

Record of officer decision

Decision title:	Access Easement in favour of Spring Cottage Brockhampton over land at Bromyard Downs
Date of decision:	9 th July 2026
Decision maker:	Commercial and Investment Manager
Authority for delegated decision:	Corporate Services Directorate's scheme of delegation dated April 2025 (line 37) gives the Commercial and Investment Manager the authority to take the decision, working in liaison with Legal Services
Ward:	Bromyard Bringsty
Consultation:	Ward Member has been historically informed and had no objection to the proposed easement subject to all necessary statutory consents being sought
Decision made:	Approve grant of access easement in favour of Spring Cottage, Brockhampton located on council owned land at Bromyard Downs
Reasons for decision:	1. The land at Bromyard Downs is owned by the council who were approached some years ago by the National Trust, the owner of Spring Cottage to grant an access easement to provide safer access to the property 2. The terms agreed at the time included a consideration of £6,500, the transfer of responsibility for the construction, maintenance and repair of the access to the National Trust, all necessary statutory consents being obtained and the payment of the Council's fees in the matter. 3. The grant of the easement will be advertised in line with statutory requirements for the disposal of legal interests in commons/public open space and the deed will be drafted by the legal team to ensure that the council's position is fully protected 4. It is noted that the access has already been created by the National Trust for the benefit of the resident of its property and this Decision enables the formal legal process to be completed.
Highlight any associated risks/finance/legal/equality considerations:	Any risks to the Council will be mitigated by requiring the grantee to obtain all necessary statutory consents and to carry out construction and future maintenance of the access route
Details of any alternative options considered and rejected:	None
Details of any declarations of interest made:	None

Signed..... Date: 9th July 2026
Commercial and Investments Manager