

Record of officer decision

Decision title:	Sale of land & associated easement rights to National Grid to install a substation in respect of service yard B at Maylord Orchards Centre, Hereford.
Date of decision:	25 th November 2025
Decision maker:	Commercial and Investments Manager
Authority for delegated decision:	The Directorate's scheme of delegation dated April 2025 (line 34) gives the Commercial and Investments Manager the authority to take the decision.
Ward:	Central
Consultation:	None
Decision made:	To sell a section of service yard B at Maylord Orchards to National Grid to install an electricity substation & grant associated easement and access rights.
Reasons for decision:	<ol style="list-style-type: none"> 1. National Grid need to increase the capacity of the existing substation within the High Town/Commercial Street area. The existing substation sits within the basement of one of the High Town properties and there is no ability to increase it's capacity. 2. Increased demand from domestic and business customers means that a new substation is required in the area. All areas have been explored and the only viable option is service yard B at Maylord Orchards. 3. National Grid have a statutory obligation under the Electricity Act 1989 to develop and maintain an efficient electricity distribution system. 4. The sale has been agreed by the cabinet member responsible for the portfolio. 5. A sale price has been agreed between Herefordshire Council and National Grid.
Highlight any associated risks/finance/legal/equality considerations:	<p>There are a number of existing access rights over service yard B granted to tenants of the Council and for owners of surrounding properties where the substation will be placed. Those rights will technically be impinged and National Grid will need to manage that risk. However, the risk to NGED is considered appropriate given the benefit to the wider community of having this new substation and that those have who rights over the area will still have substantial and all necessary access they need granted by the rights for deliveries and access routes so there is no practical impact for those rights holders.</p> <p>Similarly, moving the bin store to another area will likely increase the technical impingement on the rights of others to cross Service Yard B. Given the small impact on the rights and practical access it is considered the rights holders will not have a right to stop the Council from erecting a bin store elsewhere and any claim for damages for the infringement should be small given the purpose of the rights and substantial access to the Service Yard still remains. To mitigate against any claims against the Council, the</p>

	Council will regularise occupation of the parking arrangements and bin storage with all users so that if a right holder wishes to assert rights the Council will have the ability to stop parking and bin storage and thus alleviating any claimed interference with rights.
Details of any alternative options considered and rejected:	No viable suitable alternatives were proposed.
Details of any declarations of interest made:	None

Signed..... Date: 5th December 2025

Print Name: David Micah

Job Title: Commercial and Investments Manager