



Outlook

Re: Bere Regis Neighbourhood Plan Review

From Philip Reese <[REDACTED]>**Date** Mon 14/9/26 16:22**To** Steve Carnaby <[REDACTED]>**Cc** 'Amanda Crocker' <[REDACTED]>; 'Nick Pellegram' <[REDACTED]>

3 attachments (3 MB)

20260904 Aster response.pdf; 20260914 BRPC response.pdf; LGS2 20260908.png;

Hi Steve,

Regarding the outstanding matter of LGS2 in the Bere Regis Neighbourhood Plan Review:

- The Parish Council has consulted the landowner, Aster Housing, and had a response dated 4 September 2026. Please see attached the file "20260904 Aster response.pdf"
- On the basis on the response, their consultant, Nick Pellegram, has drafted a revised LGS, which effectively splits it into two parts, 2a and 2b. See attached file "LGS2 20260908.png"
- The Parish Council confirmed to me today that they have agreed to go with this option. See attached file "20260914 BRPC response.pdf"

Dorset Council is also supportive of this option.

Please let me know if the examiner has any further questions.

Kind regards,

Philip Reese
Senior Planning Policy Officer
Community Planning Team
Economy & Environment
Dorset Council

[REDACTED]
dorsetcouncil.gov.uk



Dorset
Council



Outlook

RE: Local Green Space designation

From Amanda Crocker <[REDACTED]>

Date Mon 14/9/26 15:00

To Philip Reese <[REDACTED]>; Nick Pellegram <[REDACTED]>

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Apologies for the delay in getting back to you. Yes, members agreed to go with the LGS 2a and 2b as per Nick's last proposal and remove the car park.

If you need anything further, please let me know.

Regards,

Amanda

Mrs Amanda Crocker
CiLCA
Clerk & Responsible Finance Officer
Bere Regis Parish Council
Tel: [REDACTED]
[REDACTED]

From: Nick Pellegram <nick@pellegram.co.uk>

Sent: Tuesday, September 8, 2026 10:17

To: Philip Reese <[REDACTED]>; 'Amanda Crocker'

<[REDACTED]>

Subject: Re: Local Green Space designation

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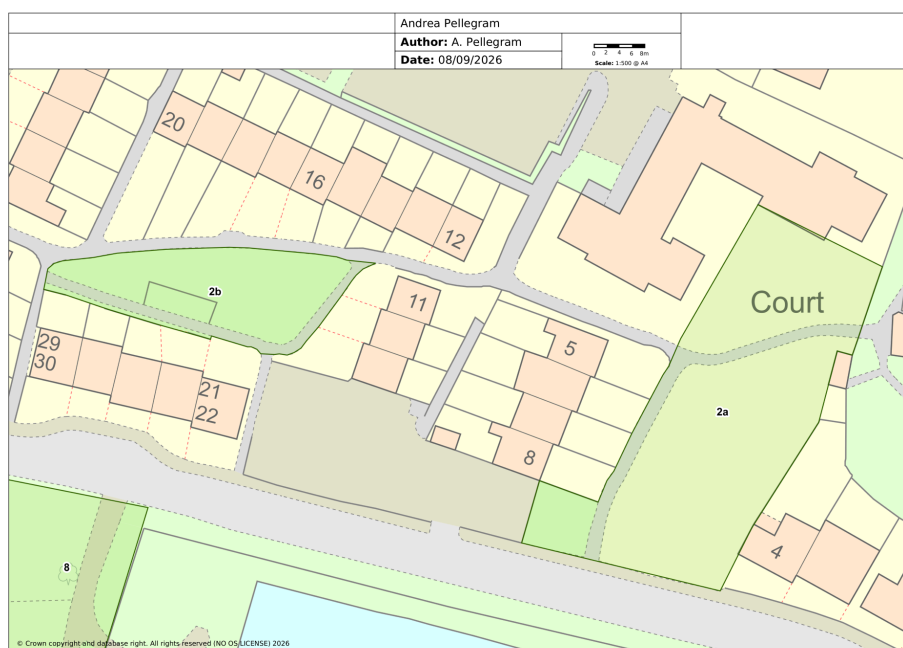
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Hi Philip,

I noticed that the plan in my email dated Friday 4th Sep was very slightly still incorrect in the westernmost section. Once BRPC have confirmed the approach, please disregard the 4th September image and instead use the below.



Nick Pellegram MRTPI

Telephone: [REDACTED]

Email: [REDACTED]

Website: www.pellegram.co.uk



**Pellegram
Ltd.**



Outlook

Fw: Local Green Space designation

From Nick Pellegram <[REDACTED]>
Date Fri 4/9/26 11:41
To Philip Reese <[REDACTED]>; 'Amanda Crocker' <[REDACTED]>
Cc Lee Searles <[REDACTED]>

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Hi both,

Please see Aster's response below.

