



Community Newsletter – Autumn 2023

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



WELCOME TO THE AUTUMN EDITION OF THE GLAN LLYN NEWSLETTER.

As we head into autumn, we wanted to take a moment to share some updates from the past few months at Glan Llyn.

It was a great summer (despite the weather!), with plenty of activity across the development including the judging of the Child Safety Week sign competition.

We've also celebrated some more development milestones, with the Queensway access route via phase 3A now open.

We are always open to ideas for future community activities and initiatives – if you have any, please feel free to contact us on glanllynestates@stmodwen.co.uk or get in touch with the Glan Llyn Working Group at glanllynwg@gmail.com.

Best wishes
Adrian Andrews

CHILD SAFETY WEEK SIGN COMPETITION

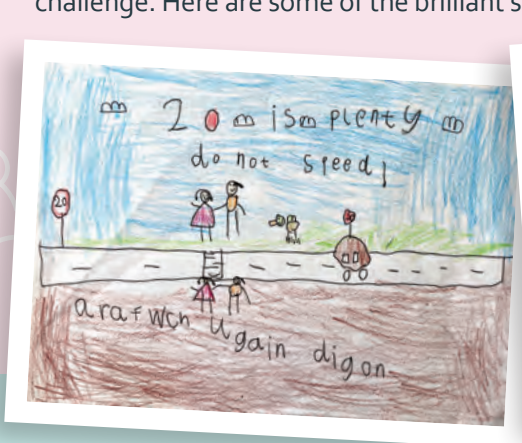
This summer, Glan Llyn Primary School hosted a week of educational events focused around child safety.

As part of the week, students aged 4-11 were invited to design a sign to help inform the community about road safety.

The judges were impressed by the quality and creativity of the designs and this made choosing a winner a challenge. Here are some of the brilliant submissions:

These designs stood out for their inclusion of both English and Welsh languages. The central message in both languages is the phrase '20 is plenty'.

But, as with all competitions, there must be winners – and this is no different. Read on to discover which entries came out on top in the Glan Llyn Child Safety Week sign competition.





CHILD SAFETY WEEK SIGN COMPETITION- CONTINUED...

THE WINNING ENTRIES



The composition of this design is fantastic and it's clear that a lot of thought went into it.

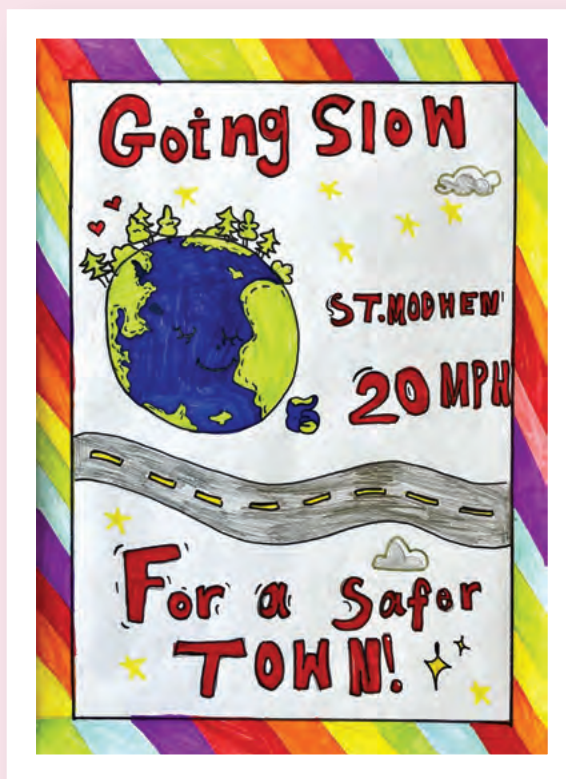
Thank you again to everyone who entered the competition, you produced some great work that we loved considering – picking a winner was quite a challenge!

Keep an eye out for the winning entries, which are now displayed around Glan Llyn.

Make sure you follow all the submissions' instructions and be careful driving around Glan Llyn. It helps protect everyone at the development.



The tortoise design does exactly what it says on the tin: Tortoises go slow, you should too!



Finally, another globe-centric design certainly went down well with the judges who were impressed with the artistic skills on show.



Glan Llyn's Central Lake is nearing completion and, alongside the East Lake, will form a centrepiece for the development.

As well as delivering vital habitats for wildlife, the lakes are also impressive feats of engineering, with every care

taken to ensure they are safe for the community to enjoy. This covers everything from the design of their banks to their integration with the other waterways on site.

To get a sense of the scale of the lakes, a visual comparison with Western Park is below.



MAP OF WESTERN PARK, WITH RED DOTTED LINE



AERIAL IMAGE OF THE CENTRAL LAKE BEING FORMED

The red dotted line you can see is the footpath boundary of the Western Park. The area within the footpath measures 7.2 acres – equivalent to nearly three international-sized rugby pitches. When measured together, the Central and East lakes are

equal to 8.4 acres, more than the size of the open green space at the Western Park.

We can't wait to see the community enjoying the beautiful landscapes being created here at Glan Llyn.

