

145 Nine Mile Ride, Finchampstead, Birkshire

Access to Services & Amenities

April 2025

Access To Services

1. Overview

The purpose of this document is to demonstrate the proposed development at **145 Nine Mile Ride's** access to key services and amenities.

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

1.1 Methodology

To achieve this aim, the proximity of 145 Nine Mile Ride to following services and amenities has been assessed:

- 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 three 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).

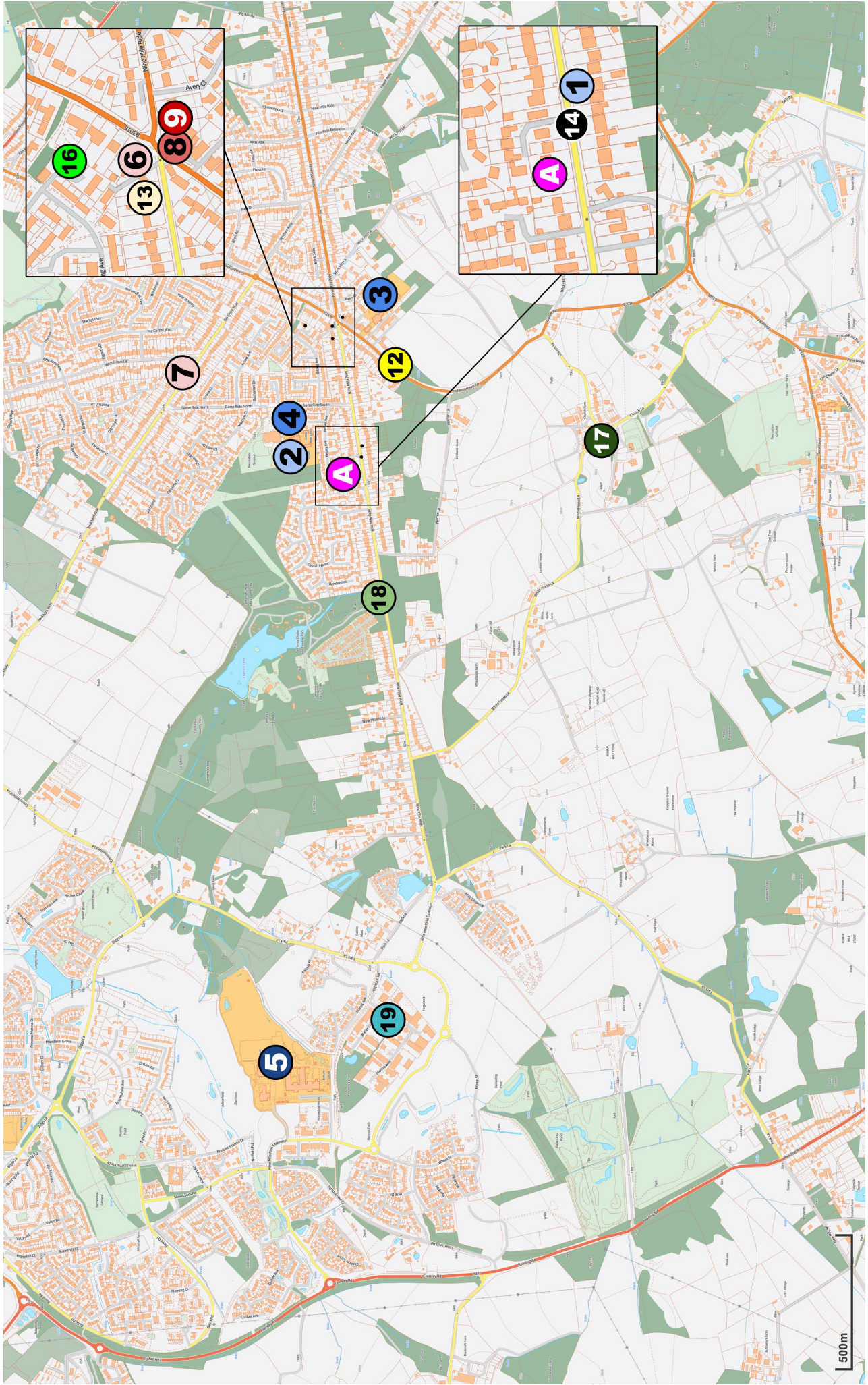
Ref	Location	Distance (actual) (km / miles)	Distance (ACF) (km / miles)	Walk (mins)	Cycle (mins)	Drive (mins)	Public Transport (mins)	Map
A	145 Nine Mile Ride, Finchampstead, Wokingham, RG40 4HY	N/A	N/A	N/A	N/A	N/A	N/A	1 & 2
1	Stepping Stones Day Nursery & Pre-School, 152 Nine Mile Ride, Finchampstead, Wokingham RG40 4JA	0.1 / 0.05	0.1 / 0.1	1	1	N/A	N/A	1
2	Gorse Ride Infant & Nursery School, Gorse Ride South, Finchampstead, Wokingham, RG40 4EH	0.6 / 0.4	0.2 / 0.1	8	1	2	N/A	1
3	Nine Mile Ride Primary School, 430 Finchampstead Rd, Finchampstead, Wokingham, RG40 3RB	0.6 / 0.4	0.6 / 0.4	10	2	3	6 mins (No. 3 Leopard from Manor Park Drive to California Crossroads Petrol Station)	1
4	Gorse Ride Junior School, Gorse Ride S, Finchampstead, Wokingham, RG40 4JJ	0.6 / 0.4	0.3 / 0.2	10	2	3	6 mins (No. 3 Leopard from Manor Park Drive to California Crossroads Petrol Station)	1
5	Bohunt School Wokingham, Remount Dr, Arborfield, Reading, RG2 9GB	2.4 / 1.5	2.1 / 1.3	32	9	5	10 mins (No. 3 Leopard from Manor Park Drive to Arborfield Centre)	1

