Land adj. to Highfield Park,
Arborfield, Wokingham

Access to Services & Amenities

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Access To Services

1. Overview

The purpose of this document is to demonstrate access to key services and amenities at the proposed residential development at **the Land adj. to Highfield Park, Arborfield** in **Wokingham**.

This is to illustrate the suitability of residential habitation at the site.

1.1 Methodology

To achieve this aim, the proximity of **the Land adj. to Highfield Park, Arborfield** has been assessed against the following services and amenities:

- Local schools (*pre-school, primary and secondary*);
- Shops (*corner shops, post offices and supermarkets*);
- Health centres (*GPs & Health Centres*);
- Public transport (*nearest bus shelter, with appropriate routes, or train stations, as appropriate*);
- Community spaces (*the nearest church, public house and open space*);
- Employment centres, and
- Nearest settlements.

These proximities to services are illustrated via two partial amenity maps (**Maps 1 & 2**), which are supported by **Table 1**.

For each service and amenity, distances are provided (**as the crow flies** and **actual travel distances**), the time taken to walk (where applicable), cycle, drive and the fastest public transport route available (again, where applicable).

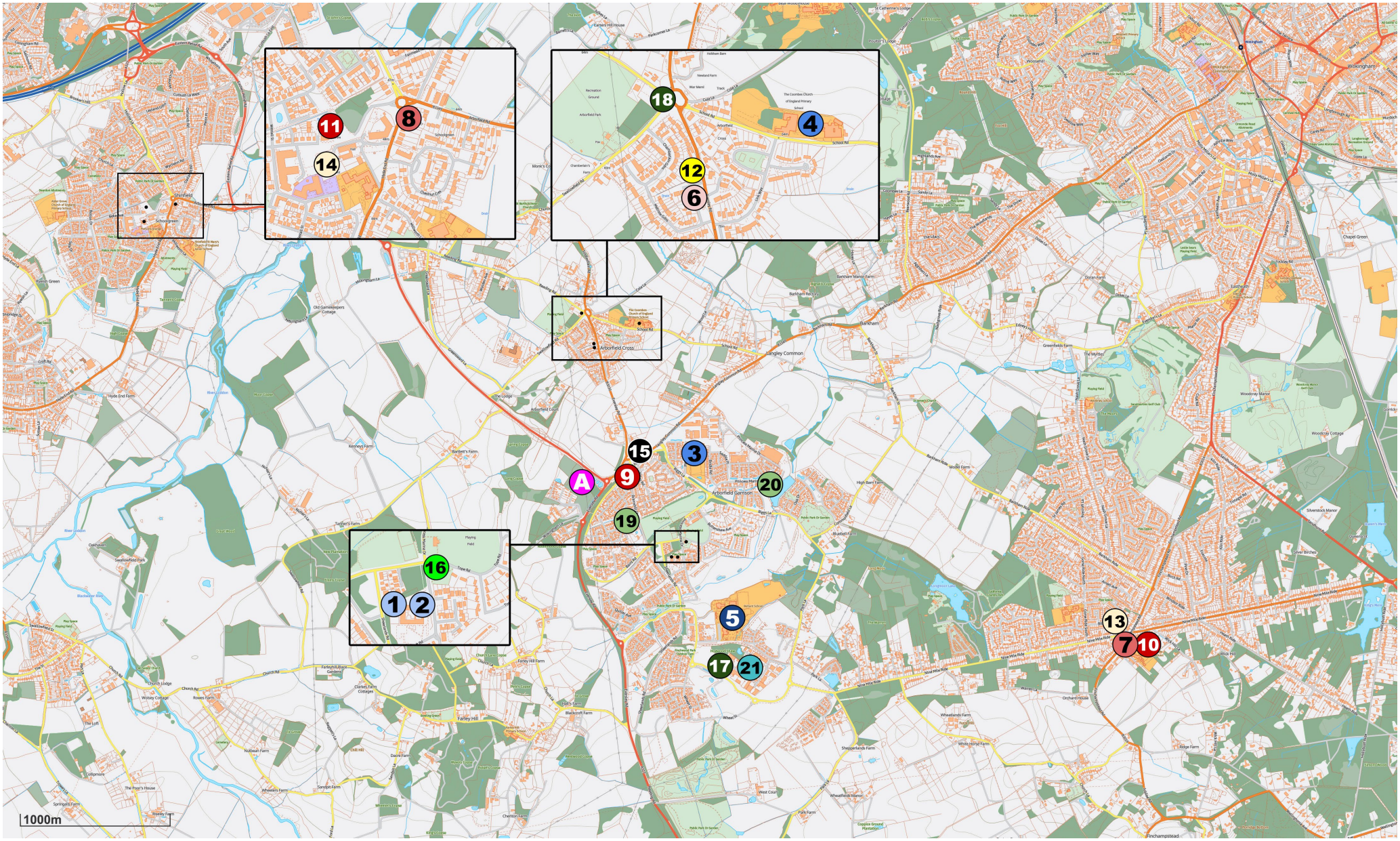
Ref	Location	Distance (actual) (km / miles)	Distance (ACF) (km / miles)	Walk (mins)	Cycle (mins)	Drive (mins)	Public Transport (mins)	Map
A	Land Adj Highfield Park, Arborfield, Wokingham, RG2 9PP	N/A	N/A	N/A	N/A	N/A	N/A	1 & 2
