

Land South of Valois, Finchampstead, Berkshire

Access to Services & Amenities

February 2026

Access To Services

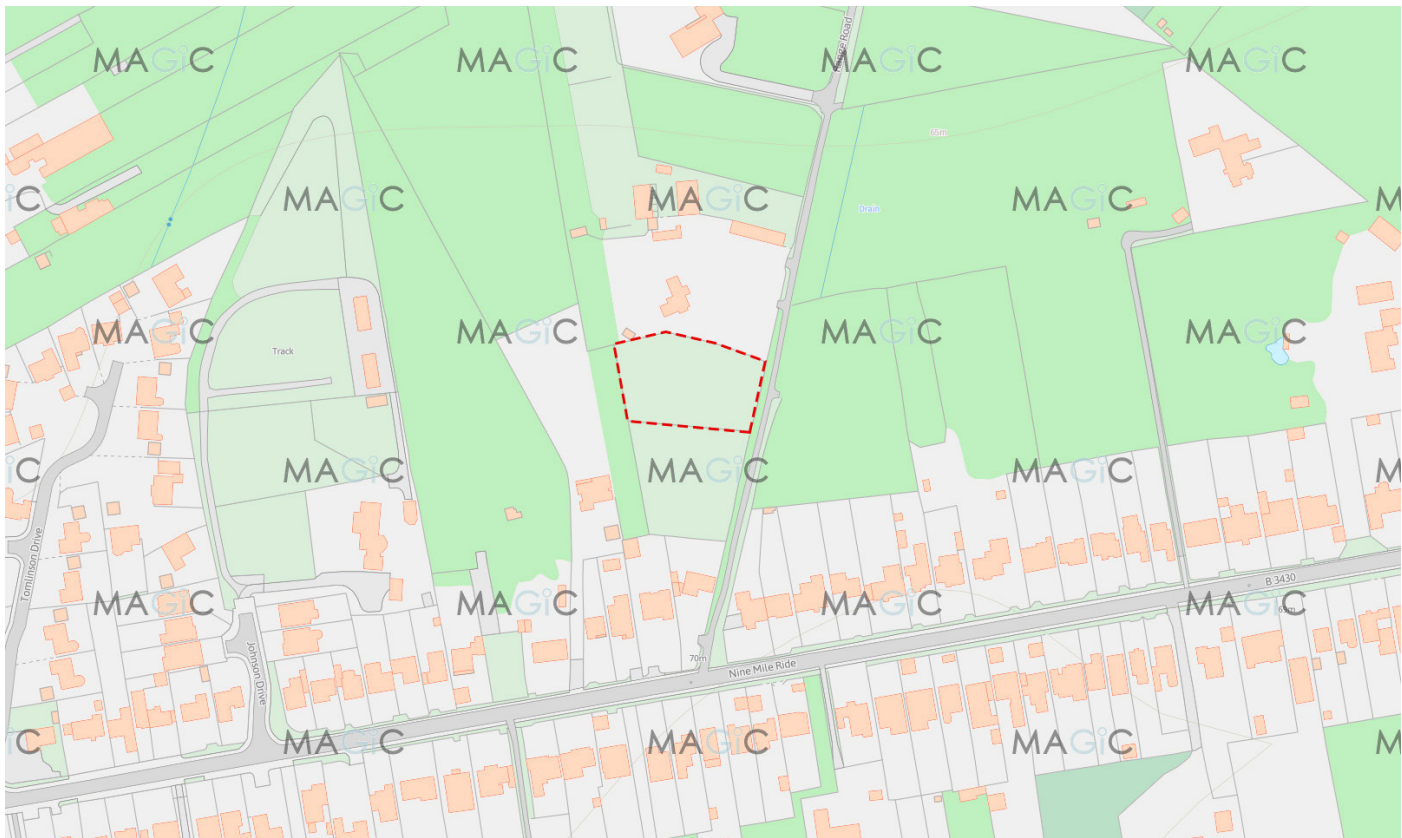


Fig. 1 - Approximate Location of the Land South of Valois, Range Road, Finchampstead, Woking, RG40 3NR

1. Overview

The purpose of this document is to demonstrate the proposed development at the **Land South of Valois** in **Finchampstead, Berkshire'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 the **Land South of Valois** 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.

