

SUTTON COLDFIELD TOWN CENTRE

REGENERATION PARTNERSHIP

Friday 30th January 2026 at 8:30am

Online

DECISIONS AND ACTIONS

Present

Cllr Simon Ward (Chair) (SW)	Leader, Royal Sutton Coldfield Town Council (RSCTC)
Olive O’Sullivan (OOS)	Chief Executive Officer (RSCTC)
Jon Lord (JL)	Head of Regeneration & Sustainability (RSCTC)
Phil Edwards (PE)	Birmingham City Council (BCC)
Rob Warner	Birmingham City Council
Carl Beet (CB)	Transport for the West Midlands (TfWM)
Richard Booth	Transport for the West Midlands (TfWM)
John Swift (JS)	Gateway Project Lead (Mott Macdonald)
Rebecca Gabriel (RG)	Gateway Project Engagement Lead (Mott Macdonald)
David Hemming (DH)	Sutton Coldfield Town Centre BID (BID)
Gary Phelps (GP)	Royal Sutton Coldfield Chamber of Commerce (CofC)
Liz Parry (LP)	FOLIO Sutton Coldfield Trustee (FOLIO)
Andrew Tucker	Consultant for the Town Council
John Myatt	Consultant for the Town Council
Keith Neill-Smith	Consultant for the Town Council

		Decision/Action	Owner
1	Welcome and Apologies	Apologies were received from Claire Evans (CE) SW welcomed all attendees including Carl Beet who has replaced Sandeep Shingadia as the TfWM representative. SW also extended a welcome to both the BCC and Mott Macdonald representatives from the Royal Sutton Gateway Scheme.	SW
2	Actions from Previous Meeting (12 th September 2025)	Agreed	All
3	Matters Arising	None were raised.	All
4	Royal Sutton Coldfield Gateway Update (RSCG)	PE confirmed that following last year’s tendering process, Mott MacDonald had been appointed as the new consultant to progress the Gateway scheme to the next stages of	PE

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		delivery. PE confirmed that the selection process had been rigorous and thanked JL for his input into the process. Members of the Mott Macdonald Gateway Team introduced themselves and JS, in his capacity as project consultant lead, explained that the intention over the next 12 months is to focus on the Outline Business Case stage for completion by March 2027. JS stated that Mott Macdonald are delighted to be given the opportunity to deliver the project and emphasised the focus will be on driving the value needed to deliver through working collaboratively and engaging with the Town Council and the wider community. JS explained that Mott Macdonald's immediate focus is on developing the detailed delivery programme, reviewing the validation process of the work undertaken to date and commissioning surveys to develop the preliminary business case to take forward. PE emphasised the importance of a detailed programme to operate scale and pace to move forward. Work should have progressed sufficiently by the next TCRP meeting to provide clear project milestones, which the TCRP can use to subsequently hold the project team to account. LP emphasised the importance of visible engagement to demonstrate progress and clarity on when the town's residents will see activity on the ground. RG stressed their passion for engagement and the requirement that once they are confident about the programme then engagement activities can be delivered which will include pop up events, information packs and targeted workshops. The intention is to deliver wider consultation during late Summer/Autumn 2026. PE noted the importance of linking the Gateway project with the Town Centre masterplan to ensure planning and property opportunities knits together. Whilst the Gateway project is primarily a transport project it needs to facilitate the delivery of regeneration projects in the town centre. In response to SW questioning when work will start on site, JS explained that following Full Business Case consent it is anticipated that work will commence in late 2028. PE referenced the West Midlands Combined Authority's 'Rosewell Review' of the Transport for City Regions funding regional settlements to maximise the economic and social benefits of projects. This is focused on how we can do more quickly which may result in some of the Gateway's	
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		interventions being brought forward more quickly. LP registered support for this approach. SW stressed frustration of residents that the project has taken so long to get to this stage and the challenge will be convincing people it is actually going to happen. This will need everyone working together to support its delivery. GP emphasised the need for a managed flow of communication to ensure information is out there with residents. Action: PE to liaise with JS and JL to arrange an updated 12 month programme to be shared at the next TCRP meeting.	
5	Update on Key Planning Applications / Development Sites	JL offered a brief summary of the recent Town Council submitted responses to the Birmingham Focussed Preferred Options consultation stage of the development of the Birmingham Local Plan. JL explained that concerns had been raised in regarding to its Green Belt assessment and the identification of potential areas as grey belt alongside the robustness of some of the proposed Sutton Coldfield Town Centre policies. JL stated that discussions continue with the BCC Local Plan team to agree a way forward that strengthens policies for the town centre to ensure they influence planning decisions whilst encouraging future investment. JL noted that work has continued apace to fit out the Harvey Norman store at Gracechurch and a recent application for a padel facility on the multi storey car park had been submitted. The Town Council looks forward to receiving details of their next stages of investment. The ALDI development on Brassington Avenue is also progressing well with an expected opening later this year. Regarding new residential developments, JL noted work has nearly completed on the Royal Works on Coleshill Street and the application for 9 apartments on the corner of South Parade & Queen St is continuing through the planning process. In relation to the former Rosie's site, unfortunately there has been no progress on delivering the mixed residential-commercial scheme since the original outline application was approved. The Town Council objected to the application to extend the permission on the basis of its impact on the Gateway Scheme and that it should be developed as a key strategic site alongside the Red Rose and the risk of having such a strategic site vacant should the owner not progress the approval in a timely manner.	JL

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		For the Birmingham Road scheme, JL stated the mixed residential and commercial scheme has not progressed and later last year the commercial units were advertised as 'To Let'. This suggests this scheme is unlikely to progress in the short term, which has been confirmed by the letting of the former gym to Rudy's Pizza (expected to open March 2026). JL confirmed the Town Council is hopeful of movement on the Red Rose Centre with BCC confirming the disposal of the site and hopefully start of a conversation with a new owner about its redevelopment and the potential to deliver an attractive multi use development for the town centre to compliment the Gracechurch proposals. LP raised concerns relating to the Red Rose Centre and the need for BCC to take into account the Town Centre Masterplan's ambitions for its future development. There are concerns about how much weight BCC's disposal and funding documents give to the Masterplan and how this subsequently undermines residents' confidence in the Masterplan. As a response, PE suggested that BCC's new Executive Director of Place is invited by the Town Council to visit the town centre to understand the issues facing the town centre. Action: JL to arrange an invitation and dates.	
6	Multi Modal Travel Scheme – Festive Season 2025 Review	JL explained the Town Council promoted festive travel offer ran from 13th November to 4th January. This included two weeks free bus travel and ongoing discounted fares through accessing the West Midlands Bus Scheme offered through TfWM and free cycle hire to the town centre. This was complimented by the RSCTC subsidised free parking element at seven BCC owned car parks. Initial analysis reveals a significant increase (threefold increase from 600 to over 2000) in take up of the bus offer compared to last years and an extended social media reach of the car parking element alongside an increased take up of the cycle hire offer. There is more visible exposure, measured by reach of posts and responses which is positive for both the town council and the town centre. DH confirmed that initial analysis through the BID revealed the scheme was well received by businesses in the town centre.	JL
6	AOB	LP suggested the Town Council considers updating its Planning & Regeneration webpage to reference the appointment of Mott Macdonald for the Gateway project.	All

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		Action: JL agreed to take this forward.	
7	Date of Next Meeting	The date would be issued shortly which is likely to be during mid-late April.	All

Meeting closed 9:15am