

## Rachel Tibbetts

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**From:** James Kirkman <james@the-dashwood.co.uk>  
**Sent:** 12 October 2023 22:31  
**To:** Planning  
**Subject:** Formal Objection to Planning Application 23/02523/F - Proposed Village Shop in Kirtlington

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James Kirkman  
The Dashwood  
Heyford Road  
South Green  
Kirtlington  
OX5 3HJ

The Planning Department  
Cherwell District Council  
Bodicote House,  
Bodicote,  
Banbury,  
Oxon,  
OX15 4AA

### Formal Objection to Planning Application 23/02523/F - Proposed Village Shop in Kirtlington

Dear Sir/Madam,

I am writing to express our objection to planning application 23/02523/F, which proposes a village shop in Kirtlington. We are the directors of Dashwood Ventures Ltd, recently taking over the 'Dashwood Arms' for renovation, and we are concerned about the implications of the proposed village shop.

We do support the idea of a deli /shop, as we've incorporated it into our business model as an amenity for our hotel guests but also accessible to the local community. Our establishment will be opening very shortly and will offer a wider range of products, including fresh, locally sourced items and reasonably priced options. Our model will not be too dissimilar from the model that 'Daylesford' offers but on a smaller more convenient scale.

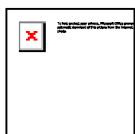
We question the fiscal sustainability of the proposed village shop. Our own start-up costs have been significant with existing buildings. Costs like staffing, utilities, rates etc all add up and we struggle to comprehend how this could be viable in the current climate.

Our location also has ample on-site parking and better access, addressing local parking needs. We've observed safety concerns regarding speeding and increased traffic towards the village green and would not like to see an increase.

We would gladly speak to any members of the local community looking to sell their products in the proposed village shop and any of the members that are engaged in the village shop to see if we can support them in their endeavors. We would like to invite them to email us at [info@the-dashwood.co.uk](mailto:info@the-dashwood.co.uk).

Sincerely,

James Kirkman



**James Kirkman**  
Managing Director, The Dashwood

 | [james@the-dashwood.co.uk](mailto:james@the-dashwood.co.uk)

[www.the-dashwood.co.uk](http://www.the-dashwood.co.uk)

The Dashwood, Heyford Road, Kirtlington, Oxfordshire, OX5 3HJ

