



PROPOSED CLOSURE OF THE ELM NURSERY, RALEIGH GARDENS AND ST MARK'S ROAD OFF-STREET CAR PARKS

THE MERTON (OFF-STREET PARKING PLACES) (AMENDMENT NO. *) ORDER 202*

1. **NOTICE IS HEREBY GIVEN** that the Council of the London Borough of Merton propose to make the above-mentioned Order under sections 32, 35 and 124 of and Part IV of Schedule 9 to the Road Traffic Regulation Act 1984, as amended.
2. The general effect of the 'Off-Street Parking Places' Order would be to amend the Merton (Off-Street Parking Places) Order so as to omit any reference to the redundant Elm Nursery car park, and the Raleigh Gardens and St Mark's Road car parks, all of which would permanently close.
3. A copy of the proposed Order and other documents giving more detailed particulars of the Order, including the Council's statement of reasons can be inspected Mondays to Fridays during normal office hours at Merton Link, Merton Civic Centre, London Road, Morden, Surrey. Further information may also be viewed on the Council's website at www.merton.gov.uk/streets-parking-transport/traffic-management/consultations.
4. Any person desiring to comment on the proposed Order should send a statement in writing of their representations or objections and the grounds thereof, either to Environment, Civic Pride and Climate Department, London Borough of Merton, Merton Civic Centre, London Road, Morden, Surrey, SM4 5DX or alternatively by email to: traffic.andhighways@merton.gov.uk quoting reference CARPARKPROPERTY, no later than 3 May 2024.

Dated: 4 April 2024.

Raj Mistry
Interim Director of Public Realm
London Borough of Merton
Merton Civic Centre
London Road
Morden SM4 5DX



LONDON BOROUGH OF MERTON

TRAFFIC MANAGEMENT ORDER

202* No. *

The Merton (Off-Street Parking Places) (Amendment No. *) 202*

Made: * 202*

Coming into force: * 202*

The Council of the London Borough of Merton, having consulted the Commissioner of Police of the Metropolis, in exercise of the powers conferred by sections 32, 35 and 124 of and Part IV of Schedule 9 to the Road Traffic Regulation Act 1984(a), as amended by section 8 of and Part 1 of Schedule 5 to the Local Government Act 1985(b), and of all other powers thereunto enabling, hereby make the following Order:-

PART I - PRELIMINARY

Citation and commencement

1. This Order may be cited as the Merton (Off-Street Parking Places) (Amendment No. *) Order 202* and shall come into force on * 202*.

Interpretation

2. In this Order "enactment" means any enactment whether public general or local, and includes any order, byelaw, rule, regulation, scheme or other instrument having effect by virtue of an enactment and any reference in this Order to any enactment shall be construed as a reference to that enactment as amended, applied, consolidated, re-enacted by or as having effect by virtue of any subsequent enactment.

(a) 1984 c.27 (b) 1985 c.51 (c) L.B.M. 2019/93 – as amended by L.B.M. 2021/53.

Published by the London Borough of Merton
Merton Civic Centre
London Road, SM4 5DX

Amendments to the Order

3. Without prejudice to the validity of anything done or to any liability incurred in respect of any act or omission before the coming into operation of this Order, the Merton (Off-Street Parking Places) (No. 1) Order 2019(c) (or subsequent Order) shall have effect as though:-
- (a) in sub-paragraph (7)(A) of Article 9 of that Order there were omitted the words:-
 - “(i) the Elm Nursery parking place; or
 - (ii) the Raleigh Gardens parking place; or
 - (iii)”
 - (b) in sub-paragraph (7)(D) of Article 9 of that Order there were omitted the words:-
 - “(i) the Elm Nursery parking place; or
 - (ii) the Raleigh Gardens parking place; or
 - (iii)”
 - (c) there were omitted from the Schedule to that Order the item relating to the Elm Nursery Car Park set out in columns 1,2, 3, 4 and 5 of the said Schedule;
 - (d) there were omitted from the Schedule to that Order the item relating to the Raleigh Gardens Car Park set out in columns 1,2, 3, 4 and 5 of the said Schedule;
 - (e) there were omitted from the Schedule to that Order the item relating to the St Mark’s Road car park set out in columns 1,2, 3, 4 and 5 of the said Schedule.

Dated this * day of * 202*.

RAJ MISTRY
Interim Director of Public Realm
London Borough of Merton



PROPOSED CLOSURE OF THE ELM NURSERY, RALEIGH GARDENS AND ST MARK'S ROAD OFF-STREET CAR PARKS

THE MERTON (OFF-STREET PARKING PLACES) (AMENDMENT NO. *) ORDER 202*

Statement of Reasons

Merton Council has set out in its Local Plan, a number of sites that are designated for housing development to ensure a supply of new housing and affordable housing for the borough.

Three sites that are designated for housing are currently underused car parks in Mitcham town centre. The Council has already agreed the housing designations through site allocations in the Local Plan:

Merton Local Plan Site Allocations:

<https://www.merton.gov.uk/Documents/04%20Mitcham%20Merton%20Local%20Plan%20Reg19%20July21.pdf>

- Elm Nursey Car Park site reference Mi4
- Raleigh Gardens Car Park site reference Mi11
- St Marks Car Park / Majestic Way site reference Mi8

Raleigh Gardens and Elm Nursery have also been granted planning permission for housing. The Planning Applications Committee Reports for Raleigh Gardens and Elm Nursery are available to view at:

<https://democracy.merton.gov.uk/ieListDocuments.aspx?CId=155&MId=3710&Ver=4>

St Marks Car Park in Mitcham town centre is also a site allocation and comprises part of a regeneration scheme for Mitcham town centre. St Marks Car Park is vastly underused and is no longer financially viable to retain as an operational car park. To enable the regeneration of Mitcham town centre and delivery of the Mi8 site designation, the council is working with the land owner to bring forward mixed use proposals which will require the redevelopment of the multi-storey car park.

The Council's Cabinet has already agreed that the sites are surplus to requirement and can be disposed for development, in addition Planning Applications Committee has agreed the principle of redevelopment via the Local Plan designations and by granting planning permission for two of the sites.

Cabinet decisions for declaring the site surplus are available to view at:

<https://democracy.merton.gov.uk/ieListDocuments.aspx?CId=146&MId=3977&Ver=4>
and

<https://democracy.merton.gov.uk/ieListDocuments.aspx?CId=146&MId=4380&Ver=4>

This consultation seeks to amend the Traffic Management Order under which the Council's off-street car parks are provided and omit any reference to the Elm Nursery, Raleigh Gardens and St Mark's Road off-street parking places, as the said car parks are now declared surplus and to enable the sites to come forward for development.





