

Planning Application

DOCO Report

**Monbank Development,
Cardiff Road,
Newport,
South Wales**

24/0678



Dear Newport Planning,

I am contacting you regarding planning application 24/0678 Monbank Development Site, Cardiff Road, Newport, South Wales. The proposed developed is for *'42 no. dwellings, landscape planting 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 (Pill) and specifically the proposed development location of Monbank for a 12-month period between 1st June 2023 – 1st June 2024.

From a Policing perspective the development is located in the Newport County Borough Council area, within the Pill sector and Pillgwenlly Ward. The Pillgwenlly ward is 1 of 4 wards located within the Pill Sector of Newport.

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	Ward - Pillgwenlly	*Site – Monbank	Demand % Ward v Site
Residential Burglary	46	0	0%
Criminal Damage	157	4	2.5%
Theft (non-shoplifting)	104	4	4%
Vehicle Crime	79	4	5%
Bicycle Crime	25	0	0%
Anti-Social Behaviour	315	5	1.5%

**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).

This development is seeking SBD accreditation which an application form has been submitted. Discussions have been conducted with the developer and the below recommendations have been made in line with SBD requirements.



Recommendations

Layout and Design -

From reviewing drawing A004 - Boundary layout (rev,-) I am satisfied with the overall layout, orientation, and design of the development. All of the properties provided good surveillance onto the communal areas and neighbouring properties from active rooms. All parking has been located either to the side, or in front of developments offering surveillance over all parking bays. The road into the site is clear of obstruction, straight, and intuitive through the development.

Landscaping -

For all larger trees on the development it is recommended that their branches/foliage does not drop below 2m. Any smaller trees/shrubs it is recommended that these do not exceed 1m. This then provides at least a 1m clear line of sight and natural surveillance across the development.

Some of the trees are to be positioned near to or on boundary lines. These will need to be maintained so that they do act as climbing aids into the development.

Boundaries -

From reviewing drawing A004 - Boundary layout (rev,-) I note the 4 different boundary types proposed for the development.

Pink Line - Existing 2.1m pallisade fence - I am satisfied with the retention of this boundary line and its overall height and construction. I note on the drawings that a new path will adjoin the old path with a new gate. Will this gate be accessed control, or open for public access?

Orange Line - 900mm brick and 900 horizontal slats - I am satisfied with the over height and combination of materials. The top surmounted fence will need to be positioned flush with the external (public side) wall to prevent any form of step or seat. The horizontal slates will need to be placed in a vertical orientation to prevent them from being used as a ladder/climbing aid over the boundary line.

Light Blue Line - 1.8m/2.1m Timber fence - I am satisfied with the location, height, and construction of this boundary line. The current plans indicate it will be used on the rear of all plots 1-8 and for plots 13,14, and 15. For plots 1-8 the fence line is also supported by defensible hedging to its rear between the boundary line and the public footpath. If any side access gates are placed within these boundary lines they will need to be lockable from both sides to meet the requirements of SBD, and placed as closed to the front boundary elevation as possible.

Blue Line - 1100mm post and rail - This boundary type has been used for the rear of plots 9/10 and 11/12. I do have concerns regarding the use of this boundary at this location. SBD state in their guide regarding all rear boundaries that back onto a public footpath -

'Public footpaths should not run to the rear of, and provide access to gardens, rear yards or dwellings as these have been proven to generate crime. 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. There may be circumstances where more open fencing is required to allow for greater surveillance. Trellis topped fencing can be useful in such circumstances'

Whilst the development area is low crime, I do not want to design in features that can promote crime. When comparing the front and rear boundaries of plots 1-8 their fronts have excellent natural surveillance from neighbouring properties. Their rear boundary line has a combination of a large defensible hedge row, with the support of a robust 1.8m fence that can not be accessed from the public space. When this is compared to plots 9/10 and 11/12 their front boundaries offer the same attributes as 1-8 but their rear boundary is extremely vulnerable. The rear backs onto 2 public footpaths and has no natural surveillance from either neighbouring properties or any formal surveillance. The proposed permeability, surveillance, and physical security of the development at this location could potentially allow offenders to easily access the rear of these units undetected to commit crime and offer an easy protected escape route.

It is my recommendation that the rear boundaries of plots 9/10 and 11/12 are provided with the same physical boundary as those of neighbouring properties (1-8 and 13-15) due to their vulnerable location, lack of rear surveillance, and permeability.

Lighting (External)

All communal areas including - Front and rear communal areas, parking bays, footpaths, and stores, will require lighting. It is recommended that column lighting in accordance with BS 5489-1:2020 is placed within all of these areas. Bollard lighting can be used as a way finding method only, not as a primary light source.

Lighting (Doorsets) -

All main entrance doorsets (external to internal) will be required to be lit. For this development this will be both the front entrance and rear (garden) entrance doors. PIR (reactive lighting) is not support by SBD. These areas will require dusk to dawn lighting that provides a constant light level during the hours of darkness.

Doors (entrance) –

It is recommended that all main entrance doorsets, are to the below minimum-security standard with the required fire and smoke attributes –

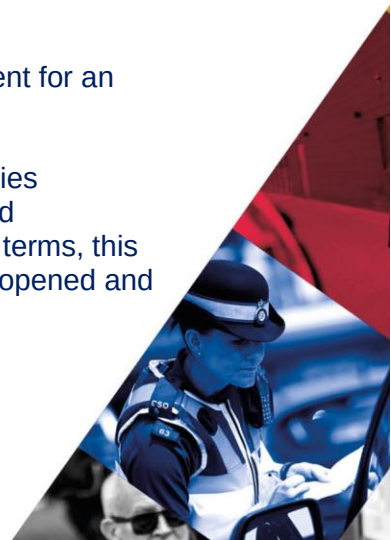
- PAS 24:2022

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 though the crime statistics for the site do not portray any requirement for an increased security level.

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 though the crime statistics for the site do not portray any requirement for an increased security level.

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.

Futher 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 \(securedbydesign.com\)](#)

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 \(securedbydesign.com\)](#)

Design Out Crime Officer (DOCO)

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