

## TWIGWORTH GREEN - RESIDENTS OBSERVATIONS (Updated 30 Nov 2025 - Full File)

Number	Observation	Area	Date Raised	Action By	Target/ Actual Completion	Status	Response/Update/Comments
001	Loose manhole covers opposite Dolwen Walk/Ironbridge Road.	Ironbridge Road	1 Jun 2023	Vistry	Review July 2025	Reported	On-going issues (Nov 25)
002	There is a missing/broken sign at entrance to Bewdley Drive on RH side	Bewdley Drive	1 Jun 2023	Vistry	Qtr 1 - 2024	Complete	Bewdley Drive Sign is onsite, various street signs require remedial/replacement throughout the development, date of install TBC but a designated team will be working on this and other remedial works in the new year - Completed
003	Ironbridge Road resurfacing	Ironbridge Road	1 Oct 2023	Vistry	Review July 2025	Open	Vistry have advised that this work is now underway June 2025 - restarted October 2025
004	The Childrens Play Area - when will this be complete and ready for use?	Porthill Close	1 Oct 2023	Vistry	Qtr 2 - 2024	Complete	
005	Kale Drive broken gate at Green Lane/ Ginell	Kale Drive	October 2023	Vistry	25 Oct	Complete	
006	Leighton Close temporary road repair at lamp post requires finishing	Leighton Close	October 2023	Vistry	20 Dec	Complete	Tarmac is arranged for 20/12/23 to complete this crossing.
007	Barley Drive (Nr Janes) temporary road repair at lamp post requires finishing	Barley Drive	October 2023	Bloor	No Date	Complete	Temporary repair carried out - road to be resurfaced prior to adoption
008	Royal Mail Post Box on Ironbridge Road near Bus Stop	Barley Drive	1 Aug 2023	Royal Mail	No Date	Closed	All efforts for the Post Office to provide a Post Box have been exhausted - including, Appeals, Petitions, MP
009	Defibrillator for The Local Centre	Barley Drive	1 Aug 2023	GCC	Dec 2024	Complete	Award of £2500 from GCC Build Back Better scheme approved - a/w GCC to transfer funds for Defib to be purchased and installed
010	Ironbridge Road - temporary ramps at Nos 41 and 57 serious noise hazards when construction traffic moving (most in excess of 10mph)	Ironbridge Road	1 Oct 2023	Vistry	Review July 2025	Open	Some resurfacing work has now started - Vistry to advise if crossover section is being block paved and when this will done
011	Footpath continually floods between Porthill Close and Purton Close	Porthill Close	1 Apr 2023	Vistry	11 Mar 25	Complete	
012	Residents reporting that they are having problems with drainage and WCs	Comfrey Gardens	8 Dec 2023	Vistry	No Date	Complete	Vistry are aware of the drainage issues associated with the pumping station at inns worth. Regular pumping is taking place to ensure residents do not experience any unnecessary drainage issues as Severn Trent undertake their general maintenance and upgrade works - blockage cleared, no further complaints
013	Construction traffic excessive speeding (+10mph) on Ironbridge Road	Ironbridge Road	December 2023	Vistry	No Date	Complete	Reported to Vistry 08 Dec 2023 - We will issue notification to all contractors confirming the 10mph speed limit.
014	There are drain issues in Halfren Drive, tankers are on site to pump out the foul drain every week?	Halfren Drive	1 Jul 2023	Vistry	No Date	Complete	Vistry are aware of the drainage issues associated with the pumping station at Innsworth. Regular pumping is taking place to ensure residents do not experience any unnecessary drainage issues as Severn Trent undertake their general maintenance and upgrade works.
015	Footpath from A38 - Comfrey Gardens needs another bollard to prevent vehicles using	Comfrey Gardens	1 Dec 2023	Vistry	Jan 2024	Complete	Bollard required at the Comfrey Gardens end of footpath - Vistry will look into this additional bollard requirement - Completed

016	Footpath from A38 - Comfrey Gardens, not receiving regular landscape maintenance - Is this a Wild Flower area?	Comfrey Gardens	December 2023	Vistry	Review 8 Aug 2025	Complete	Vistry have stated that this has been seeded as wildflower and doesn't receive general strimming due to its requirement to self-seed annually and increase density each year. (Wet Meadow Mix, sowing Rate 5gm2)
017	Development contractors driving on their mobile phones. Not only in work vans but whilst driving/operating heavy machinery.	Ironbridge Road	December 2023	Vistry	Dec 2023	Complete	Vistry will issue notification to all contractors confirming the safe operating rules around use of mobile phones.
