Twigworth Green Development

Vistry/Linden/Bovis/Bloor

Residents Report - June 2026



This report has been compiled from residents' comments since 2023 for the attention of Vistry, the developer of the Twigworth Green housing development. Many of the observations detailed in this report have been viewed by Vistry representatives during site walkabouts with Twigworth Parish Councillors, Cllr Redfern (a resident) and Cllr Harris.

Photographs have been taken where and when possible; however, they should not be regarded as a definitive record of the current state of the development.

With the exception of a small number of issues that have been addressed, including a tree replanting exercise undertaken approximately one year ago, many of the observations remain outstanding and have yet to be attended to.

Written by: Cllr John Redfern

Landscaping, Infrastructure, and Completion Standards

Roads, Pavements, Footpaths & Green Spaces

Residents have raised significant concerns regarding what increasingly appears to be the final condition of the landscaped areas, roads, pavements, and green spaces at Twigworth Green prior to adoption, as the developer, Vistry Group, approaches project completion in 2026.

The issues identified include:

- Loose, poorly fitted, and noisy manhole covers throughout the estate.
- Loose, damaged, or ill-fitting kerbstones.
- Grass verges and footpaths damaged by heavy construction vehicles and associated site activities.
- Inadequate ground preparation prior to seeding, resulting in uneven surfaces, poor grass coverage, large stones, and residual construction debris, particularly in areas behind the sales office.
- Inconsistent or substandard grassed areas, including variations in grass type and level, uneven surfaces, holes, and remnants such as flagpole bases left in situ.
- Areas designated as grass that were either not seeded or inadequately seeded and subsequently became overgrown with weeds.
- Barbed wire and fencing remnants left within hedgerows adjacent to footpaths.

These matters collectively raise concerns regarding the quality, safety, and completeness of the development's external works.

Landscaping and Tree Management

Residents also have serious concerns regarding the condition of the landscaped areas and newly planted tree saplings across Twigworth Green as Vistry nears completion of the development.

Many tree saplings planted by the developer have died, been damaged, broken, or uprooted by wind before handover to the Management Company (Gateway). Residents are concerned that, if these issues are not remedied by the developer before leaving the site, the costs of replacement and maintenance may ultimately fall upon residents through Gateway. An ongoing dialogue has taken place with Vistry since December 2023, including a site walkabout on 17 July 2025 to review the situation.

Further concerns include:

- A lack of ongoing management and maintenance of tree saplings following planting.
- Damage caused by strimming, where bark has been stripped from the base of trunks, preventing the transport of water and nutrients and leading to the death of young trees.
- Tree saplings in public areas that have died, broken, or been uprooted by wind damage.
- Broken or inadequate support stakes and ties, allowing trees to become misshapen or sustain further damage, particularly in and around the play area.
- Poorly prepared or unfinished landscaped areas, including uneven ground, large stones, construction debris, and inconsistent grass finishes.
- Grassed areas that remain unseeded, poorly seeded, or heavily affected by weed growth.
- Barbed wire and fencing remnants left within hedgerows alongside footpaths.

Handover Expectations

Any areas handed over to Gateway that contain dead or damaged trees, poor-quality shrub beds, defective landscaping, or other outstanding defects should first be brought up to an acceptable standard by the developer. Residents should not bear the cost of remedial works required to rectify defects that existed prior to handover.

Note: The photographs included in this report are indicative examples of the issues identified and should not be regarded as a definitive or exhaustive record of all defects present across the development.