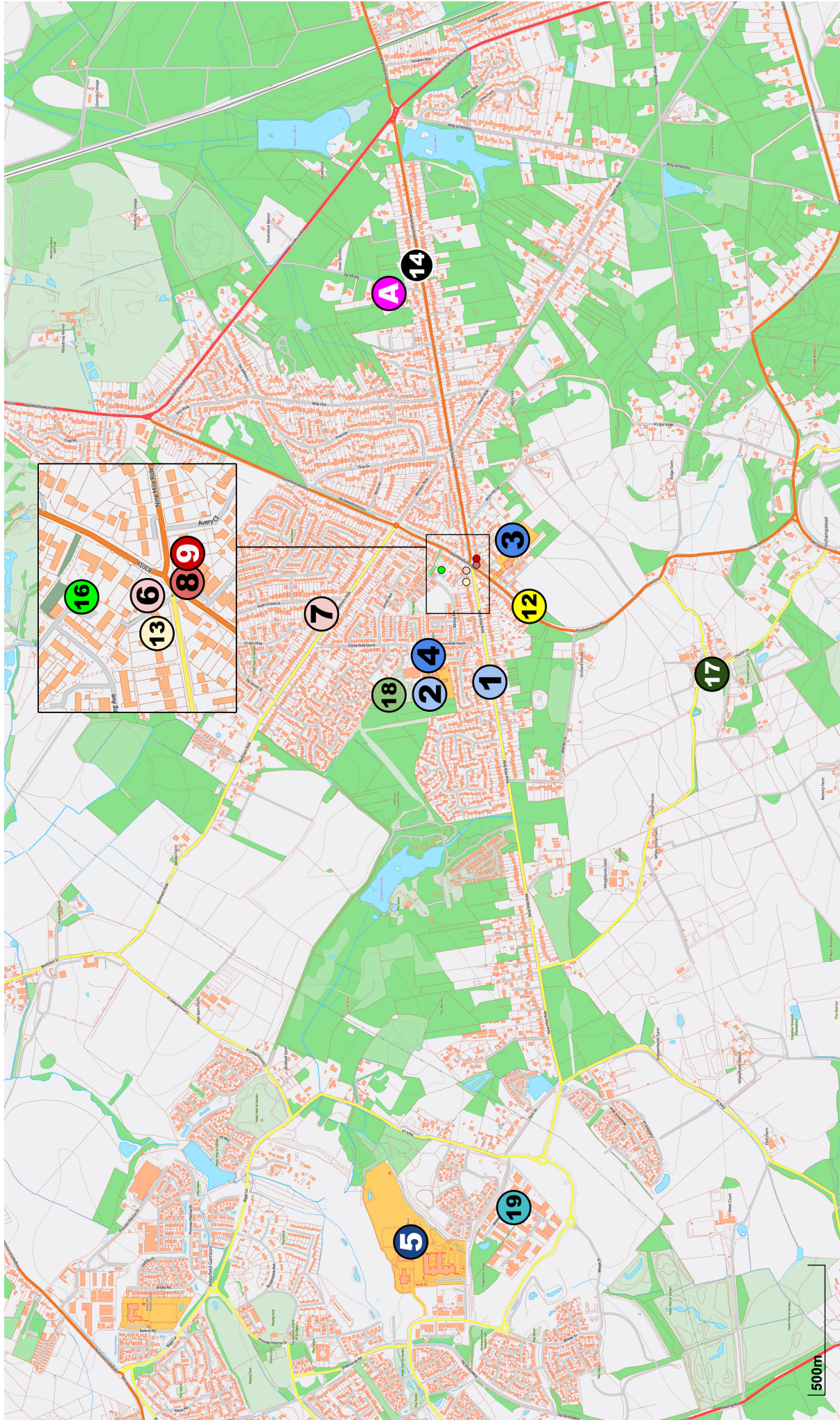
These proximities to services are illustrated via three partial amenity maps (**Maps 1 & 2**), which are supported by **Table 1**.

