
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

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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

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