

Road Improvement at Tower Road, St Helier

**For consideration by the Parish Assembly
on 30 March 2011**

PARISH OF ST. HELIER

P.01/2011



PROPOSITION

THE PARISHIONERS are asked to take into consideration and if deemed advisable to approve:-

The recommendation of the Roads Committee of the Parish of St Helier that the Parish purchases an area of land in Tower Road measuring approximately 1,350 square feet for the sum of £30,000 for the purpose of road improvement.

REPORT

On 26 May 2010 Parish Assembly agreed to vote a credit of the monies necessary to meet the expenses incurred in the acquisition of land at Richelieu Villa for the purpose of road improvement.

This procedure was part of the preparatory work in obtaining the land by Compulsory Purchase as the land owner and the Parish had been unable to reach agreement in the value of the land. Following approval by Parish Assembly of that proposition the Compulsory Purchase law required the Parish to write to the property owner asking that they declare their interest in the land and the amount of compensation they were prepared to accept. Their comment was to be brought back to Parish Assembly for determination of the next stage of Compulsory Purchase.

After further correspondence between the two parties the owner of Richelieu Villa has now voluntarily agreed to the sale of the said land at the price set by the Parish of £30,000. This

is considered a reasonable price being the midway between the Parish's valuation of £25,000 and the land owner's valuation of £35,000. This agreed price also avoids the potential high cost of lawyers fees if a Compulsory Purchase procedure were to be adopted.

The Parish can now move forward and buy the land, subject to Parish Assembly approval, and plan the much needed provision of a continuous footway on Tower Road. Procurement of the land will also allow work to commence on providing a footpath on the opposite side of the road where part of the field has been in Parish ownership for some years.

If approved, the purchase of land at Richelieu Villa will enable the construction of approximately 250 feet of new footpath through one of the most dangerous sections of Tower Road.

The aerial photograph on the reverse shows the area of land to be purchased hatched in red. A plan at the back of the Assembly Room details the improvement line for the whole of Tower Road and shows land currently in Parish ownership, land yet to be purchased and land relating to this proposition.

