

2 South Green  
Kirtlington  
Oxon  
OX5 3HJ

5<sup>th</sup> October 2023

Planning Committee  
Cherwell District Council  
Bodicote House  
Bodicote  
BANBURY  
OX15 4AA

Reference **23/02523/F**

**OBJECTION**

Dear Sir/Madam

I object to the above planning application for the following reasons

- South Green is a Y shaped single track road without a pavement, or street lights. If this application were to go ahead it will increase traffic along South Green, which means across the front of my drive. This Private Road is already in a bad state of disrepair and this will only serve to make it much worse.
- There is some talk of making the 'Y' shape of South Green into a one way in and another out. If this were to be the case the houses on one side of the Green would have to travel down to the Village Hall to turnaround and come back the other side to join the A4095. Putting more pressure on the otherwise failing road surface.
- Due to the access, the location for this shop is far from ideal, down a side road and hidden from the main road so there will be very little passing trade. Any visitors and delivery vans will have to travel down South Green past the houses and on to the village hall carpark.
- Despite the claims that there will only be a small number of deliveries, it is difficult to comprehend this comment because they are to sell fresh produce/services - milk, bread, papers etc will be sold every day, meaning a significant increase in deliveries.
- Since the village shop closed over three years ago, villagers have had to make alternative shopping arrangements, deliveries/ and other local well-equipped shops in close proximity. If the new shop were to be used initially, after a brief period of time the novelty will wear off and as a result the shop would not be viable, leaving the village at our cost to clear up the site.
- Expectations that people will suddenly change their shopping habits back in support of the shop are very unlikely. Unfortunately, the new shop is unlikely to have the buying power to be competitive from others.
- There is another hostelry with a coffee shop about to open in the village meaning even more competition. Question the viability.

These are some of the reasons why I object to the location and viability of above application.

Yours sincerely

Mr J Gamage