Table 1 - Proximity of Amenities to 145 Nine Mile Ride

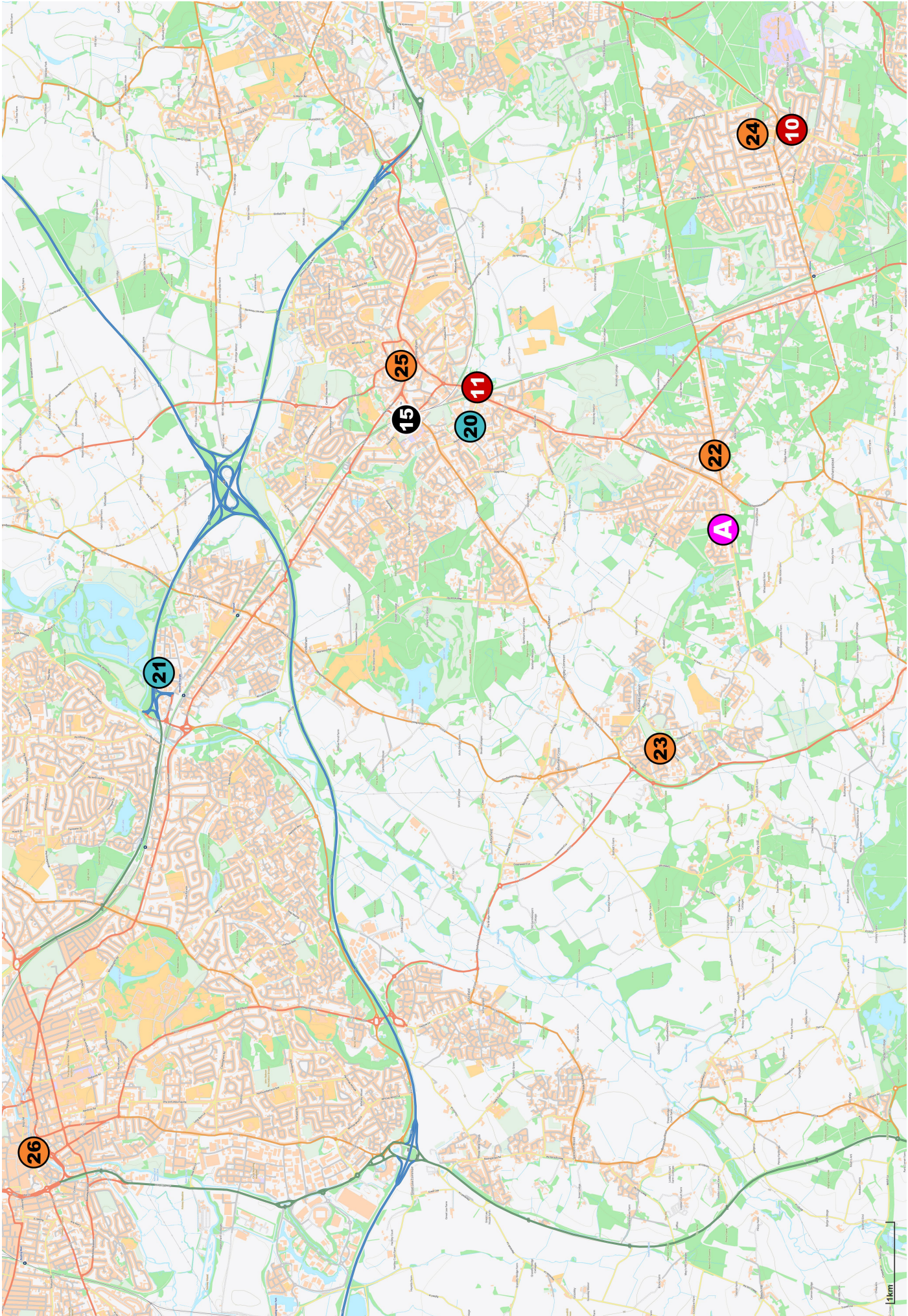
Key				
School (Nursery)	Health (Dentists)	Recreation (Church)	Shops (Corner Shops)	Shops (Supermarkets)
School (Primary)	Health (GPs)	Recreation (Pubs)	Shops (Post Office)	Transport
School (Secondary)	Recreation (Park)	Employment Centre	Settlements	The Site

