

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 <sup>th</sup> day of January 2026

I, [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 personal knowledge, save where stated otherwise.
2. [REDACTED] land and buildings at Lane Ends Farm, Hothersall Lane, Preston, PR3 2XB (hereinafter referred to as "the Site"), as outlined in red and blue on the accompanying location plan; [REDACTED] WJ Wilkinson & Sons (Landscaping) Ltd (hereinafter referred to as "the Business"), formerly W.J. Wilkinson & Sons (Nurseryman) Limited, since 1972.
3. The Site originally formed part of the farmstead [REDACTED] with operations including the importation and sale of plants/shrubs/trees, and sale of materials associated with horticultural activities.
4. [REDACTED]
5. [REDACTED] directly aware of the nature of the Site and the use in that regard.
6. [REDACTED] the business known as W.J. Wilkinson & Sons (Nurseryman) Limited (hereinafter referred to as "the Original Business") from the Site.

7. 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 with 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. History of Use**

8. **Commencement of Use:** The use of the Site for the operation of the Original Business began around 1972 and has continued without interruption since that date. This means that the use has been continuous for a period in excess of ten (10) years prior to the date of this application.

9. **Nature of Operations:** The core activities undertaken on the Site have consistently comprised:

- a) The **parking, loading, and unloading of plant and machinery** (e.g., excavators, 3-tonne mini-diggers dumpers, tractors) and **commercial vehicles** (e.g., HGV's (including Arctic's, Flat bed droppers and 7.5t tipper lorries), transit vans, tipper lorries, 4x4's, staff vehicles).
- b) The **storage of materials** associated with landscape contracting, including aggregates, soil, sub-soil, sand, spoil, mulch, plants, trees, shrubs, timber, fencing, and bulk bags on the Site.
- c) The **storage and maintenance** of vehicles, tools, equipment, and ancillary items necessary for the Business within the workshop on the Site.

- d) The **administrative** functions of the Business, including office-based tasks, staff meetings, and client liaison.
  - e) The **siting of containers and other buildings/covered areas** for general storage purposes on the Site.
10. **Scale and Intensity:** Whilst growing holistically on site, as the business grew the scale and intensity of the operations on the Site remained consistent with the nature of the Business. Specifically:
- a) The Site regularly accommodated 15 to 25 vehicles and pieces of plant.
  - b) The Business employed an average of 25 staff operating from the Site.
  - c) The Site was actively used on a daily basis all year round, six days a week, dropping to five over time.
  - d) The operational hours on Site were typically between 7am and 5pm-7pm.

#### **IV. Physical Evidence of Use**

11. [REDACTED] the Site included the following structures/features which supported and evidenced the Original Business use:
- i. A main workshop building, erected in 1976 – Building A on accompanying 'Existing Uses' plan.
  - ii. An office building, erected in 1996 – 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 'Existing Uses' plan.
  - iv. Formerly covered storage area with concrete panel sides - Building D on accompanying 'Existing Uses' plan.
  - v. Large areas of hardstanding yard area, surfaced with concrete/gravel, installed over time to enable vehicle movements, parking and storage for both the Original Business and the Business – See area outlined in 'blue' on accompanying 'Existing Uses' plan.
  - vi. Designated areas for container storage, waste, equipment, vehicle parking, associated with both the Original Business and 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 physical characteristics, and the use of the Site as described above, have been readily visible and apparent from the public highway/adjoining land throughout the relevant period.

## **V. Concluding Statement**

12. I confirm that the use of the Site for the purposes of an Industrial/Commercial Landscape Contracting Business and its associated activities, as described in this Statement, has been **continuous, uninterrupted, and consistent** for a period in excess of ten (10) years, namely from 1972 through to February 2024,

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

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## **VI. 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 16<sup>th</sup> day of January 2026 by

[Redacted]

Signature of Declarant

[Redacted]

Print Name

**WITNESSED BY**

[Redacted]

Signature of Witness

[Redacted]

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

This 16<sup>th</sup> day of January 2026.