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).

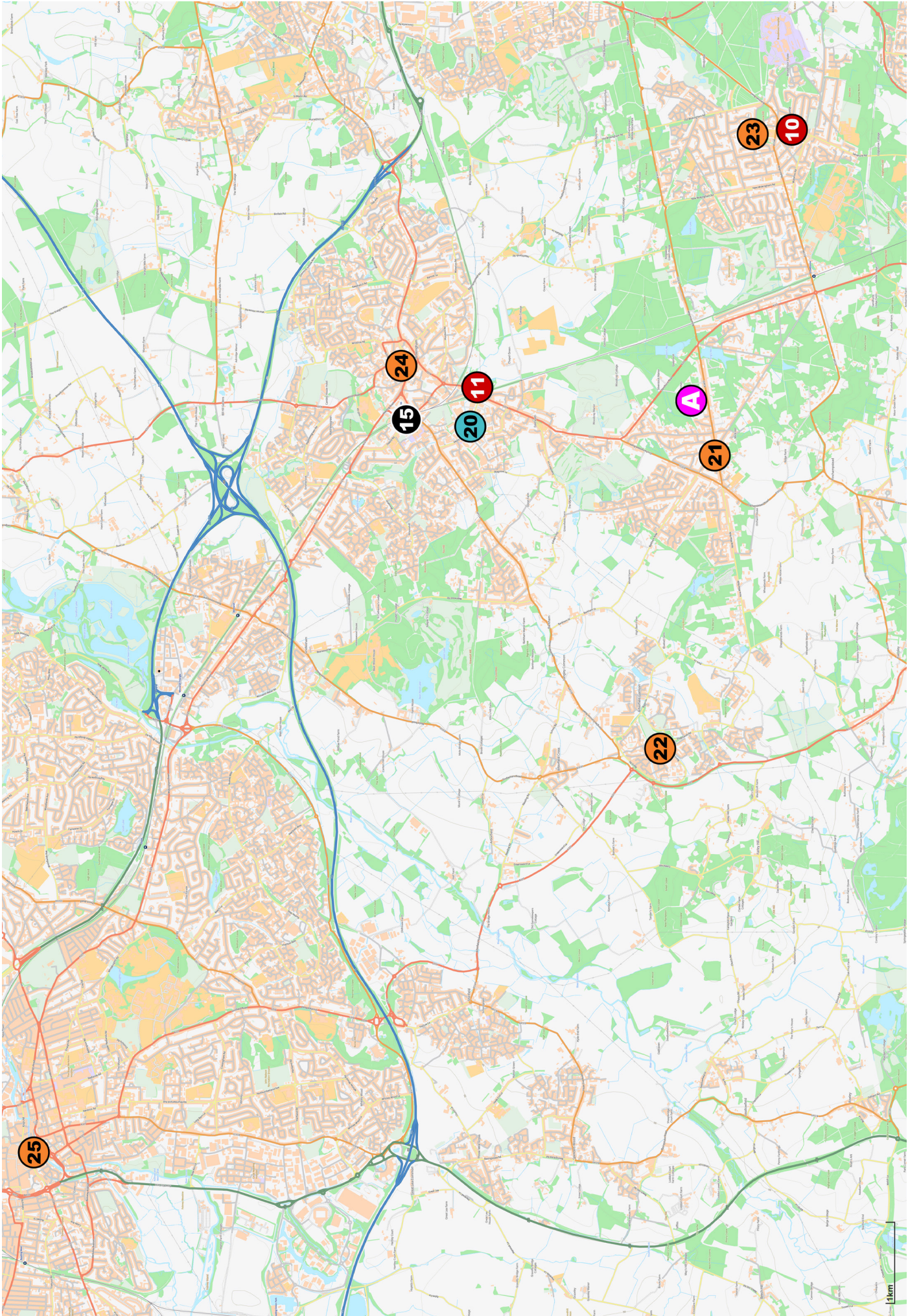
Ref	Location	Distance (actual) (km / miles)	Distance (ACF) (km / miles)	Walk (mins)	Cycle (mins)	Drive (mins)	Public Transport (mins)	Map
A	Land South of Valois, Range Road, Finchampstead, Woking, RG40 3NR	N/A	N/A	N/A	N/A	N/A	N/A	1 & 2
1	Stepping Stones Day Nursery & Pre-School, 152 Nine Mile Ride, Finchampstead, Wokingham RG40 4JA	1.6 / 1	1.5 / 0.9	23	6	3	19 mins (3 leopard from Ratepayers Hall to Manor Park Drive)	1
2	Gorse Ride Infant & Nursery School, Gorse Ride South, Finchampstead, Wokingham, RG40 4EH	1.8 / 1.1	1.5 / 0.9	25	6	4	N/A	1
3	Nine Mile Ride Primary School, 430 Finchampstead Rd, Finchampstead, Wokingham, RG40 3RB	1.3 / 0.8	1.1 / 0.7	19	5	4	10 mins (No. 125 from Range Road to Ratepayers Hall)	1
4	Gorse Ride Junior School, Gorse Ride S, Finchampstead, Wokingham, RG40 4JJ	1.9 / 1.2	1.4 / 0.9	26	7	5	16 mins (No. 125 from Range Road to Ratepayers Hall)	1
5	Bohunt School Wokingham, Remount Dr, Arborfield, Reading, RG2 9GB	4.2 / 2.6	3.7 / 2.3	56	15	8	28 mins (3 leopard from Ratepayers Hall to Arborfield Centre)	1
6	LONDIS (Red Oak Stores), 425 Finchampstead Rd, Finchampstead, Wokingham, RG40 3RL	1.3 / 0.8	1.1 / 0.7	17	5	3	8 mins (No. 125 from Range Road to Ratepayers Hall)	1
7	One Stop, 93 Barkham Ride, Finchampstead, Wokingham, RG40 4HB	1.6 / 1	1.3 / 0.8	21	6	4	N/A	1
8	Post Office Within The Co-operative Food, 420 Finchampstead Rd, Finchampstead, Wokingham, RG40 3RD	1.1 / 0.7	1.1 / 0.7	16	4	3	8 mins (No. 125 from Range Road to Ratepayers Hall)	1
9	Your Co-op Food Finchampstead Rd, 420 Finchampstead Rd, Finchampstead, Wokingham, RG40 3RB	1.1 / 0.7	1.1 / 0.7	16	4	3	8 mins (No. 125 from Range Road to Ratepayers Hall)	1
10	Lidl, 80 High St, Crowthorne, RG45 7AZ	4.7 / 2.9	3.5 / 2.2	66	18	9	19 mins (No. 125 from Range Road to High Street)	2
11	Tesco Stores Ltd, 78 Finchampstead Rd, Wokingham, RG40 2NS	4 / 2.5	2.7 / 1.7	55	13	8	13 mins (No. 125 from Range Road to Tesco)	2