Ref	Location	Distance (actual) (km / miles)	Distance (ACF) (km / miles)	Walk (mins)	Cycle (mins)	Drive (mins)	Public Transport (mins)	Map
6	LONDIS (Red Oak Stores), 425 Finchampstead Rd, Finchampstead, Wokingham, RG40 3RL	0.5 / 0.3	0.5 / 0.3	7	2	1	3 mins (No. 3 Leopard from Manor Park Drive to California Crossroads Petrol Station)	1
7	One Stop, 93 Barkham Ride, Finchampstead, Wokingham, RG40 4HB	1 / 0.6	0.7 / 0.4	14	3	3	3 mins (No. 3 Leopard from Manor Park Drive to Barkham Stores)	1
8	Post Office Within The Co-operative Food, 420 Finchampstead Rd, Finchampstead, Wokingham, RG40 3RD	0.6 / 0.4	0.5 / 0.3	8	2	2	4 mins (No. 3 Leopard from Manor Park Drive to California Crossroads Petrol Station)	1
9	Your Co-op Food Finchampstead Rd, 420 Finchampstead Rd, Finchampstead, Wokingham, RG40 3RB	0.6 / 0.4	0.5 / 0.3	8	2	2	4 mins (No. 3 Leopard from Manor Park Drive to California Crossroads Petrol Station)	1
10	Lidl, 80 High St, Crowthorne, RG45 7AZ	5.6 / 3.5	5 / 3.1	77	20	12	24 mins (No. 125A from California Post Office to High Street)	2
11	Tesco Stores Ltd, 78 Finchampstead Rd, Wokingham, RG40 2NS	4 / 2.5	3.5 / 2.2	55	12	8	25 mins (No. 125B from Ratepayers Hall to Two Poplars)	2
12	Finchampstead Surgery, 474 Finchampstead Rd, Finchampstead, Wokingham, RG40 3RG	0.8 / 0.5	0.4 / 0.2	11	2	2	8 mins (No. 3 Leopard from Manor Park Drive to California Crossroads Petrol Station)	1
13	Nine Mile Ride Dental Practice, 193 Nine Mile Ride, Finchampstead, Wokingham, RG40 4JD	0.5 / 0.3	0.5 / 0.3	7	1	1	N/A	1
14	Manor Park Drive Bus Stop, Finchampstead, Wokingham, RG40 4JA	0 / 0.01	0.1 / 0.1	<1	<1	<1	N/A	1
15	Wokingham Train Station, Station Approach, Wokingham, RG40 2AP	4.8 / 3	4.2 / 2.6	66	16	11	22 mins (No. 3 Leopard from Manor Park Drive to Wokingham Station Interchange)	2
16	St Mary & St John Parish Centre, Parish Centre, Vicarage Cl, Finchampstead, Wokingham, RG40 4JW	0.6 / 0.4	0.5 / 0.3	9	2	2	N/A	1
17	The Queens Oak, Church Ln, Finchampstead, Wokingham, RG40 4LS	1.3 / 0.8	0.9 / 0.6	18	5	4	N/A	1
18	California Park, Finchampstead Rd, Finchampstead, Wokingham, RG40 4HT	0.5 / 0.3	0.4 / 0.2	6	1	1	N/A	1
19	Hogwood Lane Industrial Estate, Finchampstead, Wokingham, RG40 4QQ	1.9 / 1.2	1.9 / 1.2	26	6	3	10 mins (No. 3 Leopard from Manor Park Drive to Robinson Crusoe)	1
20	Molly Millars Industrial Estate, Molly Millars Ln, Wokingham, RG41 2PQ	4.2 / 2.6	3.4 / 2.1	57	12	7	20 mins (No. 125 from Ratepayers Hall to Molly Millars Close)	2
21	Winnersh Triangle Business Park, Winnersh, Reading, RG41 5TS	8.9 / 5.5	7.1 / 4.4	121	30	16	34 mins (No. 3 Leopard from Manor Park Drive to Wokingham Station Interchange; then Wokingham Station to Winnerish Triangle)	2
22	Finchampstead	0.5 / 0.3	0.5 / 0.3	7	1	1	N/A	2
23	Arborfield Green	3.2 / 2	2.7 / 1.7	43	10	6	16 mins (No. 3 Leopard from Manor Park Drive to Hill Road)	2
24	Crowthorne	5.3 / 3.3	5 / 3.1	72	18	9	22 mins (No. 125 from California Post Office to Alcot Close Footpath)	2
25	Wokingham	4.7 / 2.9	4.2 / 2.6	65	18	11	19 mins (No. 3 Leopard from Manor Park Drive to Broad Street)	2
26	Reading	14.5 / 9	11.3 / 7	196	53	26	36 mins (No. 3 Leopard from Manor Park Drive to Wokingham Station Interchange; Wokingham Train Station to Reading)	2

