

Planning Application

DOCO Report

**119-121 First Floor,
Chepstow Road,
Newport,
NP19 8BZ**

25/0240



Dear Newport Planning,

I am contacting you regarding planning application 25/0240 for 119-121 First Floor Chepstow Road, Newport, NP19 8BZ. The proposed application is for *'Change of use of ground floor to a Kurdish community and social members only club, with sales of coffee, snacks and alcoholic beverages'*.

I have reviewed the development plans 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 and specifically the proposed development location on Chepstow Road for a 12-month period between 1st April 2024 – 1st April 2025.

From a Policing perspective the development is located in the Newport Borough Council area, within the Maindee section and Victoria Ward. The Victoria ward is the one of six wards within 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 – Chepstow Rd	Demand % Ward v Site
Commercial Burglary	44	12	2	16%
Residential Burglary	101	33	0	0%
Criminal Damage	468	109	10	9%
Theft (non-shoplifting)	211	60	0	0%
Vehicle Crime	281	91	0	0%
Bicycle Crime	22	11	0	0%
Anti-Social Behaviour	797	233	5	2%

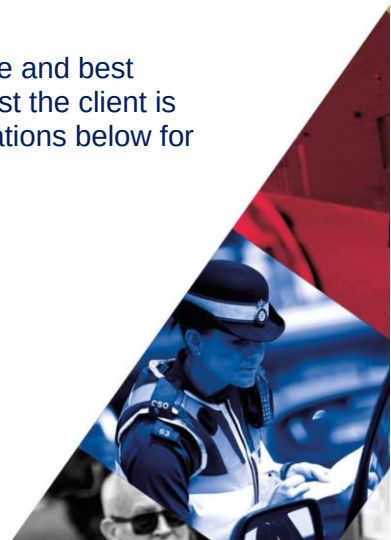
**Site indicates within close proximity, 50m (same street, nearby/adjacent streets/roads) of the proposed planning application.*

From examining the crime/incident data, I am satisfied that the proposed development location is not in a high crime or vulnerable location. There are no crime trends or patterns affecting the area and any reported calls appear to be one off isolated incident.

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 based on the current crime/incident rate and demand on policing and the community within.

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 the site.



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.

Lighting (Doorsets)

It is recommended that all main entrance doorsets (front and rear) are lit. The use of PIR (reactive) lighting is not promoted by SBD. Dusk to dawn lighting will be required to all entrance doorsets.

Doors

It is recommended that all main entrance doorsets 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 has been limited 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 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

At present the area does not indicate the requirement for a doorset with an increase physical security rating. There has been limited 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.



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

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)

Internal Bike & Bin 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.

Bicycle and bins store facilities shall be incorporated into any proposed access control and monitoring systems for the development.



Internal crash bars are required to provide emergency egress from bin stores, plant rooms and sub stations. If these are integral areas, exit should be via the external doorset rather than through a doorset that leads back into the building.

If bicycle stands, anchor points or racking systems are being utilised within the bicycle stores, they should be to one of the following minimum standards, or above:

- STS 225 Issue 2 Burglar Resistance BR1(S), or
- STS 205 Issue 8 Burglar Resistance BR1, or
- STS 225 Issue 2 Burglar Resistance BR1(S), or
- LPS 1175 Issue 8 Security Rating A1, or
- Sold Secure SS104 Bronze, or
- STS 501 Security Rating TR1, or
- STS 503 Security Rating TR1

External Bike Store

A list of approved and accredited third party tested bike stores can be found through the search facility via the Secured by Design website. Due to the range of stores available and specific requirements for each development it is advised that clients review the products available rather than one being specified.

[Secured by Design - Bike Storage](#)

Sheds

It is recommended that the sheds for the houses will be SDB approved. Currently there is two manufactures that produces an SDB approved shed tested to SS301.

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

SDB Compliant Shed –
[Home - Creating Enterprise](#)
[Home - Sheds N Chalets](#)

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.

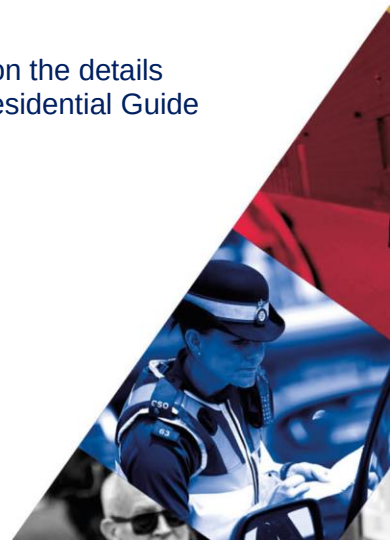
Further information

Unfortunately, during the build process developments can 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](#)

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

[Secured by Design - Residential Guide 2025](#)
[Secured by Design - Non-Residential Guide 2025](#)



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

Design Out Crime Officer (DOCO)
John McDonnell
John.mcdonnell@gwent.police.uk
07788 328901

