

Notice of Meeting



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Licensing Panel

**Monday 13 April 2026 at
10.45am**

**in the Council Chamber, Market Street,
Newbury**

Link to the Livestream - [Licensing Panel \(Sub-Committee\) 13 April 2026](#)

Members Interests

Note: If you consider you may have an interest in any Application included on this agenda then please seek early advice from the appropriate officers.

Date of despatch of Agenda: Wednesday 1 April 2026

FURTHER INFORMATION FOR MEMBERS OF THE PUBLIC

If you require further information about this Agenda, or to inspect any background documents mentioned in the reports, please contact Stephen Chard via email Stephen.Chard@westberks.gov.uk

Further information and Minutes are also available on the Council's website at www.westberks.gov.uk



To: Councillors Paul Dick, Billy Drummond, and Clive Taylor

Agenda

Part I		Page No.
1	Declarations of Interest To receive any declarations of interest from Members.	
2	Schedule of Licensing Applications	
(1)	Application No. 29442 - Benham Park House, Speen, Newbury, West Berkshire, RG20 8LU	3 - 148
	Proposal: New Premises License	
	Location: Benham Park House, Speen, Newbury, West Berkshire, RG20 8LU	
	Applicant: Benham Park Enterprises Ltd	

Sarah Clarke.

Sarah Clarke
Service Director: Strategy and Governance

If you require this information in a different format or translation, please contact Stephen Chard on telephone (01635) 503973.



Licensing Sub-Committee Report

Benham Park House, Speen, Newbury, West Berkshire, RG20 8LU (Application Number 29442)

Type of Application:	New Premise Licence
Town Council:	Newbury Speen
Ward Members:	Councillor Martha Vickers, Councillor Anthony Amirtharaj
Case Officer:	John Marriott, Licensing Officer
Portfolio Holder:	Councillor Tom McCann
Service Director:	Clare Lawrence

1. Purpose of the Report

- 1.1. To set out the background information pertaining to this Licensing Application.

2. Recommendation to Licensing Sub-Committee

- 2.1. Options available to Members are to: -

- (a) Grant the application for a premises licence subject to such conditions as are consistent with the operating schedule accompanying the application and to decide whether to modify any of those conditions to such extent as is considered appropriate for the promotion of the licensing objectives and subject to any mandatory condition.
- (b) Exclude from the licence any of the licensable activities to which the application relates.
- (c) Reject the application for a premises licence.

Members of the Licensing Sub-Committee are asked to decide at the end of the hearing after all relevant parties have been given the opportunity to speak. Members must give full reasons for their decision.

3. Introduction and Background

- 3.1. On 16th February 2026, an application was received by the Council on behalf of Benham Park Enterprises Ltd, Tittlesford Farm, The Haven, Billingshurst, RH14 9BG for a new premises licence under the Licensing Act 2003 in respect of Benham Park Estate, Speen, Newbury, West Berkshire, RG20 8LU.
- 3.2. The application was validated on 16th February 2026, and the consultation process began on 17th February 2026 and ran until midnight, 16th March 2026.
- 3.3. Members of the Licensing Sub-Committee are asked to determine the application as the Licensing Authority has received representations stating that the grant of this application would undermine the prevention of crime and disorder, the prevention of public nuisance, public safety and/or the protection of children from harm licensing objectives.

- 3.4. The Licensing Authority may only consider aspects relevant to the application that have been raised in these representations.
- 3.5. Members of the Licensing Sub-Committee are requested to determine the application having regard to the operating schedule, representations received, the Councils Statement of Licensing Policy, revised guidance issued under Section 182 of the Licensing Act 2003 and the four licensing objectives.
- 3.6. An authorisation is required in respect of any premises where it is intended to conduct one or more of the licensable activities, these being:
 - (a) Sale of alcohol
 - (b) Supply of alcohol (in respect of a club)
 - (c) Regulated Entertainment
 - (d) Provision of Late-Night Refreshment

An appropriate authorisation is either, a premises licence, a club premises certificate, or a Temporary Event Notice.

- 3.7. Licence holders are required, when offering any licensable activity, to ensure that they promote the licensing objectives at all times. The operating schedule of the application contains detail of all the activities applied for and the control measures that the applicant will have in place in order to promote these objectives. Such measures will, where appropriate be converted into enforceable conditions on any licence issued.

The four licensing objectives are:

- (a) Prevention of crime and disorder
- (b) Prevention of public nuisance
- (c) Public Safety
- (d) Protection of children from harm.

No licensing objective carries any more weight than any other and these are the only factors in which licensing can have regard in determining an application.

- 3.8. Where representations have been received from a responsible authority or any other person, and the concerns have not been resolved through mediation between all parties, the Licensing Act 2003 requires that these applications should be determined by the Licensing Authority's Licensing Committee. The Licensing Act 2003 allows for applications such as this one to be delegated to a Sub-Committee. In accordance with those rules, the Scheme of Delegation set out in the Council's Constitution states that the Licensing Sub-Committee has responsibility for dealing with this application.

4. Summary of Application sought.

- 4.1. The Licensing Authority received an application on 16th February 2026 from Benham Park Enterprises Ltd seeking a new premises licence under the Licensing Act 2003 for Benham Park. This application is recorded under reference 29442. A copy of the application is attached as **Appendix 0A** and the plan of the premises is attached as **Appendix 0B**. The details of the Designated Premises Supervisor is attached as **Appendix 0B2**.
- 4.2. The application seeks a premises licence to permit the following licensable activities: -

Supply of Alcohol:

Monday – Sunday 10:00hrs – 23:59hrs – On and off the premises

Live Music:

Monday – Sunday 10:00 – 23:59 – Indoors and Outdoors

Recorded Music:

Monday – Sunday 10:00 – 23:59 – Indoors and Outdoors

Plays/Films/Dance

Monday – Sunday 10:00 – 23:59 – Indoors and Outdoors

Late Night Refreshment:

Monday – Sunday 23:00 – 05:00 – Indoors only

5. Background information

- 5.1. Benham Park Estate is 2 miles (3.2 kms) west of Newbury and ½ km from the junction of the A34. It is in the Marsh Beham area of the parish of Speen.
- 5.2. The main house is a grade 2 listed building and is positioned within 140 acres of parkland. In 1982 the House was sold to Norwegian IT company, Norsk Data, this marked a change in function from private residence to commercial technology. Norsk Data collapsed in the early 1990s, but the property continued as a multi occupancy office complex.
- 5.3. The IT services company 2e2 occupied the House until 2012. From 2010/11 the House was sold and returned to private ownership. It is believed the intention was for restoration and redevelopment with potential for luxury residence or high-end redevelopment (wellness centre proposals).
- 5.4. This application seeks to licence the venue for the sale of alcohol, late night refreshments, and regulated entertainment including live and recorded music and the provision of plays, films and dance.
- 5.5. The house has been renovated by the current owners and from details provided the main building is approximately 30,000 square feet across basement, ground and upper floors.
- 5.6. The application states that the venue will be for exclusive hire only. There will be no public access, no ticketed events or walk-in trade, and no recurring commercial programme of events.
- 5.7. From additional information provided by the applicant the events envisaged in the operation overview includes wellness retreats, corporate retreats, weddings, private celebrations, product launches and charitable or cultural events.
- 5.8. It is anticipated that in year 1 they will hold a maximum of 20 events. Thereafter, circa 35 events per annum.
- 5.9. The application states that all licenced activities is within the red line boundary shown on the submitted plan (**see Appendix 0B**). The main building capacity shall not exceed 140 persons during events and can accommodate up to 20 overnight guests. External to the main building and within the red boundary maximum guest capacity is listed as 500 persons.
- 5.10. On site parking is provided for 60 vehicles. A separate parking area is provided exclusively for on-site contractors for planned events.
- 5.11. Ingress and egress to the site is by the East Gate only. This is located on the A4, Newbury/Hungerford Road, approximately ½ mile from the A34 junction.

5.12. The application seeks to run licenced events between 10am and midnight. The provision of outdoor amplified music will stop at 23:00 hrs. Indoor regulated entertainment and alcohol will cease by 23:59 hrs.

6. Consultation

6.1. The 28-day consultation period ran from 17th February 2026 to 16th March 2026. Responsible Authorities, Ward Members and Speen Parish Council were advised by email on the 17th February 2026. The application has been advertised in accordance with the regulations, with the required blue notices being placed at the premises, which were checked by an officer from the Public Protection Partnership. An advertisement for this application was also placed in the Newbury Weekly News on 26th February 2026.

6.2. A total of 19 representations were received, 17 from residents and two from ward councillors, the 17 valid representations are attached at **Appendices 1-19**.

7. Responses Received

Fire Authority – Response received – propose no representation

The Chief Officer of Police Thames Valley – No objections

Environmental Health – Response received – no comment or observation

Environmental Health (Public Nuisance) – Response received – No objections (see **Appendix 20**)

Planning Enforcement – None received (**See section 8.8**)

The Local Enforcement Agency for the Health and Safety at work etc. Act 1974 – Response received – no objections

Trading Standards – Response received – no objections.

Children’s Safeguarding Board – None received.

Public Health – Response received- No comments

Home Office – None received.

The Licensing Authority – None received.

Speen Parish Council – No Objections

8. Summary of Relevant Representations

8.1. The representations received raise concerns that the granting of the licence would undermine the licensing objectives. The key issues raised include:

8.2. Prevention of Public Nuisance

- Noise from amplified music, outdoor events and guest activity
- Late-night disturbance, particularly from dispersal of guests
- Concern regarding frequency and scale of events
- Impact on residential amenity in a rural setting

8.3. **Public Safety**

- Increased traffic on narrow rural roads
- Highway safety concerns, including access and junction (A4)
- Parking provision and potential overspill

8.4. **Prevention of Crime and Disorder**

- Concerns relating to alcohol consumption
- Potential for anti-social behaviour and disturbance during dispersal
- Risk of trespass onto neighbouring land

8.5. **Environmental and Amenity Impact**

- Impact on rural character and tranquillity of the area
- Impact on nearby residential properties

8.6. **General Concerns**

- Lack of clarity regarding event frequency and scale
- Concerns regarding the adequacy and enforceability of management plans

8.7. **Site and Location Context**

The premises is located within a rural setting, surrounded by parkland and agricultural land

The submitted plans show that:

- Activities are confined within a defined red line boundary
- The principal event area is centrally located within the estate

Nearby residential properties are shown on the attached plan. From the main house the residential properties are located approximately

- 250m to the southwest
- 400m to 500m to the west

The surrounding landscape includes open parkland and mature tree belts

8.8. **Planning**

Although the Local Planning Authority made no formal representations during the formal consultation period, Planning officers have met and, been in consultation with, the operators.

In summary the Local Planning Authority has reviewed the current use of the site and advises that the authorised "Medical Park" use can encompass a range of wellbeing and therapeutic activities. On the basis of the information currently available, no formal enforcement action is being pursued at this time.

The Planning Authority has also advised that any events taking place at the site would need to remain ancillary to the primary Medical Park use. The planning position will be kept under review, and any material changes in the nature or scale of activities may require further assessment under planning legislation.

Members are reminded that planning and licensing operate under separate legislative regimes, and the determination of this application should be made on its own merits with regard to the licensing objectives.

9. Options

- 9.1. The Home Office's Revised Guidance issued under [section 182](#) of the Licensing Act 2003 (February 2026) must be taken into account when determining this Application.
- 9.2. Members are asked to consider, after taking the representations both oral and written into account, and having due regard to the licensing objectives, whether the application for the Premises Licence should be granted or rejected. Members will need to give reasons for their decision.
- 9.3. If Members are minded to approve the application, they need to consider any additional conditions, other than those contained in the operating schedule, and any relevant mandatory conditions in ss19-21 of the Licensing Act 2003. Modification of conditions includes adding, omitting or altering a condition.
- 9.4. If members are minded to include any additional conditions, they will need to provide their reasons for doing so in the decision notice.

Background Papers: Relevant Legislation

- (1) The Licensing Act 2003
- (2) Appropriate Regulations including but not limited to The Licensing Act 2003 (Premises licences and club premises certificates) Regulations 2005, The Licensing Act 2003 (Hearings) Regulations 2005 and The Licensing Act 2003 (Hearings) (Amendment) Regulations 2005
- (3) Statutory Revised Guidance issued under section 182 of the Licensing Act 2003
- (4) The Council's Statement of Licensing Policy Licensing Act 2003
- (5) The Council's Constitution

10. Appendices

Appendix 0 Appendix A – Application
Appendix 0 Appendix B – Plan
Appendix 0 Appendix B2 - Designated Premises Supervisor details
Appendix 0 Appendix C - Benham Park Response to Representations from Applicant
Appendix 0 Appendix D1 - Noise Management Plan
Appendix 0 Appendix D2 - Park Audio Levels Report
Appendix 0 Appendix E - Event Management Plan
Appendix 0 Appendix F - Fire and Life Safety Manual
Appendix 0 Appendix G - Information for Neighbours
Appendices 1 – 17 Representations from Objectors

Appendices 18-19 - Ward Member submissions
Appendix 20 – Representations from Responsible Authority (Environmental Health)

Person to Contact:

Officer - John Marriot

Email – licensing@westberks.gov.uk

Tel - [01635 519184](tel:01635519184)

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Application for a premises licence to be granted under the Licensing Act 2003

We BENHAM PARK ENTERPRISES LIMITED

apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in Part 1 below (the premises) and I/we are making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003

Part 1 – Premises details

Benham Park Estate is a privately owned, Grade II* listed Georgian country estate set within approximately 130 acres of landscaped parkland near Speen, Newbury, West Berkshire. The principal building, Benham Park House, will serve as the main event venue and is capable of accommodating up to 140 guests seated.

The Estate will operate strictly as an exclusive-use destination for pre-booked private events and curated retreats, including weddings, private receptions, corporate off-sites, leadership retreats, product launches, cultural or charitable gatherings and bespoke wellness-led experiences. All activity will be professionally managed and delivered under robust operational controls to ensure public safety, minimise disturbance, and uphold the highest standards of regulatory compliance.

The Estate comprises a central mansion arranged over four floors, with principal reception rooms and guest facilities located on the ground, first, and second floors, and service and back-of-house areas situated at lower ground level. External activity areas include the formal lawns, terraces, roof garden and landscaped gardens immediately surrounding the main house. For the purposes of licensed activities, only the Ground Floor and approved external areas will be accessible to non-residential guests.

All wellness activities will be low-impact, non-amplified and delivered during daytime or early evening hours only.

The premises will not host any event exceeding 500 guests in total.

There will be no general public access to the premises at any time. The sale and supply of alcohol will be for consumption on the premises only, and strictly as part of pre-booked, private and catered events. There will be no cash bars and no direct retail sales of alcohol. All alcoholic beverages will be supplied as part of pre-arranged event packages or inclusive hospitality services, provided by approved professional catering partners.

Clients will purchase alcohol directly through their chosen catering partner, who will be responsible for the supply, service, and management of alcohol in full compliance with the Licensing Act 2003 and all associated licensing conditions.

The Estate benefits from dedicated on-site parking for at least 60 vehicles, with clearly designated zones for guests, staff and suppliers. In addition, there is ample hardstanding and service access to accommodate catering vehicles, production teams and delivery logistics, ensuring smooth and safe event operations without disruption to surrounding areas.

The secluded setting, controlled access via a single gated entrance, extensive private grounds and professional management structure all contribute to promoting the four licensing objectives:

- The prevention of crime and disorder
- Public safety
- The prevention of public nuisance
- The protection of children from harm

To support these objectives, the premises will operate under a comprehensive management plan including 24-hour CCTV coverage, an on-site management presence during all events, strict noise monitoring protocols and detailed traffic and guest management procedures; thereby ensuring the continued safety, security and tranquillity of the estate and its surroundings.

Post town	NEWBURY	Postcode	RG20 8LU
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Telephone number at premises (if any)	
Non-domestic rateable value of premises	£245,000



Part 2 - Applicant details

Please state whether you are applying for a premises licence as **appropriate** **Please tick as appropriate**

a)	an individual or individuals *		please complete section (A)
b)	a person other than an individual *		
	i as a limited company/limited liability partnership	√	please complete section (B)
	ii as a partnership (other than limited liability)		please complete section (B)
	iii as an unincorporated association or		please complete section (B)
	iv other (for example a statutory corporation)		please complete section (B)
c)	a recognised club		please complete section (B)
d)	a charity		please complete section (B)
e)	the proprietor of an educational establishment		please complete section (B)
f)	a health service body		please complete section (B)
g)	a person who is registered under Part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales		please complete section (B)
ga)	a person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 (within the meaning of that Part) in an independent hospital in England		please complete section (B)
h)	the chief officer of police of a police force in England and Wales		please complete section (B)

* If you are applying as a person described in (a) or (b) please confirm (by ticking yes to one box below):

- I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities; or



(A) individual applicants (fill in as applicable) NOT APPLICABLE

Mr	Mrs	Miss	Ms	Other Title (for example, Rev)	
Surname			First names		
Date of birth	I am 18 years old or over		Please tick yes		
Nationality					
Current residential address if different from premises address					
Post town				Postcode	
Daytime contact telephone number					
E-mail address (optional)					
Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 'share code' provided to the applicant by that service (please see note 15 for information)					



(B) Other applicants

Please provide name and registered address of applicant in full. Where appropriate please give any registered number. In the case of a partnership or other joint venture (other than a body corporate), please give the name and address of each party concerned.

Name
BENHAM PARK ENTERPRISES LIMITED
Address
TITTLESFOLD FARM THE HAVEN BILLINGSHURST WEST SUSSEX RH14 9BG
Registered number (where applicable)
16525490
Description of applicant (for example, partnership, company, unincorporated association etc.)
LIMITED COMPANY
Telephone number (if any)

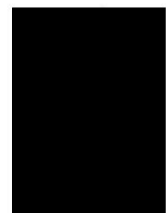
E-mail address (optional)


Part 3 Operating Schedule

When do you want the premises licence to start?

0	1	0	4	2	0	2	6
---	---	---	---	---	---	---	---

If you wish the licence to be valid only for a limited period, DD MM YYYY when do you want it to end? NOT APPLICABLE



Please give a general description of the premises (please read guidance note 1)

Benham Park Estate is a privately owned Grade II* listed Georgian country house set within 130 acres of landscaped parkland near Speen, Newbury. The main building, Benham Park House, serves as the principal event venue, seating up to 140 guests, with supporting lawns, terraces and courtyard areas used for outdoor receptions. The estate will operate as an exclusive-use venue for pre-booked private events such as weddings, receptions and corporate gatherings as well as wellness retreats. There will be no general public access. Alcohol will be sold for consumption on the premises only and strictly as part of pre-booked, catered events with no cash or direct sales. The secluded location, single gated access, and professional management controls ensure full compliance with the four licensing objectives.

If 5,000 or more people are expected to attend the premises at any one time, please state the number expected to attend.

N/A

What licensable activities do you intend to carry on from the premises?

(please see sections 1 and 14 and Schedules 1 and 2 to the Licensing Act 2003)

Provision of regulated entertainment (please read guidance note 2)		Please tick all that apply
a)	plays (if ticking yes, fill in box A)	√
b)	films (if ticking yes, fill in box B)	√
c)	indoor sporting events (if ticking yes, fill in box C)	N/A
d)	boxing or wrestling entertainment (if ticking yes, fill in box D)	N/A
e)	live music (if ticking yes, fill in box E)	√
f)	recorded music (if ticking yes, fill in box F)	√
g)	performances of dance (if ticking yes, fill in box G)	√
h)	anything of a similar description to that falling within (e), (f) or (g) (if ticking yes, fill in box H)	N/A

<u>Provision of late night refreshment</u> (if ticking yes, fill in box I)	√
<u>Supply of alcohol</u> (if ticking yes, fill in box J)	√

In all cases complete boxes K, L and M

A

Plays Standard days and timings (please read guidance note 7)			<u>Will the performance of a play take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	
Day	Start	Finish		Outdoors	
					Both
Mon	10:00	23:59	<p><u>Please give further details here</u> (please read guidance note 4) Plays will form part of pre-booked private events such as weddings, corporate functions, and charitable or cultural gatherings.</p> <p>Performances will take place within Benham Park House or, occasionally, on designated lawns or terraces immediately adjacent to the building.</p> <p>All amplified sound will be managed in accordance with the venue’s Noise Management Plan (NMP), with decibel levels continuously monitored to remain within limits agreed with the Environmental Health Officer (EHO).</p>		
Tue	10:00	23:59			
Wed	10:00	23:59	<p><u>State any seasonal variations for performing plays</u> (please read guidance note 5)</p> <p>N/A</p>		
Thur	10:00	23:59			
Fri	10:00	23:59	<p><u>Non standard timings. Where you intend to use the premises for the performance of plays at different times to those listed in the column on the left, please list</u> (please read guidance note 6)</p> <p>N/A</p>		
Sat	10:00	23:59			
Sun	10:00	23:59			



B

Films Standard days and timings (please read guidance note 7)			Will the exhibition of films take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	
Day	Start	Finish		Outdoors	
					Both
Mon	10:00	23:59	<p>Please give further details here (please read guidance note 4) Film screenings will be limited to private viewings or presentations as part of pre-booked events.</p>		
Tue	10:00	23:59		<p>All film content will comply with the British Board of Film Classification (BBFC) rating system.</p> <p>Amplified sound will be subject to the same NMP controls and real-time decibel monitoring to ensure compliance with the limits set by the EHO.</p>	
Wed	10:00	23:59	<p>State any seasonal variations for the exhibition of films (please read guidance note 5)</p> <p>N/A</p>		
Thur	10:00	23:59			
Fri	10:00	23:59	<p>Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed in the column on the left, please list (please read guidance note 6)</p> <p>N/A</p>		
Sat	10:00	23:59			
Sun	10:00	23:59			



C - NOT APPLICABLE

Indoor sporting events Standard days and timings (please read guidance note 7)			<u>Please give further details</u> (please read guidance note 4)
Day	Start	Finish	
Mon			
Tue			
Wed			
Thur			
Fri			
Sat			
Sun			

State any seasonal variations for indoor sporting events (please read guidance note 5)

Non standard timings. Where you intend to use the premises for indoor sporting events at different times to those listed in the column on the left, please list (please read guidance note 6)



D - NOT APPLICABLE

Boxing or wrestling entertainments Standard days and timings (please read guidance note 7)			Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	
Day	Start	Finish		Outdoors	
Mon			Please give further details here (please read guidance note 4)		
Tue					
Wed			State any seasonal variations for boxing or wrestling entertainment (please read guidance note 5)		
Thur					
Fri			Non standard timings. Where you intend to use the premises for boxing or wrestling entertainment at different times to those listed in the column on the left, please list (please read guidance note 6)		
Sat					
Sun					



E

Live music Standard days and timings (please read guidance note 7)			Will the performance of live music take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors		
Day	Start	Finish		Outdoors		
				Both	√	
Mon	10:00	23:59	Please give further details here (please read guidance note 4) Live music will feature as part of pre-booked weddings, receptions or corporate events. Performances will take place primarily inside Benham Park House or within approved outdoor spaces adjacent to the main building. A Noise Management Plan will govern all live performances, including real-time decibel monitoring to ensure that sound levels do not exceed limits agreed with the EHO.			
Tue	10:00	23:59				
Wed	10:00	23:59		State any seasonal variations for the performance of live music (please read guidance note 5) N/A		
Thur	10:00	23:59				
Fri	10:00	23:59		Non standard timings. Where you intend to use the premises for the performance of live music at different times to those listed in the column on the left, please list (please read guidance note 6)		
Sat	10:00	23:59		N/A		
Sun	10:00	23:59				



G

Performances of dance Standard days and timings (please read guidance note 7)			Will the performance of dance take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	
Day	Start	Finish		Outdoors	
					Both
Mon	10:00	23:59	<p>Please give further details here (please read guidance note 4)</p> <p>Dance performances will form part of private, pre-booked events and will occur primarily within Benham Park House or in approved temporary structures.</p> <p>Any accompanying music will be managed under the Noise Management Plan, with decibel levels monitored in real time to ensure compliance with EHO-approved limits.</p>		
Tue	10:00	23:59			
Wed	10:00	23:59	<p>State any seasonal variations for the performance of dance (please read guidance note 5)</p> <p>N/A</p>		
Thur	10:00	23:59			
Fri	10:00	23:59	<p>Non standard timings. Where you intend to use the premises for the performance of dance at different times to those listed in the column on the left, please list (please read guidance note 6)</p> <p>N/A</p>		
Sat	10:00	23:59			
Sun	10:00	23:59			



H – NOT APPLICABLE

Anything of a similar description to that falling within (e), (f) or (g) Standard days and timings (please read guidance note 7)			Please give a description of the type of entertainment you will be providing		
Day	Start	Finish	<u>Will this entertainment take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	
Mon				Outdoors	
				Both	
Tue			<u>Please give further details here</u> (please read guidance note 4)		
Wed					
Thur			<u>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g)</u> (please read guidance note 5)		
Fri					
Sat			<u>Non standard timings. Where you intend to use the premises for the entertainment of a similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Sun					



Late night refreshment Standard days and timings (please read guidance note 7)			Will the provision of late night refreshment take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	√
				Outdoors	
Day	Start	Finish		Both	
Mon	23:00	05:00	<p><u>Please give further details here</u> (please read guidance note 4)</p> <p>Late night refreshment is sought solely to support the controlled operation of pre-booked, private, exclusive-use events and retreats taking place at Benham Park Estate.</p> <p>The provision of late-night refreshment will be ancillary to the primary purpose of each event and limited to light food and non-alcoholic refreshments for guests who are already lawfully on the premises. It is intended to promote guest welfare, manage dispersal responsibly and reduce the likelihood of guests leaving the site in search of food late at night.</p> <p>Late night refreshment will be provided indoors only and will not involve outdoor service, queuing or cooking activity.</p>		
Tue	23:00	05:00			
Wed	23:00	05:00	<p><u>State any seasonal variations for the provision of late night refreshment</u> (please read guidance note 5)</p> <p>N/A</p>		
Thur	23:00	05:00			
Fri	23:00	05:00	<p><u>Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed in the column on the left, please list</u> (please read guidance note 6)</p> <p>N/A</p>		
Sat	23:00	05:00			
Sun	23:00	05:00			

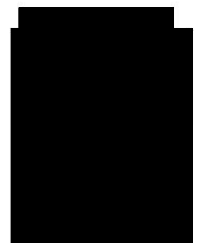
J

Supply of alcohol Standard days and timings (please read guidance note 7)			Will the supply of alcohol be for consumption – please tick (please read guidance note 8)	On the premises		
Day	Start	Finish		Off the premises		
				Both	√	
Mon	10:00	23:59	<p>State any seasonal variations for the supply of alcohol (please read guidance note 5)</p> <p>N/A</p>			
Tue	10:00	23:59				
Wed	10:00	23:59				
Thur	10:00	23:59		<p>Non standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list (please read guidance note 6)</p> <p>N/A</p>		
Fri	10:00	23:59				
Sat	10:00	23:59				
Sun	10:00	23:59				



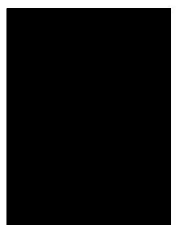
State the name and details of the individual whom you wish to specify on the licence as designated premises supervisor (Please see declaration about the entitlement to work in the checklist at the end of the form):

Name	MARK SCHOLFIELD
Date of birth	[REDACTED]
Address	[REDACTED]
Postcode	[REDACTED]
Personal licence number (if known)	[REDACTED]
Issuing licensing authority (if known)	[REDACTED]



K – NOT APPLICABLE

Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (please read guidance note 9).



