



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

