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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)

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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

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