

Table 1

TWIGWORTH GREEN - RESIDENTS OBSERVATIONS (Updated 31 Jan 2026)

Number	Observation/Comments	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	Jan 2026	Closed	
002	There is a missing/broken sign at entrance to Bewdley Drive on RH side	Bewdley Drive	1 Jun 2023	Vistry	Qtr 1 - 2024	Closed	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	Jan 2027	Closed	
004	The Childrens Play Area - when will this be complete and ready for use?	Porthill Close	1 Oct 2023	Vistry	Qtr 2 - 2024	Closed	
005	Kale Drive broken gate at Green Lane/Ginell	Kale Drive	October 2023	Vistry	25 Oct	Closed	
006	Leighton Close temporary road repair at lamp post requires finishing	Leighton Close	October 2023	Vistry	20 Dec	Closed	Tarmac is arranged for 20/12/23 to complete this crossing.
007	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
008	Footpath continually floods between Porthill Close and Purton Close	Porthill Close	1 Apr 2023	Vistry	11 Mar 25	Closed	
009	Residents reporting that they are having problems with drainage and WCs	Comfrey Gardens	8 Dec 2023	Vistry	No Date	Closed	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
010	Construction traffic excessive speeding (+10mph) on Ironbridge Road	Ironbridge Road	December 2023	Vistry	No Date	Closed	Reported to Vistry 08 Dec 2023 - We will issue notification to all contractors confirming the 10mph speed limit.
011	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	Closed	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.
012	Footpath from A38 - Comfrey Gardens needs another bollard to prevent vehicles using	Comfrey Gardens	1 Dec 2023	Vistry	Jan 2024	Closed	Bollard required at the Comfrey Gardens end of footpath - Vistry will look into this additional bollard requirement - Completed
013	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	Closed	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)
014	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	Closed	Vistry will issue notification to all contractors confirming the safe operating rules around use of mobile phones.

015	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 - No change
016	Pot holes appearing in temporary road repairs on Ironbridge Road near Halfpenny Close	Ironbridge Road	December 2023	Vistry	20 Dec	Closed	Tarmac is arranged for 20/12/23
017	SUDs Fence broken in two places	Halfpenny Close	1 Dec 2023	Vistry	No Date	Closed	Completed
018	SUDs Lifebuoy blown out of housing by high winds	Halfpenny Close	1 Dec 2023	Vistry	Jan 2024	Closed	Completed
019	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	Reviewed on Site walkabout/inspection with Vistry on 8 August 2025
020	Sapling broken from high winds	Purslane Close	1 Dec 2023	Vistry	Jan 2026	Closed	
021	Ironbridge Road signs 41-49 to be installed	Ironbridge Road	1 Jan 2024	Vistry	No Date	Closed	Vistry have stated that there are about 15 Street Signs that need replacing due to originally ordering the incorrect ones
022	Ironbridge Road signs 51-57 to be installed	Ironbridge Road	1 Jan 2024	Vistry	No Date	Closed	Vistry have stated that there are about 15 Street Signs that need replacing due to originally ordering the incorrect ones
023	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	Closed	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.
024	Traffic noise, caused by arriving early at compound, plus construction activities before 07:30	Ironbridge Road	27 Feb 2024	Vistry	No Date	Closed	Vistry have notified their Contractors
025	Dog Waste bin at SuDS requires weekly servicing as this is a popular walking route	Halfpenny Road	18 Mar 2024	Vistry	Review July 2025	Closed	See item 51
026	Saplings dead/dying or broken - on RH side of path towards SUDs Pond	Ironbridge Road	14 Jun 2024	Vistry	Jan 2026	Closed	
027	Saplings dead/dying - on LH side of path towards SUDs Pond	Ironbridge Road	14 Jun 2024	Vistry	Jan 2026	Closed	
028	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.
029	Saplings dead/dying - on grassed area near Play Park	Porthill Close	14 Jun 2024	Vistry	16 Jan 2026	Closed	
030	Saplings dead/dying - on grassed area near Play Park	Porthill Close	14 Jun 2024	Vistry	16 Jan 2026	Closed	
031	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.
032	Gate not hanging or closing correctly	Kale Close	14 Jun 2024	Vistry	Review 8 Aug 2025	Closed	Gateway have attended but gate alignment installed incorrectly
033	Loose kerb stone which has fallen down and is a danger to traffic,	Ironbridge Road	17 Jun 2024	Vistry	Jun 2024	Closed	
034	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... Reviewed on Site walkabout/inspection with Vistry on 8 August 2025

