

Knowle Gardens at Matford Brook Development update

Issue 4 | Autumn 2025



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.

Knowle Gardens at Matford Brook in Alphington

We are creating parcels 9-16b at the development (please see the site plan on the second page). The development will provide new homes, an orchard, play parks and photovoltaic panels on selected homes.



Services

The current service providers are:

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

Drainage

The development has four 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.

Site activity



- The development is well underway and we now have a large number of residents living at Knowle Gardens.
- Streetlights will be connected in line with the build programme, as the homes are completed.
- The 4 bedroom Knightley show home is open and ready to view; as is the sales centre just next door.
- Play areas within Barrow Gardens are now complete and ready for use.
- 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.
- Entrance works to parcels 15 and 16 have now been completed.
- Construction works to the new Chudleigh link road have started and are due to be completed early in 2026.
- The cycle/pedestrian link connecting to Trood Lane and the new bus stop on A379 is expected to be completed in Autumn 2026.

Managing Agent

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



We will be creating parcels 9-16b at the development, which will include: new homes, an orchard and play parks.

Skills Academy launch

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.



Ecology



- There are a number of existing hedgerows on the development which are protected.
- Tree planting will be undertaken in the winter planting season, following the completion of that part of the development.
- 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.

Development layout plan for current phase



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:

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Linden
HOMES