A MESSAGE FROM THE WORKING GROUP

The Glan Llyn Working Group is the community's voice, and we're responsible for representing your views to St. Modwen and FirstPort.

We meet quarterly to discuss community feedback, ideas, seasonal events and to share our suggestions for Glan Llyn with the management team. We're also responsible for providing guidance on new initiatives and any other key matters.

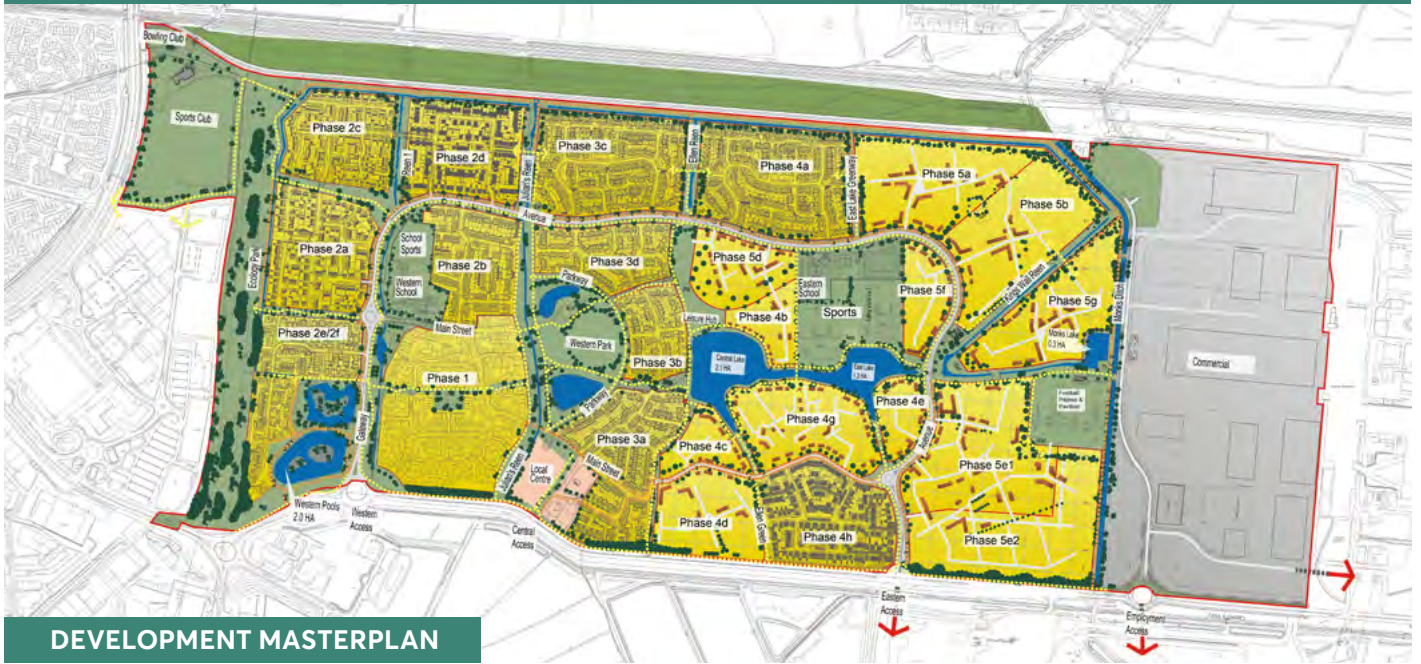
This is particularly important as the development continues to grow, and the Working Group is the best channel for you to share any ideas and recommendations for how we can help shape this community.

If you have any questions about joining the Working Group or would like to share your comments, please do get in touch. You can contact us directly at glanllynwg@gmail.com.



DEVELOPMENT AND CONSTRUCTION UPDATE

We wanted to update you on some recent development milestones



DEVELOPMENT MASTERPLAN

ST. MODWEN

Work to the temporary access road opposite the Western Pools is now complete, with the formation of a cul-de-sac along Bloomery Circle.

As the planting season has now started, we will be beginning landscaping to this area, including planting a range of native species. These will be chosen specifically to attract wildlife such as vital insects and pollinators, supporting the development's biodiversity.

Across the development, access through to the Queensway via phase 3A has now been opened by St. Modwen Homes.

We have recently marketed part of the local centre for sale, for a developer to deliver the retail uses and day nursery. We are now in advanced discussions with the successful bidder and will have some very exciting news to share shortly on this.

HOUSEBUILDERS

Work is nearly complete by Bellway Homes at Heron's Mead, where final homes are for sale. The last timber frame plot will be built in the sales car park, within a 2.4m hoarding to ensure the safety of surrounding residents.

Work is also continuing by Persimmon Homes at Springfield Meadows, Lovell at Locke Gardens, and by St. Modwen Homes, with more homes set to be delivered through the winter and spring.

Homes delivered at Glan Llyn

Houses delivered and occupied	1,200
Houses with planning permission undergoing construction	1,035
Houses seeking planning permission currently	445

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 through the following channels:

- Natalie Daniels, FirstPort Natalie.daniels@firstport.co.uk
- St. Modwen team glanllynstates@stmodwen.co.uk

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