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DEVELOPMENT UPDATE

ORCHARD GROVE, TAUNTON



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

The development is being built in joint venture partnership with LiveWest, as part of a consortium. Once complete, the whole Orchard Grove development will feature 2,000 homes within two neighbourhoods, a primary school, business park, local centre, park and ride service at the northern part of the development (just off the main roundabout), plus 100 acres of open green space that will include play areas, allotments and sports pitches. Offsite infrastructure works will include two new roundabouts at the north and south of the development.

Development news:

- A huge amount of infrastructure work has already taken place at Orchard Grove; thousands of trees and shrubs have been planted, miles of roads have been laid, and a major new junction has been created to connect the new development to the A38 and Taunton.
- The Park and Ride facility is now open; providing sustainable connectivity to Taunton and Wellington via a new bus corridor. In addition, a bus service is now in operation from the main site entrance. The new primary school (for up to 420 pupils) is open and works are complete around the local square and employment area, which will include a care and retirement home due to open in Summer 2026.

Managing Agent

- The managing agent is Remus and the management company is Orchard Grove (Comeytrowe) Management Company Limited. You will receive additional communication from them directly.

Site Activity

- Pocket Park has been completed and is now open and footpaths and roads will be topped as the homes are completed. Road remedials are currently underway along Merton Road and this will be followed by landscaping remedials.
- There will be a number of attenuation basins at Orchard Grove, which are designed to capture any excess surface water and release it to natural watercourses at a controlled rate. This development also requires a pumping station, which is a facility that safely transfers foul drainage away from the site.
- The Civic Square has been completed and the Public Art Gateway features have been installed. Phase 2 infrastructure works have commenced and in addition we are undertaking additional litter picking patrols to help improve the overall appearance of the development.
- There is a large area of public open space in the centre of the development between Comeytrowe Lane and the school, which will include allotments. Winding paths and cycle routes will allow residents to walk around the development and through the areas of open space.
- There will be a number of small 'pocket parks' dotted throughout the development. The first phase includes Highfield Park – located in the northeast corner of the development – consisting of open wildflower meadows, beehives winding paths and seating areas.
- Orchard Grove primary school opened in September 2024. The £11.3 million facility is Somerset's first net zero school.



Services

The current service providers are:

- GTC (gas and electric)
- ICOSA (water)
- OFNL (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.

Ecology

- Orchard Grove will feature a well-connected and integrated network of up to 100 acres of green space, including open space, landscaped areas for surface water drainage, informal play areas and allotments.
- A large bat house has been constructed and bee hives are due to be installed in Highfield Park in Spring/Summer 2026 as part of our biodiversity and sustainability improvements to encourage wildlife.
- A number of existing hedgerows and trees are being retained and will be protected throughout the development and landscaping works will be commencing across the development in Spring/Summer 2026.

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:

customerservice.devonsouthwest@vistry.co.uk

Bovis Homes
Est. 1885