Transfer of Land to Secure a New Public Footway in Elizabeth Lane

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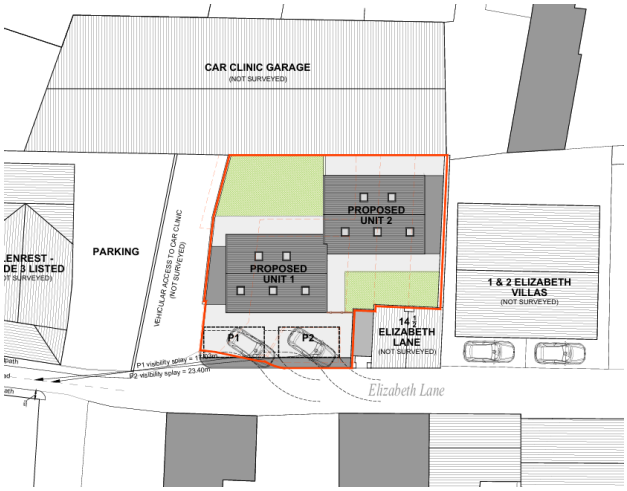
For consideration by the Parish Assembly
on 25 November 2026 at 7:00pm

PARISH OF ST HELIER

P.04/2026



Photo of the property



Site plan

PROPOSITION

PARISHIONERS are asked to consider and, if deemed advisable, approve the recommendation of the Connétable and Roads Committee to:

1. Accept the transfer of approximately 6.4 square metres (68.9 square feet) of land at the former F.W. Smith & Sons site, Elizabeth Lane, for incorporation into the public highway and construction of a new pedestrian footway; and

2. Approve the transfer by the Parish of a small area of adjoining land measuring approximately 1.1 square metres (11.8 square feet) to facilitate the approved development and associated parking arrangement.

The Assembly is requested to authorise the Connétable and at least one Procureur du Bien Public to pass the necessary contract before the Royal Court, with the owner meeting all reasonable legal and associated costs arising from the transfer.

REPORT

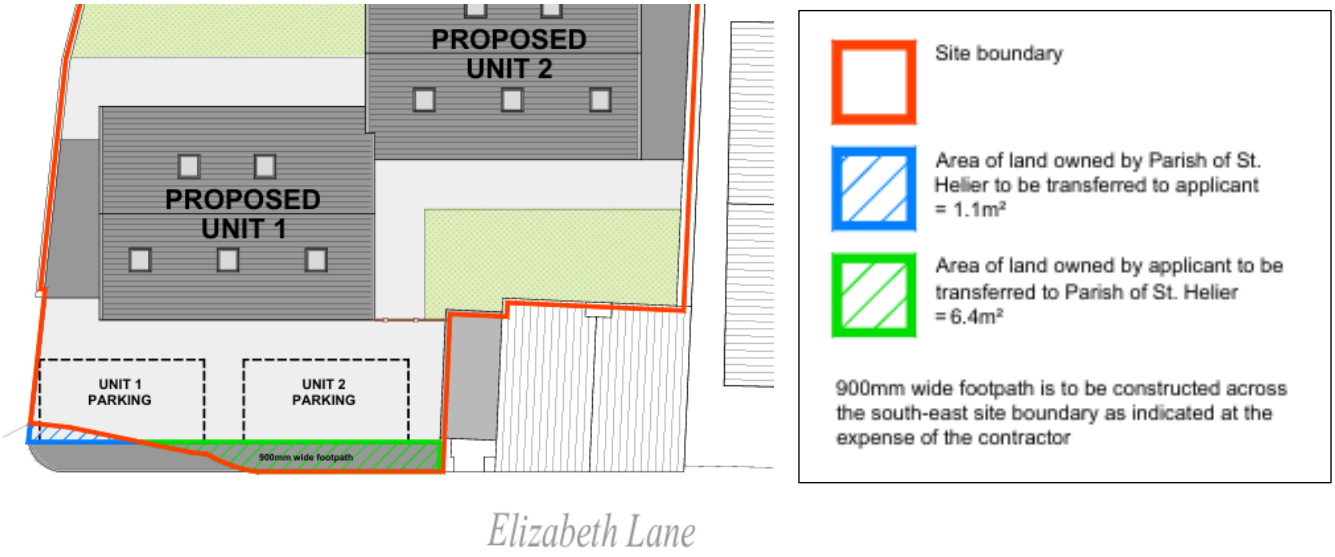
At its meeting of 22 July 2026, the Roads Committee considered planning application P/2026/11309 relating to the redevelopment of the former F.W. Smith & Sons site in Elizabeth Lane. The approved development provides for the demolition of the existing vacant and dilapidated buildings and the construction of two three-bedroom dwellings with associated parking and amenity space.

Elizabeth Lane is a narrow roadway with limited provision for pedestrians. During its assessment of the proposal, the Roads Committee sought improvements to pedestrian safety and accessibility by requiring the provision of a continuous footway along the frontage of the site.