1	Poperinghe Pre-School, AWS Community Complex, Princess Marina Drive, Arborfield, Reading, RG2 9NN	1.4 / 0.9	0.8 / 0.5	20	5	4	N/A	1
2	Hazebrouck Day Nursery and Pre-School, The Community Centre, Sheerlands Road, Arborfield, Reading, RG2 9ND	1.4 / 0.9	0.8 / 0.5	20	5	4	N/A	1
3	Farley Hill Primary School, Baston Rd, Reading, RG2 9YW	1.3 / 0.8	0.8 / 0.5	18	5	3	15 mins (3 Leopard from Rickman Close to Hill Road)	1
4	The Coombes C Of E Primary School, School Rd, Arborfield Cross, Reading, RG2 9NX	1.8 / 1.1	1.1 / 0.7	24	7	3	20 mins (3 Leopard from Rickman Close to The Swan)	1
5	Bohunt School Wokingham, Remount Dr, Arborfield, Reading, RG2 9GB	1.8 / 1.1	1.3 / 0.8	23	5	3	17 mins (3 Leopard from Rickman Close to Aborfield Centre)	1
6	Londis, Eversley Road, Reading, RG2 9PQ	1.4 / 0.9	0.9 / 0.6	20	5	3	13 mins (3 Leopard from Rickman Close to The Swan)	1
7	California Post Office, Finchampstead, Wokingham, RG40 4JD	4.8 / 3	3.8 / 2.4	65	18	8	24 mins (3 Leopard from Rickman Close to Ratepayers House)	1
8	Shinfield Post Office, 7 School Grn, Shinfield, Reading, RG2 9EE	4 / 2.5	3.3 / 2.1	56	12	5	24 mins (3 Leopard from Rickman Close to School Green)	1
9	Co-op Food, 27 Bramshill Cl, Arborfield, Reading, RG2 9PL	0.6 / 0.4	0.3 / 0.2	9	3	2	N/A	1
10	Your Co-op Food Finchampstead Rd, 420 Finchampstead Rd, Finchampstead, Wokingham, RG40 3RB	4.8 / 3	3.8 / 2.4	65	18	8	24 mins (3 Leopard from Rickman Close to Ratepayers House)	1
11	Lidl, Beke Ave, Shinfield, Reading, RG2 9UW	4.3 / 2.7	3.4 / 2.1	59	13	5	23 mins (3 Leopard from Rickman Close to School Green)	1

