

Planning Application

DOCOCO Report

**Llanwern Works,
Queensway,
Llanwern,
Newport,
NP19 4QZ**

**Planning Reference –
25/0177**



Dear Newport Planning,

I am contacting you regarding planning application 25/0177 Llanwern Works Queensway Llanwern Newport South Wales NP19 4QZ. The proposed application is for - *reserved matters application relating to layout, scale, appearance, access and landscaping for 3 no. Commercial units (use class b1, b2, b8).*

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, Llanwern, and specifically the proposed development site near off Queensway, Llanwern for a 12-month period between 1st March 2024 – 1st March 2025.

From a Policing perspective the development is located in the Newport County Borough Council area, within the Maindee section, and Llanwern Ward. The Llanwern 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	Wards - Llanwern	*Site – Queensway	Demand % Ward v Site
Commercial Burglary	144	7	2	28%
Criminal Damage	451	37	1	2.8%
Theft (non-shoplifting)	212	25	1	4%
Vehicle Crime	290	43	1	2.3%
Anti-Social Behaviour	784	76	0	0%

**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.

I can confirm that the current call volume and demand within the site area is not having a detrimental effect on Policing or the community within or around 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).



Recommendations

Boundary –

I would recommend that the boundary between the public and private space is a security rated fence. I would recommend that the boundary is to a minimum height of 1.8m, consideration for 2.4m due to the nature of the development and is either of weldmesh or palisade in its design and construction. I would recommend that the boundary is to a minimum-security rating of LPS 1175 SR2.

I note several entrance/exit gates (pedestrian and vehicular) located within the boundaries of the site. I would recommend that this is of the same design, height, construction, and security rating (LPS 1175 SR2) as the fence line. I would recommend that this is electronically accessed controlled to prevent any unauthorised access or misuse.

If required, the use of defensible topping in addition to the fence line can also be considered to add additional height and increase the detection and deterrent level.

I would recommend that this is either controlled by an electronic access control system or secured with a Sold Secure lock.

Signage –

Clear and visible signage should be deployed onsite indicating each unit, access routes, and private areas. Signage promotes rule setting within an area and makes user of the location accountable.

Lighting (External) –

I would recommend that all areas of the development including parking bays, footpaths, and entrance/exit points are lit to BS 5489-1:2020 in the form of column lighting.

Bollard lighting is recommended for wayfinding purposes only. It should not be used as the primary lighting source for an area as it does not provide the required levels.

Doors –

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

- PAS 24:2022+A1:2024*

*PAS 24:2022+A1:2024 has now been published and supersedes PAS 24:2022. To allow for this transition to the new standard, PAS 24:2022 will continue to be an acceptable route to SBD compliance for applications made before 1st January 2027. PAS 24:2016 will also continue to be an acceptable route to compliance until 31st December 2025.

Increased security rated doors are also available that provide increased burglary protection against enhanced tool sets, these are –

- LPS 1175 Issue 8 Security Rating A3+
- LPS 1673 Issue 1 Attack Rating AR.A180+
- LPS 2081 Issue 1 Security Rating B+
- STS 201 (certified to PAS 24:2022+A1:2024*)
- STS 202 Issue 12 Burglar Resistance BR2
- STS 222 Issue 4 Burglar Resistance BR2(S)

Consideration for an increased security rated doorset due to the nature of the development and overall use.

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 a door viewer, mail delivery system or any other door accessory 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+A1:2024*

*PAS 24:2022+A1:2024 has now been published and supersedes PAS 24:2022. To allow for this transition to the new standard, PAS 24:2022 will continue to be an acceptable route to SBD compliance for applications made before 1st January 2027. PAS 24:2016 will also continue to be an acceptable route to compliance until 31st December 2025.

Increased security rated windows are also available that provide increased burglary protection against enhanced tool sets, these are –

- LPS 1175 Issue 8 Security Rating A1
- LPS 1673 Issue 1 Attack Rating AR.A60
- LPS 2081 Issue 1 Security Rating A
- STS 202 Issue 12 Burglar Resistance BR1
- STS 204 (certified to PAS 24:2022+A1:2024*)
- STS 222 Issue 4 Burglar Resistance BR1(S)

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 8418:202

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.

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 –

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

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

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