M

Describe the steps you intend to take to promote the four licensing objectives:

a) **General – all four licensing objectives (b, c, d and e)** (please read guidance note 10)

Benham Park Enterprises Ltd is committed to ensuring that all activities at Benham Park Estate are conducted in a safe, responsible and community-conscious manner, fully in line with the four licensing objectives as set out in the Licensing Act 2003.

The operation of Benham Park as a private, exclusive-use venue provides a highly controlled environment where access, event scheduling and guest conduct can be closely managed. The following general measures will underpin all aspects of the venue's management and event delivery: -

Professional Management and Staffing:

- 1) All licensable activities shall be managed by suitably trained staff under the overall supervision of the Premises Licence Holder and/or the Designated Premises Supervisor.
- 2) All staff involved in the sale or supply of alcohol shall receive documented training appropriate to their role, including but not limited to licensing law, responsible alcohol service, conflict management and emergency procedures. Such training shall be completed prior to undertaking unsupervised duties and refreshed at regular intervals.
- 3) Appropriate and valid Public Liability and Employers' Liability insurance shall be maintained at all times, with evidence made available to authorised officers upon request.

Exclusive-Use Model:

The premises will operate exclusively for pre-booked private functions only. There will be no public entry, ticketed events, or casual bar service, ensuring full control over attendees and activities taking place on site. No off-sales or takeaway alcohol will be provided.

Comprehensive Risk Assessments:

A risk assessment will be undertaken for each event, addressing safety, capacity, fire precautions, crowd management and security arrangements. These assessments will inform operational planning, staffing levels and the need for SIA-licensed security personnel.

Event Management Plan:

The Estate will operate under a detailed Event Management Plan (EMP), covering safety procedures, traffic management, waste disposal and communication protocols. The EMP will be reviewed regularly and updated as necessary in consultation with the relevant authorities.

Partnership Working:

Benham Park Enterprises Ltd will maintain active relationships with West Berkshire Council, Thames Valley Police, local residents and the West Berkshire Safety Advisory Group (SAG), ensuring transparency, early engagement, and prompt response to any concerns.

CCTV and Security Controls:

CCTV systems will be installed across key areas, with footage retained for a minimum of 31 days and available to authorities on request. All CCTV will be monitored and maintained by trained personnel, with maintenance logs retained for inspection.

Noise and Nuisance Management:

Events will adhere to strict noise management procedures, including monitoring of amplified music levels, curfews for outdoor activity and regular liaison with neighbours.

Public Safety and Emergency Preparedness:

Fire safety, first aid, and evacuation procedures will be implemented and reviewed regularly. Staff will be trained to manage incidents and ensure the welfare of all guests and contractors.

Protection of Children from Harm:

The venue will operate a Challenge 25 policy, ensure that children are always under adult supervision and restrict access to service and bar areas.

Continuous Review and Improvement:

The management team will conduct regular internal reviews of safety, security, and operational procedures to ensure full compliance with legislation and best practice. A compliance log will be maintained, and any feedback from the Licensing Authority, Police, or residents will be incorporated into the EMP to support continuous improvement.



b) The prevention of crime and disorder

To prevent crime and disorder, we will implement robust and proportionate security measures, including but not limited to the following: -

CCTV Surveillance:

A comprehensive CCTV system will be installed and maintained throughout key areas of the venue, including entrances, exits and event spaces. Footage will be securely stored for a minimum of 31 days and made available to Thames Valley Police or the Licensing Authority upon request. CCTV coverage will operate during all events and at all times when the premises are open.

Security Personnel:

The Premises Licence Holder will undertake risk assessments for each event. Where appropriate, trained and licensed SIA security personnel will be engaged to manage entry, oversee guest conduct and respond swiftly to any incidents. A log of all security staff and incident reports will be maintained on site. For larger events or higher-risk bookings, a dedicated Security Supervisor will be appointed to liaise directly with management and emergency services if required.

Access Control:

Entry to the estate will be strictly controlled via a single gated access point. Only pre-booked guests, accredited suppliers & partners and authorised staff will be permitted entry. All events will be by prior arrangement only; there will be no public access or ticketed events.

Incident and Refusals Log:

A bound incident and refusals register will be maintained to record any refusals of alcohol service, disorderly behaviour, ejections, or security interventions. This will be reviewed regularly by the Directors of Benham Park Enterprises Ltd and made available to enforcement officers on request.

Emergency and Incident Procedures:

Detailed emergency response and evacuation procedures will be in place, reviewed regularly and communicated to all staff and contractors. Drills will be held at least annually. A radio or mobile communication system will be used to ensure coordination between management, security and event organisers.

Substance Misuse and Prohibited Items:

A zero-tolerance policy will apply to drugs and weapons. Security staff may carry out bag or vehicle searches when deemed necessary by the risk assessment or event type. Any confiscated items or evidence of illegal activity will be handled in accordance with police guidance. All alcohol deliveries will be checked and stored securely to prevent unauthorised access.

Staff Training and Management:

All staff, including temporary event staff, will receive induction training covering licensing objectives, responsible alcohol service, conflict management and emergency procedures. Refresher training will be delivered annually, with attendance records maintained.

Collaboration with Authorities and Residents:

Benham Park Enterprises Ltd will maintain open communication with Thames Valley Police, West Berkshire Council and local residents. A dedicated contact number will be available during all events to facilitate the swift resolution of any concerns.

Management Oversight:

The DPS or their authorised deputy will be on site and visible at all times during licensed events, ensuring clear accountability and adherence to the operating schedule.

c) Public safety

Benham Park Enterprises Ltd recognises the paramount importance of ensuring a safe and secure environment for all guests, staff, and contractors attending Benham Park Estate. Public safety will be achieved through a combination of robust risk management, continuous staff training and adherence to statutory requirements.

Risk Assessment and Event Management:

A detailed risk assessment will be conducted for every event, covering fire safety, crowd management, catering operations, traffic control, and first aid provision. A comprehensive Event Management Plan (EMP) will be maintained and reviewed regularly, incorporating a dynamic risk register and mitigation measures proportionate to the scale and nature of each event. Risk assessments will be reviewed dynamically during events to reflect weather conditions or operational changes.

Fire Safety:

Fire detection, alarm, and suppression systems will be installed and routinely tested in accordance with current fire regulations. Clear evacuation routes, exit signage and external assembly points will be maintained at all times. Fire marshals will be designated for all major events and staff will receive regular fire safety and evacuation training. Annual fire risk assessments will be undertaken by a competent third-party assessor.

Capacity Management:

The premises will not exceed 500 guests at any event, with seating, circulation and evacuation routes planned to ensure safe movement throughout the building and estate. Maximum occupancy numbers for internal rooms will be established and reviewed in consultation with the Fire and Building Control Authorities and displayed prominently where required.

First Aid and Medical Provision:

Qualified first-aiders will be present during all events and first aid kits and defibrillators will be available at designated points. All incidents requiring medical attention will be logged and reviewed as part of post-event reporting.

Lighting and Accessibility:

External and emergency lighting will be maintained to ensure safe movement around the estate after dark. Disabled access routes and facilities will be clearly identified and unobstructed at all times. Temporary lighting will be provided for outdoor functions to ensure guest safety when moving between areas.

Contractor Compliance:

All suppliers, caterers and contractors will be required to provide current copies of their public liability insurance, PAT testing certification and relevant health and

safety documentation before working on site. Contractors must sign in and out through a controlled access point and comply with Benham Park's site safety rules.

Staff Training and Competence:

All permanent and event staff will receive induction training on health and safety, emergency procedures, and the contents of the EMP. Records of training and refresher sessions will be maintained by management.

Structural and Environmental Safety:

The historic fabric and structure of the building will be maintained in accordance with Listed Building consent requirements. Regular inspections will be undertaken to identify and rectify potential hazards, including trip risks, lighting faults or structural issues.

Liaison with Authorities:

Benham Park Enterprises Ltd will maintain open communication with West Berkshire Council's Environmental Health and Licensing teams, the local Fire and Rescue Service, and Thames Valley Police, providing event information upon request and engaging proactively with the local Safety Advisory Group (SAG) where appropriate.

d) The prevention of public nuisance

Benham Park Enterprises is committed to ensuring that all events at Benham Park Estate are managed in a manner that protects the peace and amenity of neighbouring properties and the surrounding environment. Given the estate's location within private parkland, noise and disturbance will be inherently limited, but additional robust controls will be in place to ensure full compliance with the licensing objectives.

Noise Management and Monitoring:

A comprehensive Noise Management Plan (NMP) will be implemented and reviewed annually. The plan will specify sound level limits, monitoring locations and control measures for amplified music and outdoor activity. Real-time sound monitoring will be undertaken during events with amplified music and immediate corrective action will be taken if agreed limits are approached.

Live Music

Live music will form part of pre-booked weddings, receptions and corporate events. Performances will take place primarily inside Benham Park House or within approved outdoor areas immediately adjacent to the main building. All live music will be managed in accordance with the approved Noise Management Plan, including sound level monitoring to ensure compliance with limits agreed with the EHO. Outdoor amplified music will cease by 23:00, with all indoor live music finishing by 23:59.

Recorded Music

Recorded music will feature as part of pre-booked weddings, receptions and corporate events and will take place primarily inside Benham Park House or within approved outdoor areas adjacent to the main building. All recorded music will be controlled in accordance with the Noise Management Plan to ensure compliance with EHO-agreed sound levels. Outdoor amplified recorded music will cease by 23:00, with all indoor recorded music finishing by 23:59.

Performance of Dance

Dance performances will form part of private, pre-booked events and will take place primarily within Benham Park House or in approved temporary structures. Any accompanying music will be managed in accordance with the Noise Management Plan to ensure compliance with EHO-approved sound levels. Outdoor amplified music and dance activity will end by 23:00, with all indoor entertainment ceasing by 23:59.

Event Timing and Curfews:

All events will conclude by midnight, with the sale of alcohol and regulated entertainment ceasing in accordance with the premises licence conditions. Any events seeking extended hours will require prior authorisation under a Temporary

Event Notice (TEN). Staff will ensure an orderly and quiet dispersal of guests from the premises, with transport arranged in advance wherever possible.

Outdoor Activity Control:

Outdoor entertainment will be carefully managed in both timing and location. Music and amplified sound will generally be contained within the main house or purpose-approved structures. Outdoor amplified entertainment will be limited to designated garden or terrace areas, with speaker placement directed away from the estate boundary.

Guest and Vehicle Dispersal:

Guests will be encouraged to pre-book transport, and event organisers will coordinate departure schedules to prevent congestion or noise at the main gate. Security and event staff will oversee guest dispersal and taxi collection points to ensure minimal disruption.

Traffic and Parking Management:

Vehicle access will be limited to designated estate routes and controlled by event marshals. On-site parking will accommodate all guest and supplier vehicles, preventing any on-road parking or obstruction to public highways. Signage and lighting will be managed sensitively to ensure safety without causing light pollution.

Deliveries and Collections:

Deliveries, set-ups, and collections will be restricted to agreed hours (typically 08:00–20:00) to avoid unnecessary disturbance. Suppliers will be briefed on noise-sensitive operations and must adhere to the venue’s logistics schedule.

Lighting and Visual Impact:

All external lighting will be designed and installed to minimise glare and light spill beyond the estate boundary. Temporary lighting for outdoor events will be low-intensity and directed towards activity areas only.

Waste Management and Cleanliness:

All waste and recycling will be collected promptly after events and removed by licensed contractors. The estate will be inspected after each event to ensure it is left in a clean and orderly condition.

Communication and Neighbour Liaison:

Benham Park Enterprises Ltd will maintain proactive communication with local residents and West Berkshire Council. Where appropriate, advance notice of large-scale events will be shared. A dedicated telephone number will be available during live events to enable prompt response to any concerns. All complaints or comments received will be logged and reviewed by the Directors

Environmental Considerations:

Generators, if required, will be low-noise models and positioned to minimise acoustic impact. Sustainable energy sources and low-emission vehicles will be prioritised to reduce the environmental footprint of events.

Residential Guests

The premises may remain open overnight solely to accommodate residential guests, private stays and managed dispersal, with licensable activities strictly controlled in accordance with the operating schedule.

Management Oversight:

The Designated Premises Supervisor (DPS) or a senior authorised representative will be on site at all times during events to oversee noise management, guest dispersal, and compliance with the Noise Management Plan.



e) The protection of children from harm

Benham Park Enterprises Ltd recognises the duty of care to safeguard the welfare of children and young persons attending events at Benham Park Estate. The venue will operate in a manner that prevents underage sales of alcohol, protects children from exposure to inappropriate activities or materials and ensures their safety at all times.

Supervision and Access Control:

Children will only be permitted on the premises as part of pre-booked private functions and must be accompanied and supervised by a responsible adult at all times. No unaccompanied children will be allowed to enter or remain on site.

Age Verification Policy:

A Challenge 25 policy will be strictly enforced for all alcohol service. Any individual who appears to be under 25 will be required to produce valid photographic identification (passport, UK photo driving licence or a PASS-accredited proof-of-age card.) Refusals will be recorded in the incident log and reviewed regularly by management.

Staff Training:

All staff engaged in the sale or service of alcohol will receive training in the Challenge 25 policy, responsible alcohol service and child safeguarding awareness. Refresher training will be carried out annually and detailed training records will be maintained on site.

Restricted Areas:

Children will not be permitted in designated bar areas unless accompanied by an adult. Access to kitchens, plant rooms, service corridors or any area deemed potentially hazardous will be restricted at all times.

Event-Specific Safeguarding Measures:

Event organisers hosting functions that include children (such as family weddings or daytime celebrations) will be required to nominate a responsible adult or safeguarding contact. Lost child and welfare procedures will form part of the Event Management Plan (EMP), ensuring swift and effective action in the event of any incident.

Film, Performance and Media Controls:

Any film, recorded performance or visual content shown on the premises will comply with the British Board of Film Classification (BBFC) system, and age restrictions will be enforced. Material deemed inappropriate for children will not be shown or displayed during family events.

Alcohol-Free and Designated Family Areas:

Where appropriate, designated alcohol-free zones (e.g., during wedding breakfasts or family receptions) may be implemented to ensure that children remain in safe and suitable areas.

Welfare and Medical Support:

First aid provision, including a defibrillator, will be available at all events. Should a child require medical attention, the attending first aider will record details in the site's medical incident log and parents or guardians will be informed immediately.

Communication with Authorities:

Any safeguarding concerns will be reported promptly to Thames Valley Police or West Berkshire Council's Safeguarding Team. Benham Park Enterprises Ltd will cooperate fully with statutory agencies in any investigation or review process.

Policy Review:

The child protection and safeguarding policy will be reviewed annually, or more frequently if legislation or licensing guidance changes.



Checklist:

Please tick to indicate agreement

•	I have made or enclosed payment of the fee.	✓
•	I have enclosed the plan of the premises.	✓
•	I have sent copies of this application and the plan to responsible authorities and others where applicable.	✓
•	I have enclosed the consent form completed by the individual I wish to be designated premises supervisor, if applicable.	✓
•	I understand that I must now advertise my application.	✓
•	I understand that if I do not comply with the above requirements my application will be rejected. [Applicable to all individual applicants, including those in a partnership which is not a limited liability partnership, but not companies or limited liability partnerships] I have included documents demonstrating my entitlement to work in the United Kingdom or my share code issued by the Home Office online right to work checking service (please read note 15).	✓

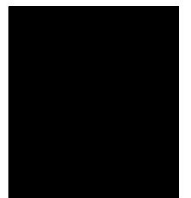
It is an offence, under Section 158 of the Licensing Act 2003, to make a false statement in or in connection with this application. Those who make a false statement may be liable on summary conviction to a fine of any amount.

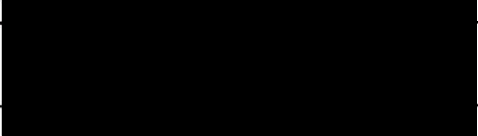
It is an offence under Section 24b of the Immigration Act 1971 for a person to work when they know, or have reasonable cause to believe, that they are disqualified from doing so by reason of their immigration status. Those who employ an adult without leave or who is subject to conditions as to employment will be liable to a civil penalty under section 15 of the Immigration, Asylum and Nationality Act 2006 and pursuant to Section 21 of the same act, will be committing an offence where they do so in the knowledge, or with reasonable cause to believe, that the employee is disqualified.

Part 4 – Signatures (please read guidance note 11)

Signature of applicant or applicant’s solicitor or other duly authorised agent (see guidance note 12). **If signing on behalf of the applicant, please state in what capacity.**

Declaration	<ul style="list-style-type: none"> • [Applicable to individual applicants only, including those in a partnership which is not a limited liability partnership] I understand I am not entitled to be issued with a licence if I do not have the entitlement to live and work in the UK (or if I am subject to a condition preventing me from doing work relating to the carrying on of a licensable activity) and that my licence will become invalid if I cease to be entitled to live and work in
--------------------	---



	<p>the UK (please read guidance note 15).</p> <ul style="list-style-type: none"> The DPS named in this application form is entitled to work in the UK (and is not subject to conditions preventing him or her from doing work relating to a licensable activity) and I have seen a copy of his or her proof of entitlement to work, or have conducted an online right to work check using the Home Office online right to work checking service which confirmed their right to work (please read guidance note 15).
Signature	
Date	16 - 2 - 2026
Capacity	Co-Founder & Director, Benham Park Enterprises

For joint applications, signature of 2nd applicant or 2nd applicant's solicitor or other authorised agent (please read guidance note 13). If signing on behalf of the applicant, please state in what capacity.

