

Welcome

Today we'd like to share our draft vision for a new community at Hatch Farm, which will form part of the wider Loddon Garden Village proposals.

We're developing proposals for a welcoming gateway to the wider garden village including:



Around 600 net-zero homes, including 40% affordable housing.



A new local centre and mobility hub.



A landscaped design that aims to deliver 20% biodiversity net gain, with more wildlife habitats than today.



A new road link to Hatch Farm Way, creating an alternative to Mill Lane.



Extensive green spaces, play areas, allotments and orchards.



Enhanced walking, cycling and bus connections.

This exhibition introduces the emerging vision and proposals for Hatch Farm. The project aims to create a sustainable, landscaped neighbourhood with high-quality design throughout.

Please note

You can download a copy of these display materials from our website or by scanning the QR code below.

Feedback forms are available via the QR links on each of the panels, or ask a member of the team for a printed copy.



hatchfarm@meeting-place.uk



Freepost MEETING PLACE CONSULTATION
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www.hatch-farm.co.uk

"Our aim is to create a well connected, sustainable place that feels part of the existing community"



Background & Context

Hatch Farm is a 69 acre (28 hectare) site southwest of Sindlesham and is a mixed-use, predominantly equestrian site.

It sits within the north east extent of the Loddon Valley Garden Village, identified in Wokingham Borough Council's draft Local Plan.

This plan is currently being reviewed by the Planning Inspectorate and could be adopted by the end of the year. Hatch Farm's application would deliver new homes and community facilities, supporting the adoption of the draft local plan by Wokingham Borough Council.

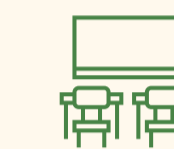
Loddon Garden Village aims to deliver:



Around 3,930 new homes.



100,000m² of employment space including an expansion of Thames Valley Science Park.



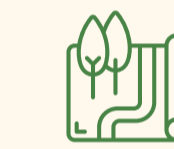
Two new primary schools and one new secondary school (with Early Years and SEN).



Improved transport connections - walking, cycling and public transport.



A village centre, and two local centres, incorporating a range of new services and amenities.



A network of green spaces including 500 acres of parkland, a new sports hub and playing fields.

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Outline Scheme & Design Principles

Our emerging proposals will deliver around 550–600 new homes, with 40% provided as affordable housing.

