

Officer Decision Record – 22 January 2026

Land at Brockenhurst Car Park, Brookley Road, Brockenhurst, SO42 7RA

Classification	Appendix 1 & 2 Public Appendix 3 Non-Public by virtue of paragraph 1, 2, 3 & 5 of Schedule 12A of the Local Government Act 1972.
Decision taken	To acquire land currently used as car park, which is not within the Councils' existing title.
Reasons for the decision	<p>By resolving this title discrepancy, the Council will have title to all the land they use for car parking in this location.</p> <p>The regularisation of this land will meet the Corporate Plan 'Place' Priority 1: (Shaping our place now and for future generations), by ensuring the Council has title to the land they use.</p> <p>The regularisation of this land will also meet the Corporate Plan 'Place' Priority 3 (Caring for our facilities, neighbourhoods and open spaces in a modern and responsive way) by ensuring the Council has title to the land which they maintain.</p>
Consultations undertaken	Consultation undertaken, with Brian Byrne Service Manager – Community Safety and Support, strategic directors and Portfolio Holders detailed below.
Finance and Resourcing implications	Detailed in Appendix 3.
Legal implications	Detailed in Appendix 3.
Risk assessment	N/A
Impact assessment	N/A
Any conflict of interest by officer taking the decision	No.

Decision taken by	Alan Bethune - Strategic Director Corporate Resources (S151 Officer) Signature: Alan Bethune Date of Decision: 16 January 2026
Background information	
Ward(s)	Brockenhurst and Denny Lodge
Portfolio Holder(s)	Councillor Geoffrey Blunden - Environment and Sustainability Councillor Jeremy Heron - Finance and Corporate
Strategic Director(s)	Peter Matthew -Strategic Director Housing (Richard Knott- Chief Operations Officer and Deputy Chief Executive, previously consulted in his role as: Strategic Director Housing and Communities) Alan Bethune - Strategic Director Corporate Resources (S151 Officer)
Officer Contact	Stuart Yeo Estates Surveyor 023 8028 5128 Email: stuart.yeo@nfdc.gov.uk

Appendices

Appendix 1 – Report on Land at Brockenhurst Car Park, Brookley Road, Brockenhurst, SO42 7RA

Appendix 2 – Plan of operational car park and public convenience.

Appendix 3 – (Confidential) Further information on the ownership, financial and resource implications and legal implications

Background Papers:

None

Appendix 1: Report on Land at Brockenhurst Car Park, Brookley Road, Brockenhurst, SO42 7RA

Introduction and background

1. This report seeks officer approval to ensure the Council has title to all the land edged purple in Appendix 2, which is used as part of the pay and display car park and public convenience (there is no effect on the title of the public convenience).
2. The land detailed further in Appendix 3 is registered to an adjoining owner.
3. At the current time the owner is motivated to regularise the matter, this may not always be the case and therefore this opportunity should be taken as it is available.
4. The proposed resolution represents a fair value considering the negotiating positions of the parties.
5. This will resolve a title discrepancy ahead of local government re-organisation and adhere to the principles of good estate management.
6. Further information on the current ownership and land in question is provided in the confidential Appendix 3.

Corporate plan priorities

7. The regularisation of this land will meet the Corporate Plan 'Place' Priority 1: (Shaping our place now and for future generations), by ensuring the Council has title to the land they use.
8. The regularisation of this land will also meet the Corporate Plan 'Place' Priority 3 (Caring for our facilities, neighbourhoods and open spaces in a modern and responsive way) by ensuring the Council has title to the land which they maintain.

Options appraisal

9. This is detailed further in Appendix 3.

Financial and resource implications

10. This is detailed further in Appendix 3.

Legal implications

11. This is detailed further in Appendix 3.

Risk assessment

12. There are no key risks associated with this report.

Environmental / Climate and nature implications

13. There are none arising from this report.

Equalities implications

14. There are none arising from this report.

Crime and disorder implications

15. There are none arising from this report.

Data protection/ Information governance/ ICT implications

16. There are none arising from this report.

New Forest National Park/ Cranborne Chase National Landscape implications

17. There are none arising from this report.

Conclusion

18. This is a rare opportunity to ensure the Council has title to all the land they operate at Brockenhurst Car Park, and it is recommended that the matter is regularised as detailed.

Officer consultation

19. The Service Manager Community Safety and Support has been consulted and is supportive to the recommendations of this report.