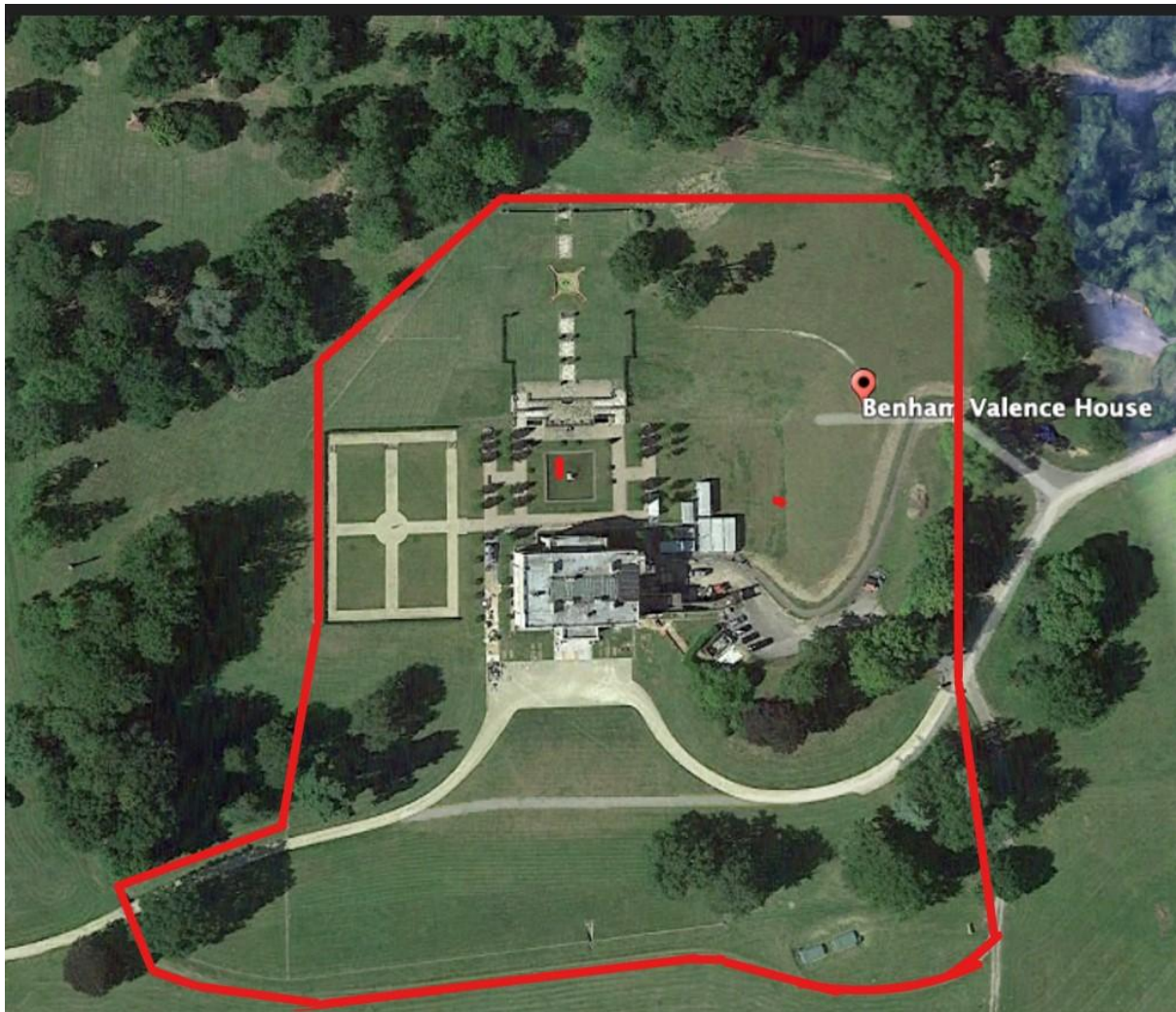
Signature	
Date	
Capacity	

Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 14)			
Post town		Postcode	
Telephone number (if any)			
If you would prefer us to correspond with you by e-mail, your e-mail address (optional)			

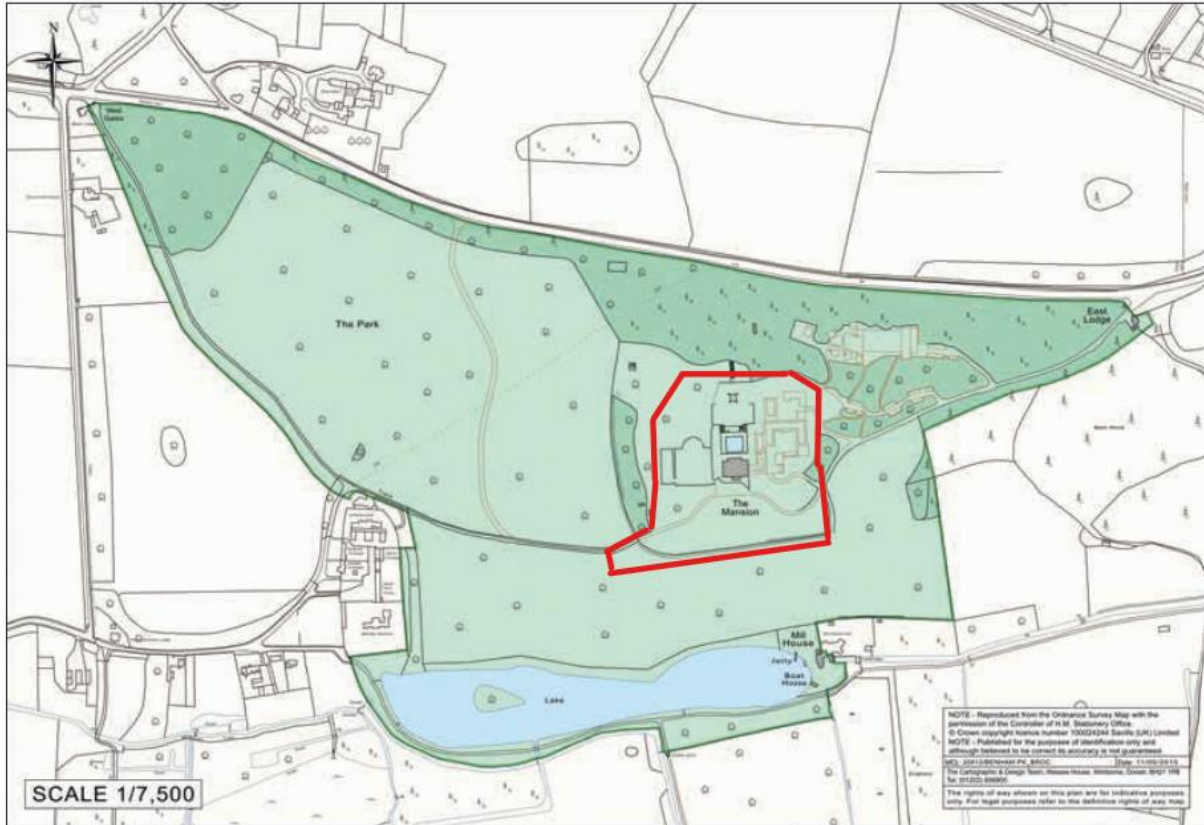
BENHAM PARK ESTATE – ESTATE PLANS

PLAN A – Red Line Drawing

The red line drawing below identifies the area within the estate where events are proposed to take place which may involve live & recorded music, speeches & announcements, outdoor entertainment & social activity and the use of temporary plant or generators.



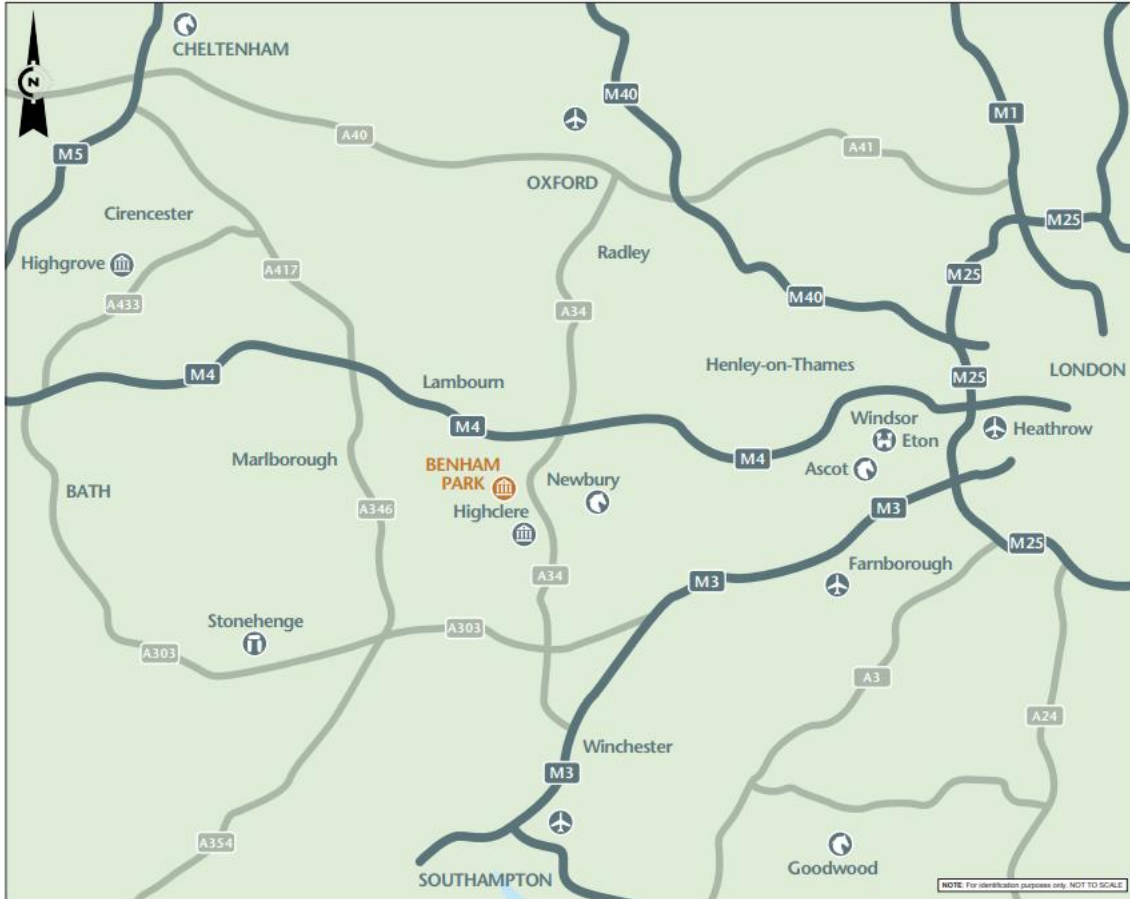
PLAN B – Location of Red Line Drawing within the boundaries of Benham Park Estate



The location plan above shows the position of Benham Park Estate within a predominantly rural setting, accessed via a single gated entrance and surrounded by extensive parkland and agricultural land. The principal event areas are centrally located within the estate, providing significant separation distances from surrounding residential receptors.

The surrounding landscape, including mature tree belts and open parkland, provides natural acoustic attenuation and limits the potential for off-site noise impact. The site's location away from dense residential development, together with its controlled access and defined event footprint, enables effective management of noise sources in accordance with this Noise Management Plan.

PLAN C – Location Map of Benham Park Estate



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Consent of individual to being specified as premises supervisor

I MARK EDWARD ROBERT SCHOLFIELD
[full name of prospective premises supervisor]

of 


[home address of prospective premises supervisor]

hereby confirm that I give my consent to be specified as the designated premises supervisor in relation to the application for

A PREMISES LICENCE
[type of application]

by

MARK SCHOLFIELD OF BENTHAM PARK ENTERPRISES LIMITED
[name of applicant]

relating to a premises licence _____
[number of existing licence, if any]

for THE BENTHAM PARK ESTATE
SPEEN
BENTHAM VALENCE
NEWBURY
BERKSHIRE RG20 8LU

[name and address of premises to which the application relates]

and any premises licence to be granted or varied in respect of this application made by

MARK SCHOLFIELD OF BENTHAM PARK ENTERPRISES LIMITED
[name of applicant]

concerning the supply of alcohol at

THE BENTHAM PARK ESTATE
SPEEN
BENTHAM VALENCE
NEWBURY
BERKSMIRE RG20 8LU

[name and address of premises to which application relates]

I also confirm that I am entitled to work in the United Kingdom and am applying for, intend to apply for or currently hold a personal licence, details of which I set out below.

Personal licence number

[REDACTED]

[insert personal licence number, if any]

Personal licence issuing authority

WANDSWORTH COUNCIL

[insert name and address and telephone number of personal licence issuing authority, if any]

Signed

[REDACTED]

Name (please print)

MARK SCHOLFIELD

Date

16 FEBRUARY 2026

Public Protection Partnership (Licensing),
Theale Library,
Church Street,
Theale,
Berkshire RG7 5BZ

Tuesday 31st March 2026

Dear Sir / Madam,

Response to Representations – Premises Licence Application (Ref: IC APP 29442)

Thank you for the opportunity to respond to the representations received in relation to our Premises Licence application for Benham Park Estate.

We are genuinely grateful to our neighbours and the wider community for taking the time to share their views. We fully recognise that Benham Park sits within a particularly quiet and sensitive rural setting, and that any proposed change, however limited, naturally raises questions and concerns.

For clarity, and to assist with context, we note that under the Licensing Act 2003 representations are considered in relation to the four licensing objectives: the prevention of crime and disorder, public safety, the prevention of public nuisance and the protection of children from harm. We have therefore reviewed all comments carefully with these principles in mind.

Our intention in this response is not simply to address the points raised, but to provide reassurance, through both explanation and practical detail, as to how the estate will be operated in a thoughtful and responsible way.

At the heart of our approach is a simple commitment:

‘To operate Benham Park in a thoughtful, carefully managed and respectful manner, and to build a positive, open and long-term relationship with our neighbours.’

We recognise that some of the points raised within the representations relate to matters of planning or land use. We fully respect that these are important considerations; however, the Licensing Authority is required to determine this application by reference to the licensing objectives and solely in accordance with the provisions of the Licensing Act 2003.

In this context, we have focused our response on those matters which relate to the promotion of the licensing objectives, while ensuring that all concerns raised have been acknowledged and considered with care.

This response should be read alongside our Event Management Plan (EMP) and Noise Management Plan (NMP).

1. CLARITY ON SCALE AND FREQUENCY

Several of the concerns raised appear to stem from an understandable uncertainty regarding the scale and frequency of events.

The application provides for a maximum capacity of 500 guests; however, all events will be private, pre-booked and professionally managed, with no public or ticketed access.

To provide further reassurance, we would be pleased to propose the following conditions:

- The number of guests attending any licensable event will be capped at 250.
- Licensable events will be limited to no more than twenty in the first year of operation, with a maximum of thirty-five in all subsequent years.

This represents a firm operational cap rather than a target and not a level of activity we would seek to maximise.

In practical terms, this equates to fewer than three events per month on average. The estate will therefore remain quiet and unchanged for at least 330 days of the year, representing the significant majority of the time.

For clarity, the 250-guest capacity represents an upper limit rather than a typical operating level, and many events will be materially smaller in scale. There is no intention, nor operational capacity, for continuous or high-frequency use. This is a carefully controlled, low-intensity operation aligned with the wider vision for the estate.

We are also mindful of the parameters set by the extant planning permission, as well as the practical constraints of on-site car parking capacity and vehicle movements. The operation of the estate will always remain within these established parameters.

2. ENVIRONMENTAL HEALTH POSITION

We have worked closely with the Environmental Health team at West Berkshire Council throughout the preparation of this application, particularly in relation to noise.

Environmental Health have confirmed that they have no objection to the application and are satisfied that noise can be appropriately controlled without giving rise to a public nuisance. They have also confirmed their support for the licence being granted .

This provides independent professional reassurance that the measures set out within the Noise Management Plan are appropriate and proportionate to the setting.

3. ENGAGEMENT WITH LICENSING AUTHORITY AND POLICE

In addition to ongoing engagement with Environmental Health, we have worked proactively with the Licensing Authority at West Berkshire Council, who have in turn liaised with Thames Valley Police.

We have been informed that the Police Licensing Officer has raised no concerns in relation to the application, and the Licensing Authority has provided constructive feedback to ensure that the proposals are clear, proportionate and capable of being effectively enforced in practice.

This collaborative approach reflects our commitment to operating transparently, responsibly and in full accordance with regulatory expectations from the outset.

4. NOISE – A CONTROLLED AND TECHNICAL APPROACH

We fully recognise that noise is the principal concern for neighbouring residents, particularly in a rural environment where background sound levels are naturally low. Our approach has therefore been to address this through a combination of design, layout and active management, rather than relying solely on reactive controls.

In practice, the principal elements of entertainment will be located within the main house, allowing the building fabric itself to provide a natural level of containment. External areas will be used in a limited and time-bound manner, primarily for ceremonies and early-stage receptions, which are inherently lower impact.

For clarity, any externally amplified music will be strictly time-limited and controlled, forming only a transitional part of the day, after which activity moves indoors. No externally amplified music will take place beyond agreed evening hours.

For further clarity, any reference to a maximum sound level of 95 decibels relates to measurements taken in close proximity to the sound source, typically immediately outside the main house or within designated event areas. This represents a control limit at source rather than the level experienced beyond the estate. In practice, due to distance, building containment, landscape features and acoustic mitigation measures, sound levels reduce materially as they travel across the parkland. By the time sound reaches neighbouring properties, levels will be significantly lower and consistent with Environmental Health guidance for rural environments.

Sound will be managed relative to existing background conditions and in accordance with Environmental Health guidance, with particular attention given to controlling low-frequency sound, which is more likely to travel across open landscapes. This ensures that noise levels remain appropriate to the rural setting, rather than relying on fixed decibel thresholds in isolation.

During events, sound levels will be actively monitored, with the ability to make immediate adjustments where required. Monitoring will be undertaken at all relevant events, with appropriate logging maintained throughout. Monitoring positions and methodology can be agreed in advance with Environmental Health to ensure a robust, consistent and transparent approach.

At any point where monitoring indicates that sound levels are approaching agreed thresholds at the site boundary, levels will be reduced immediately to ensure continued compliance.

To further support this, we will be working with Direct Acoustic Solutions, who specialise in acoustic design for events in sensitive environments. Their work includes directional speaker

systems, acoustic linings and sound attenuation within temporary structures, all designed to reduce noise breakout and contain sound within defined areas.

Taken together, this approach ensures that noise is not only managed but proactively controlled in a way that is appropriate to the setting.

5. EVENING MANAGEMENT AND DISPERSAL

We recognise that the conclusion of events and guest dispersal can be a particular concern, especially within a quiet rural setting.

Licensable events will therefore be managed in a structured and considered way, with the clear intention of ensuring that the end of the evening is calm, gradual and orderly, rather than abrupt or concentrated.

In practice, events will be designed to wind down progressively, allowing for phased departures rather than a single point of exit. Experienced staff will remain on site throughout this period to oversee guest movement, provide guidance where required, and ensure that behaviour remains appropriate and respectful.

External areas will continue to be actively supervised, helping to minimise unnecessary noise and support a calm, considerate and well-managed departure of guests. As the evening progresses, external activity will reduce, with later-stage elements of events contained within the building wherever possible.

Taxi and transport providers will be briefed in advance to operate considerately, including avoiding the use of horns, minimising engine idling, and ensuring quiet arrival and departure practices.

As this is not a high-volume events venue, all suppliers operate on a planned and controlled basis. Where appropriate, equipment breakdown and collection will take place during normal daytime working hours, rather than immediately following an event, thereby avoiding additional late-night activity.

Taken together, these measures ensure that dispersal is calm, controlled and respectful of neighbouring properties.

6. TRAFFIC AND ACCESS – A STRUCTURED APPROACH

We fully appreciate the concerns raised regarding local roads and access, particularly given the rural nature of the surrounding area, and have therefore taken a considered and practical approach to how traffic will be managed.

Through the Event Management Plan, all guests attending licensed events will be provided with clear routing instructions in advance. This will include a dedicated What3Words location pin for the East Gate, which will serve as the sole access and departure point for the estate. This ensures

that all vehicle movements are directed consistently and avoids any ambiguity that could otherwise lead to the use of inappropriate routes.

For the avoidance of doubt, no event-related traffic will be directed via private residential routes under any circumstances, and all guests will be required to follow the prescribed access arrangements.

Arrivals and departures will be planned and managed in a structured way, including staggered timings where appropriate, so that vehicle movements remain controlled and do not occur all at once.

Parking will be contained entirely within the estate and will be proportionate to the scale of each event. The estate benefits from consent for up to 103 vehicles to be parked on site, ensuring that all event-related parking can be fully accommodated within the estate boundaries without reliance on surrounding roads. In addition, the maximum number of vehicles permitted on site at any one time will be contractually agreed in advance, with security personnel positioned at the East Gate to monitor and manage vehicle numbers throughout the event.

We are also working closely with local accommodation partners, including The Vineyard at Stockcross and The Retreat at Elcot Park, both of which are experienced in supporting events in the local area. These venues have access to established taxi networks as well as minibus and shuttle transport options, allowing for more coordinated and efficient guest movement.

This approach supports a reduction in the number of individual vehicles travelling to and from the estate, encourages shared transport where appropriate, and provides guests with safe and convenient alternatives to driving. In practice, we would expect a proportion of guests to arrive via organised transfers or shared transport arrangements, further reducing overall traffic movements.

Taken together, and given the limited number of events proposed, traffic associated with the estate will be infrequent, carefully planned and actively managed, rather than continuous or unmanaged.

7. SECURITY, BOUNDARIES AND SAFETY

Licensable events will be contained within the clearly defined area set out in the premises licence application, supported by active stewarding and on-site management. All events will operate under a strict responsible alcohol service policy, including Challenge 25, ensuring that the licensing objectives relating to the protection of children from harm and the prevention of crime and disorder are always upheld.

Boundaries will be actively always monitored and guest movement will be managed to ensure that activity remains within the estate. We recognise the proximity of neighbouring farmland and will ensure that event boundaries are clearly defined, stewarded and consistently maintained to prevent trespass. This is important both for guest safety and for the protection of livestock and adjoining land.

Areas outside of the defined event footprint, including the lake and wider parkland, will not be accessible to guests and will be appropriately controlled to ensure the safety of guests and the protection of the estate.

8. CCTV AND SECURITY INFRASTRUCTURE

The estate benefits from a comprehensive 24-hour external CCTV system, comprising approximately 20 cameras covering key external areas, access points and boundary locations, including the ha-ha.

The system includes low-light and thermal capability, always ensuring effective coverage. In practice, this means there are no material blind spots, and activity can be monitored where necessary.

9. HELICOPTERS AND DRONES

We note that concerns have been raised regarding helicopters and drones. These are not part of the premises licence application and do not form part of the standard operating model. Any such activity, if ever considered, would be subject to separate permissions and strict control.

10. RURAL CHARACTER AND STEWARDSHIP

We are committed to preserving and enhancing the rural character of the estate, with careful consideration given to protecting its landscape, ecology and heritage for the long term.

This includes ongoing discussions with a local sheep farmer to support traditional land management, the introduction of beehives to encourage biodiversity and the development of a productive kitchen garden to supply seasonal ingredients grown on the estate. A herb garden will also be established, alongside carefully positioned beehives on the manor house roof, to further support pollinators and enrich the natural environment.

Lighting across the estate will be designed to be minimal, directional and sensitive to its surroundings, ensuring that light spill is controlled and that the dark-sky character of the area is preserved.

11. WORKING WITH OUR NEIGHBOURS

We consider our relationship with neighbours to be of central importance and have already begun engaging directly, including hosting a Q&A session at the estate, sharing the Noise Management Plan and inviting ongoing dialogue.

We recognise that there can be a degree of uncertainty at this stage and see it as our responsibility to build confidence through openness, consistency and responsiveness.

To support this, we have proposed the formation of a small neighbour liaison group, providing a forum for ongoing communication and feedback as the estate begins to operate. A clear point of contact will also be provided to residents to ensure that any queries or concerns can be addressed promptly.

We are also committed to engaging with neighbouring landowners to ensure that boundaries are clearly understood and appropriately managed.

12. PROFESSIONAL DELIVERY AND OPERATIONAL CONTROL

All events will be delivered by experienced partners who regularly operate within historic and regulated environments, including heritage estates and nationally significant venues.

All events are governed by a detailed contractual and operational framework, ensuring that clients, guests and suppliers comply with all requirements, including noise controls, curfews and behavioural expectations.

The estate always retains full operational control and could intervene, manage or, if necessary, cease any activity that does not comply with these requirements.

13. MISCELLANEOUS

- a) We would like to clarify that Benham Park Enterprises Limited has not been involved nor had any ownership or operational connection with Kirtlington Park. The operation of Benham Park is entirely separate and should be considered solely on its own merits.
- b) Following the recent Q&A session with residents, the Estate's property management company has been in contact with a resident regarding the rear exit gate at Benham Park. For clarity, there is no access road connecting the manor house to this gate.

The gate is currently open as the previous electrical connection, which was routed via the neighbouring property, is no longer in place following a change of ownership. The management team is exploring a suitable and sensitive solution to reinstate power and ensure that the gate can be appropriately secured. In the interim, this access point is not used for event ingress or egress and does not form part of the event access strategy.

14. PROPOSED CONDITIONS

- a. We have stipulated within our premises licence application that fireworks and pyrotechnics will not be permitted at any licensable events. We would be pleased to extend this restriction to include bird releases, Chinese lanterns and helium or air-filled balloons.
- b. The number of guests attending any licensable event will be capped at 250.

- c. Licensable events would be limited to no more than twenty in the first year of operation, with a maximum of thirty-five in all subsequent years.
- d. Fencing will be installed between the manor house and the ha-ha before the first licensable event takes place and two life buoys will be positioned by the lake.

15. CONCLUSION

In summary, the application proposes a limited, professionally operated use of the estate, underpinned by detailed operational plans and ongoing engagement with the relevant authorities.

We fully recognise the sensitivity of the setting and the importance of preserving the character of the area. Our approach has therefore been to design an operating model that is proportionate, controlled and respectful of its surroundings.

We remain committed to maintaining open and constructive dialogue with both local residents and the Licensing Authority as the estate begins to operate.

Having carefully considered all representations, and having engaged constructively with the relevant authorities, we respectfully submit that the application demonstrably promotes, and does not undermine, the four licensing objectives:

- i. The prevention of crime and disorder
- ii. Public safety
- iii. The prevention of public nuisance
- iv. The protection of children from harm

In the absence of evidence to the contrary, we therefore submit that there are no reasonable or evidential grounds for refusal.

Accordingly, we trust that the application will be granted.

Yours faithfully,

Mark Scholfield

Director, Benham Park Enterprises Limited

BENHAM PARK ESTATE - NOISE MANAGEMENT PLAN

1. Purpose, Statement of Intent and Key Objectives

This Noise Management Plan (NMP) sets out the procedures and controls to be implemented at Benham Park Estate to ensure that noise arising from licensable activities is effectively managed so as to prevent public nuisance and protect the amenity of nearby residential properties.

