



Twigworth Local Centre - Up For Sale!



The Local Centre is currently on the market as an investment sale, by Robert Hitchins the current owner since completion of the centre in 2021.

The anchor stores of the Mid Counties Co-Op and Janes Pantry were the first to take up residence, with the other 3 units struggling to receive any interest for a couple of years.

All the units are now fully let, including, Wine Rack, Mimosa (hair salon) and the Indian Restaurant and Takeaway, Kartoos, bringing an array of amenities and convenience to our area.

Unfortunately, due to the popularity of the local centre, vehicle parking is becoming a big problem (35 spaces only) and this is likely to get worse with the GCC Highways Traffic Order for setting down "double yellow lines" yet to be marked in Barley Drive... the car park is woefully inadequate... this is likely to present new and unwelcome problems to nearby residents and roads in the surrounding area.



Investment Summary

- Prominently located on A38 between Cheltenham and Tewkesbury.
- Built in 2021, this local centre comprises 5 retail units and will be 100% let prior to the sale of the freehold interest.
- Anchored by Co-Op Convenience store with 46% of the income and strong reversion on rent review due 10/26.
- 35 shared car parking spaces including electric car charging points.
- The local centre sits at the entrance to Twigworth Green which will deliver 725 new homes by Vistry Group.
- Let on new affordable market rents.

Twigworth Local Centre Gloucestershire GL2 9SB



Proposal

We have been instructed to seek offers in excess of **£2,050,000 (Two million and fifty thousand pounds)**.

A purchase at this level reflects a blended **net initial yield of 7.39%** after purchasers costs of 6.28%.

02

Twigworth Green - Landscaping Concerns

Residents have been expressing their concerns about the number of dying/dead/broken saplings and the general appearance of the landscaping around the Twigworth Green development.

The residents would like to think that Vistry and the other developers (Bloor), had some plan going forward to address this but since first reporting concerns in April 2023, nothing has been done and the development is now in its final phases.

There are now in excess of 30 tree saplings damaged!

There are many saplings dying/dead/damaged, due to a variety of reasons, including high winds or where strimming has caused irreparable damage by tearing the bark and terminating the flow of nutrients to maintain growth; there are also many supports or ties loose or missing.



Within the Gateway area of responsibility, the Parish Council understand that their Grounds Contractor (Tony Benger Landscaping) had carried out an audit and had submitted a quote to Gateway for replacing damaged and dead saplings... Gateway had not yet made a decision... however... the sapling damage had been caused prior to the handover to Gateway by Vistry and residents should not have to foot this bill... Vistry should have handed over all areas of the estate in good order... this clearly was not the case... reports of damaged saplings in these areas had been submitted to Vistry as far back as April 2023.

Cllr. Redfern has escalated this with Vistry and asked if someone could please advise what actions Vistry were taking to address this issue.... Cllr. Redfern still has not received any replies from Vistry other than acknowledgements that someone will get back to him.

Unfortunately, the state of landscaping in many areas is poor by any standard, with a lack of seeding, poor shrubbery, turfing, removal of construction debris from grassed areas and hedgerows, this together with the tree issue, makes for a less than appealing development - that said and in contrast... the Vistry Sales office landscaped area and the other areas still managed by them, looks pristine!

Next Steps

Following the lack of response from Vistry, the Parish Council have requested that Tewkesbury Borough Council Planning investigate and update the Parish Council.

Re: Twigworth Green Planning Application 18/0129/APP related to 15/01149/OUT - Condition 3 relating to landscape states :

"...All planting, seeding or turfing in the details of landscaping approved pursuant to condition 2 above shall be carried out in the first planting and seeding season following the principal vehicular access first having been brought into use, and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation..."

VISTRY - PLEASE SORT IT OUT!

Your New County & Borough Councillors

Following the recent Gloucestershire County and Tewkesbury Borough Council Elections, the following candidates were elected:

Gloucestershire County Council

Cllr. Sarah Hands (LD)

Cllr. Sarah Hands (LD) is already a Tewkesbury Borough Councillor and Deputy Leader of the Council, and will now will represent the Council Division of Highnam; which includes the Parish of Twigworth.



