

# Orchard Grove Development update



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## 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.

### 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.

### Services

The current service providers are:

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

## Site activity



- Pocket Park has been completed and is now open.
- 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.
- Footpaths and roads will be topped, and broadband will be connected, as the homes are completed.
- 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 also includes Highfield Park – located in the northeast corner of the development – consisting of open wildflower meadows, winding paths and seating areas.
- The development requires a pumping station, which is a facility that safely transfers foul drainage away from the site.
- Orchard Grove primary school opened in September 2024. The £11.3 million facility is Somerset's first net zero school.



## 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.
- A number of existing hedgerows and trees are being retained and will be protected throughout the development.





# Development layout – latest phase



## 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 almost complete and expected to open in Winter 2025/26. It will provide future 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 have commenced around the local square and employment area, which will include a care and retirement home.

Further information, including frequently asked questions and monthly site updates can be found at: [www.orchard-grove.com](http://www.orchard-grove.com)

*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. The above site plan 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. Finishes and materials may vary from those shown on the plan. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production.*

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](mailto:customerservice.devonsouthwest@vistry.co.uk)