12	Finchampstead Surgery, 474 Finchampstead Rd, Finchampstead, Wokingham, RG40 3RG	1.4 / 0.9	1.3 / 0.8	21	5	4	12 mins (No. 125 from Range Road to Ratepayers Hall)	1
13	Nine Mile Ride Dental Practice, 193 Nine Mile Ride, Finchampstead, Wokingham, RG40 4JD	1.3 / 0.8	1.1 / 0.7	17	5	3	8 mins (No. 125 from Range Road to Ratepayers Hall)	1
14	Range Road Bus Stop, Finchampstead, Wokingham, RG40 3NN	0.3 / 0.2	0.2 / 0.1	4	1	2	N/A	1
15	Wokingham Train Station, Station Approach, Wokingham, RG40 2AP	4.3 / 2.7	3.6 / 2.2	60	15	10	22 mins (No. 125 from Range Road to Wokingham Hospital)	2
16	St Mary & St John Parish Centre, Parish Centre, Vicarage Cl, Finchampstead, Wokingham, RG40 4JW	1.9 / 1.2	1.1 / 0.7	26	7	5	17 mins (No. 125 from Range Road to Ratepayers Hall)	1
17	The Queens Oak, Church Ln, Finchampstead, Wokingham, RG40 4LS	2.6 / 1.6	1.9 / 1.2	36	10	5	27 mins (No. 125 from Range Road to Ratepayers Hall)	1
18	California Park, Finchampstead Rd, Finchampstead, Wokingham, RG40 4HT	1.9 / 1.2	1.5 / 0.9	25	7	6	16 mins (No. 125 from Range Road to Ratepayers Hall)	1
19	Hogwood Lane Industrial Estate, Finchampstead, Wokingham, RG40 4QQ	3.7 / 2.3	3.5 / 2.2	51	12	7	28 mins (3 leopard from Ratepayers Hall to Robinson Crusoe)	1
20	Molly Millars Industrial Estate, Molly Millars Ln, Wokingham, RG41 2PQ	3.5 / 2.2	2.7 / 1.7	48	12	7	17 mins (No. 125 from Range Road to Molly Millars Close)	2
21	Finchampstead	1.1 / 0.7	1.1 / 0.7	16	4	3	7 mins (No. 125 from Range Road to Ratepayers Hall)	2
22	Arborfield Green	4.7 / 2.9	4.1 / 2.5	63	15	9	28 mins (3 leopard from Ratepayers Hall to Biggs Lane)	2
23	Crowthorne	4.3 / 2.7	3.5 / 2.2	61	16	8	15 mins (No. 125 from Range Road to Alcot Close Footpath)	2
24	Wokingham	4.8 / 3	3.4 / 2.1	66	18	14	20 mins (No. 125 from Range Road to Wokingham Station Interchange)	2
25	Reading	15 / 9.3	12.2 / 7.6	205	51	30	42 mins (No. 125 from Range Road to Wokingham Station, then Great Western Rail to Reading)	2