The Plan supports the Licensing Act 2003 objective of the prevention of public nuisance and shall be implemented for all events involving amplified sound, live music, recorded music and/or outdoor activity.

The key objectives of this Noise Management Plan are to: -

- Minimise the impact of noise on local residents and the surrounding environment, ensuring events are operated responsibly and proportionately in accordance with the Licensing Act 2003
- Identify potential noise sources associated with events at the premises and establish appropriate and acceptable noise levels having regard to the rural setting and in agreement with West Berkshire Council Environmental Health
- Define clear, robust and proportionate control measures to manage and mitigate noise arising from music, speech, guest activity, plant, deliveries and vehicle movements
- Implement a structured programme of noise monitoring, including baseline and real-time monitoring during events involving amplified sound, with immediate corrective action taken where necessary
- Provide a clear and effective complaints response procedure, ensuring any incidents of unacceptable noise are addressed promptly, recorded accurately and reviewed to support continuous improvement.

This Plan shall be implemented for all relevant events and reviewed regularly to ensure continued compliance with licensing requirements and Environmental Health expectations.

2. Site Description & Operating Context

Benham Park Estate is a private, Grade II* listed country estate set within approximately 130 acres of parkland, accessed via a single gated entrance and operated strictly as an exclusive-use, pre-booked venue for private events, including wellness retreats, weddings, private celebrations and corporate off-site meetings.

There is: -

- No general public access
- No ticketed events or festivals
- No walk-in trade

All events are professionally managed and subject to individual risk assessments and event-specific management controls.

3. Scope

This plan applies to: -

- Live and recorded music
- Speeches and announcements
- Outdoor entertainment and social activity
- Guest arrival and dispersal
- Temporary plant or generators

4. Event Hours & Curfews

- Outdoor amplified music shall cease by 23:00 hours and indoor regulated entertainment and alcohol supply shall cease by 23:59 hours, in accordance with the premises licence application,
- Any event seeking to operate beyond these hours shall require a Temporary Event Notice (TEN) and additional controls as agreed with Environmental Health.

5. Sound System Control

- All sound systems shall be installed and operated by competent professionals.
- Speaker positioning shall be designed to: -
 - Direct sound away from the site boundary
 - Minimise off-site noise breakout
- Sub-bass and low-frequency output shall be controlled to prevent vibration or transmission beyond the premises.
- Pre-event sound checks shall be undertaken at agreed levels prior to guest arrival and system settings shall not be exceeded during the event.

6. Noise Monitoring

Noise monitoring at Benham Park Estate will be undertaken using a risk-based and proportionate approach, appropriate to the scale, nature and location of each event. Noise control will comprise the following elements:

6.1 Noise Assessment and Establishing Limits

Prior to the commencement of regular operations, or during the initial period of events, Benham Park Enterprises Ltd will engage a suitably qualified acoustician to undertake noise assessments.

The purpose of these assessments will be to:

- Establish appropriate operational noise limits having regard to the nearest noise-sensitive receptors
- Confirm acceptable on-site sound levels that do not give rise to adverse impact off-site.

Noise assessments may include:

- Subjective audibility checks at receptor locations
- Sound propagation testing or modelling undertaken by the appointed consultant.

Once established, agreed noise limits will be documented within this Noise Management Plan and adhered to for relevant events.

6.2 Sound Checks Prior to Events

For events involving significant sound systems or live performance, pre-event sound checks will be undertaken prior to guest arrival.

Sound checks will:

- Confirm that agreed noise limits are not exceeded
- Assess sound breakout with both windows and doors open and closed, where applicable; and
- Ensure speaker positioning and system configuration minimise off-site noise impact.

Sound system settings established during sound checks shall not be exceeded during the event.

6.3 Routine Noise Monitoring During Events

Once the venue is operating routinely, continuous sound level monitoring at every event may not be necessary.

- The primary method of routine monitoring will be periodic subjective audibility checks at agreed noise-sensitive receptor locations.
- Where appropriate, these checks may be supplemented by formal sound level measurements using calibrated equipment.

Noise monitoring will be undertaken by a designated Noise Responsible Person, appointed for each event, who will be briefed on the Noise Management Plan and authorised to require immediate corrective action.

Where noise levels are approaching or exceed agreed limits, corrective action will be taken promptly, including:

- Reduction of volume
- Adjustment of speaker orientation or configuration
- Temporary suspension of amplified sound where necessary.

Monitoring records will be retained on file and made available to Environmental Health upon request.

6.4 Noise Monitoring Locations and Records

A plan identifying nearby noise-sensitive receptors and proposed noise monitoring locations will be appended to this Noise Management Plan following recommendations from the suitably qualified acoustician.

A simple monitoring checklist will be used, recording:

- Monitoring location
- Weather conditions
- Whether music is audible or intrusive
- Sound levels (where measured)
- Observations and any complaints received
- Corrective actions taken
- Name of the Noise Responsible Person
- Date, time and event reference

7. Building & Acoustic Management

- Doors and windows shall remain closed during amplified music from 21:00 hours onwards, except for access and egress.
- Where windows may be opened earlier in the evening, sound checks shall assess both open and closed window scenarios.
- Where appropriate, temporary acoustic mitigation measures shall be deployed, having regard to the historic nature of the building.

8. Outdoor Areas

- Outdoor entertainment shall be restricted to designated areas immediately adjoining the main house (see Appendix A)
- Outdoor activity shall be actively managed to prevent raised voices or congregation late in the evening.
- Guests shall be encouraged to relocate indoors as events progress.
- Fireworks, pyrotechnics or similar noise-generating displays will not be used at Benham Park Estate

9. Guest Dispersal

- Events shall operate an orderly and managed dispersal procedure.
- Transport shall be pre-arranged wherever possible.
- Staff and/or security shall supervise departures to ensure:
- No loitering and quiet behaviour at exit points / no unnecessary engine idling / signage shall be displayed requesting guests to leave quietly and respect the rural setting.

10. Deliveries & Contractor Activity

- Deliveries, set-up and breakdown shall normally take place between 08:00 and 20:00 hours.
- Contractors shall be briefed on noise-sensitive working practices.
- Sound testing and equipment handling shall be controlled to minimise disturbance.

11. Generators & Plant

- Where generators are required, only silenced, low-noise units shall be used.
- Generators shall be positioned to minimise acoustic impact and switched off when not required.

12. Management Responsibility

- The Designated Premises Supervisor (DPS) or a senior authorised representative shall be present on site during all licensed events.
- A nominated Noise Responsible Person shall:
 - Oversee compliance with this plan
 - Liaise with production teams
 - Act immediately upon any noise concern

13. Complaints Procedure

- A dedicated contact number shall be available during events.
- Any noise complaint shall be:
 - Logged
 - Investigated promptly
 - Addressed immediately where practicable
- Where a complaint cannot be resolved immediately, it shall be escalated to the senior manager or Designated Premises Supervisor on site, and follow-up action shall be recorded.
- A record of complaints, investigations and actions taken shall be retained and made available to the Licensing Authority or Environmental Health upon request.

In addition to the complaints procedure, Benham Park Enterprises Ltd will implement proportionate community communication measures, which may include:

- Advance notification of larger or more sensitive events
- A clear route for comments or complaints via the estate's website or a dedicated contact number.

14. Review

- This Noise Management Plan shall be reviewed: -
 - Annually
 - Following any substantiated complaint
 - Following any request or recommendation from Environmental Health
 - Following any material change to the nature or scale of events held at the premises
- The requirement for noise monitoring will be determined through a risk assessment for each event, taking into account factors such as event scale, sound system size, location, duration and proximity to sensitive receptors. This allows reduced monitoring for low-risk, low-key events.

15. Conclusion

The combination of Benham Park Estate’s secluded setting, exclusive-use operating model, professional management and the controls detailed in this Noise Management Plan ensures that licensable activities can be conducted without causing public nuisance and in full accordance with the expectations of West Berkshire Council.

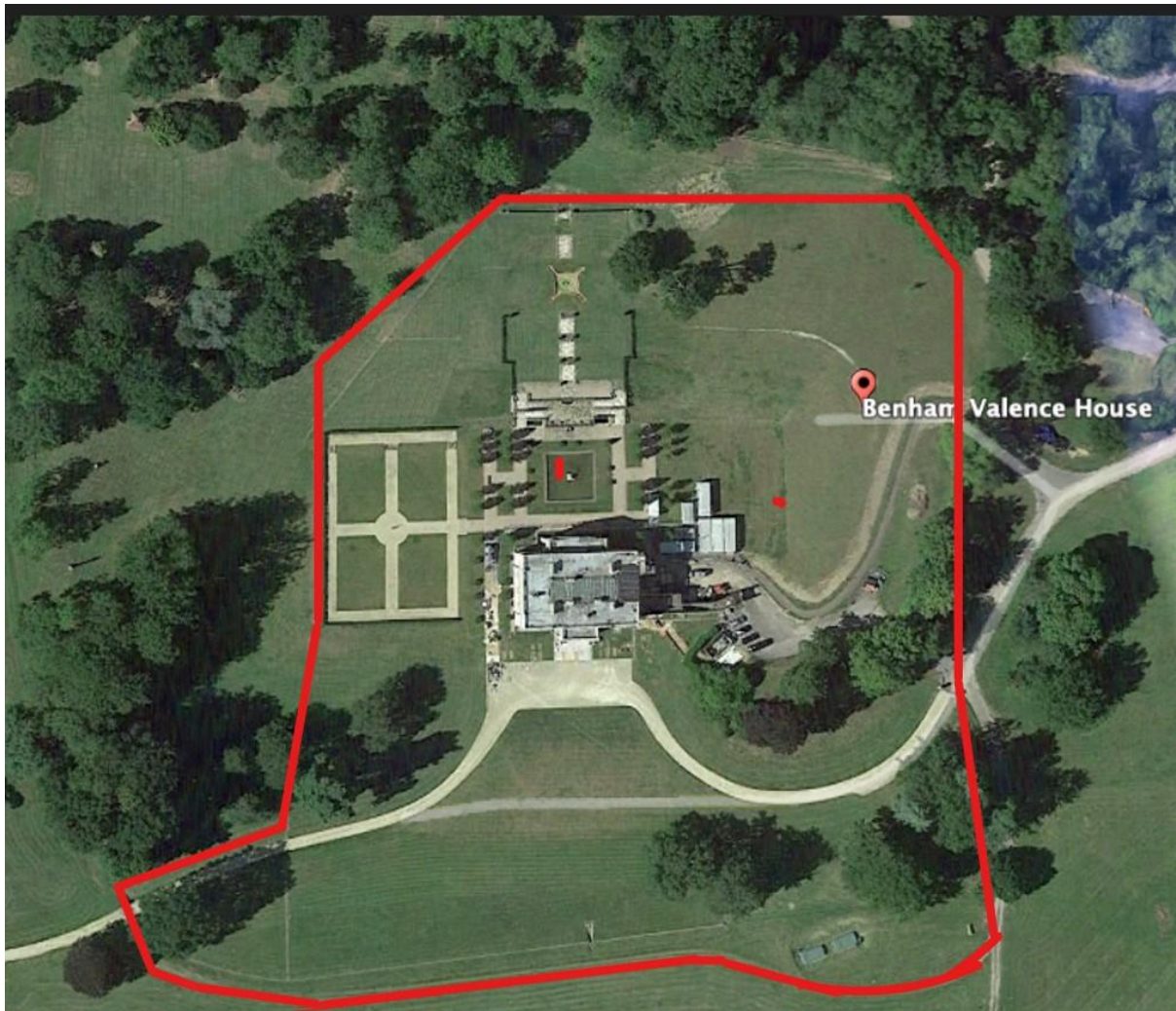
Signed: _____

Mark Scholfield

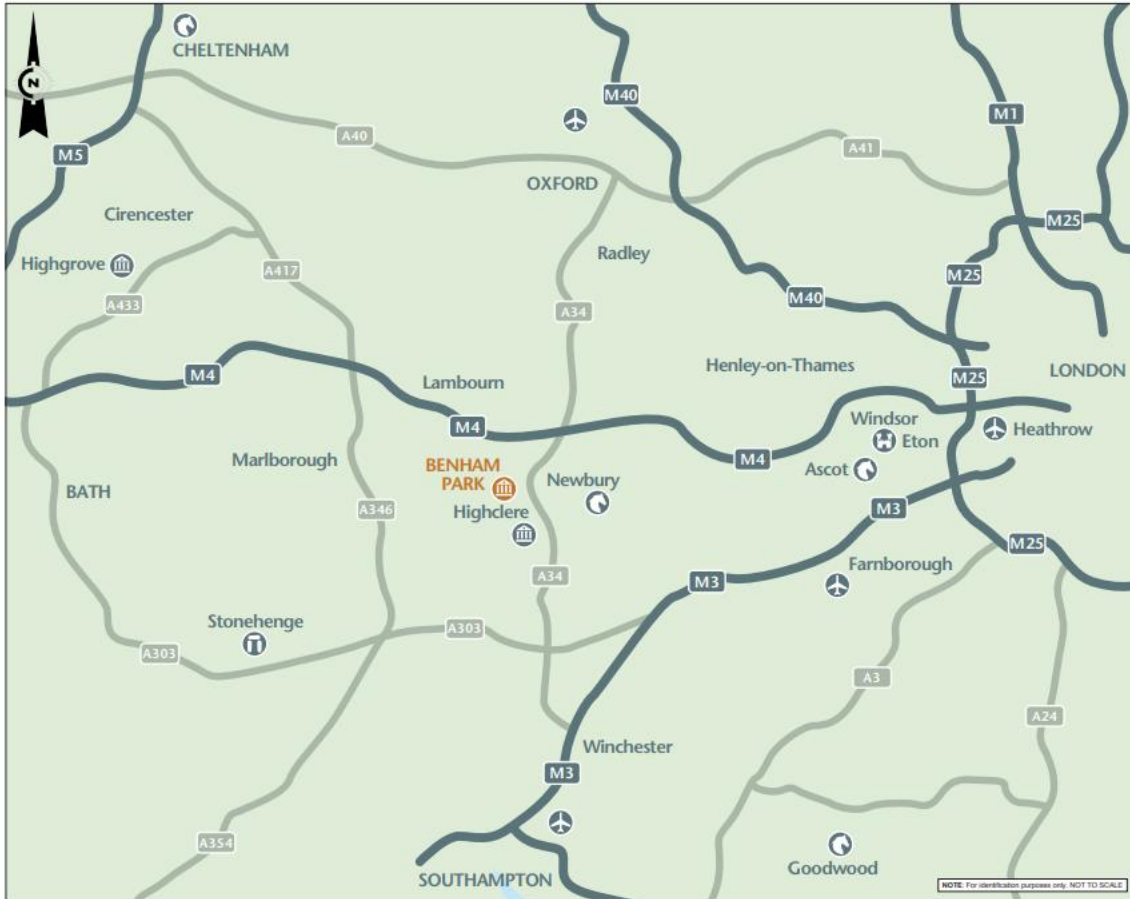
Co-Founder & Director, Benham Park Enterprises

APPENDIX A – Red Line Drawing

The red line drawing below identifies the area within the estate where events are proposed to take place which may involve live & recorded music, speeches & announcements, outdoor entertainment & social activity and the use of temporary plant or generators.



APPENDIX C – Location Map of Benham Park Estate



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Introduction

The management team at Benham Park are concerned about noise from future events at the house disturbing their neighbours and hence asked Oxygen Event Services Ltd to conduct some testing of noise levels from amplified music from within the property. This was conducted on the 25th March 2026.

Equipment

A standard event disco set up was utilised for the tests comprising of 2 x Martin Audio X10 over Martin X115 Sub loudspeakers capable of delivering audio levels for a much larger venue with capability to deliver up to 6000 watts. Standard “dance floor” style audio tracks were utilised.

Sound level readings were taken by Decibel X Application.

Location and orientation

The PA system was set up at the North end of the Dining Room with system pointing due South. The nearest residential properties are located 425m to the West as shown below:



And 235m South by Southeast as shown below:




Results

Readings taken at the southern perimeter of The Dining Room over a 45 minute period consistently peaked at between 85 and 90db whilst being inaudible at both the boundaries featured above. All windows to the West side of the room were open during the test period.

Summary

For standard mobile discotheques in these locations there seems to be no issue regarding disturbance to local residents from this noise source.

We would advise however to enforce a 90db limit as described above. We would also advise that further audio level testing be conducted should any live music be occurring and further controls being actioned as required.

A handwritten signature in black ink, appearing to read "Paul AJ Edwards".

Paul AJ Edwards

BENHAM PARK ESTATE – EVENT MANAGEMENT PLAN

Operator: Benham Park Enterprises Ltd
Designated Premises Supervisor: Mark Scholfield
Personal Licence: LBWands/00802 – Wandsworth Council

1. INTRODUCTION

This Event Management Plan (EMP) sets out the operational, safety and compliance framework for licensable activities at Benham Park Estate.

The EMP operates alongside: -

- Benham Park Fire & Life Safety Manual
- Fire Risk Assessment Report No. 18586 (December 2025)
- Noise Management Plan (Benham Park Estate)

Benham Park is operated strictly as an exclusive-use, pre-booked private venue.

There is:

- No general public access
- No ticketed events
- No festivals
- No walk-in trade

2. OPERATIONAL OVERVIEW

Event Types

Wellness retreats and curated wellbeing experiences, corporate retreats, weddings, private celebrations, product launches, and charitable or cultural events.

All activities are pre-booked and delivered on a private, exclusive-use basis.

Operational Model

- Exclusive use hire only.
- There is no public access, no ticketed entry, no walk-in trade, and no recurring commercial programme of events.
- Wellness activity is low-impact in nature, predominantly daytime-led, and not expected to generate additional noise or traffic beyond standard private event use.

Event Frequency

- Year 1: Maximum 20 events
- Thereafter: Maximum circa 35 events per annum

Maximum Attendance

- Indoor building occupancy: in accordance with Fire Risk Assessment and room capacity assessments shall not exceed 140 persons unless otherwise supported by updated fire risk assessment and room capacity confirmation.
- Larger external events may operate within the licensed red-line area, subject. The absolute estate-wide maximum capacity shall not exceed 500 persons and shall be subject to event-specific risk assessment, infrastructure provision and compliance with fire, noise and traffic management controls.

Event Hours

- 10:00 – 23:59
- Outdoor amplified music ceases by 23:00
- Indoor regulated entertainment and alcohol cease by 23:59 (unless authorised under a Temporary Event Notice).

3. LICENSING OBJECTIVES

Benham Park actively promotes the four Licensing Act 2003 objectives:

- Prevention of Crime and Disorder
- Public Safety
- Prevention of Public Nuisance
- Protection of Children from Harm

4. PUBLIC SAFETY & FIRE SAFETY

Fire Safety Framework

Fire safety is governed by The Fire & Life Safety Manual

Evacuation Strategy

- Benham Park operates a SIMULTANEOUS EVACUATION STRATEGY
- On activation of the alarm:
- All persons evacuate immediately.
- No phased or stay-put strategy is in operation.
- Assembly Point
- Assembly Point: Front Lawn, clear of emergency vehicle access routes and positioned in accordance with FRA guidance

GEEP (General Emergency Evacuation Plan)

- A GEEP is implemented in accordance with FRA recommendations (Action 41)
- This ensures:
- No individual is disadvantaged in an emergency.
- Staff are trained to assist mobility-impaired guests.
- Procedures are rehearsed during drills.

Fire Safety Systems

Maintained systems include:

- L2 Category fire detection system (BS 5839)
- ARC monitoring (Amba Defence)
- Emergency lighting (3-hour duration)
- Fire extinguishers (serviced annually; monthly visual checks logged)
- Smoke control / AOV systems (subject to servicing regime)
- A Fire Safety Logbook is maintained in accordance with FRA Action 50

Drills & Training

- Annual full evacuation drills conducted and logged (FRA Action 42)
- Induction training for all staff
- Role-specific training for Event Leads and Fire Marshals
- Contractor fire safety briefing mandatory

5. NOISE MANAGEMENT & PREVENTION OF PUBLIC NUISANCE

Noise control is governed by the formal Noise Management Plan

Core Controls

Outdoor amplified music ceases by 23:00

Indoor regulated entertainment ceases by 23:59

Doors/windows closed from 21:00 during amplified music

Speaker orientation directed away from receptors

No fireworks or pyrotechnics permitted

Noise Monitoring

A designated Noise Responsible Person is appointed for relevant events.

Monitoring includes:

- Pre-event sound checks
- Subjective receptor checks
- Real-time monitoring where required

- Recorded corrective action log
- Monitoring records retained and available to Environmental Health upon request.
- A dedicated contact number shall be available during events. Any complaint received shall be logged, investigated promptly and corrective action taken where required.

Guest Dispersal

- Managed departure procedure
- No loitering
- Engine idling discouraged
- Quiet departure signage
- Staff supervision for larger events

6. SECURITY & CRIME PREVENTION

- 24-hour CCTV (31-day retention minimum)
- Single gated entrance
- Invitation-only events
- SIA personnel deployed where risk assessment requires, particularly for larger events or alcohol-led evening functions.
- Zero tolerance: drugs, weapons, disorder
- Incident Log maintained and reviewed post-event.

