



Community Newsletter – Spring 2022

Keeping residents of Glan Llyn informed of estate management and development activity.



WELCOME TO THE SPRING EDITION OF THE GLAN LLYN NEWSLETTER

It has been a great start to the new year here as we've been planning community events, moving ahead with various development milestones and setting up our new residents' Working Group.

Our first free event is coming up on Saturday 19 March – we're looking forward to seeing many of you there to help plant our new sensory garden and trees for the Queen's Jubilee, as well as trying out our new wildlife trail.

If you have any ideas for future events and activities, or queries, please feel free to contact us on glanllynstates@stmodwen.co.uk

Best wishes
Lucinda Clason-Thomas

DEVELOPMENT & CONSTRUCTION UPDATE

Glan Llyn is a phased development, with plans for a vibrant and sustainable new community to be delivered over a number of years. Since our last update, we have made much progress on development milestones. Our overall masterplan detailing upcoming phases can be seen below.

LOCAL AMENITIES – a resident of Glan Llyn is looking to set up a new mobile coffee cart in the Western Park. If the planning application is approved by Newport Council, the cart could open later this spring for residents to enjoy.

UPCOMING CONSTRUCTION WORKS – over the coming months we will be commencing work on the final section of the main Avenue Road which will complete the link out onto Queensway. The works to the wider roadway are expected to last for around 18 months, with work being undertaken Monday to Friday (between 8am – 5pm) and Saturday (between 8am – 1pm).

BLOOMERY CIRCLE CLOSURE – we are bringing forward plans to close the junction between Bloomery Circle and Baldwin Drive to vehicles and make this area into a cul-de-sac as intended in the overall masterplan for Glan Llyn. The road will still be open for pedestrians, cyclists and emergency vehicles. We will soon be submitting a planning application to Newport City Council, and if approved, will look to undertake works later this year.

NEW DEVELOPMENT PHASES – Bellway has recently completed the delivery of 50 new homes at Heron's Mead, creating more homes for the community. Persimmon Homes is also moving forward with the construction of its phase which will deliver 178 new homes for the development.

PATHWAY TO RETAIL PARK – we are developing proposals for a pedestrian link to Spytty Retail Park and will soon be submitting a planning application to Newport City Council, which the local community will be able to provide comments on.



ANNUAL SURVEY

We wanted to share some of the feedback raised in our Annual Survey and our responses.



You asked for more community spaces and amenities

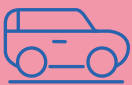
At Glan Llyn we are creating a vibrant and sustainable community and will be delivering this in phases over a number of years in line with the timescales set out in our masterplan.

In 2019, we opened the Glan Llyn Primary School, and have already established the Western Park which is being enjoyed by our community.

In the coming phases, and as we welcome more residents to Glan Llyn, we will be delivering more community spaces, amenities and facilities including a local centre which will act as a community hub.

Plans are in development for how we can better cater to elderly residents on site – including more events and amenities. Please feel free to contact the Working Group or St. Modwen with any suggestions.

We are currently supporting a Glan Llyn resident in setting up a mobile coffee shop on the edge of Western Park. If the planning application is approved, this could open later this Spring for residents to enjoy.



You said there needs to be parking for visitors and improved transport links – including to the retail park

Currently, Spytty Retail Park is accessed via the main road. As part of the agreed masterplan, a path between the two sites will be delivered, which would enable easy pedestrian and cycle access, and reduce car use. We are proposing to submit a planning application for a pedestrian link to Spytty Retail Park soon and residents will then have the opportunity to comment on the plans.

Visitor parking will be delivered as part of the plans for the local centre. We are considering the incorporation of electric charging points.



You asked for the Glan Llyn residents association to be more engaged with St. Modwen and FirstPort

We are now finalising the creation of a Working Group which will serve as a voice for the community. St. Modwen and FirstPort will be closely engaged with the new group and residents will be easily able to raise concerns via the Working Group. You can read their profiles in this newsletter!



You said that group activities would be welcomed

We have a range of community events planned for this coming year and hope to see you all there!