Table 1 - Proximity of Amenities to the Land South of Valois

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



Map 1 - Partial Overview of Services & Amenities at the Land South of Valois



Map 2 - Partial Overview of Services & Amenities at the Land South of Valois

Access To Services

	Service	Walk (mins)	Cycle (mins)	Public Transport (mins)
Education	Pre-School	23	6	19
	Primary School	19	5	10
	Secondary School	56	15	28
Shops	Corner Shop	17	5	8
	Post Office	16	4	8
	Supermarket	16	4	8
Health	Doctor's Surgery	21	5	12
	Dentist (NHS)	17	5	8
Public Transport	Bus Stop / Train Station	4	1	N/A
Community	Church	26	7	17
	Public House	36	10	27
	Park	25	7	16
Employment	Est. Employment Centre	48	12	17

Table 2 - Partial Overview of Shortest Journey Times to Relevant Services at the Land South of Valois

2. Access to Services

2.1 Overview

The **Land South of Valois** 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

The **Land South of Valois** is a 23 minute walk from its nearest early years school (*Stepping Stones Day Nursery*).

The site is a 19 minute walk from its nearest primary school (*Nine Mile Ride Primary School*).

It is a 28 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 15 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 the **Land South of Valois** is the Londis in the centre of Finchampstead, which is 17 minutes walk from the site.

The nearest Post Office, within the 'Your Co-Op Food Store', is a 16 minute walk from the site.

The nearest large supermarkets are accessible in Crowthorne, within 13 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 the **Land South of Valois** is Finchampstead Surgery, which is a 21 minute walk from the site and can be accessed within 12 minutes via public transport.

A dentist that is currently listed as accepting NHS patients is 17 minutes walk away from the site, or an eight minute journey via public transport.

2.5 Access to Public Transport

The **Land South of Valois** is approximately 300 metres (actual walking distance) from Range Road Bus Stop.

The stop is served 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

The **Land South of Valois** is within walking distance of a church (*St Mary & St John Parish Centre*) and numerous parks (*including Gorse Ride Playground*).

It is also a 10 minute journey via public transport from one public house, the Queens Oak in south Finchampstead.

2.7 Employment Areas

The **Land South of Valois** is within 17 minutes via public transport from the Established Employment Area, 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, the **Land South of Valois** offers exceedingly access to all services and amenities reviewed.