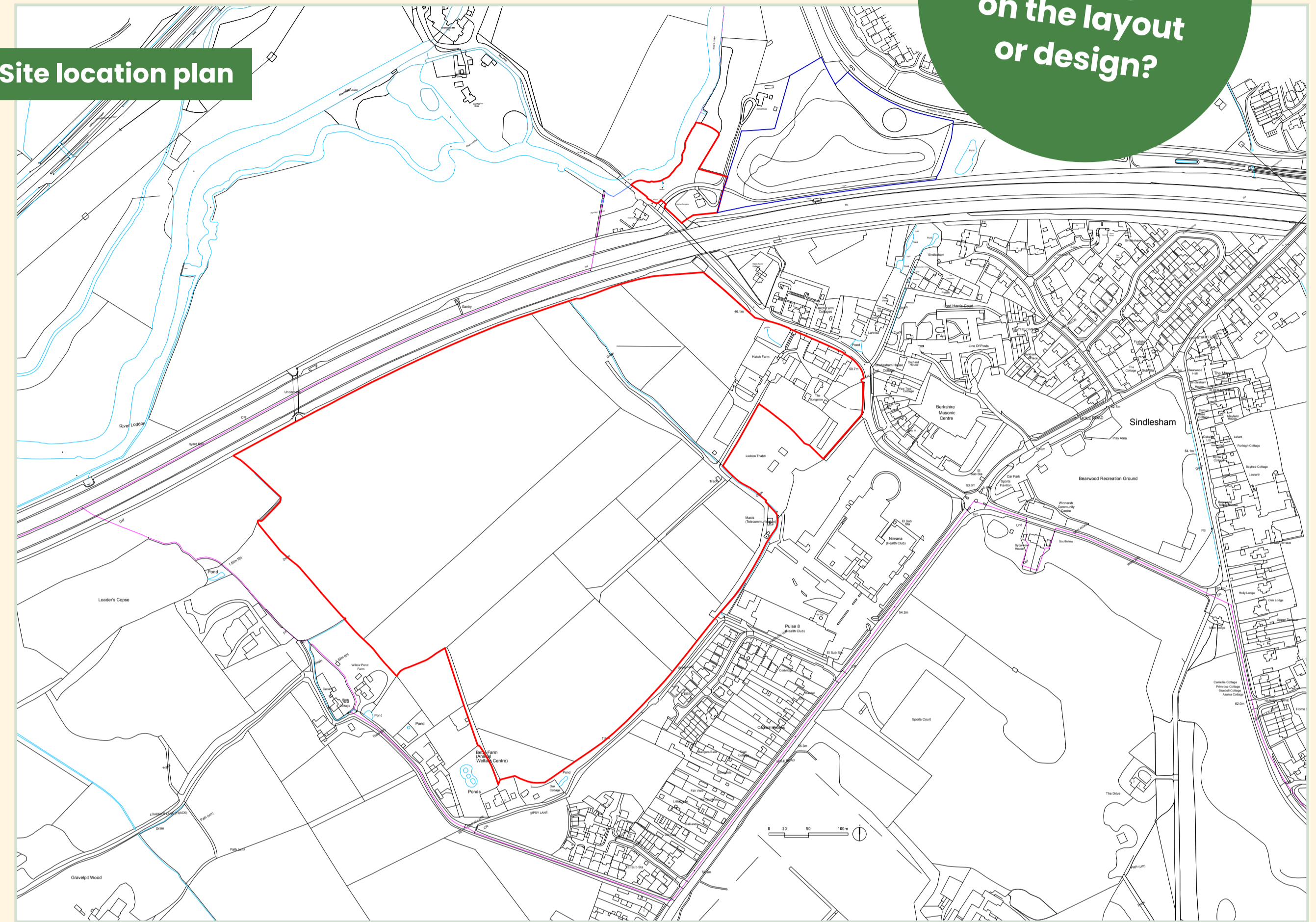
The scheme design includes:

-  **Walkable connections to existing neighbouring facilities** and those proposed within the Loddon Garden Village.
-  **A network of green spaces**, including a village green, play park, allotments and an orchard.
-  **Significant new tree planting** and nature-friendly features such as bee bricks, bat boxes and hedgehog highways.
-  **Energy efficient, water efficient homes.**
-  **A bespoke acoustic strategy along the northern M4 edge**, which will support new planting of hedgerows and trees.
-  **Development located only outside identified flood risk areas.**
-  **A comprehensive surface water drainage strategy** designed to manage storm run off effectively.

“Development is located only outside of identified flood risk areas. A comprehensive surface water and drainage strategy is being designed to manage storm runoff effectively.”

Do you have any thoughts on the layout or design?

Site location plan



Indicative site masterplan



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Landscaping – Blue & Green

Our landscape proposals create a network of green spaces, including a new park, natural play areas, orchards, allotments and a circular 1 mile walking and running trail.

Nature-led drainage systems

The site is primarily situated in flood zone 1, with the north-western corner located within flood zones 2 and 3. A series of wetland and drainage basins help manage surface water runoff while also providing attractive ecological features that support biodiversity.

Sustainable drainage features such as swales, rain gardens and permeable paving are designed to blend naturally into the design and manage surface water during storms, as well as delivering amenity and biodiversity benefits. Detailed modelling has been undertaken which demonstrates that development is safe from flooding and does not increase risk elsewhere



Multifunctional Green Spaces

Across the site, new planting focuses on native and wildlife friendly species, with habitats ranging from woodland and hedgerows to wetlands.