Saturday 19 March 2022 – Spring Event (including the creation of our new sensory garden, planting of trees for the Queen’s Green Canopy initiative and the launch of our new wildlife trail)

Saturday 4 June 2022 – Summer Event (including a community picnic for the Queen’s Platinum Jubilee)

Saturday 17 December 2022 – Christmas Event at Western Park

If you would like to hold your own event, please contact your managing agent, John Hamilton on john.hamilton@firstport.co.uk, to discuss.



You said that the play area needs refreshing

St. Modwen and FirstPort are undertaking a review of all play areas across Glan Llyn – including reviewing the ongoing maintenance of these areas to include the matting beneath play equipment. We’ll advise you if any costs need to be added to the service charge.



You asked for help tackling anti-social behaviour in the public areas of Glan Llyn

We want residents to enjoy living at Glan Llyn and are pleased to hear that in general you consider the community a safe place to live. Both FirstPort and St. Modwen are in regular contact with the Local Police Community Support Team and we work with them as required to share information on any anti-social behaviour. If you have specific information on incidents, please contact your community support officer, Rebecca Morgan, directly on rebeccamorgan2@gwent.police.uk or 07464 654566.



You asked what the difference is between St. Modwen Developments and St. Modwen Homes

St. Modwen Developments and St. Modwen Homes are two independently operating companies, although related.

St. Modwen Developments is a master developer – it provides the main infrastructure for a development including roads, utilities and open spaces. It does not build and sell homes directly to buyers, but works with many different housebuilders to create homes on site.

St. Modwen Homes is a housebuilder which builds and sells houses within larger developments such as Glan Llyn.

Together, we are working to create a vibrant and sustainable new community at Glan Llyn



You said that we could communicate better with residents and requested clearer time scales for work on site and maintenance

We are committed to providing regular updates on the development to residents via our existing newsletter and website, as well as the new noticeboard and FirstPort's resident portal.

We also send emails and letters with significant updates like the recent creation of the Working Group and to notify of upcoming construction works. We hope you have seen an improvement in recent months.



You said that wildlife is important to the community

We are delighted to hear that residents appreciate the local wildlife of Glan Llyn as much as we do. We will continue to support the local wildlife through a carefully considered estate management strategy and sensitively celebrate it with community events – such as wildlife walks.

We are hoping to create a Wildlife Warden committee through the introduction of the Working Group. This sub-committee would be responsible for monitoring the open areas of Glan Llyn and the health of wildlife.



You said that the management of landscaping areas is poor, especially on areas yet to be handed over to the management company

St. Modwen Developments is in the process of engaging with housebuilders on site to ensure that the plots are maintained to the quality standard of the rest of Glan Llyn until they are handed over to management company.



MEET YOUR NEW WORKING GROUP

We are currently setting up a new Working Group of residents which will serve as the voice of the community at Glan Llyn, representing your views to us.

Following lots of interest from residents, we're happy to introduce our four proposed members.

The Working Group will meet regularly and discuss ideas for the future of Glan Llyn, and we'll be in touch soon with details on how to contact them.



Rachel Willetts has been a resident of Glan Llyn for five years. She speaks regularly with St. Modwen and FirstPort to make suggestions on how to make our community better, including around the protection of local wildlife.



Dave Clemon is looking forward to being an active member of the community and keeping residents updated on developments at Glan Llyn.



John Deacon is interested in making Glan Llyn a great place to live through improving communication between St. Modwen and residents. He is passionate about the environment, nature and local wildlife and wants to enhance them.



Michael Donegan is looking forward to helping Glan Llyn become a thriving community and great place to live.

If you would like to put yourself forward to join the Working Group, please contact glanllynstates@stmodwen.co.uk as soon as possible.

We hope you enjoyed this edition of the Glan Llyn newsletter. If you have any questions or would like to share any comments with us, please do get in touch:

- **Lucinda Clason-Thomas, St. Modwen Developments** – glanllynstates@stmodwen.co.uk
- **John Hamilton, FirstPort** – john.hamilton@firstport.co.uk

We will also be sharing more news, announcements and updated on events with you via post, on email, through our resident portal and on our community noticeboard.