Following discussions with the applicant, it was agreed that a new footway approximately 900mm in width would be constructed across the southern frontage of the development in accordance with the Parish's highway standards. The new footway and associated land will be transferred to the Parish upon completion and thereafter form part of the public highway network.

To facilitate the approved parking arrangement, a small section of Parish-owned land shown hatched blue on the attached plan, measuring approximately 1.1 square metres (11.8 square feet), is required. In exchange, the developer will transfer approximately 6.4 square metres (68.9 square feet) of privately owned land, shown hatched green on the plan, to the Parish for highway purposes.

The area of land being transferred to the Parish is substantially larger than the area being transferred by the Parish, resulting in a net gain of approximately 5.3 square metres (57.1 square feet) of land for public highway purposes.



Part site plan

The arrangement therefore results in:

- The creation of a formal pedestrian footway where none currently exists.
- Improved safety and accessibility for residents and visitors using Elizabeth Lane.
- A net increase in land available for public highway purposes.
- No capital cost to the Parish.
- All reasonable legal costs being met by the developer.

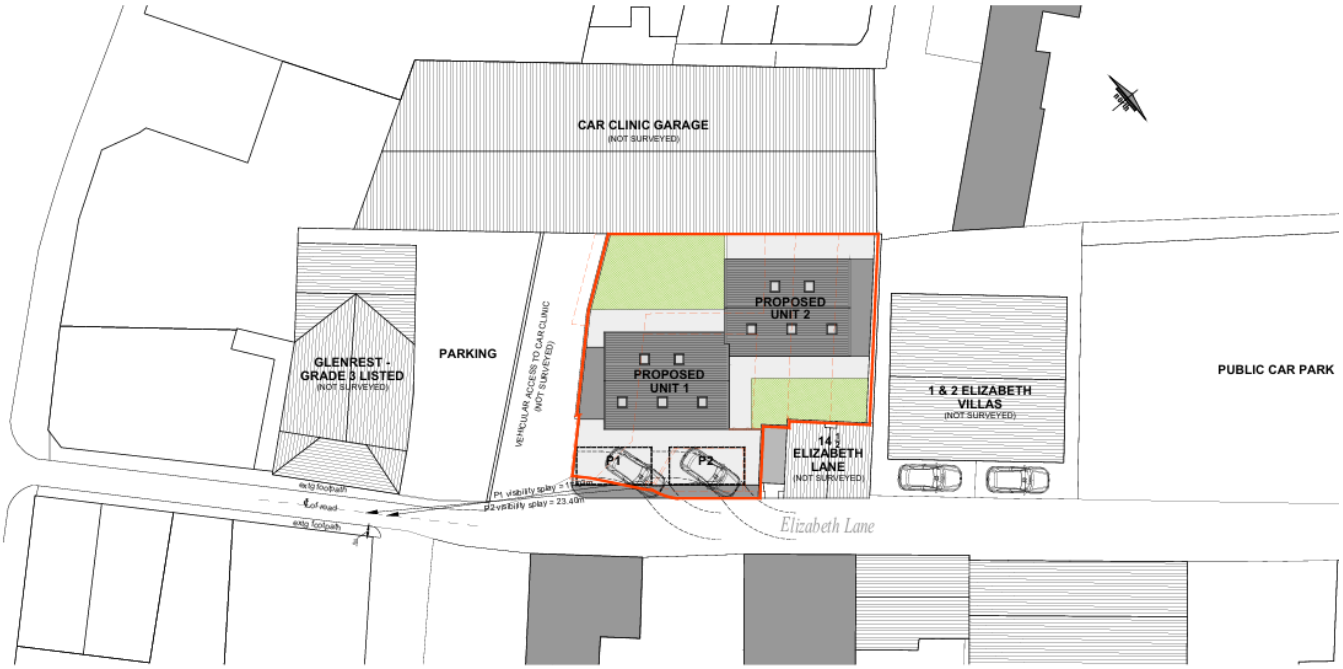
Part of the proposed footway will also be constructed over an existing area of Parish-owned land adjacent to the carriageway, thereby creating a continuous pedestrian route along the frontage of the development.

Construction works commenced in October 2026 and the footway will be constructed as part of the approved development before being transferred to the Parish upon completion.

The Roads Committee considers that the proposed land exchange delivers a clear and lasting public benefit. By transferring a small area of land with limited operational value, the Parish will secure a larger area of land for highway purposes together with the provision of a new public footway, improving pedestrian safety and accessibility in Elizabeth Lane. The arrangement addresses a longstanding absence of pedestrian infrastructure along this frontage, increases the area of land available for public use and secures these improvements at no cost to the Parish or its ratepayers. The proposition is therefore recommended for approval.



3D artistic view of the South elevation of new property



Overall Site Plan