7. CROWD, CAPACITY & TRAFFIC MANAGEMENT

- Capacity controlled per room risk assessment
- No roadside parking permitted
- On-site parking marshalled
- Defined supplier loading areas
- Taxi pick-up/drop-off at designated area

For larger events approaching 500 capacity:

- Additional stewarding and enhanced traffic management
- Enhanced first aid provision
- Enhanced noise monitoring

8. MEDICAL & WELFARE PROVISION

Minimum one qualified First Aider at all events

- AED on site
- Medical incidents logged
- For events exceeding 250 guests: professional first aid contractor engaged

9. PROTECTION OF CHILDREN FROM HARM

- Challenge 25 policy
- ID required where appropriate
- Children accompanied by adults
- No adult entertainment permitted
- Lost child procedure documented

10. RECORD KEEPING

Maintained for minimum 3 years:

- Event Logbook
- Fire Safety Logbook
- Incident Register
- Noise Monitoring Records
- Training Records
- CCTV Maintenance Log
- Emergency Lighting & Alarm Testing Records

11. COMMUNITY LIAISON

- Dedicated event contact number
- Complaints Log maintained
- Advance notification of larger-scale events where appropriate
- Liaison with West Berkshire Council, EHO and Thames Valley Police

12. REVIEW & CONTINUOUS IMPROVEMENT

Following each event:

- Operational review
- Incident review
- Noise compliance review
- Guest dispersal assessment
- Any complaints logged and actioned

The EMP is reviewed:

- Annually
- Following any material change
- Following substantiated complaint
- Following enforcement recommendation

13. CONCLUSION

Benham Park Estate operates a professionally managed, low-frequency exclusive-use event model (maximum 20 events Year 1; circa 35 thereafter), within a rural setting, supported by:

- A comprehensive Fire & Life Safety Manual
- An independently prepared Fire Risk Assessment
- A structured and enforceable Noise Management Plan

Together these documents demonstrate that licensable activities can be conducted safely, responsibly, and in full accordance with:

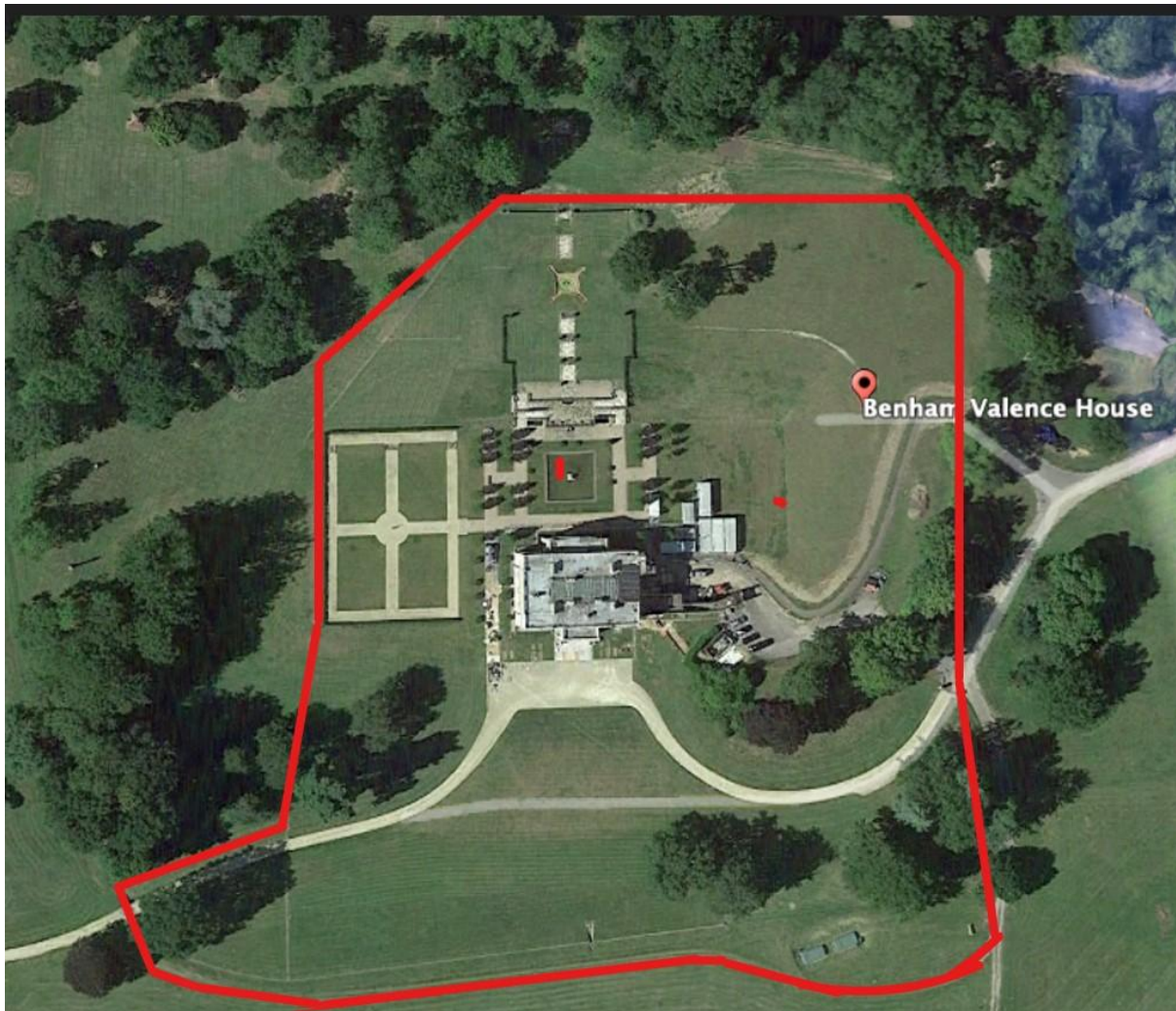
Signed: _____

Mark Scholfield

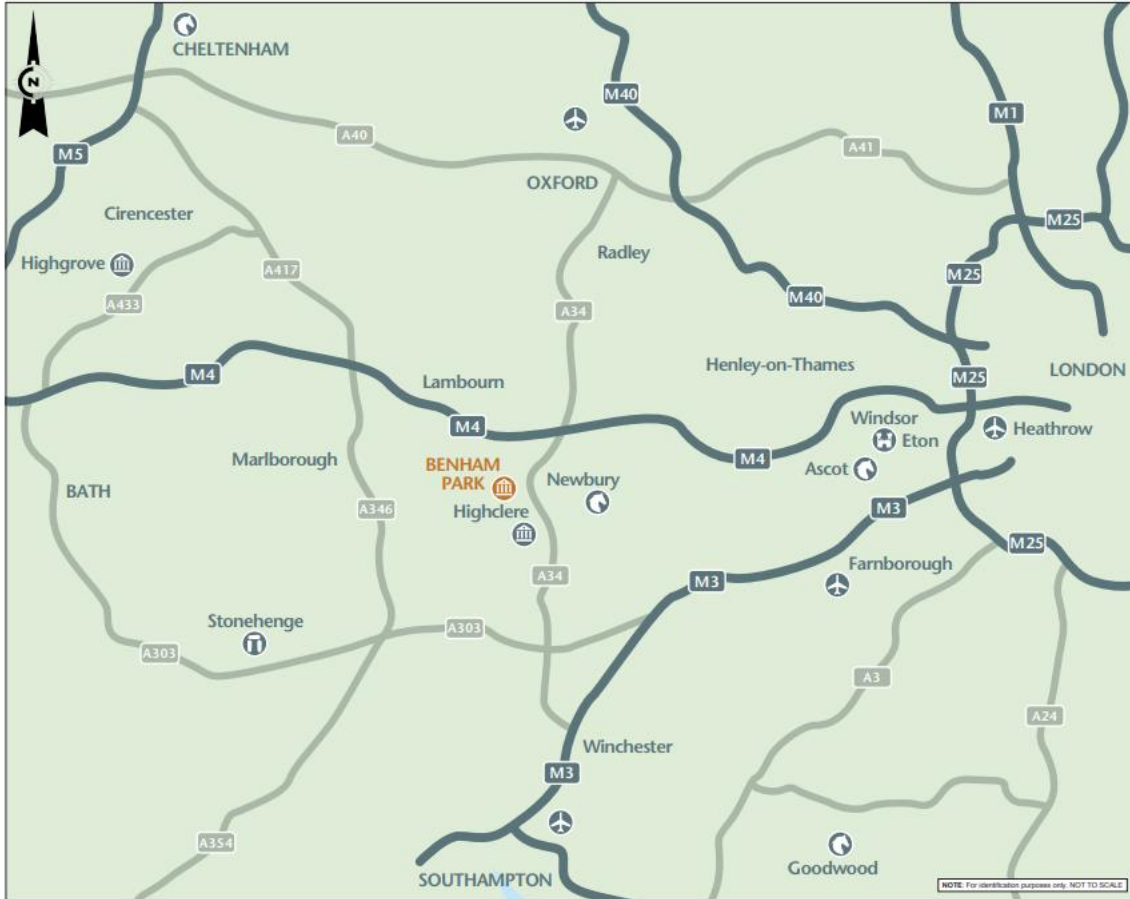
Co-Founder & Director, Benham Park Enterprises

APPENDIX A – Red Line Drawing

The red line drawing below identifies the area within the estate where events are proposed to take place which may involve live & recorded music, speeches & announcements, outdoor entertainment & social activity and the use of temporary plant or generators.



APPENDIX C – Location Map of Benham Park Estate



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BENHAM PARK ESTATE – FIRE & LIFE SAFETY MANUAL

Premises:	Benham Park, Speen, Newbury, RG20 8LX
Responsible Persons:	Directors, Benham Park Enterprises Ltd
Fire Safety Manager:	Mark Scholfield
Version:	1.0
Issue Date:	February 2026
Review Cycle:	Annually or following material change

1. Purpose of this Manual

This Fire & Life Safety Manual sets out the policies, procedures and management arrangements adopted by Benham Park Enterprises Ltd to ensure the safety of all persons who may be affected by fire while on the premises of the Benham Park Estate.

It is designed to:

- Demonstrate compliance with fire safety legislation
- Provide clear operational guidance to staff and contractors
- Support licensing, insurance and Fire Authority inspections
- Act as a single, authoritative reference document
- This Manual must be made available to enforcing authorities upon request.

2. Legislative Framework

This Manual has been prepared in accordance with, and having regard to:

- Regulatory Reform (Fire Safety) Order 2005
- Fire Safety Act 2021
- Fire Safety (England) Regulations 2022
- Health & Safety at Work Act 1974
- Relevant British Standards and Approved Documents

3. Description of the Premises

Benham Park is a Grade II* listed Georgian country house used as an exclusive-use wellness, events and wedding venue with overnight accommodation.

Key characteristics include:

- Approx. 30,000 sq ft across basement, ground and upper floors
- Up to 140 persons during events
- Up to 20 overnight guests
- Commercial kitchen in basement
- Multiple staircases and emergency exits

4. Fire Safety Policy

4.1 Policy Statement

Benham Park Enterprises Ltd is committed to ensuring, so far as is reasonably practicable, the safety of all employees, guests, contractors and visitors from the risk of fire.

Fire safety is treated as a core operational and governance responsibility.

4.2 Responsible Person

Benham Park Enterprises Ltd holds overall responsibility for fire safety at the premises.

4.3 Fire Safety Manager

The Fire Safety Manager is responsible for:

- Implementing this Manual
- Maintaining the Fire Risk Assessment
- Ensuring completion of FRA actions
- Liaison with Fire & Rescue Service and enforcing authorities
- Oversight of training, drills and records

4.4 Managers, Staff and Contractors

- All persons on site must:
- Comply with fire safety instructions
- Report hazards immediately
- Cooperate with evacuation procedures

5. Fire Risk Assessment

A suitable and sufficient Fire Risk Assessment (FRA) is in place and will be:

- Reviewed annually
- Reviewed following material change
- Reviewed following any fire incident or near miss
- All actions arising from the FRA are recorded, tracked and signed off.

6. Fire Prevention Measures

Benham Park operates proactive fire prevention controls including:

- Control of ignition sources (electrical systems, kitchen equipment, hot works)
- Strict housekeeping standards
- Management of combustible materials
- Permit-to-work system for non-routine hot works
- No-smoking policy inside the building
- Controlled external smoking areas only

7. Fire Safety Systems

The following systems are provided and maintained:

- Fire detection and alarm system (monitored by ARC)
- Emergency lighting
- Fire extinguishers and fire blankets
- Fire suppression systems (where installed)
- Smoke control systems (AOVs)
- Fire-resisting doors and compartmentation
- All systems are serviced, tested and recorded in the Fire Safety Logbook.

8. Emergency Evacuation Strategy

Benham Park operates a SIMULTANEOUS EVACUATION STRATEGY.

- On activation of the fire alarm, all persons must evacuate immediately via the nearest safe exit.
- There is no phased or stay-put strategy.

9. Emergency Procedures

9.1 On Discovering a Fire

- Operate the nearest manual call point
- Evacuate immediately
- Do not attempt to fight the fire unless trained and safe to do so

9.2 On Hearing the Fire Alarm

- Leave the building immediately
- Do not collect belongings
- Do not use lifts
- Proceed to the designated assembly point

10. Assembly Points

Designated assembly points are:

- Clearly signed
- Located a safe distance from the building
- Positioned away from emergency access routes
- Assembly point locations are shown on site plans and signage.

11. Liaison with Fire & Rescue Service

A Premises Information Pack / Secure Information Box is provided containing:

- Site plans
- Utility shut-off locations
- Fire system details
- Emergency contacts
- GEEP summary
- Priority artwork salvage information (where applicable)

12. General Emergency Evacuation Plan (GEEP)

12.1 Purpose

Due to public access, transient guests and overnight accommodation, Benham Park operates a General Emergency Evacuation Plan (GEEP).

12.2 Principles

The GEEP ensures that:

- No individual is disadvantaged in an emergency
- Staff are prepared to assist persons requiring help
- Evacuation arrangements are flexible and practical

12.3 Assistance Arrangements

Staff will:

- Identify assistance needs where reasonably practicable
- Provide verbal guidance and reassurance
- Assist mobility-impaired persons where safe to do so
- Prioritise first floor accommodation where appropriate

13. Overnight Occupancy

During overnight stays:

- Trained staff will be on site
- Guests are provided with fire safety information
- Bedrooms are protected by automatic fire detection

14. Training & Fire Drills

- Fire safety instruction provided at induction
- Role-specific training for managers and event leads
- Fire drills conducted at least annually
- All drills recorded in the Fire Safety Logbook

15. Contractors & Temporary Event Staff

- All contractors and temporary staff must:
- Receive fire safety information before commencing work
- Comply with site fire procedures
- Follow permit-to-work systems where applicable

16. Record Keeping

The following records are maintained:

- Fire Safety Logbook
- Alarm tests and servicing
- Emergency lighting tests
- Fire extinguisher inspections
- Fire drills
- False alarm records
- Training records

17. Monitoring, Audit & Review

This Manual is:

- Reviewed annually
- Updated following changes or incidents
- Audited periodically to ensure effectiveness

18. Document Control

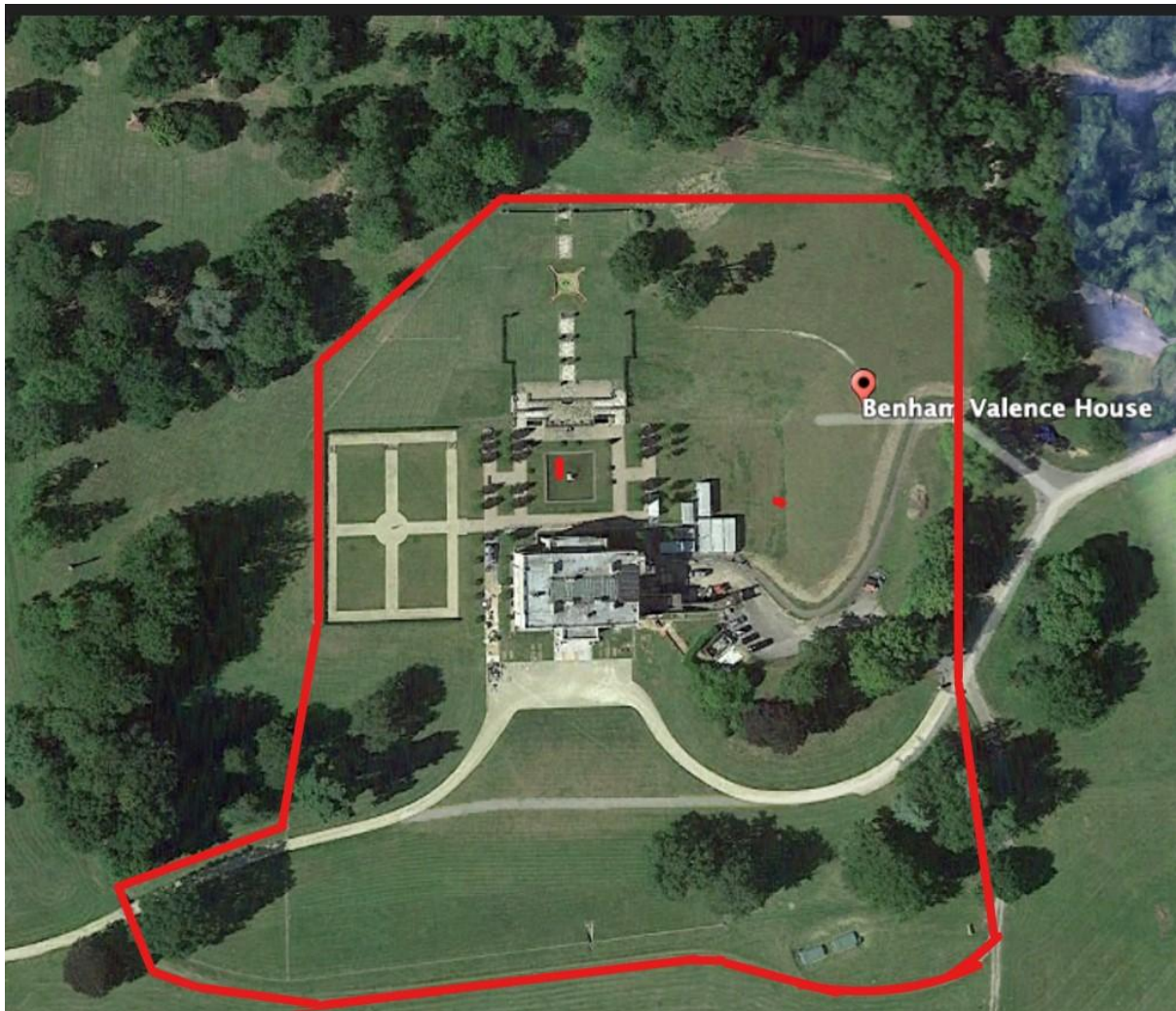
Approved by: Directors, Benham Park Enterprises Ltd

Fire Safety Manager: Mark Scholfield

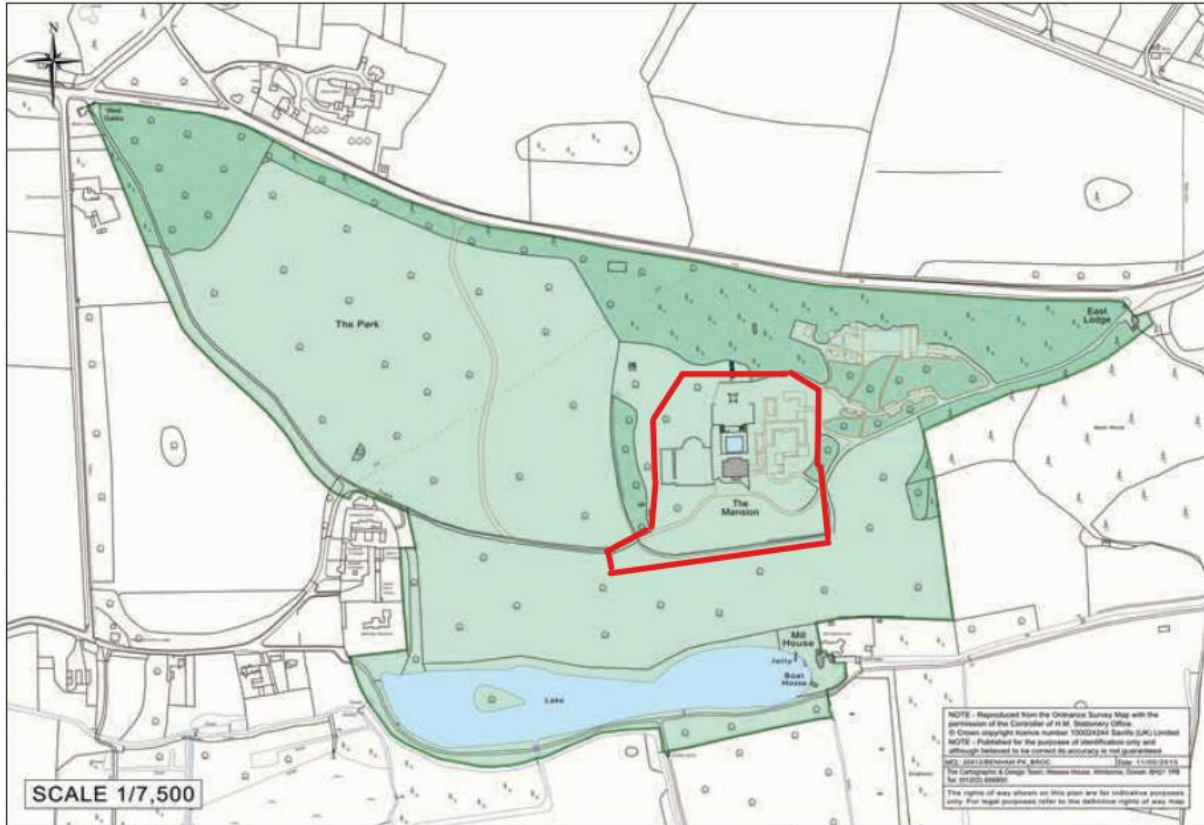
Next Review Due: February 2027 or sooner if required

APPENDIX A – Red Line Drawing

The red line drawing below identifies the area within the estate where events are proposed to take place which may involve live & recorded music, speeches & announcements, outdoor entertainment & social activity and the use of temporary plant or generators.



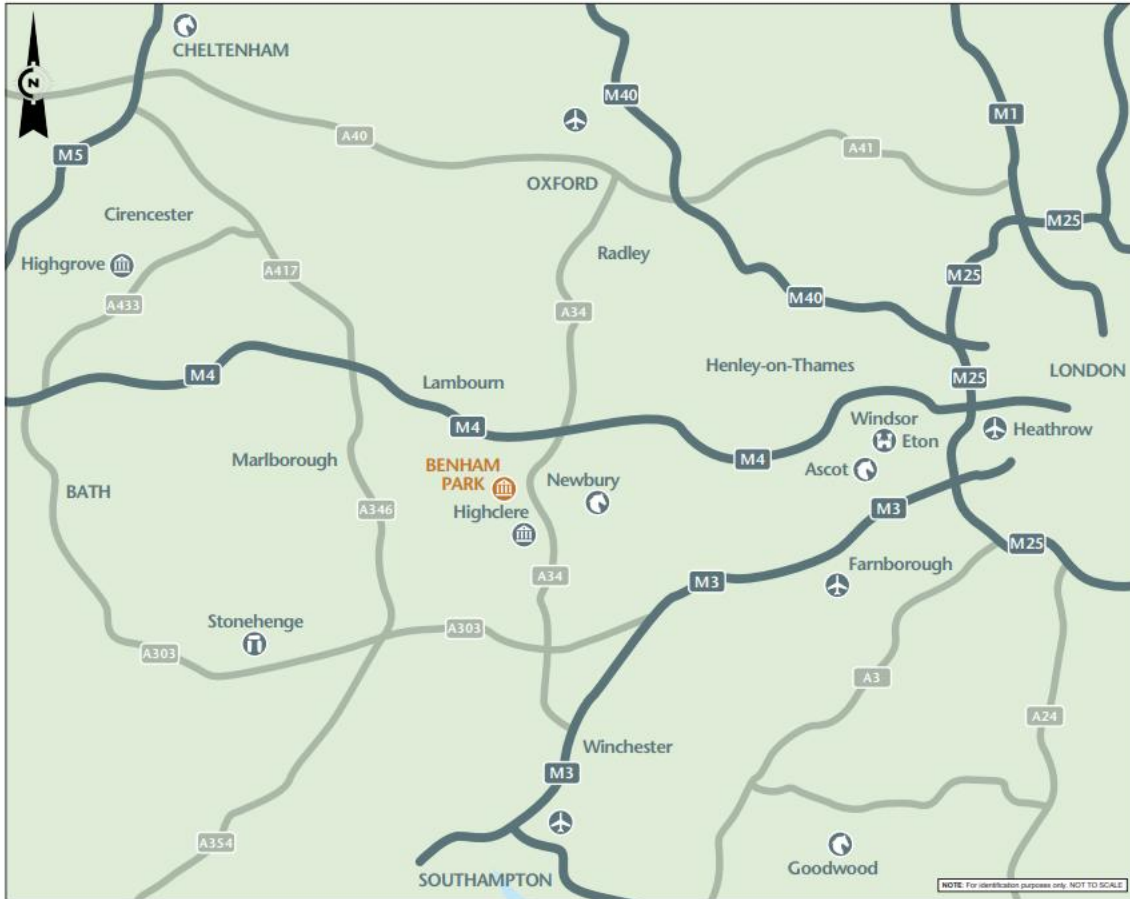
APPENDIX B – Location of Red Line Drawing within the boundaries of Benham Park Estate



The location plan above shows the position of Benham Park Estate within a predominantly rural setting, accessed via a single gated entrance and surrounded by extensive parkland and agricultural land. The principal event areas are centrally located within the estate, providing significant separation distances from surrounding residential receptors.

The surrounding landscape, including mature tree belts and open parkland, provides natural acoustic attenuation and limits the potential for off-site noise impact. The site's location away from dense residential development, together with its controlled access and defined event footprint, enables effective management of noise sources in accordance with this Noise Management Plan.

APPENDIX C – Location Map of Benham Park Estate



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BENHAM PARK ESTATE – A NOTE FOR OUR NEIGHBOURS

As we begin the next chapter at Benham Park, we wanted to introduce ourselves, share how the estate will be used and most importantly offer reassurance. Our intention is to operate thoughtfully, responsibly and as a positive part of the local community.

How Benham Park Will Be Used

Benham Park will operate on a private, exclusive-use basis, meaning the estate is hired by one group at a time and is not open to the general public.

The types of use will include: -

- Corporate and leadership retreats
- Occasional photo or film shoots, or private art exhibitions
- Private family celebrations and weddings
- Wellness retreats and residential stays

There will also be no fireworks or pyrotechnics at the estate.

