

Section	Content
Title:	STATUTORY DECLARATION
Matter:	IN THE MATTER OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
Matter:	AND IN THE MATTER OF AN APPLICATION FOR A CERTIFICATE OF LAWFUL EXISTING USE OR DEVELOPMENT (CLEUD)
Date:	The 16 th day of January 2026

I, [REDACTED] of [REDACTED]
[REDACTED] DO SOLEMNLY AND SINCERELY DECLARE as follows:

II. Personal Details & Purpose

1. I am over 18 years of age and I make this statement from facts within my own direct, personal knowledge.
2. [REDACTED] formerly known as W.J. Wilkinson & Sons (Nurseryman) Limited, but then known as WJ Wilkinson & Sons (Landscaping) Ltd (hereinafter referred to as "the Business"), [REDACTED]
3. [REDACTED] the Business commenced in [REDACTED] and ended in [REDACTED]. This period provides continuous and direct knowledge of the Business for [REDACTED]
4. [REDACTED] the sole operational base for the Business was from the land and buildings at Lane Ends Farm, Hothersall Lane, Preston, PR3 2XB (hereinafter referred to as "the Site"), as outlined in red on the accompanying location plan.
5. [REDACTED] and am therefore directly aware of the nature of the Site and the use in that regard.
6. I make this Statement in support of an application to the Local Planning Authority (LPA) for a Certificate of Lawful Existing Use or Development (CLEUD) for the Site, specifically confirming the lawful use of the Site for

"Use for the purposes of an Industrial/Commercial Landscaping Contracting Business associated activities including,

- a) the parking and unloading of plant and machinery and commercial vehicles,**
- b) the storage of materials associated with landscape contracting,**
- c) The storage and maintenance of vehicles, tools, equipment, and ancillary items,**
- d) The administrative functions of the Business, and**
- e) The siting of containers and other buildings/covered areas for general storage purposes."**

III. Direct Knowledge and History of Use

7. Daily Routine:

daily routine involved:

- a) Commencing work at the Site five and half to six days a week, at approximately 7am, working through to 5pm-7pm.
- b) Reporting to the office on the Site.
- c) Loading vehicles and plant and turf and other materials and tools stored on the Site before commencing work off-site.
- d) Returning to the Site each evening/end of the day to unload, wash down, and secure plant, machinery, and vehicles.

8. Core Activities Observed:

the Site was continuously and without interruption used for activities that were integral and ancillary to the industrial/commercial landscape contracting business. These included:

A. Vehicle and Plant Movement: The daily movement, parking, and maintenance of the company's fleet, including HGV's (including Arctic's, Flat bed droppers and 7.5t tipper lorries), transit vans, tipper lorries, excavators, 3-tonne mini-diggers dumpers, tractors, 4x4's, and staff vehicles.

- B. Material Storage:** The receipt, handling, and storage of bulk materials used for hard and soft landscaping, such as aggregates, gravel, topsoil, sub-soil, sand, mulch, and fencing materials, which were stored openly or in dedicated bays/sheds on the Site.
- C. Workshop/Maintenance:** The use of the main workshop building on the Site (Building A on the accompanying 'Existing Uses' plan) for the repair, servicing, and preparation of equipment and plant.
- D. Administration:** The use of the main building office on the Site (Building B on the accompanying 'Existing Uses' plan] for payroll, administration, and staff briefings.
- E. Growing:** The use of the polytunnel on the Site (Location C on the accompanying 'Existing Uses' plan) for growing seedlings, small plants etc.

9. **Physical Characteristics:** [REDACTED]

[REDACTED] the Site was visibly set up and equipped as a commercial yard. It featured;

- i. A large steel-framed workshop building – Building A on accompanying 'Existing Uses' plan.
- ii. An office building – Building B on accompanying 'Existing Uses' plan.
- iii. A polytunnel, erected in 2007 for the Business – no longer on site but in situ for over 10 years at Location C on accompanying 'Existing Uses' plan.
- iv. Formerly covered storage area with concrete panel sides - Building D on accompanying 'Existing Uses' plan.
- v. Extensive areas of concrete hardstanding yard area, surfaced with concrete/gravel, installed over time to enable vehicle movements, parking and storage – See area outlined in 'blue' on accompanying 'Existing Uses' plan.
- vi. Designated areas for container storage, diesel tanks, waste, equipment storage, loading/unloading of vehicles, parking for vehicles and plant, associated with the Business – see area outlined in 'orange' on accompanying 'Existing Uses' plan.

- vii. Designated areas for the storage of soil and spoil, for both the Original Business and the Business, evidenced by Google Earth imaging – see area shaded in 'yellow' on accompanying 'Existing Uses' plan.
- viii. Designated areas for the storage of aggregates, sand, top-soil, spoil, mulch, plants, trees, shrubs, timber, fencing, and bulk bags etc. (evidenced by retaining walls/bays) – see area shaded in 'pink' on accompanying 'Existing Uses' plan, and within other lean-to buildings or other covered areas.
- ix. An earth bund formed over time to screen the site from neighbouring residential properties, evidenced by Google Earth imaging - see area shaded in 'purple' on accompanying 'Existing Uses' plan.

These characteristics clearly and physically denoted a non-residential, active commercial/industrial use.

10. Intensity and Consistency: The scale of operations remained consistent [REDACTED] The Site was an active and busy place, fully supporting the operations of the Business, with constant staff, vehicles, and plant moving on and off the premises on a daily basis. [REDACTED] [REDACTED] these activities continued to occur up until February 2024 when the Business decided to relocate, and the Site was put up for sale.

IV. Concluding Statement

11. I confirm that the use of the Site for the purposes of an Industrial/Commercial Landscape Contracting Business, as described in this Statement, was **continuous, uninterrupted, and consistent** [REDACTED]

12. [REDACTED] these activities continued to occur up until February 2024 when the Business decided to relocate, and the Site was put up for sale.

13. I confirm that the contents of this statement are true to the best of my knowledge and belief.

V. Declaration

AND I make this solemn Declaration conscientiously believing the same to be true and by virtue of the provisions of the Statutory Declarations Act 1835.

DECLARED this 16th day of January 2026 by

Signature of Declarant

Print Name

WITNESSED BY

Signature of Witness

Graeme D. Thorpe MRTPI, Associate, PWA Planning, Unit 2 & 3 Lockside Office Park, Lockside Road, Preston, PR2 2YS.

This 16th day of January 2026.

