
From: matthewallin [REDACTED]
Sent: 11 March 2026 16:46
To: Licensing <licensing@westberks.gov.uk>
Subject: Representation – Premises Licence Application (Ref: IC App 29442 – Benham Park Estate)

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Dear Sir/Madam,

I, Matthew Allin, write on behalf of myself and my wife, Olivia Allin, to make a formal representation in respect of the premises licence application (Ref: IC App 29442) for Benham Park Estate, Speen, Newbury.

Address: [REDACTED] Marsh Benham, RG20 8[REDACTED].

I reside in very close proximity to the application site at Benham Park Estate, approximately 300 metres from the red line events area depicted within the application, within a quiet rural setting.

My home lies within the North Wessex Downs National Landscape (formerly designated as an Area of Outstanding Natural Beauty), a protected landscape recognised for its rural character, tranquillity, and environmental sensitivity.

My home is a Grade II listed property located very near to the site. It retains its original features, including traditional leaded windows which are not double glazed and, due to the listing, cannot be upgraded in any way, making the property inherently sensitive to external noise intrusion, particularly during both daytime events and night-time hours.

This area is characterised by low ambient noise levels, particularly during evenings and overnight hours, and is not associated with late-night commercial or entertainment activity. Noise is clearly perceptible across the area due to the rural setting and absence of background activity.

In addition, the presence of the large lake within the estate has the potential to carry sound over a considerable distance. The surrounding area is characterised by a high degree of tranquillity and low ambient noise levels, evidenced by the abundance of birdlife present, with many species regularly nesting in and around the lake and surrounding parkland. In such quiet rural conditions, even moderate levels of amplified music or crowd noise can travel clearly and be perceptible over significant distances.

The application seeks permission for regulated entertainment and the supply of alcohol until 23:59, and late-night refreshment until 05:00. The extension of activity into the early hours of the morning is

wholly inappropriate for this rural and protected landscape setting. There is currently minimal existing night-time activity in this locality, which makes any late-night disturbance more pronounced. The scale and timing of the proposed activities would introduce a pattern of use more typically associated with urban late-night venues, which is not compatible with this environment.

Prevention of Public Nuisance

The proposed use is likely to result in noise from both weekday and weekend events, both bringing different forms of impact on us as neighbouring residents, as well as late-night activity. Noise from outdoor events, amplified music, and large numbers of people gathering and dispersing would be clearly audible and intrusive in this rural environment.

This would be particularly disruptive during weekends, when residents would reasonably expect to enjoy their homes and surroundings during the day. During the week, late-night activity would be particularly distressing for any neighbours who have to get up for work the next day, like myself, as I leave home for work at 6:15am.

The enjoyment of our home and garden would be materially affected by such activities, particularly given the peaceful nature of the setting. The introduction of regular events and associated noise would erode the tranquillity of the rural environment and significantly impact nearby residents.

Late-night departures and activity extending towards 05:00 would materially impact residents' ability to sleep.

Public Safety

The surrounding road network is rural in nature and not designed for sustained or increased traffic volumes, particularly during events and late at night. Increased vehicle movements raise concerns regarding highway safety, congestion, and disturbance. If this is to be an events venue, it is likely that many of the cars in the car park will attempt to leave at the same time when the event ends.

Prevention of Crime and Disorder

Events involving large numbers of people and alcohol consumption increase the potential for anti-social or disruptive behaviour, particularly in outdoor areas and during dispersal.

As a resident in very close proximity to the site, I am particularly concerned about the impact on my young family. I have three young children—twin girls aged four months and a three-year-old daughter—and regular daytime events and late-night activity would inevitably disrupt their sleep, routine, and overall wellbeing.

I am concerned that the proposed use would result in regular and ongoing disturbance, particularly from outdoor events, late-night departures, vehicle movements, and associated noise, adversely affecting my family's ability to enjoy our home.

In particular, I respectfully submit that the proposed terminal hour for outside music of 11pm, along with the number of customers or guests proposed, is wholly disproportionate to the character and sensitivity of this rural location.

Given the nature of the locality and the extent of the hours applied for, I respectfully submit that the application is inappropriate for this location.

I therefore request that the application is refused. If the Licensing Authority is minded to grant the application, I respectfully ask that substantial restrictions are imposed, particularly in respect of late-night hours, outdoor music, and the scale and frequency of events, together with appropriate management of guest departures.

Yours faithfully,

Matthew Allin and Olivia Allin

Sent from my iPhone