EMail: sarah.hands@gloucestershire.gov.uk

DECLARATION OF RESULT OF POLL

Gloucestershire County Council
Election of a Councillor
Highnam County Division

Thursday 1 May 2025

I, Alistair Cunningham, being the Deputy Returning Officer at the above election, do hereby give notice that the number of votes recorded for each Candidate at the said election is as follows:

Name of Candidate	Description (if any)	Number of Votes*
BOCKING, Graham John	Reform UK	1063
BRISTOW, Jonathan Richard	Green Party	157
HANDS, Sarah Jane	Liberal Democrats	1074 Elected
LAPINGTON, Jane Ann (commonly known as Annie LAPINGTON)	Labour Party	145
MCLAIN, Paul Dermot	The Conservative Party Candidate	876

* If elected, the word 'Elected' appears against the number of votes.

The number of ballot papers rejected was as follows:	Number of ballot papers
A want of an official mark	0
B voting for more Candidates than voter was entitled to	3
C writing or mark by which voter could be identified	0
D being unmarked or wholly void for uncertainty	4
Total	7

Vacant Seats: 1 Electorate: 9281 Ballot Papers Issued: 3322 Turnout: 35.79%

And I do hereby declare that Sarah Jane Hands is duly elected.

Dated Friday 2 May 2025

Alistair Cunningham
Deputy Returning Officer

Printed and published by the Deputy Returning Officer, Council Offices, Gloucester Road, Tewkesbury, Glos, GL20 5TT

Tewkesbury Borough Council

Cllr. Rojina Rai (LD)



Rojina Rai (LD) is currently a Parish Councillor from Innsworth, who now becomes our new Borough Councillor and will now represent the Innsworth Ward which includes the Parishes of Innsworth, Longford and Twigworth.



Cllr. Paul McClain (Con)

Twigworth Parish Council would like to thank out-going County Councillor Paul McClain for his dedicated services to our community over the last few years, particularly his successful support for the Defibrillator grant.

Cllr. McClain remains a Tewkesbury Borough Councillor for Highnam.

DECLARATION OF RESULT OF POLL

Tewkesbury Borough Council
Election of a Councillor
Innsworth Ward

Thursday 1 May 2025

I, Alistair Cunningham, being the Returning Officer at the above election, do hereby give notice that the number of votes recorded for each Candidate at the said election is as follows:

Name of Candidate	Description (if any)	Number of Votes*
BOCKING, Graham John	Reform UK	596
BRISTOW, Jonathan Richard	Green Party	75
DAVIES, Veronica	The Labour Party Candidate	93
RAI, Rojina Pradhan	Liberal Democrats	666 Elected

* If elected, the word 'Elected' appears against the number of votes.

The number of ballot papers rejected was as follows:	Number of ballot papers
A want of an official mark	0
B voting for more Candidates than voter was entitled to	0
C writing or mark by which voter could be identified	0
D being unmarked or wholly void for uncertainty	12
Total	12

Vacant Seats: 1 Electorate: 4890 Ballot Papers Issued: 1442 Turnout: 29.49%

And I do hereby declare that Rojina Pradhan Rai is duly elected.

Dated Friday 2 May 2025

Alistair Cunningham
Returning Officer

Printed and published by the Returning Officer, Council Offices, Gloucester Road, Tewkesbury, Glos, GL20 5TT



FLOODWATCH with George Sharpley

Chairman of Twigworth Parish Council

What wonderful weather so far this summer, as we sit in our gardens imagining we're in Greece or Spain!

There is though a flipside. When rain comes, it comes with an intensity we didn't see ten years ago; and our villages come under pressure from surface-water flooding. Some of us are flooded; others are vulnerable to the failing drainage network, to sewage back-up.