Because the estate is booked on an exclusive basis for individual groups, there will be many days when the house is quiet, with little or no activity taking place.

What Benham Park Will Not Be

We would like to reassure you that Benham Park will not be used for: -

- Public or ticketed events
- Festivals
- Concerts or music gigs
- Large-scale public gatherings

All use is by prior private booking only, and the estate will not be open to general public access.

Where Activity Will Take Place

- Most entertaining and evening activity will take place inside the house.
- The grounds will predominantly be used for arrival drinks, ceremonies or receptions.
- All activity will be confined to the defined event area shown within the red line drawing submitted as part of our application. (see appendix 1)

Hours and Careful Management

- Licensed activities will take place between 10:00 and 23:59, and events will be carefully managed to ensure they finish responsibly.
- We have worked closely with Environmental Health to prepare a Noise Management Plan, and our aim is always to minimise any impact on our neighbours.
- Appropriate security will be in place for events to ensure they are well managed, particularly during guest arrivals and departures.

Our Commitment

Benham Park is not intended to be a high-volume venue. Our focus is on a limited number of carefully managed, private bookings, delivered in a way that respects the character of the estate and the surrounding area.

We genuinely want to be good neighbours and to keep communication open.

Meet Us

We would be very pleased to meet you and talk through our plans.

Neighbour Q&A at Benham Park Estate

Saturday 28 February at 11:00am

Please do come along if you would like to ask questions, share any concerns or simply say hello.

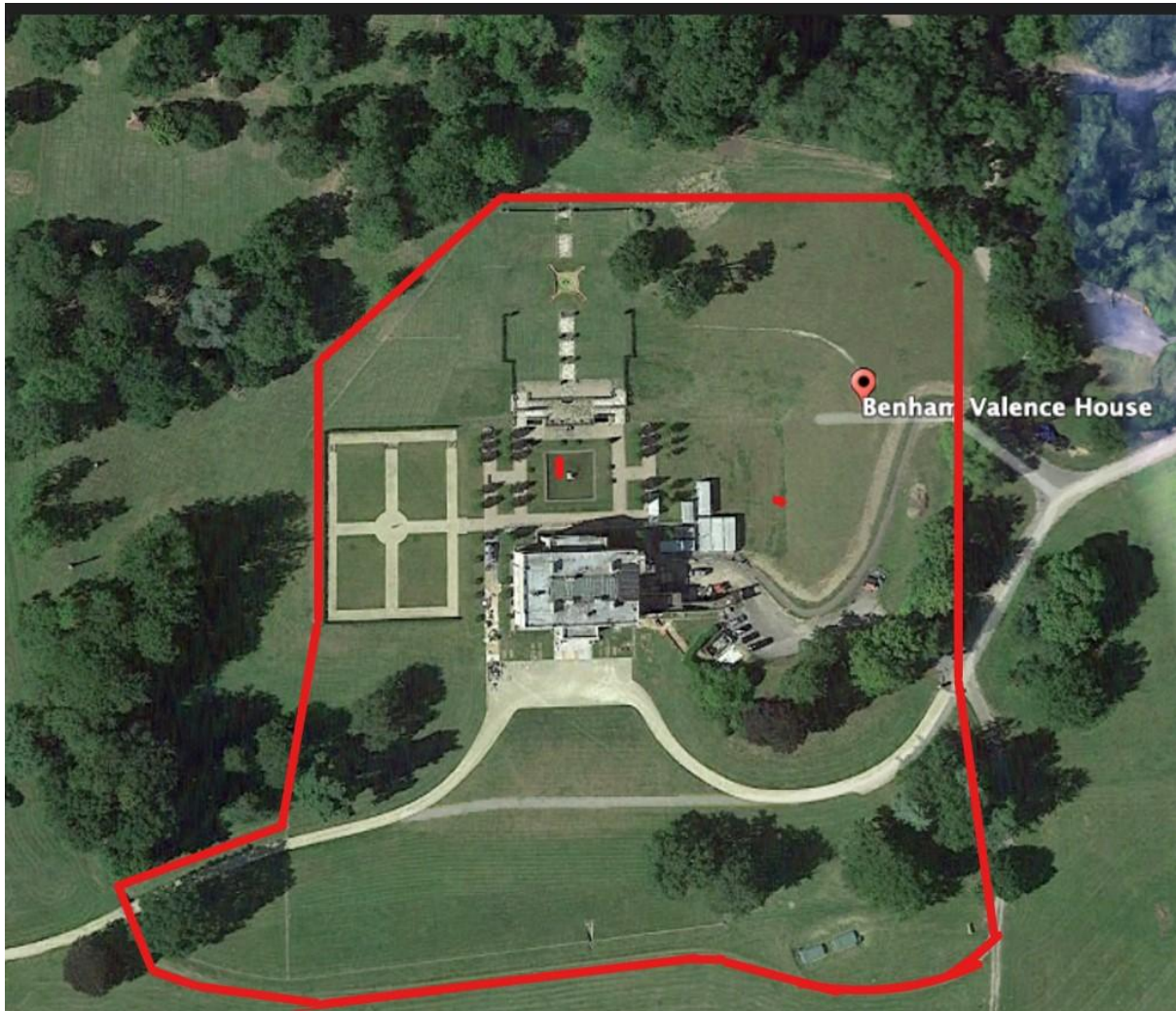
If you would prefer to contact us directly please reach out to me at mark@benhampark.com / 07741 242924

Mark Scholfield

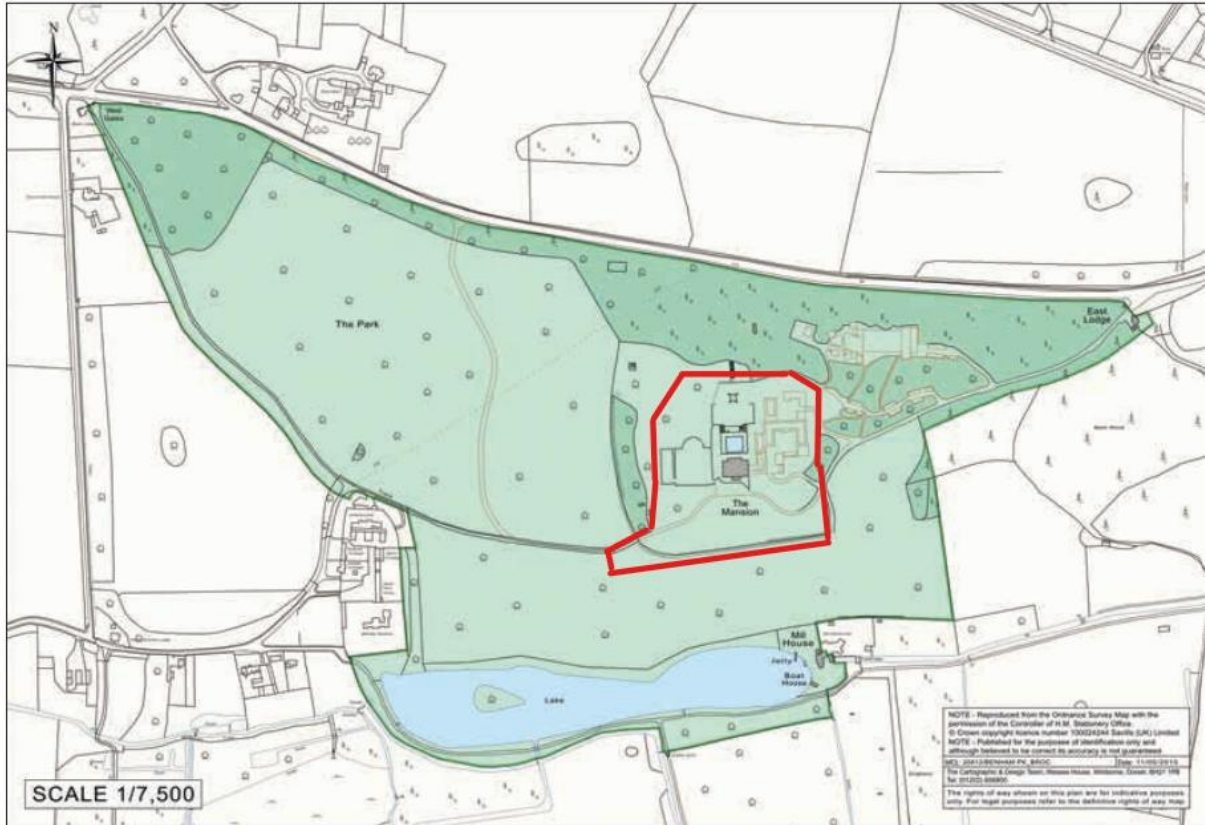
Co-Founder & Director, Benham Park Enterprises

APPENDIX A – Red Line Drawing

The red line drawing below identifies the area within the estate where activity is proposed to take place.



APPENDIX B – Location of Red Line Drawing within the boundaries of Benham Park Estate



Formal Representation Objecting to the Premises Licence Application – Benham Valence (Grade II Listed Building)

To: West Berkshire Licensing

Re: Representation Objecting to New Premises Licence Application – Benham Valence

Ref; IC APP 29442

From: Steve & Alice Stillman-Hurst

Address: [REDACTED] RG20 8 [REDACTED]

Date: 05/03/2026

Introduction

We are writing to lodge a formal objection to the premises licence application for Benham Valence, a Grade II listed building, which seeks permission for a change of use to host weddings, live music events, and alcohol sales for gatherings of up to **over 600** guests. **[THERE IS A LACK OF CLARITY IN THE APPLICATION AS TO TOTAL CAPACITY – BETTER TO BE CONCERNED BY A LOWER CAPACITY AND THEN FIND OUT IT IS HIGHER, THAN ALLOW THE APPLICANT TO CLAIM YOU WERE ONLY CONCERNED BECAUSE YOU THOUGHT THE CAPACITY WAS HIGHER THAN IT WAS ACTUALLY GOING TO BE]**

Traffic and Access Concerns (Public Safety & Public Nuisance)

Large events of up to 800 guests pose significant road risks including congestion, rural lane hazards, emergency access issues, and increased risk of drink-driving.

Residential Noise and Disruption

Hosting weddings and live-music events for **over 600** attendees will inevitably create **substantial noise**, both from amplified music and from large numbers of guests congregating outdoors, arriving, and departing.

Benham Valence events have stated that a 95db noise level is to be expected. These levels, even if they were to be adhered to, exceed typical residential noise limits **and this area is far from typical; being very quiet in the evenings and at night.**

There are plans to house guests in large marquees in the grounds. This is of great concern as this moves the noise away from the main building and into the grounds, even closer to our property.

The proposed alcohol-led operations would cause extensive late-night disturbance including music, taxi and vehicle noise, shouting, and light pollution. The plans include helicopter arrivals and departures for some guests and drone laser displays further contributing considerable to noise and nuisance. The rural setting causes noise to travel further and remain intrusive.

Key concerns:

- Noise breakout from the licensed area, that will not be contained by any building fabric due to the “open air” nature of the proposal.
- Listed buildings’ poor insulation leading to greater noise leakage.
- Late-night disturbances from traffic, taxis, and guests.
- Outdoor activity (smoking, drinking, photos) continuing into the evening.

Prevention of Crime and Disorder

Large-scale events combined with alcohol consumption increase the likelihood of disorder

Risks include:

- Alcohol-related altercations among large groups unfamiliar with the area.
- Disorder in car parks and access lanes during late-night dispersal.
- Insufficient clarity regarding security staffing – they have no plans for security and state that 1 night porter per 100 guests would be employed.

Protection of Children from Harm

Weddings often involve children, and the presence of alcohol, loud music, and late-night activity can expose them to harm.

We also border the proposed venue directly and have a legitimate concern for inebriated guests becoming a threat to our young children who play in our garden with only an open 150-meter barbed wire fence between us and hundreds of event guests. This would impact us as for every event (which are planned for a regular occurrence) our children would be unable to play safely in our own garden.

We have a child with additional medical needs where sleep is not just important but essential. His bedtime is 9pm. For a child with Type 1 diabetes, it is biologically essential for stable blood glucose, brain function, emotional regulation, school performance, and long-term health. Research consistently shows strong links between poor sleep and worse diabetes outcomes in children.

We are certain that our son’s sleep will be adversely affected by the noise of music, people, helicopters and drones. This will have significant impact on his health and wellbeing and could worsen an already chronic condition.

The reason we live in a quiet rural location is to ensure that our son has the best environment for his condition.

[are you able to refer to your own requirements, such as requiring quiet to enable home-working, or having to get up early to go to work?]

Requested Outcome

We request refusal of this application. If not refused, strict conditions must be applied, including reduced event size, earlier closing hours, **no** outdoor amplified music, no helicopters and no drones. Mandatory security in place, an approved traffic management plan, and on-site parking only.

Conclusion

We request confirmation of receipt and notice of any hearing.

Signed:

Steve & Alice Stillman-Hurst

Marsh Benham, Newbury RG20 8

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To: Licensing Team
West Berkshire Council

Subject: Representation – Objection to New Premises Licence Application at Benham Park. Ref No: IC App 29442

I write to formally object to the application for a new Premises Licence at Benham Park. My representation relates primarily to the licensing objectives of the prevention of public nuisance, the prevention of crime and disorder, and public safety.

Benham Park is situated within a small residential community. Mine is one of several nearby homes within Benham Park that would be directly affected by the activities proposed under the licence, particularly if events are permitted throughout the day and late into the evening. The application indicates 24 hour operation, with entertainment hours from 10:00 to 23:59, which would allow for prolonged periods of activity and noise in close proximity to residential properties. Continuous events during these hours have the potential to generate sustained noise from music, public address systems, generators, and large groups of attendees. This would have a significant negative impact on residents' ability to enjoy their homes and gardens in what is currently a quiet residential environment.

I am particularly concerned that the application includes the possibility of alcohol being served throughout the day and into the late evening. Extended alcohol service significantly increases the risk of noise, disorderly behaviour, and antisocial conduct as the day progresses, especially as attendees depart the venue later at night. Allowing licensable activities up to 23:59 (and up to 11pm outside) will result in late-night disturbance from guests when they are outside, when they are leaving the premises, their vehicle movements, and associated noise.

There are also concerns regarding access and traffic management. Benham Park includes a private residential road that serves the nearby homes. There is a real possibility that event attendees, suppliers, contractors, and service vehicles may attempt to use this private road to access or service the venue, particularly during event setup and breakdown periods. This could create disruption, safety concerns, and congestion in an area not designed to accommodate event-related traffic.

In addition, the rear exit gate of Benham Park is currently open and provides a direct route into the private residential area. Without appropriate controls, this could result in event attendees wandering into the residential section of Benham Park, particularly during large events or late in the evening. This would raise concerns regarding both antisocial behaviour and the safety and privacy of residents.

For these reasons, I strongly object to the application in its current form, particularly the proposal for licensable activities continuing until 23:59. Such late hours would significantly increase the likelihood of disturbance and nuisance to nearby residents.

T J & A J Vokins

Marsh Benham
Newbury, Berkshire
RG20 8

Licensing Authority

West Berkshire Council

Culture and Environmental Protection

Council Offices, Market Street

Newbury, Berkshire

RG14 5LD

March 6, 2026

Sent via email to: licensing@westberks.gov.uk

RE: PREMISES LICENCE REPRESENTATION — IC App 29442 (Benham Park Enterprises Limited)

Dear Licensing Team,

I am writing to formally submit a representation against the New Premises Licence application (Ref: IC App 29442) submitted by Benham Park Enterprises Limited for Benham Park Estate, Speen, Newbury, RG20 8LU.

I live approximately 400 metres from the Benham Park Estate. As a resident in such proximity, I am directly and significantly affected by the proposals contained within this application. I wish to object on the grounds that the application fails to promote the licensing objectives, specifically the Prevention of Public Nuisance, Public Safety, and the Prevention of Crime and Disorder.

1. Prevention of Public Nuisance and Intensification of Use

The application requests the provision of "Late Night Refreshment" until 05:00 and music/alcohol until 23:59 daily.

- Scale and Intensification:

The current licensing request for 600 guests and 24-hour activities suggests an intensification of use far beyond what was originally considered. A license of this scale is inconsistent with the tranquil, rural nature of the Speen area.

- Noise Intrusion:

At a distance of 400m, late-night noise is highly audible. The requested 05:00 AM refreshment window will lead to vehicle noise and outdoor activity during the most sensitive hours for sleep.

- Bass and Low-Frequency Noise:

Low-frequency music vibrations travel across open parkland and will cause a significant nuisance to my household, especially if events occur daily until midnight as requested.

2. Public Safety and Highway Hazards

The estate is accessed via an unsatisfactory junction onto the A4 (Western Avenue/Bath Road) which is fundamentally unsuitable for the volume of traffic this license would generate.

- Insufficient Parking Provisions:

The estate's marketing materials advertise a capacity for up to 600 guests for marquee events, yet the on-site parking is limited to approximately 60 vehicles. This gross inadequacy will inevitably lead to dangerous overspill parking along the A4 and Speen's residential lanes, obstructing visibility and emergency access.

- Dangerous Junction Layout:

This stretch of the A4 has a 60mph speed limit. The current layout forces vehicles to wait in the centre of a fast-moving carriageway to turn right, creating a high risk of collisions.

- Recent Evidence of Risk:

The danger of this road is highlighted by the serious collision between a car and a gas tanker that occurred between Speen and Marsh Benham as recently as March 5, 2026. Increasing traffic here—particularly with late-night drivers unfamiliar with the junction—is a direct threat to public safety.

3. Conflict with the Speen Village Design Statement (VDS)

This application directly contravenes several core principles of the

Speen Village Design Statement, which is an adopted supplementary planning document intended to protect the character of our village.

Light Pollution (PG 33):

The VDS explicitly states that street and security lighting "should not cause unnecessary light pollution". The 24-hour nature of the "Late Night Refreshment" request (until 05:00 AM) will require high-intensity security lighting, fundamentally destroying the dark-sky character of the estate's boundary with the Speen Moors.

- Rural Character (PG 28):

The VDS mandates that every effort be made to "retain the existing rural character of local roads". Introducing 600-guest events and commercial-scale traffic into this setting is a direct violation of this character.

- Road Safety (PG 29):

The VDS identifies road safety on Speen Lane and associated routes as a priority. The intensification of use at the Benham Park junction—already a site of local concern—is entirely contrary to this guidance.

4. Risk of Intensification and Change in Management Style

The Licensing Authority must consider the risk posed by the recent change in ownership of the estate to Benham Park Enterprises Limited.

- Shift to Commercial Operations:

The appointment of new directors in 2025 with backgrounds in commercial events consultancy and hospitality management indicates a fundamental shift in the operational model of the estate.

- Profit-Driven Nuisance:

New management with a stated focus on "balance sheets" and "transforming businesses" is highly likely to encourage an intensification of use—including higher-frequency events and the use of the grounds for "alternative" commercial activities not originally envisioned—to maximize return on investment. This commercial pressure is directly at odds with the licensing objective to prevent public nuisance for nearby residents.

- Lack of Local Stewardship:

Unlike a family-run estate, a corporate management model may be less responsive to the concerns of immediate neighbours, necessitating stricter licensing conditions to protect the local community from the outset.

5. Prevention of Crime and Disorder

The combination of alcohol sales until midnight and 24-hour refreshment availability acts as a catalyst for anti-social behaviour.

- Dispersal and Anti-Social Behaviour:

Patrons leaving the estate late at night may loiter in surrounding residential areas, leading to trespassing, littering, or noise disturbance near my home.

- Drink-Driving:

Given the lack of robust public transport at the hours requested, there is a high likelihood of increased drink-driving on the rural roads immediately outside my property

Conclusion

As a resident living within 400m of the premises, I believe these proposals represent an unacceptable threat to the licensing objectives and the documented character of Speen. I urge the Licensing Sub-Committee to refuse the 05:00 AM refreshment hours and to ensure any granted license is strictly limited in capacity and frequency to remain consistent with both the Speen VDS and local planning limits.

I look forward to being notified of the hearing date.

Yours faithfully,



T J & A J Vokins

CC:

- Speen Parish Council (Clerk):
clerk@speenparishcouncil.gov.uk
- Councillor Antony Amirtharaj (Newbury Speen Ward):
Antony.Amirtharaj1@westberks.gov.uk
- Councillor Martha Vickers (Newbury Speen Ward):
martha.vickers1@westberks.gov.uk
- Norton Green Residents Association:
[Local Community Group]

From: Anthony Ward [REDACTED]
Sent: 11 March 2026 11:20
To: Licensing <licensing@westberks.gov.uk>
Subject: IC App 29442/Benham Park Estate

This email was delivered from an External Source. Please use caution before clicking any links or opening attachments.

Public Protection Partnership (Licensing)
Theale Library
Church Street
Theale
Berkshire
RG7 5BZ
IC App 29442
BENHAM PARK ESTATE
BENHAM PARK ENTERPRISES LIMITED
Application under Section 17 Licensing Act 2002
Dear Sirs

BENHAM PARK ENTERPRISES LIMITED (“BPE”) has applied for a premises licence under Section 17 of the Licensing Act 2003 in relation to the Benham Park Estate (the “Application”).

The Application states that it is the intention to operate the Estate for “*private events and curated retreats including weddings, private receptions, corporate off sites, leadership retreats, product launches, cultural or charitable gatherings and bespoke wellness-led experiences*”.

My wife and I own and live in a property which adjoins the Benham Park Estate. Our address is [REDACTED] [REDACTED], Marsh Benham, Newbury, RG20 8[REDACTED].

Our property is located approximately 75 metres from the area of the Benham Park Estate where BPE intends to organise the planned events (as outlined in red on the plan attached to the Application). Benham Valence House is Grade II* listed and the park is separately Grade II listed. Our property is within the park and is attached to the [REDACTED] – a residential property - which is part of the Benham Park Estate (shown coloured green on the plan attached to the Application). Benham Valence House is visible from our property. The lake which is a major feature of the park is approximately 40 feet from our bedroom window. We are therefore directly affected by the proposed licensing.

We have attended a meeting hosted by BPE to discuss the proposed use of the Benham Park Estate at which BPE outlined their plans for the property. As long-term residents in the area affected by the proposed licence we have the following concerns and object to the proposed licence:

1. As indicated in the Application it is the intention to accompany plays, films and “*private events such as weddings, receptions and corporate events*” with live music and amplified sound both inside and outside the property. This is likely to result in significant disturbance to our and neighbouring properties. While acceptance of such disturbance might be considered reasonable for a residential property on an occasional basis (eg once a year), it is clearly the intention of BPE to hold events on a regular basis which will result in constant disturbance to

neighbouring properties. Past experience (in October 2024) when the previous tenants of Benham Valence had an event was that this was the case both during the event and during testing in the period leading up to the event.

2. Reference is made in the Application to a Noise Management Plan which BPE stated they are discussing with the Environmental Health Officer. A copy of this has since been provided. This provides very little by way of protection for neighbouring properties either in terms of sound limits or limitations on the number of events to be held.
3. At the meeting with BPE they referred to a potential noise limit of 95 decibels but no testing has been done to determine whether at this level there will be disturbance at neighbouring properties nor did BPE seem to know whether there would be any such disturbance if noise were limited to these levels. Clearly, for all residents whose properties adjoin the Benham Park Estate the level of noise is critical given that it is their intention to have frequent events.
4. The Application and marketing materials indicate that the number of people hosted for events at the Benham Park Estate may be up to 500 guests. The noise generated by such large gatherings if in the open air - in the grounds of the estate - is likely to be substantial and disturb neighbouring properties. Past experience has also been that the noise from gatherings on the roof terrace of the property is clearly audible across the park. The Application also includes the playing of music (Live and Recorded) outside until 11pm. Regardless of the volume of the music, such a performance to hundreds of people outside cannot avoid causing a noise nuisance to local residents at that time of night.
5. The marketing materials which have been circulated in relation to the proposed activities of BPE reference the intention to allow helicopters to fly into the Benham Park Estate. This will cause significant disturbance for local residents. Any use of helicopters should be limited.
6. The application contemplates up to 500 guests for planned events. Large numbers of guests will result in significant increased traffic exiting the Benham Park Estate and turning onto what is already a dangerous section of the A4. This is likely to result in a greater risk of accidents on this section of road. By way of example, a significant accident occurred on this section of road on 5th March, 2026 forcing the closure of the A4.
7. We are concerned that the arrangements for parking at the Benham Park Estate are not extensive enough to accommodate the number of vehicles that the proposed use is likely to generate. This in turn may lead to private roads around the estate (including the road leading to our property) being used for parking. BPE stated that they would not allow this but it was not clear how they would prevent it or what alternatives would be available. It was suggested that people would be obliged to use coaches to arrive at the property but this does not seem likely given the type of guests being targeted.
8. A central feature of the park is its lake. This lake occupies an area of approximately 10 acres and is shown on the plans submitted with the Application. Although the lake falls outside the licensed area, it seems unlikely that guests will be effectively prevented from approaching the lake even if they are not supposed to do so. The lake contains very large amounts of silt. It is highly dangerous for anyone to fall into or swim in the lake as the silt holds anyone who attempts to stand in it in place making it very difficult to get out.