Portfolio holder endorsement

20. Both the Portfolio Holder Environment and Sustainability, and Finance and Corporate have been verbally consulted and are supportive to the recommendations of this report.

Appendices:

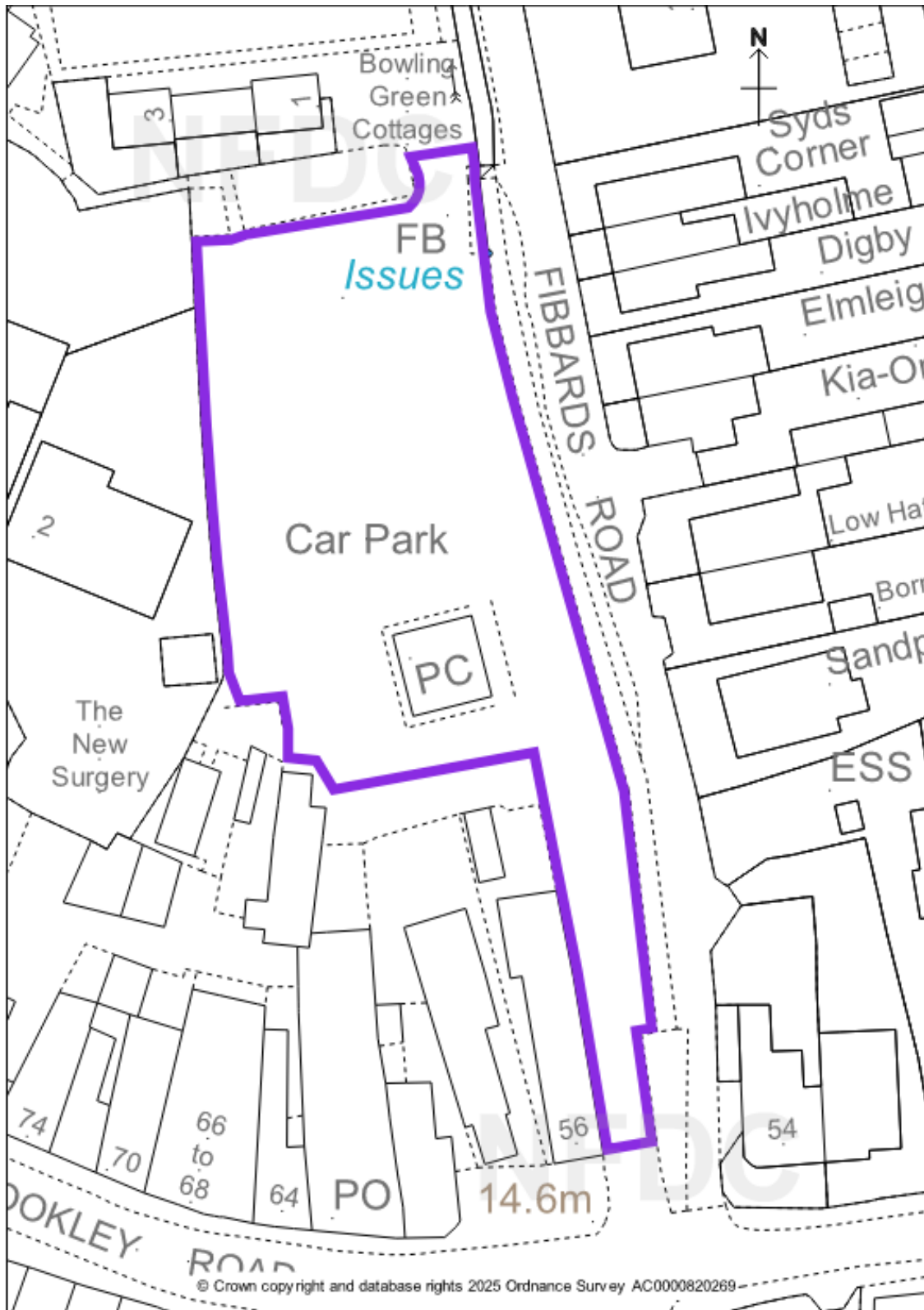
Background Papers:

None

Appendix 2 – Plan of operational car park and public convenience.

Appendix 3 – Further information on the ownership, financial and resource implications and legal implications - Restricted by virtue of paragraphs 1,2, 3 and 5 of Schedule 12A of the Local Government Act 1972.

Appendix 2



Plan, not to scale