available in a range of designs, sizes, and storage capacity. Full approved SBD cycle storage units can be found through the approved products search on the SBD website.

Reason – To prevent bike theft.

Refuse and recycling centre

Waste disposal areas must be secure areas and sited away from the main buildings, as they can be a target for arson or provide access to roofs and windows. The refuse and recycling centre should be protected by doors/gates that meet SBD specification.

Reason – To prevent arson and access to floors above ground floor level.

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from the buildings. Under no circumstances must litterbins be wall mounted beneath windows or on walls that are themselves covered in combustible material.

Reason – To prevent being climbing aid.

Drainpipes

External rainwater pipes can be used for climbing and should be either square or rectangular in section, Physical barriers should be used to prevent access to an existing roof. Rainwater down pipes can provide a convenient scaling aid onto roofs. Downpipes must be either flush fitting (i.e. square profile) or concealed within the cavities of the building. Access to the roof of the college must be made difficult.

Reason – To prevent access to upper floors and the roof area.

Access to drainage and service areas

Access to telephone junction points must if possible be prevented and manhole covers should be secured to prevent interference/removal.

Reason – To prevent Metal theft.

Building Shell Security

The building must be constructed of materials that are resistant to attack. The first two metres of the external walls must be brickwork or materials of a similar strength.

Reason – Deter and resist forced entry and reduce opportunities for vandalism and criminal damage.

Access control

Access from the lobby/reception area into the main college must be controlled by access control. In addition, entry into all rooms where valuable equipment is sited e.g. offices, computer rooms etc. must be controlled and these rooms must be kept locked when not in use.

Access from the community area into the rest of the college must also be controlled via access control when the area is in use by the general public.

I would like to see an ability to lock down the site securely should there be an increase in threat and that appropriate doors and locking mechanisms are in place to achieve a reasonable delay both externally and internally creating layers of delay.

The doors leading into open/event spaces need to be able to be secured and give some resilience and delay from a determined intrusion. In addition, external Fire doors should not have an automatic release mechanism off the fire alarm but should be manually opened and



released from the inside. This will protect the occupants from impingement from the outside should the building occupants be required to implement a 'Lock Down'.

This will allow time for escape and a delay to allow a response. There needs to be a means to communicate a threat throughout the building in order to facilitate a lock down of the building, i.e. alarm or Tannoy system.

There should not be an emergency egress green button installed within the public space to prevent misuse by agitated persons.

Reason – To prevent opportunist crime and to protect students and Staff.

Building entrances and visitor control

The number of public entrances into the College must be reduced to the minimum practicable and must be clearly signed and well illuminated.

It should be possible to reduce the number to one during college hours, which must be clearly signed and well illuminated.

All visitors must sign in and out and wear visitor badges.

Reason – To restrict visitors to areas and to identify them.

External Doors

All external doors must, where possible, meet LPS 1175 8: Issue 8 B3 (SR2) or equivalent, and be third party tested and certificated.

Fire doors must be alarmed so a signal on opening can be transmitted to the reception area. These doors must be signed to warn of alarm alert and have no visible external ironmongery fitted.

Doors that are described as fire doors, or where fire performance is declared or implied, are required to have third-party certification for both security and fire performance.

All glazing to external door panels and adjacent to these door panels must be laminated.

No Letter box to be installed in the college building.

Reason – To prevent burglary and to protect students and staff.

Internal Doors

Where there is a requirement for an internal door set to be secure (e.g. computer server room) these should be certificated to the minimum standard

- 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+

It is my recommendation that the Tech office, ICT Store/ Support, IT Rooms and OC Repair rooms are accessed controlled.

The building of a new college presents the ideal opportunity to design in an integrated access control system for the control of the majority of door sets.

Any access control system must be supported by robust management to ensure its effectiveness. It must also take account of emergency egress requirements and must not allow students to be locked or to lock themselves into a classroom.

As a general rule all internal door sets should be locked when the building is left unoccupied with specific attention paid to locking storerooms, staff restrooms, offices and general office areas at the end of the working day.

Reason – To prevent burglary and to protect pupils and staff.

Windows

All ground and easily accessible windows must, where possible, meet SBD standards PAS 24:2022+A1:2024 or equivalent and be third party tested and certificated. Any glazing in ground and easily accessible windows must be laminated glass.

Reason – To prevent burglary.