035	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 - Reviewed on Site walkabout/inspection with Vistry on 8 August 2025 but is likely to be addressed with GCC
036	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. Reviewed on Site walkabout/inspection with Vistry on 8 August 2025 but is likely to be addressed with GCC
037	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 - Reviewed on Site walkabout/inspection with Vistry on 8 August 2025 but is likely to be addressed with GCC
038	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	Closed	
039	Street Lamp not working on pathway between Dolwen Walk and Leighton Close	Leighton Close	13 Nov 2024	Vistry	Review July 2025	Closed	Vistry advised that lamp now working
040	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	A planning enforcement case has been created under reference 25/00095/ENFD.
041	Sapling broken in high winds	Dolwen Walk	7 Dec 2024	Vistry	Review 8 Aug 2025	Reported	A planning enforcement case has been created under reference 25/00095/ENFD.

042	Fence panels loose (The Elms)	Comfrey Gardens	27 Nov 2024	Vistry	Review July 2025	Closed	
043	Foul smell in Porthill Close	Porthill Close	17 Jan 2025	Vistry	No Date	Closed	
044	Grass verges damaged by tractor while cropping hedges	General Area	18 Jan 2025	Vistry	Review 8 Aug 2025	Reported	Reviewed on Site walkabout/inspection with Vistry on 8 August 2025
045	Porthill Close street sign loose in ground	Porthill Close	20 Apr 2025	Vistry	Review 8 Aug 2025	Reported	Reviewed on Site walkabout/inspection with Vistry on 8 August 2025
046	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	Closed	
047	No road sign for Nos. 26 - 30 Ironbridge Road	Ironbridge Road	26 Apr 2025	Vistry	Review 8 Aug 2025	Reported	Reviewed on Site walkabout/inspection with Vistry on 8 August 2025
048	Construction debris, barbed wire, and old wire fence, along and inside the hedgerows around Twigworth Green, Weaver Crescent and Halfren Drive	General Area		Vistry	Review 8 Aug 2025	Reported	Reviewed on Site walkabout/inspection with Vistry on 8 August 2025
049	Public verges in Halfren Drive are not being cut, and are mostly weed.	Halfren Drive	23 May 2025	Vistry	Review 8 Aug 2025	Reported	Reviewed on Site walkabout/inspection with Vistry on 8 August 2025
050	Public verges on footpath along Apley Road are mostly weed	Apley Road	10 May 2025	Vistry	Review 8 Aug 2025	Reported	
051	Neighbouring residents (Brian Boote) fencing post not secure, installed by Vistry	Comfrey Gardens	27 Nov 2024	Vistry	Review 8 Aug 2025	Closed	
052	Sewage and drainage issues in Halfpenny Close	Halfpenny Road	8 Jun 2025	Vistry	Review 8 Aug 2025	Closed	Residents at No.44 advised of problems
053	Broken Flagpole bases left in the ground, with sharp edges	General Area	9 Jun 2025	Vistry	Review 8 Aug 2025	Reported	Reviewed on Site walkabout/inspection with Vistry on 8 August 2026
054	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	Closed	Site walkabout/inspection planned Friday 8 August 2025
055	Public area not maintained: Carrington Road footpath to Halfpenny Close	Carrington Road	10 Jul 2025	Vistry	Review 8 Aug 2025	Closed	
056	Public area not maintained: near footpath to Bewdley Drive	Bewdley Drive	10 Jul 2025	Vistry	Review 8 Aug 2025	Reported	Reviewed on Site walkabout/inspection with Vistry on 8 August 2025
057	Uneven footpath between Brook Lane/Apley Road/Play Park	General Area	10 Jul 2025	Vistry	Review 8 Aug 2025	Reported	Reviewed on Site walkabout/inspection with Vistry on 8 August 2025
058	Footpath from Barley Drive - Ironbridge Road needs footpath bollard to prevent vehicles using path	Ironbridge Road	26 Jul 2025	Vistry	Review 8 Aug 2025	Closed	Reported by resident
059	Landscaping of area between Weaver Crescent and Apley Road	Weaver Crescent	2 Oct 2025	Vistry	TBA	Open	
060	Ironbridge Road - bad state, noisy/loose manholes (Weaver Cres Jct)	Ironbridge Road	2 Oct 2025	Vistry	TBA	Open	
061	Comfrey Gardens - grass area needs turfing/seedling correctly as it never was from the start it was just left and now it's full of weeds	Comfrey Gardens	2 Oct 2025	Vistry	TBA	Open	

