
Twigworth Green - Meeting with Vistry 17th July 2025

Present:

Cllr J W Redfern (TG Resident)

Vistry Site Manager, Ashley Brookes

Purpose of the meeting

The purpose of the meeting was to meet with the Vistry Site Manager, to receive an update on the development progress and have an opportunity to raise the concerns/observations received from residents; which were itemised on the spreadsheet (TG Resident Observations which is attached).

The meeting with the Site Manager, Ashley Brookes, was positive, with the majority of concerns being answered or updated, he also promised to come back to me on some of the issues but due to lack of time, it was agreed to have a specific "site walkabout" on Friday 8th August at 10:00hrs to inspect the landscaping and road issues.. feedback for the walkabout will be provided at a later date.

The Site Manager suggested having a meeting every 2-months if required but given the timeline for completion (June 2026) this may now not be necessary... he has also provided his direct email address should we have any new issues that arise.

Summary

- When is the development due to be complete and are Vistry on schedule? **June 2026**
- When will the adoptable roads be ready for adoption? **When all road upgrades, surfacing, street furniture and road markings have been completed; this will then be followed by an inspection by GCC and a stage 3 safety audit - target June 2026**
- When will the Changing Facilities and MUGA be complete and what is the process for arranging the management of it with the sports ground? **End of Dec 25/Qtr1 26**
- What is stopping the sports field from being used now? **As above**
- When will the bus shelter be installed and complete? **Vistry have advised that in preparing the foundations, they have discovered a water service which prevents the installation progressing; they believe this to be a temporary service but as soon as they know for sure, the installation will go ahead.**
- We understand that the bus shelter will have a litter bin... is this correct? **Vistry to advise**
- Are there any plans to install additional litter bins across the estate? **Phase 3 LEAP**
- Two new locations for additional dog waste bins were proposed - **Vistry to advise**
- What is the plan for Vistry to replace the dead/damaged saplings across the development? **It was agreed to have a site walkabout/inspection planned for Friday 8 August 2025 have advised that they will replace all - TBC have created an enforcement case**
- When will the Sales Office be removed and what is it replaced with? **Vistry have stated that the Sales Office will be demolished on completion of house sales and will advise**
- Which areas have been currently been handed over to Gateway Management? **Phase 1, 1b; this will be reviewed on site walkabout Friday 8 August 2025**

- Will the development entrance/media boards to Twigworth Green be left on completion, this provides an attractive entrance to the development? - **Vistry to advise**
- Have there been any recent issues with the sewage/drainage on the development? - **Apart from one or two isolated instances around TG, where there has been blockages due to construction silt build up and wipes found in the system; the sewage/drainage infrastructure has been working well... that said, the system quickly reaches capacity in prolonged and heavy wet weather... this is believed to be attributable to issues at the Innsworth Pumping Station not coping with the combined infrastructure from other sites (Innsworth/Longford), which is well documented**
- Review and update of the itemised list of TG Resident Observations (attached) - **this was reviewed against the Vistry actions, each item was discussed and comments have been now been updated in red text, this also appears on the Parish Council website**