



Indicative image of Hatch Farm development



# A new gateway neighbourhood for Loddon Valley Garden Village

We're pleased to introduce Hatch Farm, a 69 acre neighbourhood located to the south-west of Sindlesham, that will form one of the first phases of the emerging Loddon Valley Garden Village.

Designed as a landscape-led, sustainable community, Hatch Farm will bring together new homes, green spaces and local facilities: creating a place that feels connected, welcoming and rooted in its surroundings. Our ambition is to create a neighbourhood that is environmentally responsible, inclusive and designed for everyday life.

As a gateway into the wider Garden Village, Hatch Farm will help set the tone for how this new community grows in the years ahead.

## Have your say

We are preparing a planning application for submission in June 2026, and your feedback is important in shaping the final proposals.



### Online webinar

**Tuesday 5 May, 7:30pm**

Register at: [www.hatch-farm.co.uk](http://www.hatch-farm.co.uk)



### Drop-in event

**Saturday 9 May, 10:00am–3:00pm**

**Winnersh Community Centre,  
Sindlesham, Wokingham RG41 5DX**

### Your views are important

Please take part and help shape the plans for Hatch Farm by visiting our website: [www.hatch-farm.co.uk](http://www.hatch-farm.co.uk)



## Our proposals include:



Around **600 net zero carbon homes**.



**A new local centre** and mobility hub.



**A new link road** connecting to Hatch Farm Way.



**Extensive green spaces**, including play areas, allotments and orchards.



**A landscape-led design** delivering 20% biodiversity net gain.



**Improved walking, cycling and public transport connections.**

## A new local centre

At the heart of Hatch Farm, we are proposing a vibrant local hub, including:

- A new convenience shop and café.
- Flexible community space.
- Co-working facilities and small business units.
- A mobility hub with cycle parking, EV charging and car club.
- A central public space for events and gatherings.

This will provide a social focus for both new and existing residents.

## Green spaces and long-term stewardship

Green space is central to the design of Hatch Farm. The proposals include accessible open spaces, habitat creation and sustainable drainage features that enhance biodiversity and landscape character.

The community ownership body is proposed to manage:

- Green spaces and landscaping.
- Rainwater and drainage features.
- The local centre and community assets.

This approach ensures the neighbourhood is well maintained for the long term.

## Construction approach

To minimise disruption:

- Development will be phased.
- The Mill Lane–Hatch Farm Way link road will be delivered early.
- Drainage and flood mitigation measures will be implemented from the outset.
- Construction traffic will be carefully managed.

Red line site location for Hatch Farm.



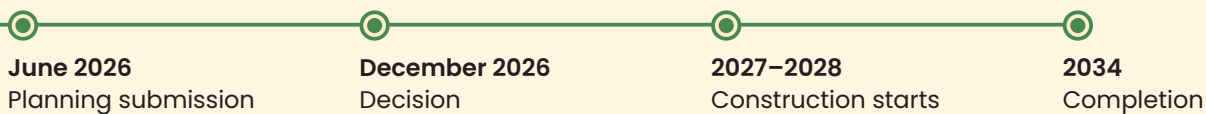
## Part of Loddon Garden Village

Hatch Farm forms part of the wider Garden Village, which will deliver:

- Around 3,930 new homes
- 100,000m<sup>2</sup> of employment space
- New schools, including primary and secondary provision
- Improved transport connections
- New community facilities and local centres
- Over 500 acres of green space



## Project timeline



## Share your feedback

We are preparing a planning application for submission in June 2026, and your feedback is important in shaping the final proposals.

We'd like to hear your views by Friday 22 May, please get all feedback to us by then.



[www.hatch-farm.co.uk](http://www.hatch-farm.co.uk)



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