

Table 1

## TWIGWORTH GREEN - RESIDENTS OBSERVATIONS (Updated 22 Mar 2026 - Outstanding Actions - By Street)

Number	Observation/Comments	Area	Date Raised	Action By	Target/ Actual Completion	Status	Response/Update/Comments
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	TBA	Reported	GCC Highways advised, as above still subject to a Stage 3 RSA and safety concerns should be directed to the appropriate developer - <b>Reviewed on Site walkabout/ inspection with Vistry on 8 August 2025 but is likely to be addressed with GCC</b>
050	Public verges on footpath along Apley Road are mostly weed	Apley Road	10 May 2025	Vistry	TBA	Reported	
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	Reported	
092	Safe access for pedestrians and cyclists around the groundwork near Sales Office	Apley Road	19 Feb 2025	Vistry	TBA	Reported	
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	TBA	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. <b>Reviewed on Site walkabout/inspection with Vistry on 8 August 2025 but is likely to be addressed with GCC</b>
089	Barley Drive - bad state, noisy/loose manholes	Barley Drive	22 Feb 2026	Vistry	TBA	Open	<b>Suggest all manholes are reviewed as residents complain of noisy manholes across the estate</b>
056	Public area not maintained: near footpath to Bewdley Drive	Bewdley Drive	10 Jul 2025	Vistry	TBA	Reported	<b>Reviewed on Site walkabout/inspection with Vistry on 8 August 2025</b>
034	Comfrey Gardens (Green) not being attended to	Comfrey Gardens	14 Jun 2024	Vistry	TBA	Reported	This is not a Gateway managed area... <b>Reviewed on Site walkabout/inspection with Vistry on 8 August 2025</b>
061	Comfrey Gardens - grass area needs turfing/ seeding 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	Reported	

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	Reported	
093	Lack of street lightning	Elderberry Gardens	14 Feb 2026	Vistry	TBA	Reported	
044	Grass verges damaged by tractor while cropping hedges	General Area	18 Jan 2025	Vistry	TBA	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	TBA	Reported	Reviewed on Site walkabout/inspection with Vistry on 8 August 2025
053	Broken Flagpole bases left in the ground, with sharp edges	General Area	9 Jun 2025	Vistry	TBA	Reported	Reviewed on Site walkabout/inspection with Vistry on 8 August 2026
057	Uneven footpath between Brook Lane/Apley Road/Play Park	General Area	10 Jul 2025	Vistry	TBA	Reported	Reviewed on Site walkabout/inspection with Vistry on 8 August 2025
068	All the gravel walk ways will also need re doing where they are uneven and flood	General Area	2 Oct 2025	Vistry	TBA	Reported	
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	Reported	
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	Reported	
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	Reported	
049	Public verges in Halfren Drive are not being cut, and are mostly weed.	Halfren Drive	23 May 2025	Vistry	TBA	Reported	Reviewed on Site walkabout/inspection with Vistry on 8 August 2025
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	TBA	Reported	Some resurfacing work has now started - Vistry to advise if crossover section is being block paved and when this will be done
015	2 nr Street Lamps not working on Sales Office Roundabout	Ironbridge Road	1 Dec 2023	Vistry	TBA	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>

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	TBA	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 - <b>Reviewed on Site walkabout/inspection with Vistry on 8 August 2025 but is likely to be addressed with GCC</b>
047	No road sign for Nos. 26 - 30 Ironbridge Road	Ironbridge Road	26 Apr 2025	Vistry	TBA	Reported	<b>Reviewed on Site walkabout/inspection with Vistry on 8 August 2025</b>
060	Ironbridge Road - bad state, noisy/loose manholes (Weaver Cres Jct)	Ironbridge Road	2 Oct 2025	Vistry	TBA	Reported	<b>Suggest all manholes are reviewed as residents complain of noisy manholes across the estate</b>
063	The double drains on the sales office side of the roundabout are blocked and need clearing.	Ironbridge Road	2 Oct 2025	Vistry	TBA	Reported	
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	Reported	
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	Reported	
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	Reported	
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	Reported	
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	Reported	
079	Bench to be reinstated at rear of the Sales Office	Ironbridge Road	21 Jul 2025	Vistry	TBA	Reported	<b>This was removed because of foundations failed but never reinstated</b>
080	Waste bin for Bus Shelter	Ironbridge Road	1 Feb 2022	Vistry	TBA	Reported	<b>As agreed by Vistry (Samantha Hayes 2 Dec 2021) email trail.</b>
082	Damaged footpaths, grass verges and landscaped areas from tankers and other vehicles dealing with sewerage incident	Ironbridge Road	6 Feb 2026	Vistry	TBA	Reported	

085	Dog waste bin required on Ironbridge Road Bridle Path leading to Green Bridge	Ironbridge Road	17 Feb 2026	Vistry	TBA	Reported	
086	Bridle Path surface improvements near Green Bridge as it is a quagmire in wet weather	Ironbridge Road	17 Feb 2026	Vistry	TBA	Reported	Photos available
087	When is Ironbridge Road having the block paving sections laid at the various intersections?	Ironbridge Road	22 Feb 2026	Vistry	TBA	Open	
088	Ironbridge Road - bad state, noisy/loose manholes	Ironbridge Road	22 Feb 2026	Vistry	TBA	Open	Suggest all manholes are reviewed as residents complain of noisy manholes across the estate
090	SUDs Pond footpath and grass verges damaged by tanker and other traffic dealing with sewage incident	Ironbridge Road	22 Feb 2026	Vistry	TBA	Open	
091	Ironbridge Road street sign broken 93-99	Ironbridge Road	7 Jan 2025	Vistry	TBA	Reported	
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	Reported	
083	Raised and loose kerb stones	Leighton Close	13 Feb 2026	Vistry	TBA	Reported	Photos available
045	Porthill Close street sign loose in ground	Porthill Close	20 Apr 2025	Vistry	TBA	Reported	Reviewed on Site walkabout/inspection with Vistry on 8 August 2025
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	Reported	
070	Should the Children's play area fenced off for safety	Porthill Close	2 Oct 2025	Vistry	TBA	Reported	Planning documents show that play areas should be fenced off
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	Reported	
081	Raised and loose kerb stones	Purton Close	6 Feb 2026	Vistry	TBA	Reported	
019	Heras Construction Fences in Ginnel to be removed if finished with?	The Ginnel or Green Lane	1 Dec 2023	Vistry	TBA	Reported	Reviewed on Site walkabout/inspection with Vistry on 8 August 2025
059	Landscaping of area between Weaver Crescent and Apley Road	Weaver Crescent	2 Oct 2025	Vistry	TBA	Reported	
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	Reported	
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