

Division Affected – Faringdon

Outline flexible planning application for a total of up to (29, 573) sq m GIA of commercial floorspace for Use Classes E(g) i (offices); and/or, E(g)(ii) (research and development); and/or, E(g)(iii) (light industrial); and/ or B2 (general industrial); and/or B8 (storage and distribution); and ancillary uses. All matters reserved for future determination except for access

Report by Planning Development Manager and Director of Law & Governance and Monitoring Officer

Contact Officers: David Periam and David Mytton

Location: Former Wicklesham Quarry, Faringdon, SN7 7PH

OCC Application No: MW.0151/23

VOWH Application No: P23/V2519/CM

District Council Area: Vale of White Horse

Applicant: De Montalt Life Sciences Limited jointly with Mr Tom Allen-Stevens, Ms Cheryl Allen-Stevens, Frobisher (Wicklesham) Ltd

1. The above planning application was considered by the Committee at its meeting on 19 January 2026.

The officers' recommendation for the application was as follows:

It is RECOMMENDED that subject to a Traffic Regulation Order to secure the raised island crossing and a Section 106 agreement to cover the matters outlined in Annex 2, planning permission for MW.0151/23 be approved subject to conditions to be determined by the Director of Economy and Place, to include those set out in Annex 1.

2. At the meeting, following consideration of the planning application, the Committee resolved as follows:

RESOLVED: that the Committee approved the recommendation as stated above, subject to further consideration of satisfactory highway treatments for crossing the A420 by highways officers, with the applicant and planning officers; which would come back to the Chair for consideration and a 25m buffer zone on the SSSI, by a majority vote.

3. Although a Traffic Regulation Order will be required in connection with the application to reduce the speed limit on the A420 from 50mph to 40mph and a separate Traffic Regulation Order will be required to prevent right turns into the site, no Traffic Regulation Order is needed to secure a pedestrian and cyclist crossing across the A420. The Chair will consider the highway treatments for crossing the A420 as Committee resolved and, if the at grade, controlled crossing (incorporated within the proposed signalised junction) is approved, the authorisation for the delivery of the works for the crossing will be by means of an agreement under Section 278 of the Highways Act 1980 following the grant of planning permission in accordance with standard practice. The Section 278 agreement process will include a road safety audit.
4. Officers therefore **RECOMMEND** that the resolution of the Committee be amended to state as follows:

That subject to further consideration of satisfactory highway treatments for crossing the A420 by highways officers, with the applicant and planning officers; which would come back to the Chair for consideration and a 25m buffer zone on the SSSI and subject to a Section 106 agreement to cover the matters outlined in Annex 2, planning permission for MW.0151/23 be approved subject to conditions to be determined by the Director of Economy and Place, to include those set out in Annex 1.

David Periam
Planning Development Manager

Anita Bradley
Director of Law & Governance