

Frequently Asked Questions

1. Will the shop close before a new one is open?

Our intention is to sell land at nearby Linden Avenue with Planning Permission for 2 new shops and residential accommodation above them. We are working to secure a purchaser for this site to construct the new shops prior to the demolition of the existing shops at Queens Road. It is difficult to provide accurate timing for this, whilst we await planning consent.

2. Will the current shop owner get the new unit?

Many residents, and the shopkeeper, have asked whether Select & Save will be guaranteed a lease on the new premises rather than the unit going to a different retailer.

We are in discussion with Select and Save to explore if the new units at Linden Avenue will be viable for them.

3. What happens to the jobs at the shop?

New shops being constructed at Linden Avenue will create the opportunity for new jobs. We would ask the purchaser of the Linden Avenue site to consider the position of existing shop employees when recruiting to new jobs.

4. Won't this make traffic and parking worse?

Many residents pointed out that roads and the bridge into Stourport are already busy because of other new developments nearby, and asked whether 18 more homes will make this worse.

The proposed development at Queens Road includes 18 new homes, compared to the existing development comprising of 8 flats/maisonettes and additional commercial properties below. Each new home will have designated parking.

At Linden Avenue, the community centre and play area will be retained. There will be designated parking for the community centre, shops and flats.

5. Why demolish the building instead of refurbishing it?

Some residents noted that other units in the same parade (20, 22 and 28) have already been refurbished successfully, and asked why the same isn't being done here instead of demolition.

The existing shops and residential properties above have many defects that arise with age. Considerable financial investment would be required to refurbish the shops and improve the residential properties to meet current standards around safety, quality, and energy efficiency. We have explored multiple refurbishment options, but unfortunately none of these options were viable to take forward compared to the redevelopment of the site.

6. What about the Younity Youth Centre?

Many comments linked the shop closely with the youth centre next door, which has only recently opened and is already well used by local young people. Residents want to know it has a secure future too.

The Youth Café lease runs until 2028. The leaseholder was made aware the shop would only be available on a short-term lease until 2028.

We are currently working with the Youth Centre to explore options to relocate the facility to land nearby. This will be dependent on Planning Approval from the district council, but we are endeavouring to support the Youth Centre in this.

7. Are there homes suitable for disabled people?

All ground floor flats and houses in the new development will be M4(2) accessible and adaptable dwellings. An M4(2) dwelling is a home built to an optional UK building regulation standard designed to be easily accessible and adaptable for people with varying or changing mobility needs over their lifetime

There is also an M4(3) compliant wheelchair-accessible or wheelchair-adaptable home, and is designed to meet the current or future needs of occupants who use wheelchairs.

8. Will there be affordable homes to rent?

Yes, the new scheme will include affordable rent and shared ownership homes including:

- One-bedroom flats
- Two-bedroom houses
- Three-bedroom houses
- Four-bedroom houses

9. If approved, when is this likely to take place?

We anticipate works to commence during 2028.