***Table 1** - Proximity of Amenities to the Land adj. to Highfield Park, Arborfield*

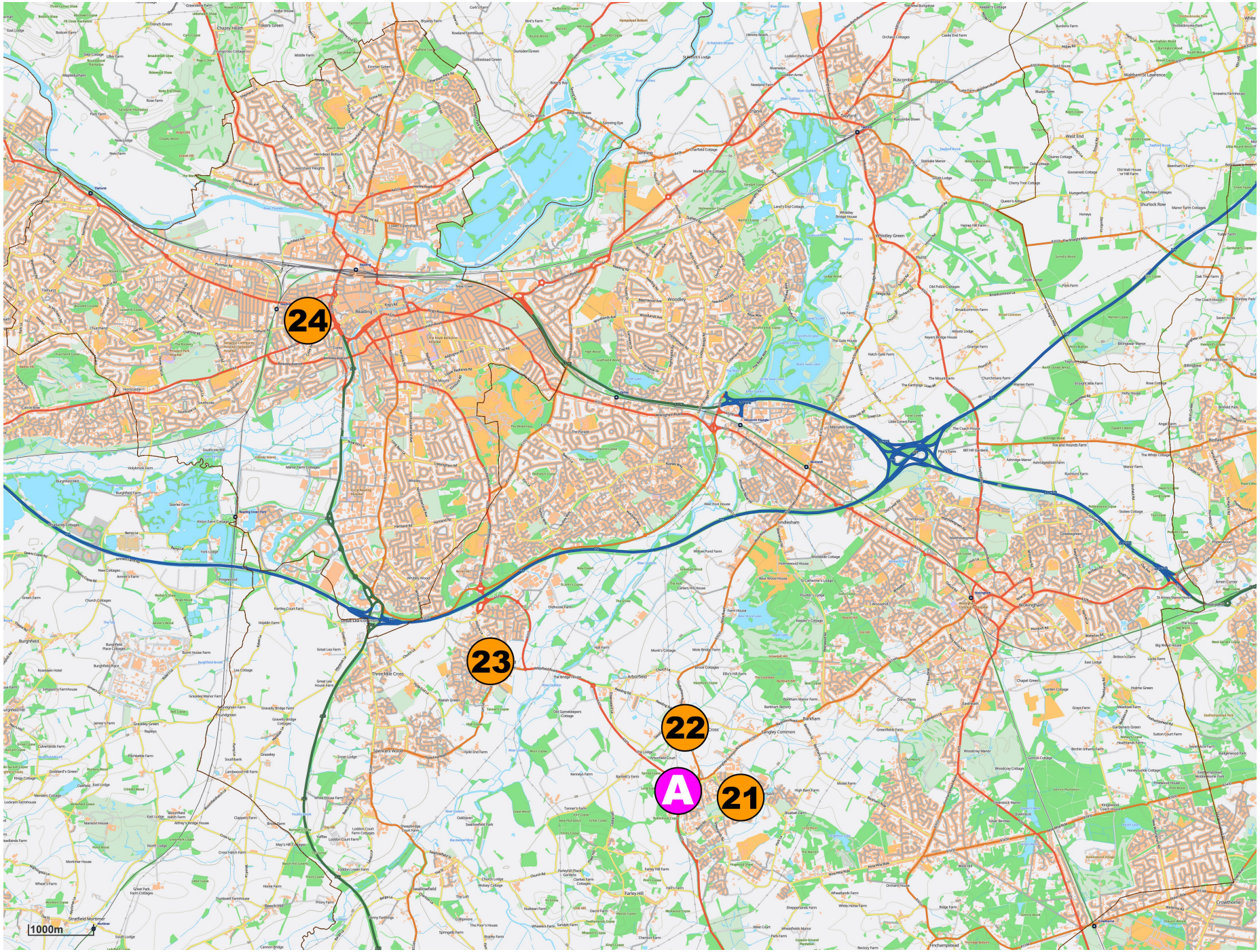
Key				
School (Nursery)	Health (Dentists)	Recreation (Church)	Shops (Corner Shops)	Shops (Supermarkets)
School (Primary)	Health (GPs)	Recreation (Pubs)	Shops (Post Office)	Transport
School (Secondary)	Recreation (Park)	Employment Centre	Settlements	The Site