Dolwen Walk

No issues reported

Bewdley Drive

No issues reported

Leighton Close

Concern about broken, raised, loose and damaged kerbstones





Dead Trees

Comfrey Gardens







Carrington Road



Barley Drive



Halfpenny Close





Ironbridge Road









Dead Tree now missing



Unseeded Area



Dead Tree

Halfren Drive

No issues reported

Porthill Close

No issues reported

Weaver Crescent





Hazel Drive

No issues reported

Blackthorn Road





Elderberry Gardens

No issues reported

Damson Close



Apley Road





















Purton Close

No issues reported

Kale Close

No issues reported

Willow Close

No issues reported

Sorrel Street

No issues reported

Reed Close

No issues reported

Hazel Drive

No issues reported

Play Area & Green















Dead Tree

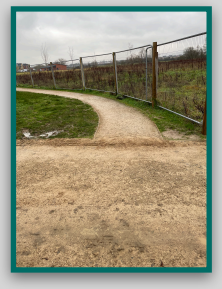
Dead Tree

Footpaths

Footpath leading to Hatherley Brook - Footpath needs to be made good after Tankers and other construction traffic damaged surfaces, Pedestrian/Cyclist bollard to be reinstated






Footpath leading to the Green Bridge over the Hatherley Brook from Ironbridge Road - impassable footpath in wet weather - requires levelling up and hardcore



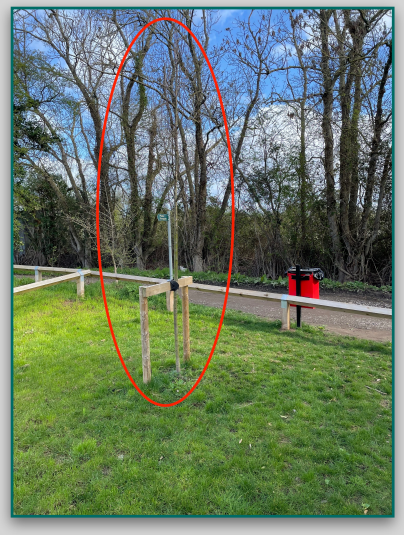


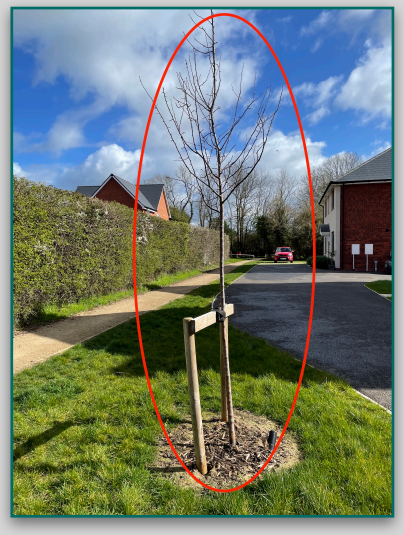
Footpaths











Footpaths





Table 1

TWIGWORTH GREEN - RESIDENTS OBSERVATIONS (Updated 7 May 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	Reviewed	GCC Highways advised, that the roads are subject to a Stage 3 RSA prior to adoption - Vistry have been advised of the safety concerns for residents, they have agreed to review and take appropriate action as required
050	Public verges on footpath along Apley Road are mostly weed	Apley Road	10 May 2025	Vistry	TBA	Closed	Vistry have now handed area to Gateway - any remedial work should not be at cost of residents
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	Reviewed	Review and make good - unsure of location
092	Safe access for pedestrians and cyclists around the groundwork near Sales Office	Apley Road	19 Feb 2025	Vistry	TBA	Reviewed	Vistry to review and make good
094	When is the development due to be complete and are Vistry on schedule?	Area	22 Oct 2026	Vistry	TBA	Reviewed	Vistry have advised that all houses works should be complete by June
095	When will the adoptable roads be ready for adoption?	Area	22 Oct 2026	Vistry	TBA	Reviewed	Vistry have advised that all road and and pavement remedial works should be complete by June
098	Are there any plans to install additional litter bins across the estate?	Area	22 Oct 2026	Vistry	TBA	Reviewed	Vistry to advise - new litter bins now installed in Ph3 LEAP - Vistry to advise on bus shelter litter bin
099	Two new locations for additional dog waste bins were proposed	Area	22 Oct 2026	TPC	TBA	Reviewed	Parish Council to liaise with TBC - Footpath to Green Bridge
100	What is the plan for Vistry to replace the dead/ damaged saplings across the development?	Area	22 Oct 2026	Vistry	TBA	Reviewed	Vistry have been issued with a tree report from the Parish Councillor - Vistry have now handed additional areas to Gateway - any remedial work should not be at cost of residents
102	Which areas have been currently been handed over to Gateway Management?	Area	22 Oct 2026	Vistry	TBA	Reviewed	Vistry have advised that new handovers have been issued to Gateway - this has been shared with residents - any remedial work (i.e. trees, roads, footpaths etc) should not be at cost of residents
104	Have there been any recent issues with the sewage/drainage on the development?	Area	22 Oct 2026	Vistry	TBA	Reviewed	Vistry haver advised that they believed the recent sewage incident, was attributable to the STW Pumping Station at Longford, albeit not verified. Vistry have now installed remote monitors within their sewage pipelines, prior to Longford Pumping Station to build a data record of TG sewage flows.
105	When will the LEAP in Ph 3 be installed?	Area	22 Oct 2026	Vistry	TBA	Reviewed	Vistry have advised that this work is progressing, on completion, the LEAP will require a safety inspection prior to use