Table 1 - Proximity of Amenities to 145 Nine Mile Ride (continued)



Map 1 - Partial Overview of Services & Amenities at 145 Nine Mile Ride



Map 2 - Partial Overview of Services & Amenities at 145 Nine Mile Ride

Access To Services

	Service	Walk (mins)	Cycle (mins)	Public Transport (mins)
Education	Pre-School	1	1	N/A
	Primary School	10	2	6
	Secondary School	32	9	10
Shops	Corner Shop	7	2	3
	Post Office	8	2	4
	Supermarket	8	2	4
Health	Doctor's Surgery	11	2	8
	Dentist (NHS)	7	1	N/A
Public Transport	Bus Stop / Train Station	<1	<1	N/A
Community	Church	9	2	N/A
	Public House	18	5	N/A
	Park	6	1	N/A
Employment	Est. Employment Centre	26	6	10

Table 2 - Partial Overview of Shortest Journey Times to Relevant Services at 145 Nine Mile Ride

2. Access to Services

2.1 Overview

145 Nine Mile Ride sits within the town of Finchampstead.

Overall, the site offers good access to every key service and amenity reviewed. All are within walking distance or can be accessed within 30 minutes via public transport from the site.

All key services and amenities can be accessed within a 30 minute cycle from the site (in most cases, less than 10 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 (*up to 45 minutes via public transport*).
- Red cells indicate unrealistic travel times (*over 45 minutes via public transport, or over 30 minutes walk or cycle*).

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 less than 10 minutes from the location.

2.2 Education

145 Nine Mile Ride is within a 1 minute walk from its nearest early years school (*Stepping Stones Day Nursery*).

The site is a 10 minute walk from its nearest primary school (*Nine Mile Ride Primary School*).

It is a 10 minute journey via public transport from the site's nearest secondary school (*the Bohunt School Wokingham*).

All types of school, except a secondary are within 30 minutes walking distance, or less than 10 minutes cycling time from the site.

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

2.3 Shops

The nearest corner shop to 145 Nine Mile Ride is the Londis in the centre of Finchampstead, which is 7 minutes walk from the site.

The nearest Post Office, within the 'Your Co-Op Food Store', is 8 minutes walk from the site.

The nearest large supermarkets are accessible in Crowthorne, within 24 minutes via public transport.

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

Access To Services

2.4 Health Centres

The nearest GP to 145 Nine Mile Ride is Finchampstead Surgery, which is an 11 minute walk from the site and can be accessed within 8 minutes via public transport.

A dentist that is currently listed as accepting NHS patients is seven minutes walk away from the site.

2.5 Access to Public Transport

145 Nine Mile Ride is approximately 15 metres from Manor Drive Park Bus Stop.

The stop is serviced by the No. 3 Leopard (*Reading to Wokingham*) and the service is every 20-30 minutes. This provides the site with good access to one of the largest settlements in the district, Reading.

2.6 Community Hubs

145 Nine Mile Ride is within walking distance of a church (*St Mary & St John Parish Centre*) and numerous parks (*including California Park*).

It is also within walking distance of one public house, the Queens Oak in south Finchampstead.

2.7 Employment Areas

145 Nine Mile Ride is within 30 minutes walk of an Established Employment Area (*Hogwood Lane Industrial Estate*) and within a 20 minute journey via public transport from Molly Millars Industrial Estate.

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 but large supermarkets (a corner shop and a Post Office), good access to health centres (a doctors surgery).

Overall, 145 Nine Mile Ride offers exceedingly access to all services and amenities reviewed.