

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]

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] the 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]
3. [REDACTED] from 1974 to 1988, and since 1988 [REDACTED] therefore I am directly aware of the nature of the Site and the use in that regard.
4. The Company purchased the Site on the basis of direct local knowledge.
5. 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. Direct Knowledge

6. The use of the Site has continued without interruption [REDACTED]
[REDACTED] This means that the use has been continuous for a period in excess of ten (10) years prior to the date of this application.

7. **Core Activities Observed:** I can confirm that the Site was continuously and without interruption used for activities associated with the industrial/commercial landscape contracting business on the Site. 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.

IV. Physical Evidence of Use

8. My knowledge of the Site confirms that the Site included the following structures/features which supported the operation of the former business on site:
 - 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 – 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 – See area outlined in 'blue' on accompanying 'Existing Uses' plan.
 - vi. Designated areas for container storage, waste, equipment, vehicle parking – see area outlined in 'orange' on accompanying 'Existing Uses' plan.
 - vii. Designated areas for the storage of soil and spoil, 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.
9. 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. Basis of purchase of the Site

10. The Site was purchased on the basis of [REDACTED] direct local knowledge along with the Site being marketed by Richard Turner & Son as a Commercial Yard, Office, Building and Paddock with the marketing materials referring to ".....secure concrete yard and storage areas.....".

VI. Concluding Statement

11. 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 1974 through to February 2024, [REDACTED]

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

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 16th 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 16th day of January 2026.