106	When will the Ph 1 LEAP area be fenced as per submitted plans?	Area	22 Oct 2026	Vistry	TBA	Reviewed	Parish Council have enquired why there is no fence around the existing LEAP area, as planning documents suggest - Vistry to advise
107	Are there plans to address the manholes which are loose and noisy across the development?	Area	22 Oct 2026	Vistry	TBA	Reviewed	Requires a site wide survey - Vistry to advise and make good where necessary
019	Heras Construction Fences on fields and around Hatherley Brook to be reinstated or removed if finished with?	Area	1 Dec 2023	Vistry	TBA	Reviewed	Vistry to arrange removal or reinstatement
114	Footpath leading from Co-Op to A38 - gravel carrying over to tarmac footpath making surface slippery.	Area	22 Oct 2026	Vistry	TBA	Reviewed	Vistry to review and make good
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	Reviewed	GCC Highways advised, that the roads are subject to a Stage 3 RSA prior to adoption - Vistry have been advised of the safety concerns for residents, they have agreed to review and take appropriate action as required
089	Barley Drive - bad state, noisy/loose manholes	Barley Drive	22 Feb 2026	Vistry	TBA	Reviewed	Requires a site wide survey - Vistry to advise and make good where necessary
108	Lamp Post has been hit	Barley Drive		Vistry	TBA	Reviewed	Vistry to advise
056	Public area not maintained: near footpath to Bewdley Drive	Bewdley Drive	10 Jul 2025	Vistry	TBA	Reviewed	Vistry have advised that new handovers have been issued to Gateway - this has been shared with residents - any remedial work (i.e. trees, roads, footpaths etc) should not be at cost of residents
109	Blackthorn Road street sign	Blackthorn Road	22 Oct 2026	Vistry	TBA	Reviewed	Vistry to advise
111	Reports of blocked drains in Blackthorn Road	Blackthorn Road	22 Oct 2026	Vistry	TBA	Reviewed	Review drains and clear of debris if required
070	Should the PH 1 Children's play area fenced off for safety	Childrens Play Area	2 Oct 2025	Vistry	TBA	Reviewed	Planning documents show that play areas should be fenced off - Vista to advise
034	Comfrey Gardens (Green) not being attended to	Comfrey Gardens	14 Jun 2024	Vistry	TBA	Reviewed	Vistry have advised that new handovers have been issued to Gateway - this has been shared with residents - any remedial work (i.e. trees, roads, footpaths etc) should not be at cost of residents
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	Reviewed	Vistry have advised that new handovers have been issued to Gateway - this has been shared with residents - any remedial work (i.e. trees, roads, footpaths etc) should not be at cost of residents
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	Reviewed	Vistry to review and make good

