

**T J & A J Vokins**

**Marsh Benham**  
**Newbury, Berkshire**  
**RG20 8LU**

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](mailto: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):  
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- Councillor Antony Amirtharaj (Newbury Speen Ward):  
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