Reception Areas

Reception areas should be designed to allow escape for staff. Counter should be deep enough to reduce the threat from persons lunging at staff to attack them. Alternatively, a laminated screen can be placed on the countertop to protect staff from attack. Ideally there should also be a secured escape room behind the reception desk for staff to take shelter to create a delay from any potential attack.

Reception desks should provide the receptionist with a clear view of the waiting area, the approach to the college entrance door and have restricted access from the public side.

It is recommended that the reception is staffed or supervised at all times and access beyond the reception area is controlled using automatic locking doors, turnstiles or other barrier operated by the receptionist or by proximity reader technology with fobs/ ID cards issued to staff and students. Such doors or barriers must allow emergency exit and be integrated into the fire/smoke alarm system for automatic release in an emergency when the building is occupied. A personal attack button/alarm should be located near to the desk.

I recommend a Lockdown button is installed which will lock the access-controlled entry barriers for visitors. To reduce the risk of unauthorised access and maintain the integrity of the building's security measures.

Reason – to protect staff.



Computers

Careful siting of power trunking is required to ensure that computers and valuable equipment is, wherever possible, kept away from windows.

The postcode and college name should be visibly marked on the outer casing of all computer equipment, Ipads, televisions etc. Forensic marking companies as found on the Secure by design can provide property marking and the necessary signage is also a proven deterrent.

High risk and mainframe computers should be secured in a purpose-built room in individual cabinets. Any college laptops and Ipads should be stored in a secure charging trolley that is locked and secured in a secure storeroom when not in use.

Reason – To prevent theft

Vehicular area and access

Vehicular access should be limited to the minimum number of entrances and exits required for operational purposes.

Access points should be controlled by security measures such as gates, barriers, rising bollards or automatic number plate recognition (ANPR) systems where appropriate.

Service and delivery vehicles should be segregated from student and pedestrian routes wherever possible.

Access control measures should provide a clear audit trail of authorised vehicle movements.

Reason – To restrict access and to prevent vehicle crime.

Student/Staff Tailgating

Personal tailgating at controlled access points presents a significant risk to site security and safeguarding. It is recommended that access control measures are reinforced through physical design, signage, staff awareness and surveillance.

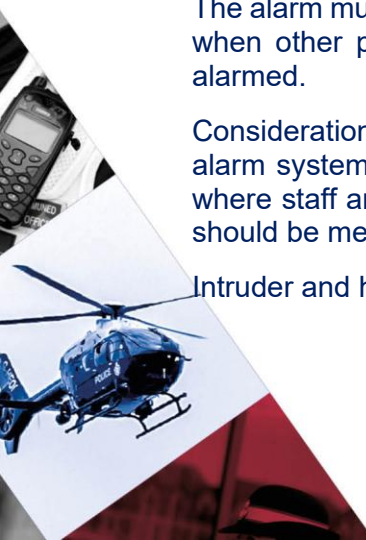
Intruder Alarm Systems

The college must be alarmed with the alarm system linked to a central monitoring station. Any alarm wires must be protected. All floors and rooms where valuable property e.g. ipads, are located must be protected by the alarm system.

The alarm must be capable of being zoned off so unoccupied areas of the college are alarmed when other parts of the college, e.g. community areas, are in use and are therefore not alarmed.

Consideration should be given to having a personal attack alarm installed linked to the intruder alarm system and central monitoring station. The panic buttons should be located in areas where staff are more vulnerable e.g. reception area. Installers of alarms and CCTV systems should be members of a professional body, such as NSI or SSAIB.

Intruder and hold-up alarm systems shall meet the requirements of BS EN 50131.



Reason – To deter and detect intruders.

Sprinkler/suppression systems

A sprinkler or suppression system should be installed protecting the whole development against arson.

Reason - Fire Protection

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.

Reason – To increase surveillance.

Climbing Aids

Climbing aids located adjacent to college buildings present an increased risk of unauthorised access, vandalism, and safeguarding breaches. It is recommended that all moveable objects are repositioned away from buildings and boundaries, secured within lockable enclosures and subject to regular inspections.

Reason – To Prevent climbing aids.

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 \(securedbydesign.com\)](#)

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 it is recommended they meet appropriate security standards, e.g. Sold Secure. [Sold Secure - Security Product Testing & Approval](#)

If you would like to speak to me about the content of this report, please feel free to contact me.



Gwent Police | Planning Application

Mark Morgan
Designing Out Crime Officer (DOCO)
doco@gwent.police.uk

Reviewed by:
Natalie Lang
Designing Out Crime Officer (DOCO)
doco@gwent.police.uk