Having considered it, I think the most appropriate way forward would be Option 1. This would remove the car park from the Local Green Space boundary while retaining the two remaining green areas as separate parts of the designation.

Aster's response primarily concerns future operational flexibility and does not appear to challenge the identified value of the existing green areas against the NPPF criteria. Option 1 would also avoid extending the designation over the northern pedestrian area, keeping it focused to those areas already established by the made BRNP.

Could you please review the response and confirm whether you agree with this approach? If so, could Dorset Council forward Aster's response and our agreed position to the examiner?

Kind regards,
Nick

Nick Pellegram MRTPI

Telephone: [REDACTED]
Email: [REDACTED]
Website: www.pellegram.co.uk



**Pellegram
Ltd.**

From: Farzana Rahman <[REDACTED]>
Sent: Friday, September 4, 2026 11:13 AM
To: Nick Pellegram <[REDACTED]>
Subject: RE: Local Green Space designation

Good morning,

Apologies for the late response, many of the consultees were on leave and I couldn't obtain their full responses until now.

We wish to formally object to the proposed designation of the identified areas of land as green space.

Whilst we recognise the importance of providing and maintaining good quality green and amenity spaces for residents and communities, we do not consider that the proposed designation is appropriate in this instance. The designation would place unnecessary and potentially significant restrictions on the future use and management of land which forms part of our housing estate, and which may be required to support wider operational, estate management and regeneration objectives.

The land is potentially required for a range of operational purposes associated with the management and maintenance of our housing stock and estates. In particular, there is an increasing requirement for temporary welfare facilities, contractor compounds, storage, access and other facilities associated with planned maintenance and improvement programmes.

We are already experiencing increasing difficulty in identifying suitable space across our estates for these purposes. Designating additional areas as protected green space would further reduce the limited amount of land available to accommodate such essential operational requirements.

This could have a direct impact on our ability to deliver planned maintenance and investment programmes efficiently and could result in alternative areas of the estate having to be utilised, potentially creating greater disruption and inconvenience for residents.

Aster is also progressing with strategic reviews of its estates, with regeneration and estate improvement forming an important part of our long-term approach.

Estate led reviews may identify opportunities to improve the layout, quality, sustainability, and overall experience of residents within an estate. This may include changes to the use or configuration of existing amenity areas where this would produce a better outcome for the community.

A blanket designation of these areas as green space could unnecessarily constrain such future reviews and prevent land from being considered alongside other areas of the estate. This could result in land which may be better suited to regeneration or another community benefit being retained in its current form, whilst other areas are potentially used for purposes that are less appropriate.

It is therefore important that the designation does not prevent the ability to take a holistic approach to estate regeneration in the future.

We consider that the long-term interests of residents should be central to any decision to designate land as protected green space.

Whilst retaining green space can provide clear benefits, it should not automatically be assumed that the retention of a particular area in its existing form will provide the greatest community benefit. In some circumstances, the reconfiguration or alternative use of land as part of a wider estate improvement or regeneration scheme could deliver significantly greater benefits to residents.

Restricting the use of land now could therefore limit opportunities to deliver improvements in the future which may not presently be identifiable.

We would also ask the Council to confirm whether alternative land allocations have been properly considered as part of the designation process and whether the identified areas have been assessed in terms of their development or regeneration potential under the emerging/local plan.

Before land is given a designation which could materially constrain its future use, we consider that there should be clear evidence that the land is appropriately located and suitable for designation, and that alternative locations have been considered.

In particular, consideration should be given to whether the proposed areas are required for operational purposes, whether they have potential to contribute to future estate regeneration, and whether equivalent or more appropriate green space provision could be achieved elsewhere.

For the reasons set out above, we do not support the proposed designation of these areas as green space.

We fully recognise the importance of high-quality green and amenity space and remain committed to providing environments which benefit our residents and local communities. However, the proposed designation should not unnecessarily restrict the operational management, improvement or future regeneration of our estates.

We therefore request that the proposed designation is reconsidered and that the Council undertakes a more detailed assessment of the current and potential future use of the land, including its operational requirements, regeneration potential and the availability of alternative locations.

At a minimum, we would ask that the Council provides clarification as to the assessment undertaken in respect of alternative land allocations and the development/regeneration potential of the identified areas before proceeding with the proposed designation..

With kind regards,

Farzana Rahman
Senior Paralegal

Phone: [REDACTED]

Email: [REDACTED]

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I work flexibly so please don't feel you need to respond to an email from me if I send it during your non-working time.

We're working towards our vision of ensuring everyone has a home. What we do enables better lives. We provide safety and security through a range of housing and services. For more information, visit www.aster.co.uk