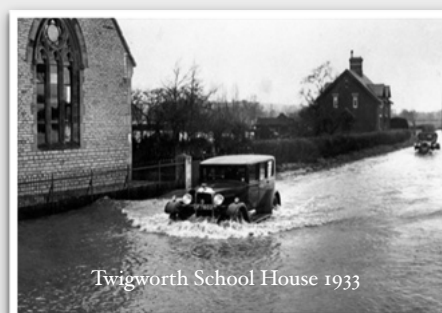
When building a new house – and Twigworth has had a few – the first step by a good builder is to make sure the drainage is properly in place. Twigworth Green has not been so lucky. The new sewage pipeline runs from Twigworth Green under the Hatherley Brook across to the sewage plant between Innsworth and Longford. It works on a gravity system, i.e. there is no additional pumping. The result of this is regular visits by tankers to clear sewage from manholes. When heavy or persistent rain comes, people experience sewage backing up into their properties. The developers argue that the problem lies at the other end, at the sewage plant, managed by Severn Trent.



We're more likely to get improvements if we present evidence collectively. For years residents of Twigworth have reported problems individually to Severn Trent and the borough council, and enjoyed little or no response. So we have to act ourselves, and act together. If you see (or smell) a problem, let me know. Tell me where and when, and send a photograph if it's something visible. If you see a tanker emptying a manhole ask them what the problem is – they're generally helpful people.

Another important benefit of acting together is we'll be able to see the broader picture and this should help us identify the problem(s).

The older part of the village is connected to a system which leads to a pumping station in Ash Lane, Down Hatherley. This network has been failing for many years. Now, at long last, we're due an upgrade from Severn Trent: the result of a development being refused permission to connect to the network until such an upgrade had been completed. This only happened because at various committees and appeals we presented evidence, your evidence, of the failing system. The word is that Severn Trent have already completed some pipe lining, and they plan further upgrade works before too long.



Let's wait and see. In the meantime, stay cool and enjoy the sun!

Report flooding or sewerage problems to me:

cllrsharpley.twigworthpc@gmail.com

For emergencies or to log issues with Severn Trent directly:

call 0800 783444

Cllr. George Sharpley

Twigworth Parish Council

Twigworth Parish Council now has a new Noticeboard, which is centrally located at The Local Centre, Mid-Counties Co-Op.

As a result, we shall no longer be supporting the old noticeboards which are located at the A38 Bus Shelter (Orchard Park) and the A38 Lay-By.

All Parish Council and Public Notices will now be posted on the official Parish Council Noticeboard.

Please Note!

This noticeboard is strictly for Parish and Public notices.



Some residents have shown an interest in using the old noticeboards for other purposes, such as advertising sports events, for sale notices etc ... whereas we think this is good idea, it is not something that the Parish Council would wish to manage, so if any interested parties would like to contact us, I am sure that we could make some suitable arrangement for a transfer of ownership, providing that is managed correctly.

Please contact: Cllr. John Redfern cllrredfern.twigworthpc@gmail.com

The Parish Council has an excellent Website with all the up to date information about our community and this can be accessed by scanning the QR Code with your phone camera.



Twigworth Green Development 15/01149/OUT

Cllr. John Redfern - Open Letter to Residents



I am writing this article first and foremost as a resident of Twigworth Green, having moved here in December 2021.

On the purchase of our new properties, residents of Bovis, Linden or Bloor properties, were allowed a 2-year warranty period to “flag up” any issues that they were unhappy about, so that the developers could address them, a process which I used myself, which worked reasonable well and from what I understand, other residents had similar experiences, as always, there were some exceptions.

With regards the Twigworth Green development as a whole, residents and tenants have struggled at times to get issues addressed, with many still outstanding, I have attempted to create a working dialogue with the developers to report these issues but have not had much success in getting them addressed or indeed even emails answered!

As the Twigworth Green development progresses towards completion either later this year or earlier next year, resident owners, tenants, landlords need to be satisfied that the newly developed properties, drainage, sewage, roads and all other infrastructure has been completed correctly.