018	2 nr Street Lamps not working on Sales Office Roundabout	Ironbridge Road	1 Dec 2023	Vistry	Jun 2026	Reported	Vistry site team has confirmed these streetlights connect to a location directly under the sales and marketing suite and therefore will not be able to get these connected until this is removed from site - <i>No change</i>
019	Pot holes appearing in temporary road repairs on Ironbridge Road near Halfpenny Close	Ironbridge Road	December 2023	Vistry	20 Dec	Complete	Tarmac is arranged for 20/12/23
020	SUDs Fence broken in two places	Halfpenny Close	1 Dec 2023	Vistry	No Date	Complete	Completed
021	SUDs Lifebuoy blown out of housing by high winds	Halfpenny Close	1 Dec 2023	Vistry	Jan 2024	Complete	Completed
022	Fly tipping in Ginnel - rubber tyres and waste bin	The Ginnel or Green Lane	1 Dec 2023	TBC	Jan 2024	Complete	Completed
023	Heras Construction Fences in Ginnel to be removed if finished with?	The Ginnel or Green Lane	1 Dec 2023	Vistry	Review 8 Aug 2025	Reported	Site walkabout/inspection planned Friday 8 August 2025
024	Sapling broken from high winds	Purslane Close	1 Dec 2023	Vistry	Review 8 Aug 2025	Reported	A planning enforcement case has been created under reference 25/00095/ENFD.
025	Ironbridge Road signs 41-49 to be installed	Ironbridge Road	1 Jan 2024	Vistry	No Date	Complete	Vistry have stated that there are about 15 Street Signs that need replacing due to originally ordering the incorrect ones
026	Ironbridge Road signs 51-57 to be installed	Ironbridge Road	1 Jan 2024	Vistry	No Date	Complete	Vistry have stated that there are about 15 Street Signs that need replacing due to originally ordering the incorrect ones
027	Bloor Construction Delivery Sign to be removed	Ironbridge Road	1 Jan 2024	Bloor	No Date	Complete	
028	Footpath from Comfrey Gardens to Bewdley Drive requires bollards to prevent vehicles using - vans using as short cut!!	Bewdley Drive	9 Feb 2024	Vistry	No Date	Complete	Residents has stated that delivery vans have been using this footpath as a shortcut! Vistry have now installed bollards at both ends of this footpath.
029	Cycle rack blown off its base behind Two Rivers Housing Flats off roundabout	Apley Road	6 Feb 2024	Two Rivers Housing	Feb 2024	Complete	
030	Utility Cabinets missing, damaged	Ironbridge Road	6 Feb 2024	Two Rivers Housing	Feb 2024	Reported	
031	Traffic noise, caused by arriving early at compound, plus construction activities before 07:30	Ironbridge Road	27 Feb 2024	Vistry	No Date	Complete	Vistry have notified their Contractors
032	Dog Waste bin at SuDS requires weekly servicing as this is a popular walking route	Halfpenny Road	18 Mar 2024	Vistry	Review July 2025	Complete	See item 51
033	Saplings dead/dying or broken - on RH side of path towards SUDs Pond	Ironbridge Road	14 Jun 2024	Vistry	Review 8 Aug 2025	Reported	A planning enforcement case has been created under reference 25/00095/ENFD.
034	Saplings dead/dying - on LH side of path towards SUDs Pond	Ironbridge Road	14 Jun 2024	Vistry	Review 8 Aug 2025	Reported	A planning enforcement case has been created under reference 25/00095/ENFD.
035	Saplings dead/dying - on path towards A38 Lay-by	Comfrey Gardens	14 Jun 2024	Vistry	Review 8 Aug 2025	Reported	A planning enforcement case has been created under reference 25/00095/ENFD.
036	Saplings dead/dying - on grassed area near Play Park	Porthill Close	14 Jun 2024	Vistry	Review 8 Aug 2025	Reported	A planning enforcement case has been created under reference 25/00095/ENFD.

037	Saplings dead/dying - on grassed area near Play Park	Porthill Close	14 Jun 2024	Vistry	Review 8 Aug 2025	Reported	A planning enforcement case has been created under reference 25/00095/ENFD.
038	Sapling broken from high winds - near lamp post	Kale Close	14 Jun 2024	Vistry	Review 8 Aug 2025	Reported	A planning enforcement case has been created under reference 25/00095/ENFD.