9. The proposed activities also give rise to security concerns for properties adjacent to the Benham Park Estate. Not only will large numbers of people be on the estate and able to access neighbouring properties but also past experience has shown that such activities attract undesirable attention and intruders. By way of example, when the previous tenants of Benham Valence House held a large event, this brought intruders onto the estate who when challenged escaped across our property damaging our driveway.
10. Benham Valence House, the [REDACTED] and [REDACTED] form part of a listed Capability Brown park and are within a Conservation Area. It is a tranquil and protected area. The proposed activities will cause significant disturbance to wildlife which includes many species of birds such as herons, egrets and the like. The proposed activities are not consistent with the environment of the park or its status as a listed park and Conservation Area.

We would like these issues to be taken into account before any licence is granted.

Regards

Anthony Ward

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Marsh Benham

Newbury, RG20 8

16th March 2026

Licensing Authority

West Berkshire Council

Dear Sir / Madam,

Re: Application for New Premises License Ref. No: IC App 29442 from Benham Park Enterprises Ltd.

We are writing with regards to the above application for the supply of Alcohol, Plays, Films, Live Music, Recorded Music, Performance of Dance from 10:00 until 23:59 and the supply of late night refreshment from 23:00 until 05:00 at Benham Park Estate, Speen, Newbury, RG20 8LU.

Having read the Event Management Plan, the Noise Management Plan and attended an on-site discussion with the Benham Park management team, we are pleased by their repeated concern and intention not to be a 'noisy neighbour'. We are also happy to accept their offer to join a working group to ensure that the interests of the residents of Benham Park are able to be accommodated and, in the words of Benham Park Enterprises, to ensure "the continued safety, security and tranquillity of the estate and its surroundings."

When discussing such arrangements between a commercial entity and a residential community, trust is an important aspect and needs to be earned. Presently, we are being asked to accept the management team's intentions in good faith. While most of what has been said and written is reassuring, we would like to lodge an objection on the following grounds, relating to noise and traffic:

- NOISE:
 - This Application will significantly increase noise and light pollution and disturbance to the local residents and wildlife over what we experience today.
 - While the management verbally referenced a limit of 95 decibels, this is not stated in the Noise Management Plan and it is not clear if this refers to indoor or outdoor noise.
 - The management team gave an assurance that it would test noise levels with the local residents. It would have been helpful if this had taken place before the deadline for the Licence application as this may have gone some way to allaying our concerns.
 - Noise monitoring should be conducted for every event held at the premises, not determined through a risk assessment on a case-by-case basis.
 - There has been no consultation with local residents relating to the appropriate monitoring locations against which noise pollution is recorded and logged.

- The record of complaints, investigations and actions taken should also be shared with local residents upon request.
 - It is stated that ‘any event seeking to operate beyond 23.59 shall require a Temporary Event Notice (TEN)’ but it is not clear as regards how many TENS may be sought annually. There appears to be no limit.
- TRAFFIC
 - The licence application is for events for up to 500 guests. We have been told that there are 100-120 designated car parking spaces and that buses would also be used to coach guests in. No measures are in place to ensure that guests do not park on the public and private roads in the surrounding areas that could negatively impact access for local residents and emergency services. In the event that vehicles do park in the surrounding areas, there are no procedures in place to ensure they are removed immediately.

Having been residents in Benham Park for 18 years, we have enjoyed living within a peaceful community. While we also want to act as ‘good neighbours’, we are objecting to this application on the basis that there are still a few unanswered questions.

Yours sincerely,

Ben and Florence Morton



From: Cal Austin [REDACTED]
Sent: 10 March 2026 11:38
To: Licensing <licensing@westberks.gov.uk>
Subject: Ref: Application Ref: IC App 29442

This email was delivered from an External Source. Please use caution before clicking any links or opening attachments.

Licensing Authority
West Berkshire Council

Dear Sir / Madam,

Re: Application for New Premises License Ref. No: IC App 29442 from Benham Park Enterprises Ltd.

We are writing in relation to the application for a new premises license, reference number 29442, submitted by Benham Park Enterprises Limited for the supply of Alcohol, Plays, Films, Live Music, Recorded Music, Performance of Dance from 10:00 until 23:59 and the supply of late night refreshment from 23:00 until 05:00 at Benham Park Estate, Speen, Newbury, RG20 8LU.

We are delighted to read in the limited information sent by Benham Park Enterprises to local residents affected by this application that their “intention is to operate thoughtfully, responsibly and as a positive part of the local community”, and that they wish to ensure “the continued safety, security and tranquillity of the estate and its surroundings.”

We are also delighted that the management team at Benham Park Enterprise Limited recently held a Q&A meeting (“Meeting”) on 4th March 2026 with a limited number of local residents, reiterating their intentions to work with residents of the Benham Park community to prevent negative disruption to the local residence including, but not limited to disruption caused by noise, light, vehicle traffic and footfall.

However, at this time, we are writing to OBJECT to the application for New Premises License on the following grounds:

- NOISE:
 - As recognised by Benham Park Enterprises Limited in their license application, Benham Park Estate sits in a tranquil rural setting. This Application will significantly increase noise and light pollution and disturbance to the local residents and wildlife over what we experience today.
 - Neither the Event Management Plan nor the Noise Management Plan drawn up by Benham Park Estate state what level of noise generated both inside the house and outside in the designated areas will be the limit to which they will operate and monitor their events.
 - At the Meeting, it was mentioned by Benham Park Enterprise Limited that the limit for noise generated inside the house would be 95 decibels. No limit was

From: Ella May Wetherell [REDACTED]
Sent: 11 March 2026 16:06
To: Licensing <licensing@westberks.gov.uk>
Cc: Bo Wetherell [REDACTED]
Subject: Ref No: IC App 29442 - Benham Park Estate, Speen, Newbury, RG20 8LU

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Dear Licensing Authority,

Ref No: IC App 29442

I write to make a formal representation regarding the Premises Licence application submitted in respect of:

Benham Park Estate, Speen, Newbury, RG20 8LU

Our representation is made as a neighbouring residents and relates to the licensing objectives of the Prevention of Public Nuisance and Public Safety.

1. **The property is a Grade II* Listed Building with a lawful planning use as private residential dwellinghouse**

2. **It would appear that they wish to change the nature of the house to events and seeking a licence.**

The owners now want to operate the property as a commercial events venue, openly marketing it for weddings, corporate events, luxury brand activities, and similar commercial gatherings for up to 500 outside, 150 internally and erection of marquees for 650 guests plus 10 overnight rooms. Most websites are advertising it for 800 guests!

The people called Benham Park Events are a monetising property company and I would like to raise the following concerns as to noise, traffic and public nuisance that have not been assessed through the normal planning process as of today's date.

Our concerns are:

Traffic and dangerous amounts of cars trying to access the A4 bath road and nearby roundabout accessing Newbury and the A4 from one small driveway off the A4, at one time as these events proposed are not staggered but start and end at certain times. No traffic plan in place that we are aware of and none presented although asked for. A major accident occurred last Thursday 5th and shut this part of the A4 all day and into the night. The police were out twice/three times last week with broken down cars/horseboxes clogging the roundabout and the gas tanker overturning and RTA with the car on the 1 mile stretch of road, the emergency services should also be notified of this large amount of extra traffic.

Noise, amplified sound, 650 guests in a marquee, live music, late alcohol licence with entertaining extension to 5am?

Noise travels we are in a valley, there is a large amount of water, some people are in walled gardens which reverberate sound, the local residents bought their homes for their quiet enjoyment and rural tranquility not a disco every weekend especially in the summer months with windows open, as most weddings etc are held in the good weather, it will be awful, especially as they have stated 95 decibels and we are only 150m away from their red licensing boundary, if not closer.

With these amounts of people security is also a problem especially with a public footpath running through the estate.

The lake is a public safety hazard, it is not cordoned off, with alcohol especially if it is licenced all day and night, accidents happen and this applies to childrens safety as well, with a large open amount of water unattended and a fast flowing river less than 50m from the licence boundary and house it is a big safety concern.

I would like to request the licensing sub committee refuse the application given the lack of insight and duty of care demonstrated by the applicant to this heritage building, the grounds (parking), the traffic, the residents, the noise levels, the public safety.

If granted we as a community will suffer from

Noise, day and night, live music, amplified sound, speeches, light shows, drones, helicopters!

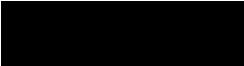

Traffic problems, congestions, safety, noise, even more pollution with 600 or more cars/vans/coaches queuing to get in and out of that small driveway on to the A4.

The owner of the property spent a lot of time restoring this residence into a private residence with maximum 10 bedrooms, it should be respected as that, not a party venue for 650 people plus. The company applying for this application monetised Kirtlington Park and they have been limited there to 200 people and 11.30pm departure, this property is larger and has more bedrooms if this is of interest.

We are all as a community, residents of Benham Park or Marsh Benham absolutely against this licence application.

Kind regards

Ella and Bo Wetherell


Marsh Benham
Newbury
RG20 8

From: Helena Jordan [REDACTED]
Sent: 13 March 2026 16:14
To: Licensing
Subject: Application IC29442 Benham Park Enterprises RG20 8LU

Categories: LA03 Premises

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To whom it may concern

REF: Application IC29442 Benham Park Enterprises RG20 8LU

As a neighbour to Benham Park I would like to lodge an objection to the application IC29442.

Benham Park Enterprises clearly have great plans for this property as a 'party venue' without having giving any thought for the local neighbourhood and environment. The property was refurbished a few years ago and is clearly suited to accommodate small exclusive gatherings. Benham park Enterprises clearly have plans for large numbers and licensing until the early hours. To turn this beautiful listed property into this kind of venue would be disrespectful to a property of this standing. The parking is an issue for large numbers and whilst the venue is well located for easy access from the east and west and north and south, the numbers they are considering will make the entrance and exit to the property very congested, causing a huge problem for the freeflowing traffic on the A4. The fact that they have had the arrogance to advertise the venue on so many sites as a wedding venue before even having a license seems very irresponsible and unthinking to how such licensing would affect the local community and the property and grounds.

Thank you for reading my objection
Helena Jordan

[REDACTED]
Marsh Benham
Newbury RG20 8[REDACTED]

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From: James Ingestre [REDACTED]
Sent: 13 March 2026 15:24
To: Licensing
Subject: Ref No: IC App 29442

Categories: LA03 Premises

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Dear Sir,

Representation Objecting to Premises Licence Application Licensing Act 2003 – Section 17

Applicant: BENHAM PARK ENTERPRISES LIMITED
Premises: Benham Park Estate
Ref: IC App 29442

BENHAM PARK ENTERPRISES LIMITED (“BPE”) has applied for a premises licence under Section 17 of the Licensing Act 2003 in relation to the Benham Park Estate (the “Application”).

The Application states that it is the intention to operate the Estate for *“private events and curated retreats including weddings, private receptions, corporate off sites, leadership retreats, product launches, cultural or charitable gatherings and bespoke wellness-led experiences.”*

This representation is made on the basis that, if granted, the licence would undermine the following licensing objectives under the Licensing Act 2003:

- The prevention of crime and disorder
- Public safety
- The prevention of public nuisance

Sir Richard Sutton Ltd (“SRSL”) is the freehold owner of the agricultural land and woodland surrounding the application site. This includes a number of residential properties in Marsh Benham and a dwelling located approximately 275 metres from the area of the BPE where BPE intends to organise the proposed events, as identified on the plans submitted with the Application.

SRSL is therefore directly affected by the Application and is surprised that no contact was made by the applicant prior to submission to discuss proposals that will have a direct impact SRSL’s adjoining residential properties and agricultural land.

The Prevention of Crime and Disorder

Granting this premises licence would undermine the prevention of crime and disorder licensing objective.

- The farmland immediately adjacent to the BPE forms part of a working farm operated by SRSL, with fields grazed by a beef herd and breeding sheep.
- Events involving large numbers of guests, particularly where alcohol is served, increase the risk of individuals trespassing beyond the boundaries of the BPE and onto neighbouring farmland.

- Such trespass could result in antisocial or disorderly behaviour and create risks both to guests and to livestock.
- The Application provides little detail regarding how the boundaries of the licensed area will be secured or how trespass onto neighbouring land will be prevented.

Public Safety

Granting the premises licence would also undermine the public safety licensing objective.

- A particular concern is the potential interaction between guests and livestock on neighbouring farmland. Cattle and sheep may become distressed or aggressive if approached by unfamiliar individuals, particularly if those individuals are intoxicated. This presents a serious safety risk to guests as well as to livestock.
- A central feature of the BPE is a lake of approximately 8.5 acres, as shown on the plans submitted with the Application. Although the lake lies outside the proposed licensed area, it appears unlikely that guests will be effectively prevented from approaching it. The lake contains substantial silt deposits, making it extremely dangerous should anyone enter the water, as the silt can trap individuals attempting to stand or exit the lake.
- SRSL's adjoining land also contains fast-flowing waterways which present an additional safety risk should guests trespass beyond the proposed licensed area.

The Prevention of Public Nuisance

Granting the premises licence would undermine the public nuisance licensing objective.

- The Application includes the performance of plays, films and private events such as weddings, receptions and corporate events, accompanied by live and recorded music both indoors and outdoors.
- Permitting amplified music and entertainment outdoors within the grounds of the BPE presents a significant risk of disturbance to nearby residents and livestock. Cattle and sheep are particularly sensitive to loud and irregular noise levels, and outdoor events continuing until 23:00 could have a serious impact on their welfare. Loud noise may also cause cattle to panic or stampede, which could create risks to nearby guests or members of the public if fencing were compromised.
- It is understood that the applicant has referred to a potential noise limit of 95 decibels. However, no acoustic assessment appears to have been undertaken to determine the likely impact of such noise levels at neighbouring residential properties or farmland.
- The Royal National Institute for Deaf People (RNID) notes that 85dB is the threshold at which hearing damage may occur over prolonged exposure. A level approaching or exceeding this threshold would be wholly inappropriate for a quiet rural environment where sound travels significantly further due to the absence of urban buildings.

Helicopter Use and Parking

Marketing materials circulated in relation to the proposed activities reference the potential use of helicopters to access the BPE. Helicopter movements would cause significant disturbance to local residents and livestock. There is significant local evidence of livestock distress and poultry deaths caused by helicopter activity.

In addition, concerns arise regarding whether the estate has sufficient parking capacity to accommodate events of the scale proposed. Insufficient on-site parking could result in overspill parking on surrounding private roads, including those providing access to SRSL land.

Requested Condition

Given the potential for disturbance to local residents and livestock, SRSL requests that the following condition be imposed should any licence be granted:

“Fireworks, bird releases, hot air balloons, Chinese lanterns and helium or air-filled balloons shall not be released from the premises or as part of any event at the premises, due to risks relating to disturbance, health and safety, livestock welfare and littering.”

Conclusion

For the reasons outlined above, SRSL considers that the Application would undermine the licensing objectives of the prevention of crime and disorder, public safety, and the prevention of public nuisance. SRSL therefore objects to the grant of the premises licence and requests that these concerns be fully considered by the licensing authority.

Regards

James Ingestre MR



SIR RICHARD SUTTON
LIMITED

Benham Estate Office | Newbury | Berkshire | RG20 8LR

www.srsl.co.uk

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From: janet@coleman.uk.com <[REDACTED]>
Sent: 13 March 2026 12:47
To: Licensing <licensing@westberks.gov.uk>
Subject: Fwd: Objection - Benham Park, RG20 8LU

This email was delivered from an External Source. Please use caution before clicking any links or opening attachments.

Dear Sir/Madam,

**Re: Application for New Premises License Ref. No: IC App 29442
Benham Park Enterprises Ltd.**

We object to this application on the grounds of prevention of public nuisance. We request the Licensing Authority rejects this License due to the following concerns:

- 1. Drones - the NMP states that fireworks and pyrotechnics will not be used but does not mention drone displays which can be very noisy and annoying. Drones should be prohibited.**
- 2. Helicopters - the NMP is silent on the use of helicopters. However the Benham Park website advertises that helicopters can be landed. Regular use of commercial helicopters is subject to strict rules involving the CAA and requires planning permission. We do not believe any planning applications have been received for this. The noise from helicopters would be totally unacceptable and they should be prohibited at all times. It is premature for BPE to be offering this.**
- 3. The NMP - the document is drafted to sound reasonable and neighbour friendly but appears to be carefully worded to be completely devoid of clear definitions and quantified limits (which can be measured and enforced). All of the content is comprised of good intentions that are totally subjective. It is not clear whether noise limits, which are often referred to, are already approved by Environmental Health or whether this is still to be done. Either way it is impossible for the application to be assessed without quantifiable decibel limits being published for all to see.**
- 4. Real-time decibel monitoring. This is mentioned many times in the Application and sounds ostensibly impressive. Yet there is no clear definition of how this will be carried out including the type of**

equipment, how and how often it will be calibrated and where it will be positioned. Will residents have access to the real-time sound measurements or will we have to trust the event organiser to comply with the limits? Confidence in the intentions of the applicant is eroded by the NMP stating far less onerous, subjective monitoring without scientific rigour. The NMP states “the primary method of routine monitoring will be periodic subjective audible checks at agreed noise-sensitive receptor locations. Where appropriate, these checks may be supplemented by formal sound level measurements using calibrated equipment.” Frankly, “periodic subjective checks” are a waste of time and are very different from “real-time decibel monitoring”. Lack of consistency and detail increases the concern of residents and suggests that the sound levels should be monitored by independent people, not BPE employees.

5. Temporary Event Notice - although the application for alcohol and entertainment is to cease by 23.59 it appears that a TEN can be obtained for any event. How can the local residents have any control over the granting of these TENs which could have a dramatic impact on the degree of nuisance? Challenging on a case by case basis would be hugely onerous.
6. Scale of activity - I understand that this property is not occupied by the owner and therefore there is a commercial incentive for BPE to maximise use of the venue. Local residents are suspicious that there is no mention of the number of events that will be held each year. There is a huge difference between 2-3 events per year and an event taking place each day. This is a major concern and the number of events, as well as their nature, needs to be clearly defined and agreed. If no limits are imposed this could be devastating for the local community.
7. Traffic - the application refers to dedicated on site parking for 60 vehicles. For events of 500 people or more (plus necessary staff etc) where is the overflow parking to be? This could easily create a nuisance for everybody locally especially if the cars are to be parked south and west of the main house near residents. What guarantees are there that people will not be sleeping in their vehicles in the grounds especially as there is no mention of a cut off time for non-resident guests and staff to leave the property.
8. Inconsistencies in Application and NMP - the Application states the NMP will specify sound level limits, monitoring locations and control measures for amplified music and outdoor activity. Real-time sound monitoring will be undertaken during events... and immediate corrective action will be taken if agreed limits are approached. However the NMP given to local residents does not specify ANY of these points. How can the Application be judged without these aspects being clearly defined and made enforceable?
9. Inconsistency in Application and BPE’s public advertisements - the Application states 500 guests maximum but other websites where Benham Park is advertised mention “800+guests.” If BPE is to be trusted how can they permit this premature and inconsistent marketing which also contradicts what they are telling the local community? All this advertising assumes that the License is already approved!

10. **Notification of events - should the license be approved, for efficiency and simplicity for the local residents all events should be notified 30 days in advance by e-mail. This would avoid, for example, a resident holding their own garden party having to compete with the noise and disruption of a huge event in Benham Park.**
11. **Planning status/Change of Use - we believe the property is classified as “single dwelling”. This is not easily established from the planning portal. If this is the case then the proposed activities represent a substantial change of use which would require planning permission. Our belief is that no such planning application has been submitted, debated or approved. It would seem that the License application should not be considered until this has been resolved.**

Yours faithfully,
Janet Coleman

Janet Coleman

████████████████████
██████████ Marsh Benham

Newbury
RG20 8██████████

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From: Leah Berry [REDACTED]
Sent: 11 March 2026 17:36
To: Licensing <licensing@westberks.gov.uk>
Subject: Premises Licence Application – Benham Park Estate (Ref: IC App 29442)

This email was delivered from an External Source. Please use caution before clicking any links or opening attachments.

Email:

Dear Sir or Madam,

I'm writing to raise an objection to the premises licence application for Benham Park Estate (Ref: IC App 29442).

I live locally and spend a lot of time working within the park and with one of the families of the houses on the estate. I'm also often out walking and using the public footpath that runs through the park, along with the network of footpaths around the surrounding countryside. It's a really quiet and peaceful part of the area and something I value a lot.

One of the things that worries me most about the application is the impact that events of this size could have on the local roads. The proposal mentions events with several hundred guests, which would inevitably mean a large number of additional cars coming and going along the small rural lanes around the estate. These roads are already quite narrow and not really set up to handle that kind of traffic.

This concern has been particularly on my mind following the serious car accident that happened last week outside one of the older entrances to the park. It was a clear reminder of how exposed and potentially dangerous these roads can be, and it makes me question whether they are suitable for the level of traffic that events of this scale might bring, especially when lots of people are arriving or leaving at the same time.

More generally, I also worry about what a busy events venue could mean for the character of the park itself. At the moment it is a very calm and natural environment where people walk, work and spend time outdoors. If large events were happening regularly it could change that atmosphere quite significantly.

I've also noticed that events seem to be planned or discussed already in connection with the estate, which makes it difficult to understand how frequently the site might be used in future. That uncertainty adds to my concern about the potential long-term impact on the park and the surrounding area.

I also regularly walk my dogs through the park. One of the reasons I enjoy spending time there is because it's such a quiet and calm place to be outdoors. The idea of live music, large events and

groups of people leaving late in the evening makes me concerned that it may no longer feel like somewhere I would want to walk, particularly if people have been drinking.

I'm also concerned about the impact that regular large events could have on the wildlife in and around the park. The birdlife around the lake and surrounding grounds is something many people value about this area, and it would be a shame if noise, lighting and late activity started to disturb it.

For those reasons, I hope that the traffic, safety and wider impact on the park and countryside are carefully considered as part of the decision on this application.

Yours faithfully,
Leah Berry

██████████ RG141 ██████

From: Nicholas Cotton [REDACTED]
Sent: 11 March 2026 11:52
To: Licensing <licensing@westberks.gov.uk>
Subject: Representation in respect of the Licensing Application for Benham Park Estate -Ref No IC 29442

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Dear Sirs

I write, together with my wife, to make a formal Representation, objecting to this application. We strongly oppose the grant of a licence as applied for and respectfully ask that the application should be refused.

We are residents of [REDACTED] Marsh Benham, RG20 8[REDACTED]. Our home lies within what was historically the walled garden area of the Benham Park Estate. This is a small, private and secluded residential community of approximately ten homes. The character of the area is quiet (exceptionally so between the hours of 9pm and 8am), rural and tranquil. It is precisely that peace and seclusion which led us and other residents to choose to live here.

Our principal concern is that the application proposes a use of the Estate which is wholly incompatible with the quiet residential setting of Benham Gardens and the surrounding countryside. In particular, we understand that the application contemplates the use of marquees and external event spaces for weddings and other large functions, potentially involving bands, DJs, live and recorded amplified music and hundreds of guests. We further understand that the marquees are intended to be positioned on the western side of the main house, namely the side facing the residential properties within the Benham Park walled gardens. If that is correct, there is no meaningful natural barrier between the event area and our homes.