These spaces are designed to be multifunctional, supporting play, leisure, nature and community activity.

What do you think about the landscaping and green spaces?

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Local Centre Vision

The Local Centre is envisioned as a 'Lifestyle Hub', blending everyday services with social, active, and wellbeing-focused uses.

"It's proposed location will be accessible to both new and existing local residents."

We think it should be a place where residents can address essential needs, participate in community life, enhance wellbeing and engage in informal social interaction.

Our initial idea is for the Local Centre to be anchored by:



Small format food store: Convenience store providing easy access to day-to-day essentials run by a national operator.



Community centre: Community space potentially incorporating café, co-working and communal areas.



A series of independent business units forming an active community environment.

Some start-up or smaller businesses could also operate from pitches within the Local Centre (e.g. carts, kiosks, stalls) – particularly those that only require space on one or two days of the week.

"We think it should be a place where residents can address essential needs, participate in community life, enhance wellbeing and engage in informal social interaction."

What do you think we should include in the Local Centre?

Proposed Local centre plan



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Transport & Movement

The proposals create a walkable, well connected neighbourhood, with dedicated pedestrian and cycle routes, tree lined streets and shared spaces.

Highway improvements

A new roundabout on Mill Lane, connecting to Hatch Farm Way, will provide safe access to the development.

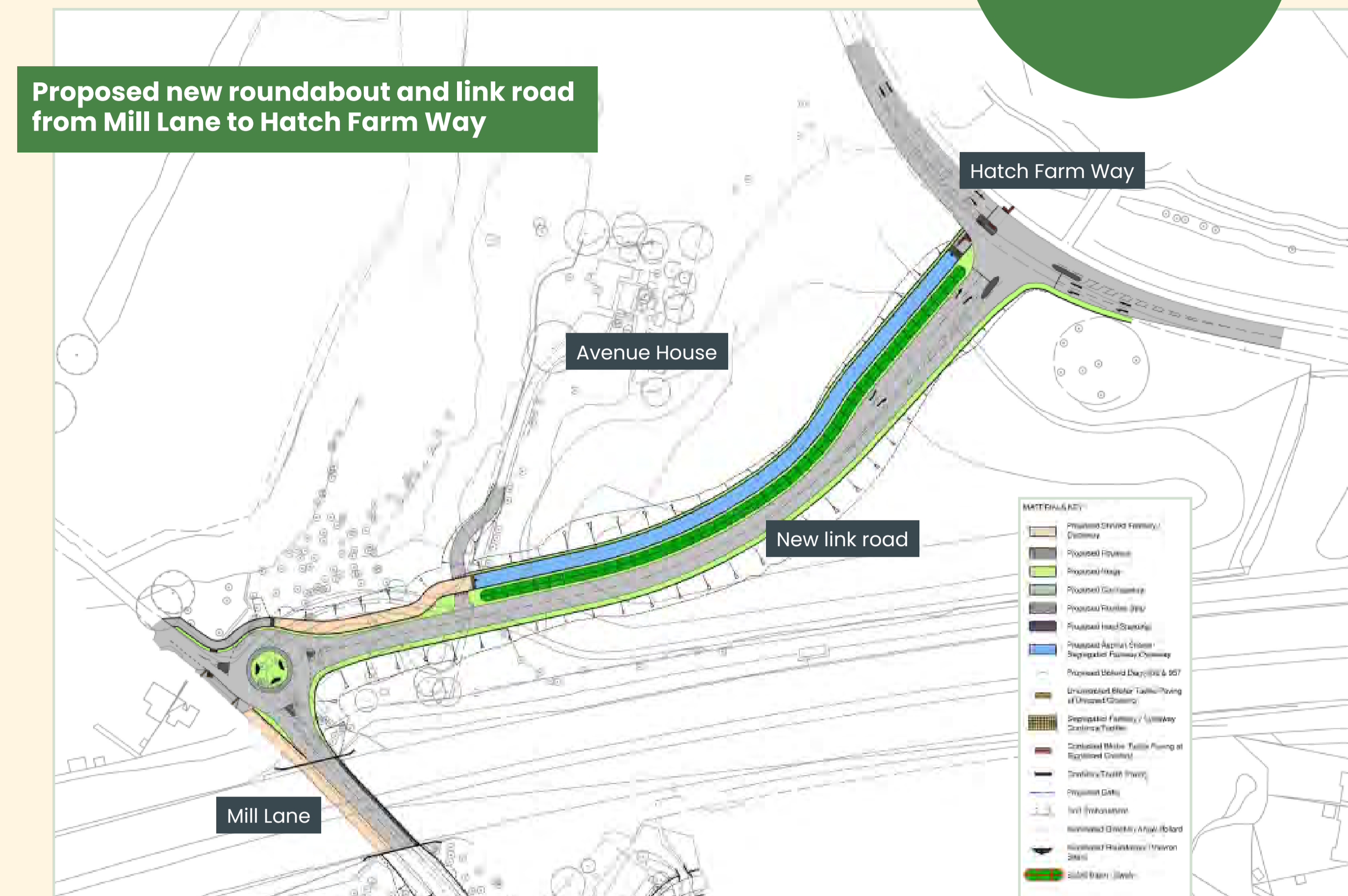
"This will be delivered early to ease congestion on the narrow Mill Lane bridges and improve safety for all road users."