Ref	Location	Distance (actual) (km / miles)	Distance (ACF) (km / miles)	Walk (mins)	Cycle (mins)	Drive (mins)	Public Transport (mins)	Map
12	Arborfield Surgery, Arborfield Village Hall, Eversley Road, Arborfield Cross, Reading, RG2 9PQ	1.4 / 0.9	0.9 / 0.6	20	5	3	13 mins (3 Leopard from Rickman Close to The Swan)	1
13	Nine Mile Ride Dental Practice, 193 Nine Mile Ride, Finchampstead, Wokingham, RG40 4JD	4.7 / 2.9	3.7 / 2.3	63	17	8	22 mins (3 Leopard from Rickman Close to California Crossroads Petrol Station)	1
14	Shinfield Dental Centre, School Grn, Shinfield, Reading, RG2 9EH	4.3 / 2.7	3.4 / 2.1	59	13	6	23 mins (3 Leopard from Rickman Close to School Green)	1
15	Rickman Close Bus Stop, Reading, RG2 9PS	0.6 / 0.4	0.4 / 0.2	10	3	2	N/A	1
16	St Eligius Church, Tope Rd, Arborfield, Reading, RG2 9LN	1.6 / 1	0.8 / 0.5	21	6	4	16 mins (3 Leopard from Rickman Close to Sheerlands Road)	1
17	Siren Craft Brew, Marino Way, 18, Alberto, Finchampstead, Wokingham, RG40 4RF	2.7 / 1.7	1.5 / 0.9	37	8	6	28 mins (3 Leopard from Rickman Close to Arborfield Centre)	1
18	The Bull Inn, The Bull Inn, Arborfield Cross, Reading, RG2 9QD	1.8 / 1.1	1.1 / 0.7	25	7	3	18 mins (3 Leopard from Rickman Close to The Swan)	1
19	Attwood Drive Playground, 39 Attwood Dr, Arborfield, Reading, RG2 9FE	0.6 / 0.4	0.4 / 0.2	8	3	4	N/A	1
20	Timber Land Playground, Princess Marina Dr, Wokingham, RG2 9HD	1.8 / 1.1	1.2 / 0.7	24	7	3	18 mins (3 Leopard from Rickman Close to Biggs Lane)	1
21	Hogwood Industrial Estate, Finchampstead, Wokingham, RG40 4QQ	2.6 / 1.6	1.6 / 1	36	8	6	27 mins (3 Leopard from Rickman Close to Arborfield Centre)	1
22	Aborfield Garrison	1.1 / 0.7	0.9 / 0.6	16	4	3	N/A	
23	Aborfield Cross	1.6 / 1	0.9 / 0.6	23	6	3	16 mins (3 Leopard from Rickman Close to The Swan)	
24	Shinfield	4.3 / 2.7	3.3 / 2.1	61	14	6	20 mins (No. 3 Leopard from Rickman Close to Church Lane)	
25	Reading	10.5 / 6.5	9 / 5.6	143	36	22	52 mins (No. 3 Leopard from Rickman Close to Duke Street)	

Table 1 *- Proximity of Amenities to the Land adj. to Highfield Park, Arborfield (continued)*



Map 1 *- Proximity of Amenities to the Land adj. to Highfield Park, Arborfield*



Map 2 *- Proximity of Amenities to the Land adj. to Highfield Park, Arborfield*

Access To Services

	Service	Walk (*mins*)	Cycle (*mins*)	Public Transport (*mins*)
Education	Pre-School	20	5	N/A
	Primary School	18	5	15
	Secondary School	24	7	17
Shops	Corner Shop	20	5	13
	Post Office	56	12	24
	Supermarket	9	3	23
Health	Doctor's Surgery	20	5	13
	Dentist (NHS)	59	13	22
Public Transport	Bus Stop / Train Station	10	3	N/A
Community	Church	21	6	16
	Public House	25	7	18
	Park	8	3	18
Employment	Est. Employment Centre	36	8	27

Table 2 - *Partial Overview of Shortest Journey Times to Relevant Services at the Land adj. to Highfield Park, Arborfield*

2. Access to Services

2.1 Overview

The Land adj. to Highfield Park, Arborfield sits on the outskirts of the settlement of Arbofield, on the western side of the junction between Observer Way and Eversley Road.

