

## 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.

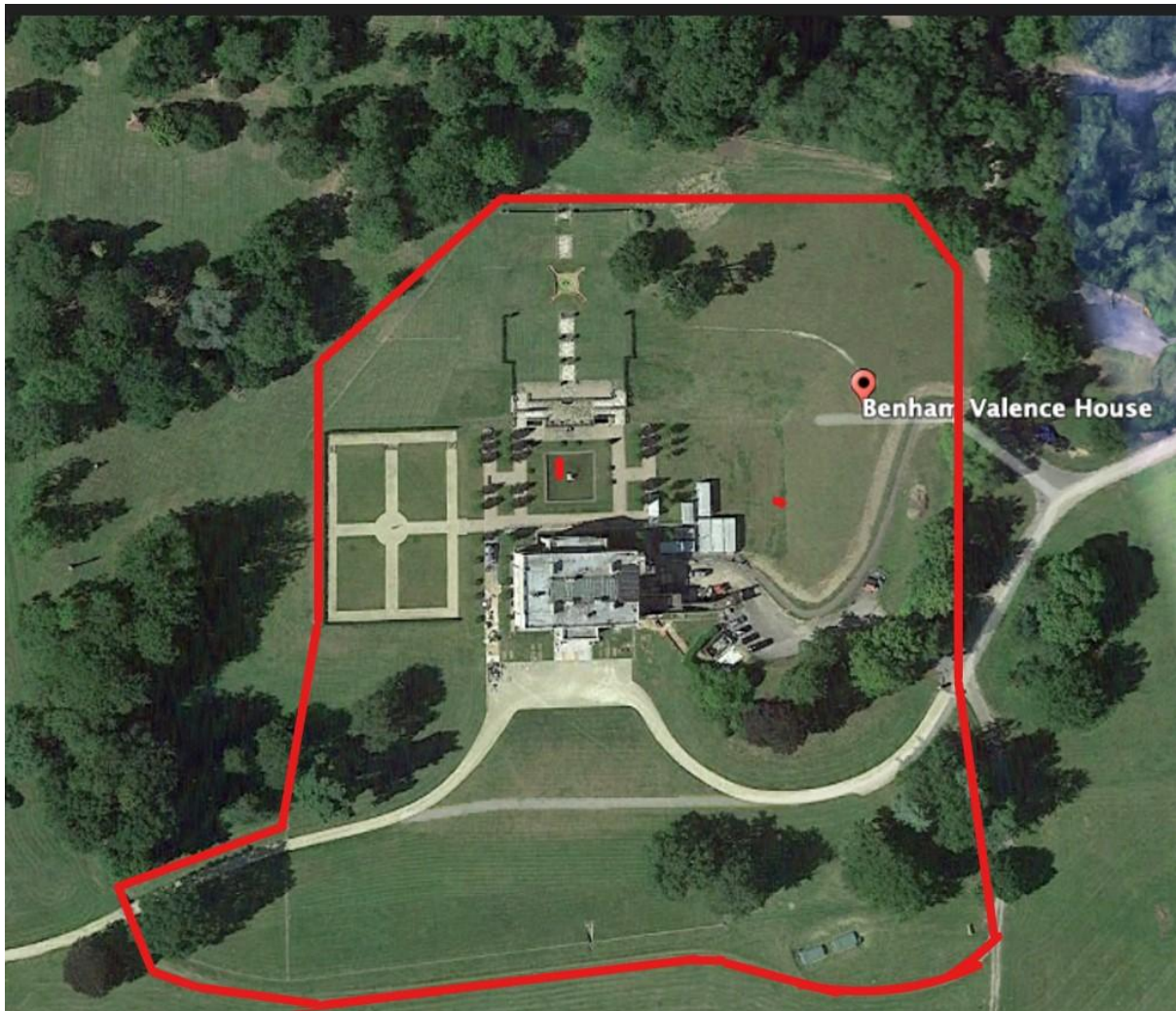
Signed: \_\_\_\_\_

Mark Scholfield

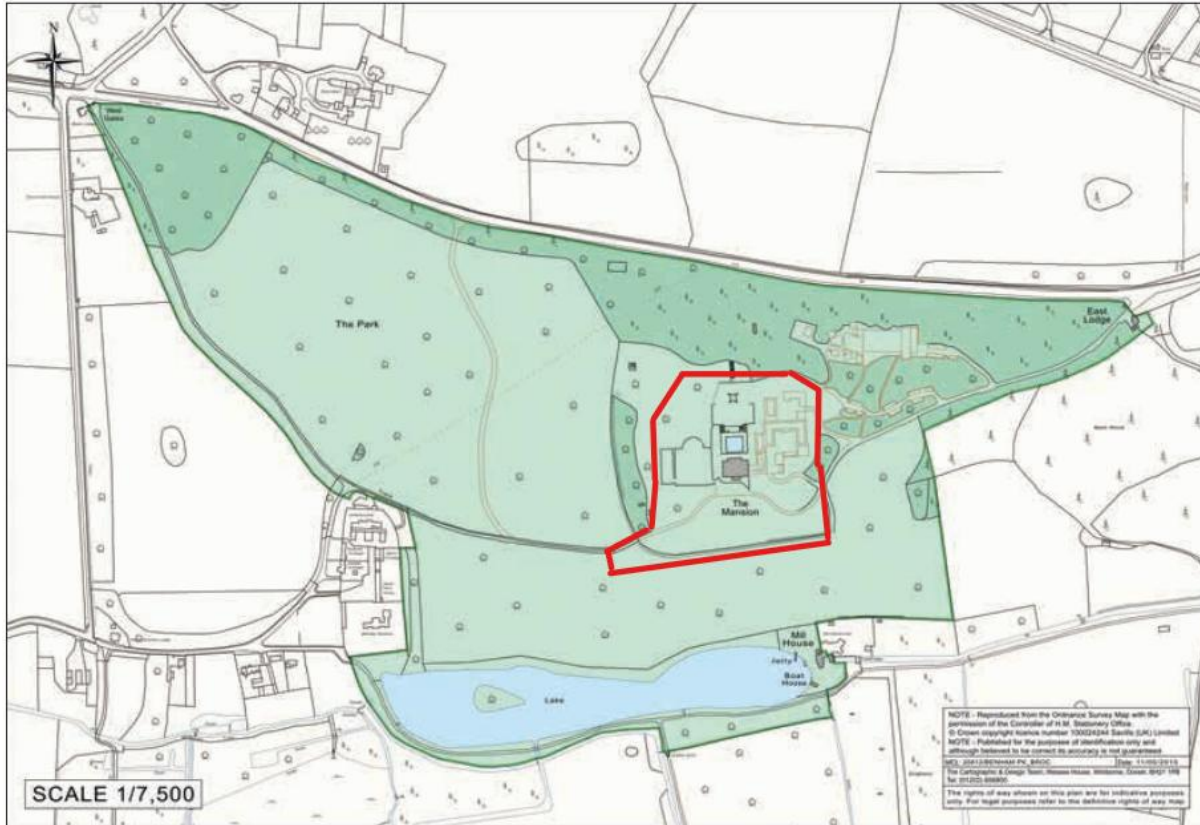
Co-Founder & Director, Benham Park Enterprises

### 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 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