Our home is within approximately 500 metres of the main house (and much closer than that to the grounds), separated in substance only by the Estate perimeter and the former walled garden boundary. It is obvious that amplified music (particular bass frequencies), announcements, crowd noise, vehicle movements, guests arriving and leaving, doors slamming, engines idling, and late-night conversation and shouting will carry across the grounds and into our homes and gardens. We constructed a glass & wooden conservatory (as part of our kitchen /living space two years ago) to specifically enjoy the light and quietness of the surroundings . Our children and baby grand-daughter visit at weekends also to enjoy the peace & isolation of Benham Park. The noise will be most disturbing for our grand-daughter. This is particularly so in a quiet rural environment, where background noise levels are low and intrusive sound is therefore far more noticeable and harmful. The proposed activities would fundamentally alter the living conditions of those residents living nearby.

We therefore object on the basis that the application undermines, or is likely to undermine, the following licensing objectives:

The prevention of public nuisance

This is our primary concern.

The proposed use is likely to generate significant and recurring noise nuisance. Wedding and similar events are not quiet occasions. They commonly involve live or recorded music, speeches, guests congregating outside, vehicle movements, taxis, and guests dispersing late in the evening. Noise from such events does not remain confined within a building or marquee. It travels, especially in open parkland and across rural land. Where marquees are used, they are incapable of providing effective acoustic containment.

The application appears to contemplate events of a substantial scale, with indications that up over 600 attendees may be present. Events on that scale will inevitably generate considerable noise, both from the event itself and from associated arrival and departure movements. Even where music ceases at a stated hour, disturbance often continues well afterwards as guests leave, drivers wait, vehicles manoeuvre, and people gather outdoors.

The surrounding area is also a conservation area with notable wildlife, including a substantial lake inhabited by geese, ducks and other birdlife. Regular large-scale events, with amplified music and heavy footfall, are likely to disturb that wildlife and detract from the environmental character of the area. While wildlife impact is not itself a standalone licensing objective, the conservation character of the locality is highly relevant to the question whether this application is likely to create nuisance and whether the proposed activities are appropriate in this location.

Public safety

We are also concerned that the application raises serious public safety issues.

First, there is the issue of the lake within the Estate grounds. We understand that the lake contains a substantial accumulation of silt, several feet deep in places. If that is right, it may present a serious hazard to any guest who were to fall into it, enter it intentionally, or attempt to swim in it, particularly after consuming alcohol. Deep silt can impede movement and may create a grave risk of injury or drowning. Given that this application appears to involve large functions, potentially including alcohol and hundreds of guests, the existence of an open body of water close to the event area is a matter requiring serious attention. It is not apparent from the application what robust measures, if any, are proposed to mitigate that risk.

Secondly, we have significant concerns about access, ingress and egress, and the capacity of the local road network to accommodate events of the size envisaged. The Estate entrance lies just off the roundabout connecting to the A34, B4000 and the A4, which is already a busy and sensitive junction. If events are to attract several hundred guests, many of whom are likely to arrive by private car or taxi, there is a real risk of congestion, dangerous queuing, confusion at the entrance, and hazards associated with vehicles slowing, turning, waiting or stopping near the roundabout and its approaches.

This concern is not theoretical. There has already been local concern about additional traffic pressures in the area, including from nearby residential developments. Against that background, the prospect of large numbers of vehicles arriving within a relatively short period before an event, and then departing again at its conclusion, gives rise to legitimate road safety concerns. It is not clear from the application what traffic management measures, stewarding, parking controls, transport plan or dispersal arrangements are proposed to ensure public safety and prevent disruption on a road network that is already heavily used.

The prevention of crime and disorder

We are also concerned that the proposed scale and nature of the events may create risks of crime and disorder, particularly if alcohol is to be sold or supplied at large wedding and entertainment events. Large gatherings with music and alcohol can give rise to anti-social behaviour, shouting, altercations, trespass, nuisance from guests wandering beyond the intended event area, and difficulties at dispersal time. In a secluded rural setting with neighbouring homes close by, even a limited number of such incidents would have a disproportionate effect on residents.

Planning and the suitability of the proposed use

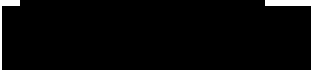

We are also concerned that the application appears to assume a form of commercial events use for which there is, so far as we can see, no clear planning permission or established lawful use. Benham Park is, quite correctly currently used as a private residence. Any change would bring obvious disruption. That may be why this application for a Premises Licence has not been preceded by a planning application for change of use.

The character of the locality

Residents have settled here with their families in the legitimate expectation of enjoying the ordinary peace and tranquillity of a rural residential community. The licensing regime is surely not intended to permit one landowner or operator to impose repeated substantial nuisance on surrounding households for commercial gain.

Kind regards

Nicholas & Sarah Cotton


Marsh Benham
RG20 8

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From: Sage Property Solutions [REDACTED]
Sent: 09 March 2026 21:39
To: Licensing <licensing@westberks.gov.uk>
Subject: Please help

This email was delivered from an External Source. Please use caution before clicking any links or opening attachments.

Dear Sir or Madam,

I am writing to submit an objection to the premises licence application for Benham Park Estate (Ref: IC App 29442).

Although I do not live immediately adjacent to the estate, I work regularly within the park and surrounding grounds and pass through the area as part of my routine commute. One of the defining characteristics of Benham Park is its tranquillity and quiet rural setting, which makes it a particularly valued environment to spend time in.

As a military veteran, I find the peaceful nature of the park and surrounding landscape especially beneficial for my mental health and wellbeing. The calm and quiet environment is an important part of why I value spending time in this area.

I am concerned that the scale and nature of the events proposed, including large numbers of guests, amplified music, and activity extending into the evening and night, could significantly alter the peaceful character of the park and surrounding countryside. I am also concerned about the potential cumulative impact if such events were to take place regularly.

For these reasons, I respectfully ask that these concerns be taken into account when considering the application.

Yours faithfully,

Paul Mason
[REDACTED]

Newbury
Berks

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From: Peter Wetherell [REDACTED]
Sent: 10 March 2026 17:08
To: Licensing <licensing@westberks.gov.uk>
Subject: Ref No: IC App 29442 - Benham Park Estate, Speen, Newbury, RG20 8LU

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AMENDED VERSION

10/03/26

Public Protection Partnership,
Theale Library,
Church Street,
Theale,
Berkshire, RG7 5BZ

Dear Licensing Authority,

Ref No: IC App 29442

I write to make a formal representation regarding the Premises Licence application submitted in respect of:

Benham Park Estate, Speen, Newbury, RG20 8LU

My representation is made as a nearby resident and relates to the licensing objectives of the Prevention of Public Nuisance and Public Safety.

- 1. The property is a Grade II* Listed Building with an appropriate lawful planning use as a C3 private residential dwellinghouse**
- 2. It would appear that they wish to change the nature of the house to events and seeking a licence**

The owners now want to operate the property as a commercial events venue, openly marketing it for weddings, corporate events, luxury brand activations, and similar commercial gatherings for up to 140 guests internally and erection of marquees for 500 guests plus 10 overnight rooms.

I respectfully draw the Licensing Authority's attention to the following:

A commercial events venue operating adjacent to the North Wessex Downs National Landscape and in a rural residential area — raises serious concerns as to noise, traffic, and public nuisance that would not have been assessed through the normal planning process, as that process has been bypassed.

I attended a meeting today with the Benham Park Enterprises (BPE) as did other residents of the “estate”.

Concerns were raised regarding traffic and dangers about the number of cars exiting onto the A4. BPE stated that there will be a management plan, but none has been presented.

Concerns were raised about the noise and erection of marquees for 500 guests with entertaining extension up to 5:00 am.

Noise will travel and do so during the most sensitive hours of the day. As local residents we as did many others, bought into the tranquillity of the estate and the overall area.

Concerns also about security on the estate.

Concerns regarding the public safety on the estate.

It is obvious that the grounds have not been maintained over many years and the thought of younger wedding guests going “off piste” could be a danger.

And lastly overall public safety as I do not believe that all safety aspects are in place.

I respectfully request that the Licensing Sub-Committee refuse the application given the paucity of management rigour that has been demonstrated by the Applicant.

It is clear to me and my neighbours that if granted, a Premises Licence at this site will cause us to suffer from:

- Noise from patrons at different times of the day, both inside the Premises and outside the Premises, when arriving and when leaving
- Noise from Live and Recorded Music at different times of the day, both inside the Premises and outside the Premises
- Issues with traffic congestion, causing noise and threatening the safety of road users on the A4

I am sure that BPE have all best intentions however I have reservations as to the consequences of this application.

The owner spent considerable sums in restoring the property into a private residence.

It now looks like a change of use to “licensed events” just to generate monies to offset the costs of running the estate as an absentee landowner.

My concern is that this sets a precedent to a possible future owner should the present owner become even more despondent over his ownership.

Yours sincerely,

Peter Wetherell

████████████████████

████████████████████ **Marsh Benham**

Newbury RG20 8 ██████████

From: Sarah Ross [REDACTED]
Sent: 11 March 2026 15:04
To: Licensing <Licensing@westberks.gov.uk>
Subject: Ref No. IC App 29442

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Sarah Ross and David Ross

[REDACTED]
[REDACTED]
RG20 8[REDACTED]

To the Licensing Authority (Licensing@westberks.gov.uk),

We write to object to this application on the grounds of preventing Public Nuisance and ensuring Public Safety.

We live at Marsh Benham Lodge, within easy walking distance of Benham Park. The area is presently quiet, peaceful and rural, with very low levels of traffic and noise. The introduction of large-scale events, particularly those involving music and guests arriving and departing late into the evening, would materially and adversely affect the amenity of our home.

Our principal concerns are as follows.

- First, the hosting of large events with amplified live and recorded music outside until 11pm, along with guests' late-night dispersal would create significant noise disturbance in what is otherwise a very quiet rural location.
 - Noise from music, guests leaving events, car doors, engines and conversations late at night is likely to be clearly audible from our property and would disturb our household.
- Secondly, we are concerned that the application would result in a substantial increase in vehicle movements, both within the Estate and on the surrounding roads. This would affect not only the general character of the area, but also the safe and quiet use of the park access routes which we currently use to walk our dog. This causes us particular concern for highway safety. The Milkhouse Road entrance onto the A4 is, in our experience, a notoriously dangerous junction. We have lived here since 2002 and, over that period, there have been many accidents at this turning. Any significant increase in traffic entering or leaving events at Benham Park, particularly at peak arrival and departure times and late at night, would give rise to serious concern in relation to road safety.

For the above reasons, we ask that the Licensing Authority refuses this application as to grant it would undermine the licensing objectives of the prevention of public nuisance and public safety.

Kind regards
Sarah and David Ross

Sarah Ross



-----Original Message-----

From: Gill Butter [REDACTED]
Sent: 14 March 2026 15:37
To: Licensing <licensing@westberks.gov.uk>
Subject: Response to licence application ref. IC App 29442

This email was delivered from an External Source. Please use caution before clicking any links or opening attachments.

Dear licensing authority,

I write to raise some concerns as a resident of Marsh Benham in respect of the application ref. IC App 29442 that has been made by Benham Park Enterprises Ltd for 'New Premises' to supply alcohol; plays; films; live music; recorded music; performance of dance and late night refreshment at Benham Park Estate.

The application is in areas factually incorrect, misleading, contradictory and without substantive evidence that is necessary to support the stated intentions of the applicant and to enable satisfactory enforcement.

I will begin with areas of the application form where I have professional expertise as an historic environment professional and where I am able to immediately see factual error. Benham Park Estate is NOT listed. The park and gardens are included in the statutory register of historic parks and gardens at grade II and they extend beyond the area that falls within the ownership of the applicant and the area for which the licence is being applied. A registered park and garden is a heritage asset (as defined in the National Planning Policy Framework). The house, Benham Valence is included in the statutory list of buildings of special historic or architectural interest at grade II* (grade II* listed). The entrance gate piers and gates to the north-east of the house, adjacent to the A4 and the gate piers and gates to the north-east of the house on the A4 at Gravel Hill, originally came from Hamstead Park, when both Benham Park and Hamstead Park were in the ownership of the Craven family and when the house was originally built, replacing the older, C17 Manor House that is in the park to the south of Benham Park (grade II listed). There are other structures and garden buildings within the park and the immediate gardens of the house that fall to be considered as curtilage listed buildings or structures and that are protected, as the registered park and garden and the principal listed building are protected - not by listed building consent as is incorrectly stated in the application but by the statutory provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990. I am concerned that the applicant appears to be ignorant of their duties under the P(LBCA) Act 1990 and that there are therefore likely to be actions taken that will place the significance of the various heritage assets 'at risk'. These are the assets which properly curated will provide the income to support the ambitions of this business. There is evidence of ignorance which is concerning given the examples of other, similar heritage assets that the applicant has cited as using in a similar manner.

If the application is so incorrect in these areas I question its veracity in every other area. Notwithstanding the issues of the protection of the buildings which has been alluded to in section of the application where the applicant has clearly misunderstood the question that is being asked, the application is evidently contradictory, and presents a striking absence of robust evidence to

support the answers that have been given and that is absolutely fundamental to the applicant being able to actually meet their stated aims and most importantly, the licensing authority being able to monitor compliance. Without such supporting evidence or substance the applicant stated intentions are simply empty words that offer no comfort to those that will be impacted and will permit the applicant to do exactly what they want with impunity.

I understand that the buildings and land have to 'earn their keep'. However they need to do so in a manner that does not adversely impact on both the heritage assets but also importantly on others, most significantly on those of us who live in Marsh Benham, Hamstead Marshall, Enborne and Stockcross all of whom will potentially be impacted by the consequence of activities, traffic and noise. The topography of the land here is such that noise travels distances and is amplified by the landform and the landscape. It is a valley. Noise from the A34 is audible. The application site lies between most neighbouring residents and the A34. Noise from the railway line to the south of Benham Park and the A4 can be clearly heard through the valley, and when there is considerable activity on the Canal such as the Westminster to Devizes Canoe Race, voices can be clearly heard in Marsh Benham. The applicant suggests that the house and grounds are 'secluded' and contained and therefore noise and the visual impact of activity will not spread beyond the immediate surroundings of the house. That is not the nature of noise and the house and grounds are clearly visible across and along the valley just as buildings in Hamstead Park are visible from Marsh Benham most particularly in evenings when lights can be clearly seen. How does the applicant intend to enforce a red line on a plan? Invisible fence as can be done for pets? How will the licensing authority enforce this line?

The recently submitted "Noise Management Plan" is at best vague. Like all the other parts of this application it makes statement of intention with no hard facts to back that up or show HOW this will actually be achieved. "Minimise the impact of noise on local residents"....HOW? The proposed hours of use including alcohol and music hours are not reasonable. Anything beyond midnight is unacceptable so 5:00am is not acceptable. The application is contradictory. Whether this is deliberate or through ignorance is not clear. Is the Council going to assess the appropriate level of noise for each event? I am not sure that local authority resources will support such process. Fundamentally the application implies that the applicant will enforce their own behaviour/activities with an entirely unclear set of measures.

The other area that impinges on public nuisance is traffic and access into and out of the park. Again the application contradicts itself. In one part it states that there will be a single point of access into and out of the site and that traffic will be managed through this access. The implication is that this would be the primary entrance to the estate which is on the A4 to the north-east of the house. However the applicant has explored with residents in the park access through the southern end of the park, past the private houses in the park where there are young children, dogs and cats as well as this being a public footpath, in part an unsurfaced track, not a road. It is not appropriate for either this access or indeed the one out to the gates at the north-western edge of the park appropriate for anything more than emergency use which would need to be clearly set out. Again the applicant makes the noises that are intended to assuage residents potential fears but which through lack of any substantive supporting evidence actually heightens those fears and concerns.

The application explains that there are approximately 60 parking spaces on the site at present. For an event attracting 600 people that means 10 people per vehicle. It does not compute. Any additional parking provision would require planning permission and the setting of the principal and curtilage listed buildings, the character and appearance of the registered historic park and the character and appearance of the designated conservation area (some overlap with the historic park and garden) would all need to be considered carefully by the local planning authority in reaching a decision on such an application. Fundamentally additional parking provision is not a given. So where would those attending events park....?? in Marsh Benham? Stockcross (probably too far). Bussing people from Newbury and taxis for such large numbers is simply unrealistic. Again a stated ambition with no tangible supporting evidence to set out HOW.

The existing accesses from Marsh Benham and Stockcross onto the A4 are at best dangerous with a high accident record including multiple fatalities. Only last week, closure of the A4 for a day due to an overturned vehicle with the consequent traffic chaos on local roads. This is not a rare event. The highways authority have consistently acted seemingly perversely in their advice to decision makers on numerous applications for development with substantial implications for traffic and road safety. A recent grant of planning permission for an activity park just to the west of Stockcross would add at least 500 to 1000 cars a day to the B4000 and narrow, rural secondary roads. Another application for a similar activity further west on the B4000 at Wickham/Welford suggests 2,000 vehicles a day. The compound impact of traffic and its potential to cause public nuisance is enormous and extremely concerning. The application has no clearly set out plan for management of traffic rather a set of vague and contradictory aspirations. The potential for public nuisance is extremely high with absolutely no redress for residents and what will inevitably be a reactive licensing authority, because that is all you will be able to do.

I am objecting to the present licensing application on the basis of an inadequate, confusing and contradictory submission with little or no evidential support for what are a series of vague aims and intentions. I request that the licensing authority seek more evidence to support the intended uses of the building and park. The present use of the building is as a single residence and any of the proposed uses which are all regarded as sui generis uses under the Town and Country Planning (Use Classes) Order (as amended) would require an application to be made to the local planning authority for a change of use. No such application has yet been validated by the local planning authority. It would be helpful for the licensing authority to make this absolutely clear to the applicant, please?

regards

Gill Butter

██████ Marsh Benham

Sent from my iPad

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From: matthewallin [REDACTED]
Sent: 11 March 2026 16:46
To: Licensing <licensing@westberks.gov.uk>
Subject: Representation – Premises Licence Application (Ref: IC App 29442 – Benham Park Estate)

This email was delivered from an External Source. Please use caution before clicking any links or opening attachments.

Dear Sir/Madam,

I, Matthew Allin, write on behalf of myself and my wife, Olivia Allin, to make a formal representation in respect of the premises licence application (Ref: IC App 29442) for Benham Park Estate, Speen, Newbury.

Address: [REDACTED] Marsh Benham, RG20 8[REDACTED].

I reside in very close proximity to the application site at Benham Park Estate, approximately 300 metres from the red line events area depicted within the application, within a quiet rural setting.

My home lies within the North Wessex Downs National Landscape (formerly designated as an Area of Outstanding Natural Beauty), a protected landscape recognised for its rural character, tranquillity, and environmental sensitivity.

My home is a Grade II listed property located very near to the site. It retains its original features, including traditional leaded windows which are not double glazed and, due to the listing, cannot be upgraded in any way, making the property inherently sensitive to external noise intrusion, particularly during both daytime events and night-time hours.

This area is characterised by low ambient noise levels, particularly during evenings and overnight hours, and is not associated with late-night commercial or entertainment activity. Noise is clearly perceptible across the area due to the rural setting and absence of background activity.

In addition, the presence of the large lake within the estate has the potential to carry sound over a considerable distance. The surrounding area is characterised by a high degree of tranquillity and low ambient noise levels, evidenced by the abundance of birdlife present, with many species regularly nesting in and around the lake and surrounding parkland. In such quiet rural conditions, even moderate levels of amplified music or crowd noise can travel clearly and be perceptible over significant distances.

The application seeks permission for regulated entertainment and the supply of alcohol until 23:59, and late-night refreshment until 05:00. The extension of activity into the early hours of the morning is

wholly inappropriate for this rural and protected landscape setting. There is currently minimal existing night-time activity in this locality, which makes any late-night disturbance more pronounced. The scale and timing of the proposed activities would introduce a pattern of use more typically associated with urban late-night venues, which is not compatible with this environment.

Prevention of Public Nuisance

The proposed use is likely to result in noise from both weekday and weekend events, both bringing different forms of impact on us as neighbouring residents, as well as late-night activity. Noise from outdoor events, amplified music, and large numbers of people gathering and dispersing would be clearly audible and intrusive in this rural environment.

This would be particularly disruptive during weekends, when residents would reasonably expect to enjoy their homes and surroundings during the day. During the week, late-night activity would be particularly distressing for any neighbours who have to get up for work the next day, like myself, as I leave home for work at 6:15am.

The enjoyment of our home and garden would be materially affected by such activities, particularly given the peaceful nature of the setting. The introduction of regular events and associated noise would erode the tranquillity of the rural environment and significantly impact nearby residents.

Late-night departures and activity extending towards 05:00 would materially impact residents' ability to sleep.

Public Safety

The surrounding road network is rural in nature and not designed for sustained or increased traffic volumes, particularly during events and late at night. Increased vehicle movements raise concerns regarding highway safety, congestion, and disturbance. If this is to be an events venue, it is likely that many of the cars in the car park will attempt to leave at the same time when the event ends.

Prevention of Crime and Disorder

Events involving large numbers of people and alcohol consumption increase the potential for anti-social or disruptive behaviour, particularly in outdoor areas and during dispersal.

As a resident in very close proximity to the site, I am particularly concerned about the impact on my young family. I have three young children—twin girls aged four months and a three-year-old daughter—and regular daytime events and late-night activity would inevitably disrupt their sleep, routine, and overall wellbeing.

I am concerned that the proposed use would result in regular and ongoing disturbance, particularly from outdoor events, late-night departures, vehicle movements, and associated noise, adversely affecting my family's ability to enjoy our home.

In particular, I respectfully submit that the proposed terminal hour for outside music of 11pm, along with the number of customers or guests proposed, is wholly disproportionate to the character and sensitivity of this rural location.

Given the nature of the locality and the extent of the hours applied for, I respectfully submit that the application is inappropriate for this location.

I therefore request that the application is refused. If the Licensing Authority is minded to grant the application, I respectfully ask that substantial restrictions are imposed, particularly in respect of late-night hours, outdoor music, and the scale and frequency of events, together with appropriate management of guest departures.

Yours faithfully,

Matthew Allin and Olivia Allin

Sent from my iPhone

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From: Antony Amirtharaj [REDACTED]
Sent: 10 March 2026 08:38
To: Licensing <Licensing@westberks.gov.uk>; Martha Vickers <[REDACTED]>
Subject: RE: LA03 Consultation - New Premises - Benham Park Estate

Dear Rachael,

I hope you are doing good. I'm writing to formally present representations from my ward residents who are impacted by this application. A number of them have raised serious concerns and they have submitted the responses (believe it should be in the system otherwise) please let me know.

I also forwarded this to the Speen Parish Council which has discussed in the last full council meeting.

Can you please let me know if you could acknowledge this representations and brief us on the next steps if this would be picked up the licensing committee.

Many Thanks

Antony

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From: Martha Vickers <[REDACTED]>
Sent: 11 March 2026 10:56
To: Licensing <Licensing@westberks.gov.uk>
Subject: RE: LA03 Consultation - New Premises - Benham Park Estate

Regarding this application I have received numerous emails from residents voicing concerns re traffic congestion on A34 and potential noise from Event venue. Their concerns will need to be addressed.

Kind Regards,
Martha

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From: Jodie Wilson [REDACTED]
Sent: 20 February 2026 08:34
To: Licensing <Licensing@westberks.gov.uk>
Cc: Mark Scholfield <mark@benhampark.com>
Subject: RE: LA03 Consultation - New Premises Licence - Benham Park Estate

Good morning Licensing,

I have no public nuisance objections to the proposed premises licence.

The applicant has worked pro-actively with Environmental Health to pre-empt any nuisance issues which might arise and ensure appropriate controls are in place. I am satisfied that the site will be well-managed and noise can be appropriately controlled to prevent adverse impacts on local residents. Environmental Health support this licence being granted.

Kind regards,

Jodie Wilson
Senior Environmental Health Officer – Environmental Quality

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