039	Gate not hanging or closing correctly	Kale Close	14 Jun 2024	Vistry	Review 8 Aug 2025	Reported	Gateway have attended but gate alignment installed incorrectly, Vistry need to address
040	Loose kerb stone which has fallen down and is a danger to traffic,	Ironbridge Road	17 Jun 2024	Vistry	Jun 2024	Complete	
041	Litter bins located at the children's play area are not routinely being serviced and litter attended to	Porthill Close	1 Aug 2024	Gateway	No Date	Complete	Gateway have advised (12/08/24) that they are currently looking into getting the bins routinely addressed.
042	Comfrey Gardens (Green) not being attended to	Comfrey Gardens	14 Jun 2024	Vistry	Review 8 Aug 2025	Reported	This is not a Gateway managed area... Site walkabout/ inspection planned Friday 8 August 2025
043	There is a serious safety concern affecting pedestrians from traffic turning into Twigworth Green at the A38 Tewkesbury Road/Ironbridge Bridge roundabout; this section of the A38 has a 40mph speed limit and there are no speed reduction signs for traffic turning into the Twigworth Green development; in effect the 40mph remains the maximum speed limit on the development roads. Are there plans for 20mph maximum speed limit signs to be sited at the entrance to Twigworth Green, Ironbridge Road from A38?	Ironbridge Road	17 Sep 2024	GCC/Vistry	Review 8 Aug 2025	Reported	GCC Highways have advised that when it is adopted highway maintainable at public expense, a maximum speed limit of 30mph, GCC are liaising with Vistry to install the necessary signage to reflect this - This will be reviewed 8 Aug with Vistry but is likely to be addressed with GCC
044	Should there be "Give Way" road signs at the junction of Barley drive and Ironbridge Road? ... The reason for this, is that traffic entering Ironbridge Road from the A38 Roundabout, have their indicators signalling left, having exited a 40mph zone, the vehicles are still travelling at speed, meanwhile, vehicles waiting to exit Barley Drive into Ironbridge Road, believe that these vehicles are signalling to turn left into Barley Drive but actually drive straight on, with indicators only being cancelled after straightening their wheels ...Barley Drive drivers then decide to pull out.... there have been many "near misses"	Barley Drive	17 Sep 2024	GCC/Vistry	Review 8 Aug 2025	Reported	GCC Highways have advised, as it stands, the road is yet to be subjected to a Stage 3 Road Safety Audit and will be subjected to one before it is fully adopted highway maintained at public expense. Before this time, any safety concerns should be directed the appropriate developer. This will be reviewed 8 Aug with Vistry but is likely to be addressed with GCC

045	There is a “blind spot” for pedestrians using the footpath crossing at the roundabout junction of Ironbridge Road and Apley Road; the hedgerows do not allow pedestrians to see oncoming traffic from Ironbridge Road turning left into Apley Road, this is particularly hazardous when electric are approaching quietly at speed; should this cut back to allow pedestrians a clear view of approaching traffic?	Apley Road	17 Sep 2024	GCC/Vistry	Review 8 Aug 2025	Reported	GCC Highways advised, as above still subject to a Stage 3 RSA and safety concerns should be directed to the appropriate developer - <b>This will be reviewed 8 Aug with Vistry but is likely to be addressed with GCC</b>
046	Deep pothole on Ironbridge road near Porthill Close turning - Ironbridge Road throughout its length has a poor road surface with many bumps and holes, this may be acceptable for heavy construction traffic but not residential vehicles	Ironbridge Road	26 Oct 2024	Vistry	Review 8 Aug 2025	Complete	
047	Street Lamp not working on pathway between Dolwen Walk and Leighton Close	Leighton Close	13 Nov 2024	Vistry	Review July 2025	Complete	Vistry advised that lamp now working
048	Children’s Play Area Gateway Sign	Childrens Play Area	17 Sep 2024	Gateway/TBL	No Date	Reported	Sign now removed, waiting new replacement - <b>No change</b>
049	The litter bins located at the children’s play area are not routinely being serviced and litter attended to	Childrens Play Area	1 Aug 2024	Gateway/TBL	No Date	Complete	TBL stated that these are serviced twice a month (not necessarily fortnightly)... <b>TBL agreed to closely monitor as warmer weather will increase usage</b>
050	Saplings damaged or broken from high winds - many with supports or ties loose or missing	SUDs Pond	25 Nov 2024	Vistry	Review 8 Aug 2025	Reported	<b>A planning enforcement case has been created under reference 25/00095/ENFD.</b>
051	Dog Waste bin at SUDS requires additional or larger as currently is full to overflowing weekly - this is a popular dogwalking route	SUDs Pond	5 May 2024	Gateway	No Date	Complete	This dog waste bin continues to be a problem on a weekly basis - Gateway are monitoring with their Contractor (Pet Waste Solutions) - <b>Parish Council have requested TBC involvement to upgrade bin</b>
052	Sapling broken in high winds	Dolwen Walk	7 Dec 2024	Gateway/TBL	Review 8 Aug 2025	Reported	<b>A planning enforcement case has been created under reference 25/00095/ENFD.</b>
053	Fence panels loose (The Elms)	Comfrey Gardens	27 Nov 2024	Vistry	Review July 2025	Complete	
054	Foul smell in Porthill Close	Porthill Close	17 Jan 2025	Vistry	No Date	Complete	
055	Household waste tipping in communal waste areas at Barley Drive	Barley Drive	13 Jan 2025	Two Rivers Housing	No Date	Reported	Awaiting response from Two Rivers Housing - no response but looks as though there has been a tidy up!
