

COMMUNITY BULLETIN DECEMBER 2020



At Glan Llyn we are very lucky to benefit from the variety of landscapes and amenity areas. Our vision for Glan Llyn is to deliver for Newport a sustainable community set within an extensive and imaginatively designed landscape comprising a careful blend of green corridors, parks and water. Each area on the development has a different purpose and use and as such the maintenance of each area is carefully considered and varies from location to location. As a result, we wanted to celebrate the wildlife on Glan Llyn in this edition of the newsletter.

WESTERN POOLS

The Western Pools (often referred to as the old fishing ponds) are a natural habitat providing benefits for both wildlife and people. The pools and surrounding area include a range of habitats including open water, woodland, scrub and grassland providing suitable habitats for waterfowl (such as ducks, geese and swans), other birds, small mammals, invertebrates, insects and bats. These habitats supply the wildlife they support with sufficient natural food. Wildfowl for example eat insects, seeds, grains and plants giving them a varied diet from which they obtain all the nutrients they require for good health.

As a result of this being a wildlife rich area, the landscaping around the Western Pools is carefully

managed and advice on the maintenance has been provided by an ecologist, therefore maintenance is usually only undertaken around the periphery of the area during nesting seasons and annual clearances are undertaken at appropriate times of year. This means that this area is not as intensively maintained as the remainder of the site and all work is only undertaken after careful consideration of the wildlife. Testament to how well this area is thriving is that one of your resident wildlife enthusiasts has spotted endangered bumble bees, yellow wagtails, woodpeckers and kingfishers.



GLAN LLYN SURFACE WATER DRAINAGE SYSTEM



We can confirm that Lakeside Park has a dual function; it is designed as amenity space and as a surface water storage area. This means that when water levels are lower, the area is available for enjoyment by the community. However, in periods of heavy rainfall the park is designed to hold water. This is commonly known as a Sustainable Urban Drainage System (SUDS).

Due to the nature of the system, water levels will rise and drop gradually. This is a function of the system's design, and how the water is controlled as it leaves the site.

WESTERN POOL WATER LEVELS

Over the summer concerns have been raised about the water levels in the Western Pools. These ponds are fed solely from rainwater. They are not connected to any other water sources and, as with other naturally occurring lakes, their water levels fluctuate depending on the amount of rainfall and time of year. Therefore, the water levels will follow the natural cycle of the seasons and the weather. The Management Company is therefore not able to intervene in this natural process.

To the left is an engineer's impression of the areas which are designed to hold water when required.

It is important to understand that the water levels will rise and fall throughout the year and some areas adjacent to reens and lakes will fill, in accordance with the drainage design. This is very common on new development sites, as it means excess water can be routed away from houses and be managed in a controlled way in accordance with relevant legislation (the Flood and Water Management Act 2010 and associated guidance, in particular).

This should provide reassurance that the system of reens and lakes on site is operating as to be expected, and that higher water levels will be normal at different times of the year.

As the development grows, the network of lakes and reens will continue to evolve and expand. To ensure everyone living and working at Glan Llyn can continue to do so with peace of mind, we will be providing further information and notice boards about the site water and drainage systems as the site develops.





FISHING

We would also like to take this opportunity to confirm the fishing policy on the development has been re-visited. After recent careful consideration, ecological advice and discussion with a number of residents on site, we confirm that a no fishing policy will remain on Western Pools and Lakeside Park.

WILDFOWL



There is concern that in recent months there has been a large increase in the wildlife being fed by well-meaning residents and visitors and is partially as a result of people being at home during the Covid 19 restrictions/lockdown. Unfortunately, this has had several consequences:

Firstly, it has caused a significant increase in rat activity in the area resulting in the need to control rat numbers to keep them at a manageable level. One of the main ways of doing this is to remove their artificial food sources (such as bread, cooked rice and other human foods) and therefore it will be necessary for the local community and visitors to stop feeding the wildlife.

ECOLOGY PARK

We thought this would be a good opportunity to highlight to the residents the area of land known as Ecology Park. This is a section of land which runs behind Phases 2E and 2F, built by St Modwen Homes, along the entire length of the site. The area around the ponds will be managed and maintained in accordance with ecological advice, due to its valuable wildlife activity.