All residents should ensure that any failings are brought to the attention of their developer in the first instance and as soon as possible, so that they may be logged and addressed.

Although the Parish Council have no direct involvement in this process, we are nevertheless the voice of the community and despite there being many occasions when issues have been brought to the attention of Vistry (Bovis & Linden) and Bloor, there are still many issues outstanding, some we are aware of but there may be others... please let me know if you have reported something and have not received any action, so that we can bring this to the attention of the local authority.

The local authority, Tewkesbury Borough Council, will have a process where they oversee the handover of newly developed properties or areas from developers; ensuring that developers have complied with all obligations, including building regulations and any agreements with the council:

- **Compliance Checks:** Local authorities will verify that the development meets all building regulations, planning permissions, and any specific conditions outlined in Section 106 agreements (agreements made between the developer and the council as part of planning permission).
- **Building Control Approvals:** Local authorities, through their building control departments, are responsible for ensuring that building works comply with regulations.
- **Adoption:** This process, is where the local authority assumes responsibility for certain roads, footpaths, and other public areas within the development, signals the official handover.
- **Handover Pack/O&M Manual:** Developers typically provide a handover pack containing essential information about the building's construction, operation, and maintenance, which is vital for future residents and the local authority.
- **Discharging Requirements:** Local authorities may need to work with developers to agree on procedures for fulfilling any requirements, including the cost of discharging those requirements, as outlined in a Development Consent Order (DCO).
- **Section 106 Compliance:** Local authorities ensure that the developer has fulfilled all obligations outlined in the Section 106 agreement before a management company can be handed over to residents

I have agreed to a site meeting/walkabout with the Vistry Site Manager, sometime in July... this will be a good opportunity to question Vistry about the various issues that residents have already flagged up, many recorded on the Twigworth Green - Resident Observation spreadsheet, which is available on our website. However, if there are any residents, tenants or landlords that have any new questions they would like answers to, please send your question to me by the end of June and I will do my best to get some answers for you.... my contact email address is below:

Cllr. John Redfern cllrredfern.twigworthpc@gmail.com

Twigworth Green - Dog Waste/Litter Bins

As the Twigworth Green development expands, there is a need to provide and install new dog waste/litter bins and signage...funding is available for this... there are two new locations that are proposed (see map below)... one near the green bridge and one on the footpath off Apley Road...this should still leave funding available for a further bin in Phase 3 when complete.

If there are alternative locations, please send us your comments but please remember, funding is limited and that bins have to be located near the road network for servicing.

We continue to have problems with overflowing of bins (Bin 6) and servicing frequency ... this is being investigated.



At the last Parish Council meeting, it was agreed to formally request a replacement dog bin with larger capacity at HalfPenny Close (Bin 6) or additional dog bins/dual purpose bins on the main pathways into the development noting that the issue of emptying, are the responsibility of the developers/management company and any such alterations will need agreement with the developers, cost implications for residents would need to be considered.



Park Responsibly & Slow down!

Twigworth Green resident car owners have again been expressing their concern about the standard of driving, speed and parking on the development roads, which have been leading to “near misses” and potential for children to be involved in an accident - Please park responsibly and slow down - 20mph is plenty!

Next Parish Council Meeting

Thursday 3rd July 2025

19:00 - 21:00

Down Hatherley Village Hall

This meeting is open to the public if you wish to hear what's going on in and around Twigworth or to raise any issues or ideas.

Litter Picking

Following social media posts, it is sensed that there are some Twigworth Green residents who care about building a community to be proud of and are fed up with those who just want trash it!

If YOU are one of these “like minded residents” and are interested in caring for our community... there is a possibility that we could create a “Volunteer or Community Litter Picking Group” to target those areas blighted by the mess left by those less responsible.

Tewkesbury Borough Council can assist us with this and there is more information on their website: <https://tewkesbury.gov.uk/services/environmental-health/volunteer-litter-picking/>

If you are interested in this initiative, please contact: cllredfern.twigworthpc@gmail.com