Overall, the site offers very good access to every key service and amenity reviewed.

While not all services are within a 30 minute walk of the site, every service is within a 15 minute cycle, and where public transport is appropriate, all services are within a 30 minute journey, in most cases under 20 minutes.

An overview of travel times to key services is provided in **Table 2**.

- Green cells indicate acceptable travel times (*these are either 30 minutes walk, 30 minutes cycle or 30 minutes journey time via public transport*).
- Orange cells indicate less than ideal travel times (*15 minutes maximum over green thresholds*).
- Red cells indicate unrealistic travel times (*over 45 minutes*).

Driving times are not included within this table.

This is not because driving journey times from the site are poor, but because every key service and amenity can be accessed in 10 minutes or less from the location (*the majority can be accessed within a five minute drive*).

2.2 Education

The Land adj. to Highfield Park, Arborfield is within a 20 minute walk from its closest early years school (*Hazebrouck Day Nursery and Pre-School)*.

The site is an 18 minute walk from its nearest primary school (*Farley Hill Primary School*).

It is a 23 minute journey walk to the site's nearest secondary school (*Bohunt School Wokingham*). This school is a 7 minute cycle from the site.

This shows that site offers good access to all types of education sites.

2.3 Shops

The nearest corner shop to **the Land adj. to Highfield Park, Arborfield** is the Londis in Arborford Cross, which is a 20 minute walk from the site.

The nearest Post Office is a 24 minute journey via public transport from the site (*Shenfield Post Office*). Unfortunately, a Post Office is not accessible by foot, because there isn't a Post Office in either Arborford Garrison or Arborford Cross.

The nearest supermarket is 9 minutes walk from the site, the Co-Op Food on Bramshill Close.

Overall, this shows that the site offers good access to a broad range of shops.

Access To Services

2.4 Health Centres

The nearest GP to **the Land adj. to Highfield Park, Arborfield** is Arborfield Surgery, which is a 20 minute walk from the site, or a 13 minute journey via public transport.

A dentist that is currently listed as accepting NHS patients (*Nine Mile Ride Dental Practice*) is a 22 minute journey via public transport from the site.

2.5 Access to Public Transport

The Land adj. to Highfield Park, Arborfield is approximately a 10 minute walk from its nearest bus stop, Rickman Close Bus Stop.

The stop is served by the No. 3 Leopard (*Reading to Wokingham*), the No. 145 (*Three Mile Cross Post Office to Wokingham & Winnerish*) and the No. 244 (*Shinfield to Wokingham*).

This stop offers services approximately every 15 minutes.

2.6 Community Hubs

The Land adj. to Highfield Park, Arborfield is within a 21 minute walk of a church (*St Eligius Church*) and numerous parks, including Attwood Drive Playground, which is an 8 minute walk from the site.

One public house, the Bull Inn in Arborford Cross is 25 minutes walk from the site.

2.7 Employment Areas

The Land adj. to Highfield Park, Arborfield is within a 27 minute journey via public transport of an Established Employment Area (*Hogwood Industrial Estate*).

This location is an 8 minute cycle from the site.

2.8 Conclusion

A review of the site's amenities found that the site offers good access to education (*pre-school, primary school and secondary school*), good local access to all shops (*a corner shop, Post Office and large supermarket*), good access to health centres (*doctors surgery and dentist*) and good access to basic community and recreational facilities (*a church, parks and pubs*).

It is also situated closely to an established employment area.

Overall, **the Land adj. to Highfield Park, Arborfield** offers good access to all services and amenities reviewed, in the context of its location.