116	Grass area between Dolwen Walk & A38 need maintaining	Dolwen Walk	22 Oct 2026	Vistry	TBA	Reviewed	Vistry to review and make good
093	Lack of street lightning	Elderberry Gardens	14 Feb 2026	Vistry	TBA	Reviewed	Vistry have street lighting as planning documentation
110	Elderberry Gardens street sign	Elderberry Gardens	22 Oct 2026	Vistry	TBA	Reviewed	Vistry to advise
112	Reports of blocked drains in Elderberry Gardens	Elderberry Gardens	22 Oct 2026	Vistry	TBA	Reviewed	Review drains and clear of debris if required
044	Grass verges damaged by tractor while cropping hedges	General Area	18 Jan 2025	Vistry	TBA	Reviewed	Vistry to review and make good
048	Construction debris, barbed wire, and old wire fence, along and inside the hedgerows around Twigworth Green, Weaver Crescent and Halfren Drive	General Area	22 Oct 2026	Vistry	TBA	Reviewed	Vistry to review and make good
053	Broken Flagpole bases left in the ground, with sharp edges	General Area	9 Jun 2025	Vistry	TBA	Reviewed	Vistry to review and make good
057	Uneven footpath between Brook Lane/Apley Road/Play Park	General Area	10 Jul 2025	Vistry	TBA	Reviewed	Vistry to review and make good
068	All the gravel walk ways will also need re doing where they are uneven and flood	General Area	2 Oct 2025	Vistry	TBA	Reviewed	Vistry to review and make good
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	Reviewed	Vistry to review and make good
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	Reviewed	Vistry to review and make good
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	Reviewed	Vistry to review and make good
117	Halfpenny Close street sign broken	Halfpenny Close	4 May 2026	Vistry	TBA	Reported	
049	Public verges in Halfren Drive are not being cut, and are mostly weed.	Halfren Drive	23 May 2025	Vistry	TBA	Closed	Vistry have advised that new handovers have been issued to Gateway - this has been shared with residents - any remedial work (i.e. trees, roads, footpaths etc) should not be at cost of residents
096	When will the Changing Facilities and MUGA be complete and what is the process for arranging the management of it with the sports ground?	Ironbridge Road	22 Oct 2026	Vistry	TBA	Reviewed	Vistry have advised that the changing facilities, MUGA and sports fields works should be complete by June
097	What is stopping the sports field from being used now?	Ironbridge Road	22 Oct 2026	Vistry	TBA	Reviewed	Vistry have advised that the sports fields works should be complete by June
101	When will the Sales Office be removed and what is it replaced with?	Ironbridge Road	22 Oct 2026	Vistry	TBA	Reviewed	Vistry have advised by June - This area will be re-landscaped when Sales Office has been removed - there will be swale in this area

103	Will the development entrance/media boards to Twigworth Green be left on completion, this provides an attractive entrance to the development?	Ironbridge Road	22 Oct 2026	Vistry	TBA	Reviewed	Vistry will advise if two of the Twigworth Green Media Board can remain at Parish Council request - one in front of Dolwen Walk which would help noise reduction for residents and the other sign near Barley Drive - all other signs and flagpoles to be removed
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	Reviewed	Vistry have advise that road intersections that were due to have block-paving will now have a raised tarmac section
015	2 nr Street Lamps not working on Sales Office Roundabout	Ironbridge Road	1 Dec 2023	Vistry	TBA	Reviewed	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*
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 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	Reviewed	GCC Highways advised, that the roads are subject to a Stage 3 RSA prior to adoption - the Parish Council have subscribed to the GCC initiative for 20mph in residential areas
047	No road sign for Nos. 26 - 30 Ironbridge Road	Ironbridge Road	26 Apr 2025	Vistry	TBA	Reviewed	Vistry to order sign and install
060	Ironbridge Road - bad state, noisy/loose manholes (Weaver Cres Jct)	Ironbridge Road	2 Oct 2025	Vistry	TBA	Reviewed	Suggest Vistry survey all manholes - as residents complain of noisy manholes across the estate
063	The double drains on the sales office side of the roundabout are blocked and need clearing.	Ironbridge Road	2 Oct 2025	Vistry	Complete	Closed	Now complete
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	Reviewed	Vistry to review and make good
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	Reviewed	Vistry to review and make good
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	GCC/Vistry	TBA	Reviewed	GCC Highways advised, that the roads are subject to a Stage 3 RSA prior to adoption - the Parish Council have subscribed to the GCC initiative for 20mph in residential areas

