

PLANNING REF : 253071
PROPERTY ADDRESS : 4 Canberra Lake Way
: Charvil
: RG10 9DH
SUBMITTED BY : Dr Nick Farrar
DATE SUBMITTED : 08/06/2026

COMMENTS:

OBJECTION: Proposed Pedestrian Footpath Link - Canberra Lake Way

Dear Planning Committee,

My comments relate purely to a strong objection against the inclusion of a pedestrian footpath designed to convert the current cul-de-sac of Canberra Lake Way into a throughway.

My objection is based on the following critical points:

1. Increased Crime and "Leaky Cul-de-Sacs"

Guidance from Thames Valley Police specifically warns against the creation of "leaky cul-de-sacs." Research and police observations consistently show that providing multiple "permeable" escape routes for pedestrians significantly increases the risk of opportunistic crime, such as burglary and vehicle theft. By turning a secure dead-end into a throughway, the council would be providing an easy entrance and exit for those looking to scout or target properties, effectively removing the natural "eyes on the street" security we currently enjoy.

2. Erosion of Child Safety and Community Privacy

Currently, Canberra Lake Way is a space where children freely ride bikes and play outside without the fear of heavy foot traffic or unknown "pass-through" visitors. Because there is only one combined road and pedestrian access point, anyone entering the street is almost certainly a resident or a guest. The introduction of a footpath removes this filter, inviting strangers to use our residential space as a shortcut. This will fundamentally diminish the feeling of safety that has been the bedrock of our community since 2021.

3. Mitigation of Overspill Parking from New Developments

The proposed footpath would create a direct link to the newly designed neighbouring development, where parking provision is highly insufficient. This creates a significant risk that Canberra Lake Way will be used for overspill parking by non-residents seeking an "easy option" to compensate for the lack of space in the new site. It is vital to note that the parking spaces within our street are not council-adopted; they are private spaces maintained solely at the financial expense of the residents of Canberra Lake Way. It is fundamentally unjust to expect our community to bear the maintenance costs and the daily inconvenience of parking congestion caused by the design shortcomings of a separate development.

4. Minimal Gain vs. Maximum Impact

Wokingham Borough Council must weigh the marginal convenience of a through route against the wholesale destruction of a settled community's security. Allowing this footpath would knowingly diminish the safety and well-being of 25 households for a negligible gain in local permeability. It would not even save time by using

the
footpath, the route is largely the same distance as walking Park
Lane.

5. Contradictory Safety Standards and the Park Lane Assessment
Wokingham Borough Council's justification for this footpath is
fundamentally at odds with its current stance on Park Lane. The
Council has previously maintained that Park Lane is a "safe route"
to school and local amenities, asserting that it only requires a
painted crossing rather than a fully managed, signalized crossing.
If the Council now argues that a new pedestrian thoroughway via
Canberra Lake Way is necessary for safety or connectivity, they are
effectively conceding that the existing infrastructure on Park Lane
is inadequate. By implementing this footpath to divert pedestrian
flow, the Council would be tacitly admitting that their current
assessment of Park Lane as a route needing only minimal safety
markings is incorrect. The
Council cannot logically claim Park Lane is safe enough to avoid a
proper crossing while simultaneously forcing a thoroughway into a
private cul-de-sac to provide an alternative route.

6. Current Green Space is Maintained and Funded by Residents of
Canberra Lake Way
Management of shared spaces is funded by Canberra Lake Way
residents, under contract with a third-party management company. By
opening up the footpath, this would promote non-residents to use the
space. Any damage to the shared spaces will need to be funded by the
residents, which will represent an additional and unfair burden.

I would ask the Council to consider all the above and protect the
existing safe nature of Canberra Lake Way by rejecting this proposal
to add a connecting footpath.
Yours sincerely,
Nick Farrar