SUMMER 2026 | ISSUE 6

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DEVELOPMENT UPDATE

THE HEDGEROWS AT MATFORD BROOK



Keeping you updated

We wanted to provide you with an update on the development and what you can expect from us over the coming months

Orchard Grove in Comeytrowe

We are creating new homes (in parcels 9-16b) at development in Alphington, Exeter. The development will include new two, three and four bedroom homes, green open space and play parks. The homes will also be energy efficient, with photo voltaic panels fitted to selected homes.

Ecology

- There are a number of existing hedgerows on the development which are protected.
- Hedgehog highways are being created to enable hedgehogs to roam freely to find food, mates and shelter.
- Bird and bat boxes will be housed on the development to encourage habitat corridors.

Managing Agent

The managing agent is Gateway and the management company is called Haldon Reach (Alphington) Management Company Limited. You will receive additional communication from them directly.

Site Activity

- The parcel 15 entrance works along Chuldleigh Road and the parcel 16 entrance works are now complete.
- Construction works to the new Chudleigh link road have now been completed.
- Streetlights will be connected in line with the build programme, as the homes are completed.
- The roads in each parcel will be surfaced and finished following the final inspection of the adoptable sewers, in readiness for the roads to progress towards adoptions. The roads and footpaths will be completed and offered for adoption to Devon County Council upon the completion of the last home in each parcel.
- The cycle/pedestrian link connecting to Trood Lane and the new bus stop on A379 is expected to be completed in Summer 2027.
- The development includes attenuation basins, which are designed to capture any excess surface water and release it to the diverted Matford Valley. The basins are connected to the stream via culverts, pipes and swales, which help to filter the water before entering the downstream river and stream network.
- The Central open space at The Hedgerows is expected to be completed in Autumn 2026

How will the development benefit the local community?

The Hedgerows will also support the local community by contributing towards:

- £90,000 towards Sustainable travel voucher
- £120,000 towards Health Facilities
- £600,000 towards Community Building area
- £25,000 toward Exe Estuary SPA
- Affordable homes
- Development as a whole to contribute £3,800,000 plus Chudleigh Road Link works
- Matford Brook Academy
- Equipped play area and public open space
- SANG (Suitable Alternative Natural Green Space)

Services

The current service providers are:

- British Gas (gas and electric)
- IWNL (water)
- Virgin Media and Openreach (broadband)



The site plan shown on this page has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Homes shown as "pre sold" and other properties sold on the general market may not be sold to individual owner occupiers and may instead be transferred to other purchasers, including private investors or affordable housing providers. As partner arrangements are agreed, the mix of tenures across a development can change significantly and rapidly. Finishes and materials may vary from those shown. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production.

Skills Academy

The Brandon Ball Skills Academy is in operation at the development, named after a former colleague who sadly passed away in 2020, aged 21. Delivered in partnership with local authorities,schools and colleges, training partner Greenlight and the local supply chain, the innovative training facility is designed to encourage more people into construction, while combatting the skills shortage affecting the industry. It provides onsite training, mentoring and skills development, as well as opportunities for local people to gain work experience and vocational qualifications. The Skills Academy has recently moved to parcel 16b.



Please be aware that the dates and information provided are correct at time of print and are dependent on a number of factors, including weather, so are subject to change.

Thank you for your patience while the construction work is taking place. We try to keep disruption to a minimum but appreciate it can be noisy and dirty at times so do contact us if you have any questions, or if you'd like to provide any feedback, by emailing:

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