062	Tarmac repair of paving on the corner of Porthill Close and Ironbridge Road. Been like it for two years. Needs to be dug out and all the stone setts relaid properly.	Porthill Close	2 Oct 2025	Vistry	TBA	Open	
063	The double drains on the sales office side of the roundabout are blocked and need clearing.	Ironbridge Road	2 Oct 2025	Vistry	TBA	Open	
064	Apley Road - big root pushing up through tarmac pavement on Apley as well, it's a trip hazard and also concerning for the nearby houses if there are roots pushing through	Apley Road	2 Oct 2025	Vistry	TBA	Open	
065	Can you please ask them to sort the pavement in front of our driveway (No. 50) which there is a big dip that becomes a big puddle every time it rains	Ironbridge Road	2 Oct 2025	Vistry	TBA	Open	
066	Can they repair the tarmac on the approach to our drive (No. 50) which was damaged by the developers vehicles. We have reported this on a number of occasions	Ironbridge Road	2 Oct 2025	Vistry	TBA	Open	
067	Ironbridge Road from number 14 to 54 which is the straight piece of road, which ends on Weaver close, needs traffic calming measures. Which should include double yellow lines on both sides of the road on the bends. Speed bumps and road narrowing which will hopefully stop people driving so fast where there are children playing	Ironbridge Road	2 Oct 2025	Vistry	TBA	Open	
068	All the gravel walk ways will also need re doing where they are uneven and flood	General Area	2 Oct 2025	Vistry	TBA	Open	
069	Many grass areas need turfing, where they were not prepared/turfed, they have been left wild now covered with weeds	General Area	2 Oct 2025	Vistry	TBA	Open	
070	Should the Children's play area fenced off for safety	Porthill Close	2 Oct 2025	Vistry	TBA	Open	
071	The drain next to the road sign for Porthill Close is raised above the road surface level so no rainwater ever goes down it. Road surface level is also higher than the flat kerb in places on Porthill	Porthill Close	2 Oct 2025	Vistry	TBA	Open	
072	The strip of land along the hammer head is a mess with promises never fulfilled of sorting it out along with the dangerous grass crete that isn't filled correctly. Also the Willow Close sign on one side is missing for the last 10 months!	Willow Close	2 Oct 2025	Vistry	TBA	Open	
073	Some of the street lights on Ironbridge and Elderberry Gardens don't work... Can those be fixed please?	Ironbridge Road	2 Oct 2025	Vistry	TBA	Open	

074	Signs are needed in areas where pavements are shared parking and walking. Some drivers park on them fully leaving people to walk on the road which isn't right. It's never been advertised well that these are shared.	Leighton Close	2 Oct 2025	Vistry	TBA	Open	
075	The landscaping is prob the worst I've ever seen. The grass quality is appalling and the trees/shrubs are pathetic; the quality of the work is very poor compared to other estates locally.	General Area	2 Oct 2025	Vistry	TBA	Open	
076	Some of the drainage at top of Ironbridge road by Weaver Crescent are still full of tarmac where the road has been resurfaced.	Ironbridge Road	2 Oct 2025	Vistry	TBA	Open	
077	Many of the verges and what should be green areas an absolute state. All weeds no grass.	General Area	2 Oct 2025	Vistry	TBA	Open	
078	The paved footpath at the front of houses on Dolwen Walk is uneven, some slabs are loose already.	Dolwen Walk	2 Oct 2025	Vistry	TBA	Open	
079	Bench to be reinstated at rear of the Sales Office	Ironbridge Road	21 Jul 2025	Vistry	TBA	Open	
080	Waste bin for Bus Shelter	Ironbridge Road	1 Feb 2022	Vistry	TBA	Open	
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