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	Reviewed	Parish Council to review street lighting - advise Vistry of street light not working
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	Complete	Closed	Now complete
079	Bench to be reinstated at rear of the Sales Office	Ironbridge Road	21 Jul 2025	Vistry	TBA	Reviewed	This area will be re-landscaped when Sales Office has been removed - there will be swale in this area
080	Waste bin for Bus Shelter	Ironbridge Road	1 Feb 2022	Vistry	TBA	Reviewed	Vistry to further advise - agreed by Vistry (Samantha Hayes 2 Dec 2021) email trail.
082	Damaged footpaths, grass verges and landscaped areas from tankers and other vehicles dealing with sewerage incident	Ironbridge Road	6 Feb 2026	Vistry	TBA	Reviewed	Vistry to review and make good
085	Dog waste bin required on Ironbridge Road Bridle Path leading to Green Bridge	Ironbridge Road	17 Feb 2026	TPC	TBA	Reviewed	Parish Council to follow up with TBC
086	Bridle Path surface improvements near Green Bridge as it is a quagmire in wet weather	Ironbridge Road	17 Feb 2026	Vistry	TBA	Reviewed	Vistry to arrange for some hardcore to be help levels and pooling of water/mud
087	When is Ironbridge Road having the block paving sections laid at the various intersections?	Ironbridge Road	22 Feb 2026	Vistry	TBA	Reviewed	Vistry have advise that road intersections that were due to have block-paving will now have a raised tarmac section
088	Ironbridge Road - bad state, noisy/loose manholes	Ironbridge Road	22 Feb 2026	Vistry	TBA	Reviewed	Suggest Vistry survey all manholes - 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	Reviewed	Vistry to review and make good
091	Ironbridge Road street sign broken 93-99	Ironbridge Road	7 Jan 2025	Vistry	TBA	Reviewed	Vistry to review and make good
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	TBC	TBA	Reviewed	Parish Council are looking into this with Tewkesbury Borough Council - currently a/w Cllr Sarah Hands reply
083	Raised and loose kerb stones	Leighton Close	13 Feb 2026	Vistry	TBA	Reviewed	Vistry to review and make good
045	Porthill Close street sign loose in ground	Porthill Close	20 Apr 2025	Vistry	TBA	Reviewed	Vistry to review and make good
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	Complete	Closed	Remedial works and road surfacing now complete
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	Complete	Closed	Remedial works and road surfacing now complete
081	Raised and loose kerb stones	Purton Close	6 Feb 2026	Vistry	Complete	Closed	Now complete
115	Cable drum and cable to be removed from hedgerow	SUDs Pond	22 Oct 2026	Vistry	TBA	Reviewed	Vistry to arrange removal
059	Landscaping of area between Weaver Crescent and Apley Road	Weaver Crescent	2 Oct 2025	Vistry	TBA	Reviewed	Remedial work currently progressing - some trees need replacing

113	Reports of blocked drains in Weaver Crescent	Weaver Crescent	2 Oct 2026	Vistry	TBA	Closed	Now complete
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	Reviewed	Vistry to review and make good - unsure of exact location
118							
119							
120							