

Planning Application

DOCO Report

Coverack Road,
Newport

Planning Reference
25/0333



Dear Newport Planning,

I am contacting you regarding the planning application for land at Coverack Road, Newport. The proposed developed is for '*40 homes and associated works*'.

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 January 2024 – 1st January 2025.

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 – Coverack Road	Demand % Ward v Site
Residential Burglary	101	32	2	6%
Criminal Damage	434	102	3	3%
Theft (non-shoplifting)	207	57	3	5%
Vehicle Crime	306	102	7	7%
Bicycle Crime	17	6	1	16%
Anti-Social Behaviour	797	243	19	8%

**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 –

I have reviewed drawing '*Proposed Site Plan*' and I am satisfied with the overall layout, orientation and positioning of the building, associated parking bays, and amenities.

The orientation of the building offers clear lines of surveillance over the allocated parking bays, access routes, footpaths, and associated amenities.

Route into the site and building itself are clear, straight, and direct with minimal obstruction.

Parking Bays –

As per SBD recommendations the parking bays are situated to the front of the building, in small groups, and within close proximity to the main building.

I would recommend that the parking bays are clearly marked indicated which spaces are for residents and which for 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. It is recommended that rear boundaries are to at least 1.8m.

At present the plans do not indicate any physical barriers/fences between the public and private space. Due to the developments location this makes the site vulnerable from all 4 elevations.

To distinguish and define the public and private space I would recommend that at minimum a 1m boundary fence is place around the building shell. At minimum this would be a fence (1m rail) running from the south east corner, along the south elevation, up the west elevation to prevent access from the road, across the north elevation, and back to the building elevation on the north east corner.

Consideration should be made for a larger 1.8m fence line to the rear of the building (west side) to prevent direct access to the building shell from the rear.

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 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 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 –

An electronic access control system is recommended for the building to meet SBD requirements. A meet and greet service is not permitted by SBD for this number and layout of flats. Consideration should be made to compartmentalise each area and only allowing access to the required floors for residents. The following attributes must be met for the access control system to comply with SBD requirements –

- Security rated doorset, minimum PAS24:2020
- Allow a visitor to ring any selected dwelling within the particular system and/or building and hold a two way conversation.
- Allow the occupant to see and identify the visitor and their location.
- Enable occupant of the dwelling 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 the resident can choose whether to answer the call or not.
- Visitor door entry systems that utilise CCTV must comply with the requirements of SBD.
- SBD recommends 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.
- Ability to release the primary entrance doorset from the dwelling or bedroom.
- Live audio and visual communication between the occupant and the visitor.
- Ability to recover from power failure instantaneously ü ü 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.
- SBD recommends the use of colour monitors to assist the occupier with the identification of visitors.

Lift Security -

The building has a dedicated lift off the main communal entrance to allow residents/visitors access to upper floors. The below categories in relation to lift security document in the SBD Homes guide are recommended to achieve SBD standards.

Category 0 – To meet ‘Cat 0’, fixtures need to comply with the requirements of EN81-20:2014 and will cover strength requirements for both landing and car doors, as well as car walls. The strength requirement of the car walls is such that they must be capable of withstanding forces that are equivalent to a person pushing against them.

Car and shaft lighting. In-car lighting must now provide an illumination intensity of 100 lux instead of 50 lux, and emergency in-car lighting 5 lux for one hour instead of 1W for one hour.

And,

Category 1 – In addition to the requirements of Cat 0, all lift-car fixtures must be secured with tamperproof fixings.

Fixtures must be able to withstand three impacts from a 1kg impactor, from a height of 0.2m at the weakest point of the lift component (as defined by the manufacturer).

Fixtures must be able to withstand a flame being applied to the area most likely to be affected by flame for 60 seconds.

BS EN 81 is a multi-part document detailing safety rules for the construction and installation of passenger lifts and passenger goods lifts.

BS EN 81-71:2020 refers to the vandal resistance qualities of passenger lifts and passenger goods lifts.

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.

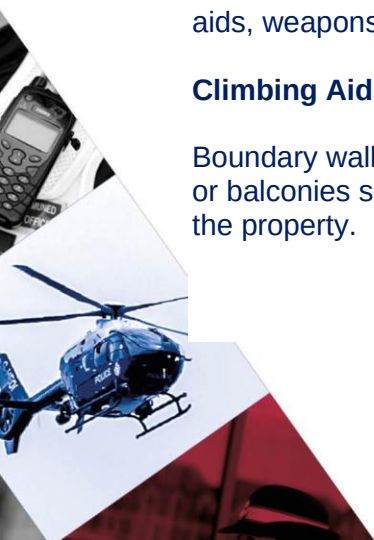
[Secured by Design - Bicycle Storage](#)

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 –

[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 Homes Guide 2024.

[Secured by Design - Residential Guide](#)

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

Design Out Crime Officer (DOCO)

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