056	Grass verges damaged by tractor while cropping hedges	Area	18 Jan 2025	Vistry	Review 8 Aug 2025	Reported	<b>Site walkabout/inspection planned Friday 8 August 2025</b>
057	Community Waste Facility at 14 Weaver Crescent - Mis-use by some residents	Weaver Crescent	18 Mar 2025	Bromford Housing	No Date	Reported	Bromford Housing arranging removal of waste and possibly increasing number of waste bins - <b>now cleared, monitoring in progress</b>
058	Porthill Close street sign loose in ground	Porthill Close	20 Apr 2025	Vistry	Review 8 Aug 2025	Reported	<b>Site walkabout/inspection planned Friday 8 August 2025</b>
059	The road signs that have been installed for Nos. 51-57 and Nos. 41-49 ... are causing problems with delivery drivers, visitors and others, as they have been installed "side on" to the road	Ironbridge Road	20 Apr 2025	Vistry	April 2025	Complete	



060	No road sign for Nos. 26 - 30 Ironbridge Road	Ironbridge Road	26 Apr 2025	Vistry	Review 8 Aug 2025	Reported	
061	No.2 Barley Drive - Appearance/Parking	Barley Drive	18 May 2025	Two Rivers Housing	No Date	Reported	Reported to Two Rivers Housing - their Housing Officer is investigating - no progress or feedback
062	Construction debris, barbed wire, and old wire fence, along and inside the hedgerows around Twigworth Green, Weaver Crescent and Halfren Drive	Area		Vistry	Review 8 Aug 2025	Reported	Site walkabout/inspection planned Friday 8 August 2025
063	Public verges in Halfren Drive are not being cut, and are mostly weed.	Halfren Drive	23 May 2025	Vistry	Review 8 Aug 2025	Reported	Site walkabout/inspection planned Friday 8 August 2025
064	Public verges on footpath along Apley Road are mostly weed	Apley Road	10 May 2025	Bloor	Review 8 Aug 2025	Complete	Reported by resident Emily Maf (No.82)
065	Neighbouring residents (Brian Boote) fencing post not secure, installed by Vistry	Comfrey Gardens	27 Nov 2024	Vistry	Review 8 Aug 2025	Complete	
066	Sewage and drainage issues in Halfpenny Close	Halfpenny Road	8 Jun 2025	Vistry	Review 8 Aug 2025	Complete	Residents at No.44 advised of problems
067	Broken Flagpole bases left in the ground, with sharp edges	Area	9 Jun 2025	Vistry	Review 8 Aug 2025	Reported	Near Sales Office and A38 Roundabout. Site walkabout/inspection planned Friday 8 August 2025
068	Public area not maintained: Apley Road next to 48 Apley Road (was maintained last year?).	Apley Road	10 Jul 2025	Vistry	Review 8 Aug 2025	Complete	Site walkabout/inspection planned Friday 8 August 2025
069	Public area not maintained: Carrington Road footpath to Halfpenny Close	Carrington Road	10 Jul 2025	Vistry	Review 8 Aug 2025	Complete	
070	Public area not maintained: near footpath to Bewdley Drive	Bewdley Drive	10 Jul 2025	Vistry	Review 8 Aug 2025	Reported	Site walkabout/inspection planned Friday 8 August 2025
071	Uneven footpath between Brook Lane/ Apley Road/Play Park	Area	10 Jul 2025	Vistry	Review 8 Aug 2025	Reported	Site walkabout/inspection planned Friday 8 August 2025
072	Footpath from Barley Drive - Ironbridge Road needs footpath bollard to prevent vehicles using path	Ironbridge Road	26 Jul 2025	Vistry	Review 8 Aug 2025	Complete	Reported by resident
073							
074							
075							