Secondly, as well as food encouraging rat populations, it also is harmful to the wildfowl. Feeding the wildfowl bread and other non-natural foods can lead to malnutrition, lack of vital minerals and vitamins in their diet, affect their egg laying success and can also increase the nutrients in the water which in turn leads to an increase in algae growth and lowers oxygen levels in the water causing a knock on effect to the whole habitat. There is also a danger that the wildfowl will become reliant on this artificial food source and increase in numbers upsetting the balance of the habitat and cause nuisance to residents.

In both the interests of the wildfowl and pest control on the development, we would ask all residents to not feed the wildfowl. For those people visiting the area that will not receive this email, signs will be erected around the pools confirming this.

We trust you understand that this decision has not been taken lightly and has been taken with the assistance of both our pest control contractor and ecologist and believe this will result in a more pleasant environment for all our residents.



HEDGEROWS & WILDFLOWERS

In order for there to be a varied and wide-ranging planting scheme on the development, a large variety of plants and shrubs have been planted. As a result, the frequency of pruning of each type of plant and hedgerow maintenance varies. We can confirm that there is a clear management plan in place for the extent of the Glan Llyn site, including different cutting regimes for both native and ornamental hedgerows. The hedgerows are cut in rotation to provide a range of hedgerow types in different months and years. Hedgerows containing native species, for example, are left un-cut during the nesting bird season. We would also like to ask residents for their support by not cutting any native hedgerows in the communal area during the nesting season. These will be cut both before and after the nesting seasons.

There are a number of areas of wildflowers on Glan Llyn. These encourage wildlife providing them with food and nectar, areas to nest and overwinter, and to also provide visual interest and colour throughout the spring and summer months. We are keen to continue to provide and maintain wildflower meadows in specific areas to improve the bio-diversity of the area. Over the forthcoming winter, we are hoping to highlight the areas where we will be encouraging wildflower growth with information signs, and the maintenance regime in these areas will reflect this. All other areas on the development will be maintained in accordance with the standard maintenance requirements of the site.

DEVELOPMENT UPDATE

As you may be aware, approval has now been given for the new Eastern Area Master Plan for Glan Llyn. This document has been placed on the Glan Llyn website, however, in the event you have not seen this we enclose a copy of the plan below.



Work continues on site and we appreciate your patience with regards to the temporary fencing that has been installed around the Western Park. This has been in place for essential development work for services being installed to serve the St. Modwen Homes plots and is in place to protect those using the park from the works being undertaken. We are pleased to confirm that we will remove the fencing during December and make the path safe for use. However, it will once again need to be erected within the next six to twelve months in order to complete the final phase of the works. Once these works have been completed the path will be fully reinstated. While the fencing is erected, the path around the park remains open and is wide enough for the continued use by residents.

PROPERTY MANAGEMENT PARTNERS

Over the last few years, we have been listening to feedback from the residents about what is important to them. We recognise that as the development grows the management of the public open space becomes increasingly important to the residents. We are also very keen to support the growth of an already thriving community. With approximately 700 houses on site, now is a key point to improve engagement and build a positive working partnership with our residents.

As a result, we believe it is time to pass the management to a specialist partner who is able to provide a bespoke

management service. A significant amount of time has been invested into identifying a managing agent that can provide the most appropriate service for Glan Llyn. We have now identified a partner that we believe will deliver the best service for our residents.

We will shortly be in contact with you to provide further information in respect of our proposed partner. This will contain further details on the comprehensive service they can provide. We would therefore like to give you the opportunity to listen to the services that can be provided and ask any questions you may have.

CHRISTMAS MESSAGE



2020 has been a very difficult year for everyone. As a result, St. Modwen wanted to offer a bit of festive cheer to the residents of Glan Llyn. As the development is large,

we have taken the decision to install two Christmas trees, in key locations, along with some Christmas lights where the maximum number of residents are able to enjoy them. The cost of supply and installation of these decorations are a gift from St. Modwen, on behalf of the Glan Llyn Management Company.

We would like to take this opportunity, on behalf of Glan Llyn Management Company, to thank Llanwern Parish Council and Councillor Kellaway for providing the Christmas Tree located near the school. We are sure all the residents would like to thank them for this generous gift.

We would like to take the opportunity to wish all residents a Merry Christmas and Happy New Year.