

SUTTON COLDFIELD TOWN CENTRE

REGENERATION PARTNERSHIP

Friday 26th June 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)
Robert Warner (RW)	Birmingham City Council (BCC)
John Swift (JS)	Gateway Project Lead (Mott Macdonald)
Gary Phelps (GP)	Royal Sutton Coldfield Chamber of Commerce (CofC)
Liz Parry (LP)	FOLIO Sutton Coldfield Trustee (FOLIO)
John Myatt	Consultant for the Town Council

		Decision/Action	Owner
1	Welcome and Apologies	Apologies were received from Carl Beet (Transport for the West Midlands-TfWM), Claire Evans (Sutton Charitable Trust) & David Hemming (Visit Royal Sutton Coldfield BID) SW welcomed all attendees including the BCC and Mott Macdonald representatives from the Royal Sutton Gateway Scheme.	SW
2	Actions from Previous Meeting (30 th January 2026)	Action 1: JL stated that an update on the Royal Sutton Gateway Project programme will be provided under Agenda Item 4. Action 2: JL confirmed that a meeting with Richard Lawrence: BCC’s Executive Director for Place, Prosperity & Sustainability and the recently appointed BCC Director of Economy & Skills; Andy Williams had taken place at the start of June in the town centre. JL stated the meeting was very productive as it enabled both officers to understand the challenges and opportunities of the town centre and how the Town Council is collaborating with BCC and TfWM to support the delivery of key regeneration programmes. It also enabled an opportunity to discuss the need for a new economic strategy for the town to direct future investment and this will form a key workstream moving forward. Action 3: JL confirmed the RSCTC webpage would be updated to reference the appointment of Mott Macdonald to coincide with the upcoming Outline Business Case (OBC) consultation.	All

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3	Matters Arising	LP questioned whether any analysis of the December 2025 Festive Travel Scheme had been undertaken. SW confirmed that this had occurred.	All
4	Royal Sutton Coldfield Gateway Update (RSCG)	SW noted that he is receiving significant interest from residents and councillors on the project and looks forward to being able to report positive progress. JS explained that since the January TCRP update work had focussed on finalising topographical and traffic and utilities surveys alongside further traffic modelling to inform the outline and preliminary designs. This has resulted in alternative options for some of the 15 interventions being developed including a proposal to relocate the position of the cycle path on Brassington Avenue, amended junction layout arrangements between Brassington Avenue and Park Road and between Victoria Road and Lower Queen Street together with landscaping proposals for Station Street. JS also confirmed that the remodelling of some of the remote highway junctions to the east of the town centre were part of the scope and these are required to be delivered to support the 15 Gateway interventions. JS outlined the programme for the next 12 months which includes public consultation taking place from late September/early October, OBC submission to BCC and WMCA is still expected for March 2027 with approvals expected in late Summer 2027. JS also explained that key stakeholders will be engaged in advance of the public consultation and details are currently being finalised. In response to LP seeking clarification on what happens after 2027, PE explained that following OBC approval, work would focus on the Full Business Case (FBC) stage for submission to the WMCA for approval which would then trigger the start of delivery. PE stated that the OBC would be approved as a singular exercise with the possibility of developing discrete work delivery packages based on what would need to be prioritised to enable the delivery of the remainder of the project and this could include key highway junctions. LP noted that the cost was now being described as being £50m as opposed to the original £25m. PE confirmed that in the context of the recent Rosewell Review, there has been a move away from having figures agreed from the outset of projects in recognition that project costs will need to be refined as they develop. The focus is on agreeing the funding	PE

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		with WMCA and then agreeing the packages of work for delivery. In response to SW seeking clarification on whether the 15 interventions are the same as those included within the Strategic Outline Case (SOG), PE confirmed they do align with the SOG but have been refined with the remote highway junctions now referenced. A discussion took place regarding the planned consultation with SW noting it will generate significant scrutiny from residents and stakeholders. RW emphasised the need for cycling interventions to be clearly communicated as being integral to the whole project whilst emphasising that the new infrastructure proposed is designed to deliver safety improvements to all users of the highway. SW noted that there was no WMCA (TfWM) representation at the meeting and sought confirmation that the WMCA is fully bought into the Gateway scheme. This was confirmed by PE who stated that the WMCA were heavily engaged through monthly meetings, and a further report would be submitted during July. SW requested that a detailed engagement and communication plan be developed to support the consultation. JL & PE both confirmed that this is under development and it will contain key messages to support the planned communications. A discussion around councillor engagement took place and it was agreed that a joint BCC-RSCTC councillor session is delivered. LP questioned whether last year's tragic incident in Brassington Avenue is being taken into account in the development of designs for Brassington Avenue. JS confirmed that an independent road safety review of the scheme had taken place to inform proposals. Action: JL and JS/PE to plan a joint BCC-RSCTC councillor engagement session in advance of external engagement. Action: JL to contact Mel Jones (BCC) to discuss the outcome of the collision report into last year's Brassington Avenue incident.	
5	Update on Key Planning Applications / Development Sites	JL explained that notwithstanding the opening of the Harvey Norman store and work commencing on an internal refurbishment of parts of the Gracechurch Centre, there was little substantive progress to note on planning applications or development sites since the January TCRP meeting.	JL

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		Since the January meeting, JL explained that he had focused on working with BCC Local Plan officers to input into the next stage of the Birmingham Local Plan to influence emerging planning policies related to the town centre. This is in the context of the Government's changes to the plan making process which will eventually result in existing Supplementary Planning Documents (SPDs), including the current Town Centre Masterplan SPD, becoming obsolete once a Local Plan produced under the 'new' plan making system is adopted. In anticipation of this, JL confirmed that he is seeking to ensure the critical elements of the Masterplan are saved within BCC's emerging Local Plan. This will hopefully 'future proof' the strategic objectives of the Masterplan whilst giving it more 'weight' in planning decisions. JL noted that it may still be the case that further complimentary planning documents are also required such as a new Supplementary Plan for the town centre and/or Design Codes and Masterplans, but further work is required to identify the next steps. JL also explained that the Town Council had submitted a detailed response to the Government's proposed revisions to the National Planning Policy Framework (NPPF) with a focus on suggesting changes to the policy for planning for town centres and the approach to development in town centres. This also included offering a position on the impacts of the recent introduction of Use Class 'E' and its impact on town centres, whilst offering support for the retention of the 'Sequential Test' for town centre uses and suggesting improvements to the proposed approach for town centre impact assessments.	
6	High Street Conservation Area Update	In the context of the Town Centre Masterplan identifying protecting and enhancing the High Street Conservation Area as a key priority, JL explained that he had engaged with BCC's previous Conservation Lead Officer and Historic England alongside WMCA to understand what, if any, financial support or programmes could support improvements to Conservation Areas, including both capital revenue for physical fabric/public realm and revenue based support for small businesses. These conversations are continuing and JL confirmed that he will be taking a report to the Town Council's Planning & Highways Committee later this year to set out potential way forward for the High Street Conservation Area.	JL

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7	AOB	None were raised.	All
8	Date of Next Meeting	The date would be issued shortly which will be in advance of the external OBC consultation commencing.	All

Meeting closed 9:20am