Sustainable travel:

- **To support sustainable travel**, a new bus route with stops every 400m is proposed, ensuring all homes are within easy walking distance.
- **Bus services will start with a twice hourly service to Winnersh Station and Wokingham.** This will be expanded to Reading through Loddon Valley Garden Village, as the allocation is delivered.
- **The Local Centre will offer travel hub with cycle parking**, car club spaces and cycle repair facilities to support sustainable travel options.
- **Further improvements include a shared footway/ cycleway** along the new link road, upgrades to King Street Lane, and the downgrading of Northern Mill Lane to prioritise walking and cycling.

A detailed Transport Assessment will be submitted with the planning application.

What do you think about these proposals?



Construction & Next Steps

Construction will take place in clearly managed phases, beginning with early enabling works and continuing through to full build out beyond 2030.

Throughout this period, traffic management measures will be in place to minimise disruption for local residents, with dedicated construction access routes and strict on site safety protocols.

A major element of early infrastructure delivery is the Mill Lane to Hatch Farm Way link road, which is expected to begin construction shortly after construction for the main site begins.

“This will support routing of construction activity in the short term and the longer term transport network for the new community.”

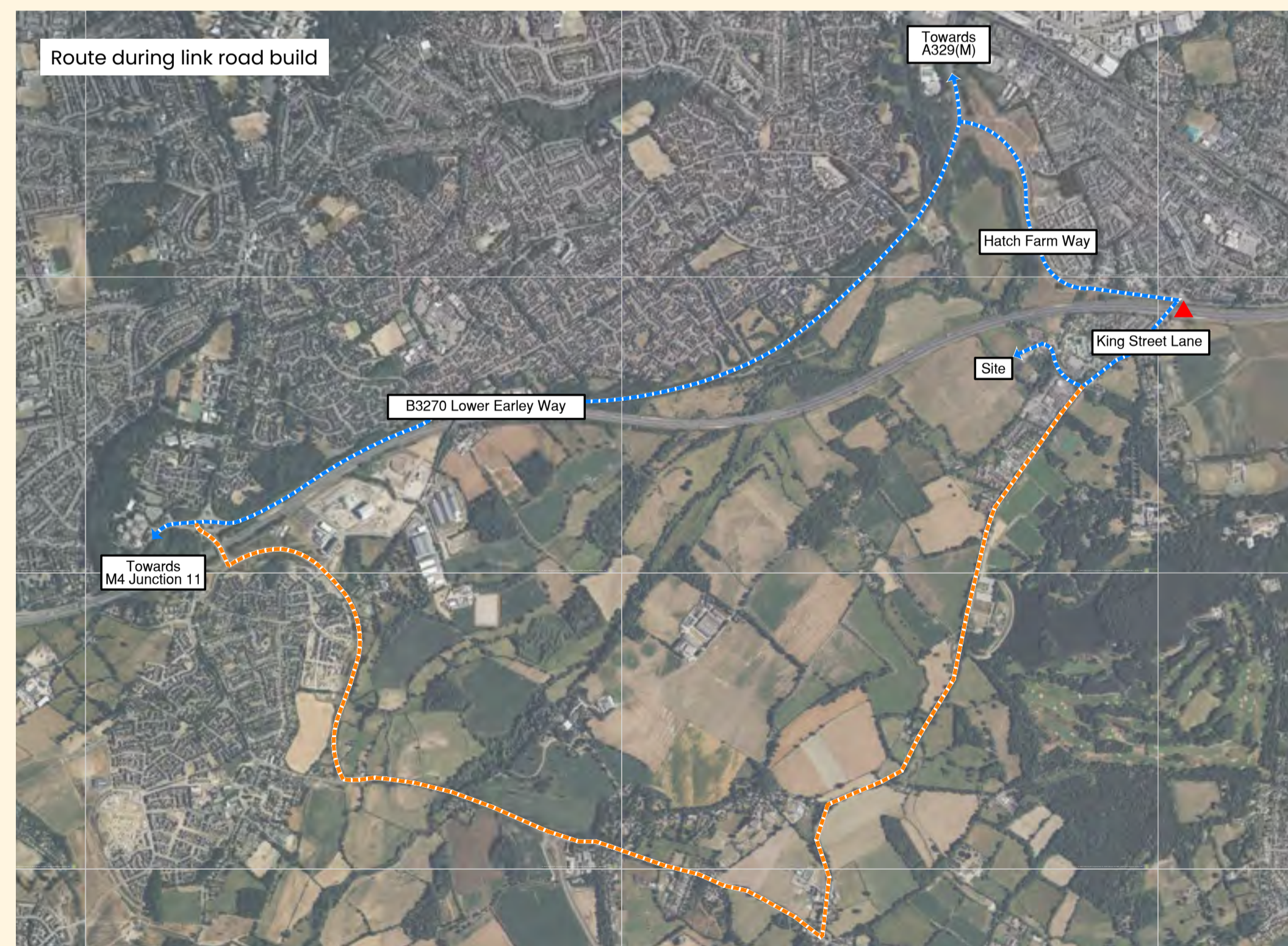
What happens next

A planning application is targeted for submission in June 2026, with committee decision expected in December 2026.

Residents will continue to be involved through regular updates. You can sign up for these updates at www.hatch-farm.co.uk.

Please let us know your thoughts and complete the feedback form online or at the event today.

These plans show the proposed routes for construction traffic:



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“Development of the scheme will take around 7 years to complete, with the Local Centre being delivered alongside the first housing phases.”

Do you have thoughts on the construction management?

Site Masterplan

The Masterplan has been carefully designed to consider the constraints and opportunities on the site.

This will be updated as we move through the public consultation period and any changes will be submitted as part of the planning application.

Indicative Masterplan



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Community Stewardship

Stewardship

We want to ensure that community assets (green spaces, community centres, sports facilities, pathways, sustainable transport schemes) are properly looked after, for the long-term benefit of the whole community. As such, we have brought on board a community stewardship company who will help the local community to run and manage its open spaces. This:

- **Empowers the community.**
- **Meets local needs.**
- **Creates opportunities, facilitates solutions and enables collaboration.**
- **Adds value through maximising social, economic and environmental benefits.**



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Our objectives are to:

- **Support integration within the development and surrounding communities.**
- **Achieve a vibrant, viable and sustainable new community.**
- **Maximise the social and community benefits to encourage a strong sense of community.**
- **Ensure that all the public land and community facilities are managed in perpetuity to a consistent and high standard.**