Lockside Office Park
Lockside Road
Preston
PR2 2YS

[redacted]

The Planning Inspectorate
c/o Quadient,
69, Buckingham Avenue,
SLOUGH
SL1 4PN

29 April 2026

Our Reference: 26-2713
LPA Reference: 22537

APPEAL AGAINST ENFORCEMENT NOTICE (OPERATIONAL DEVELOPMENT)

RE: Alleged Breach of Planning Control on Land at Lane Ends Farm, Hothersall Lane, Hothersall, Preston, PR3 2XB

Appellants: Browns of Grimsargh Ltd., Design House, Preston Road, Charnock Richard, Chorley, England, PR7 5JZ

Manor House Commercials Ltd., Design House, Preston Road, Charnock Richard, Chorley, England, PR7 5JZ

This Supporting Note serves to provide the following supplementary information in support of this Appeal at the time of the completion of the Appeal forms.

The Appellant will be providing a further, more detailed, Supporting Statement in due course, however this should suffice at this time given the short timeframe within which the Appellant has had to act.

Appeal Grounds and Summary of Facts

Grounds for appeal under Ground B (s.174(2)(b)) that those matters have not occurred;

The Appellant submits that the alleged breach has not occurred for the following reasons;

- Engineering works to level and regrade the site have not occurred as only site clearance works have been undertaken since taking ownership of the site. This has included removal of any overgrown spoil from existing hardstanding areas in order to allow the reuse of the wider site for its lawful use.
- Infilling of the pond has not occurred as the man-made depression in the ground, which was used to manage surface water run-off, remains but is just smaller than it was previously.
- The change of use of land outside the approved planning unit for storage of waste and material in connection with the garage/MOT centre has not occurred, but is used for parking and storage

of equipment, containers and other paraphernalia unrelated to the garage, but associated with the use of the wider site.

Grounds for appeal under Ground C (s. 174(2)(c)) that those matters (if they occurred) do not constitute a breach of planning control;

The Appellant submits that,

- the wider site maintains a lawful commercial use and was formerly used as a landscape contractor's yard. This included a variety of associated activities, including storage of materials and including the use of shipping containers. Continued use of the land for these purposes, including siting of storage containers, does not constitute a breach of planning control.
- Any engineering works involving site clearance are de minimis and relate to tidying and general site maintenance, which would not constitute a breach of planning control.
- No change of use of the land has occurred with the land currently benefitting from the extant lawful use as a landscape contractors' yard. This has not been supplanted by any new use with the site only having been tidied and cleared.

Grounds for appeal under Ground D (s. 174(2)(d)) that, at the date when the notice was issued, no enforcement action could be taken in respect of any breach of planning control which may be constituted by those matters;

The Appellant submits that the earth bund and hardstanding areas have been there for over 10 years in connection with the former and lawful use of the site. The site includes a large area of hardstanding and was formerly used for the site of storage and shipping containers in connection with the former and lawful use of the site, for 10 years or more.

Grounds for appeal under Ground E (s. 174(2)(e)) that copies of the enforcement notice were not served as required by section 172;

The Appellant submits that S172(2) requires that a copy of the notice shall be served (a) on the owner(s) and the occupier(s) of the land to which the notice relates, and (b) on any other person having a "materially affected" interest in the land.

S172(3) requires that service of the notice shall take place,

a) not more than 28 days after its date of issue and
b) not less than 28 days before the date specified in it as the date on which it is to take effect.

S329 of the TCPA90 and the Town and Country Planning General Regulations 1992 sets out requirements for service. If a notice was not properly served, it should be quashed.

We consider the notice was not properly served and this has substantially prejudiced the Appellants, despite the submission of this Appeal against the notice. Manor House Commercials Ltd. have yet to

receive a formal copy of the Notice, despite this being posted/issued by the Local Planning Authority (LPA) at the same time as the Notice sent to Browns of Grimsargh.

The Enforcement Notice was posted by the LPA on the 30th of March 2026 via First Class to the addresses within the Enforcement Notice. The accountants, for each business, situated at Design House, Charnock Richard, received this letter on the 8th of April 2026. Any recipient must have 28 days to make an appeal. The Appellant has not had '28 days to make an Appeal' for the above reasons, hence the submission of this initial Supporting Note.

Grounds for appeal under Ground F (s. 174(2)(f)) that the steps required by the notice to be taken, or the activities required by the notice to cease, exceed what is necessary to remedy any breach of planning control which may be constituted by those matters or, as the case may be, to remedy any injury to amenity which has been caused by any such breach;

See information provided above Under Grounds B, C and D. In addition, the Appellant is unclear on the injury to amenity caused by the alleged breaches given the former and lawful use of the site; a matter acknowledged by the LPA within the Enforcement Notice. The Appellant is aware of the former use of the site, which was a key reason for the purchase of the site, and they have sought to operate within the permitted and lawful use of the site since moving onto the site. They have also sought to make appropriate changes on-site to buildings and their use within the planning system, all of which to date have been considered and accepted by the LPA. There is no tarmac laid on site, the majority of any crushed stone/associate material was what was remaining after clearing the hardstanding on site of spoil/earth that was left by the former operator of the use formerly on site. Whilst areas have been covered in part by new stones/chippings, these have been used to level and smarten up the site, and would not, in itself, constitute an engineering operation. There has been an earth bund around the site for over 10 years.

Grounds for appeal under Ground G (s.174(2)(g)) that any period specified in the notice in accordance with section 173(9) falls short of what should reasonably be allowed.

The position of the Appellant is that longer should be given for the compliance period. Aside from the fact that all of the alleged breaches of planning control either have not occurred, or if occurred did not need permission, or are lawful works, should the Notice be upheld in full, specialist equipment would be required to rectify any requirements which are not readily available. Equally there will be financial cost to this when all they have sought to do is tidy up, clear and make good a site ready for it to be used again following its purchase. Given the availability of such machinery, they may struggle to carry out the required works in such a short time period. Given the limited injury to amenity any substantiated breach may have caused, as opposed to any such substantiated planning breach, a reasonable time for compliance should be six months.

Choice of Procedure

Written Representations

The Appellant will be providing a further, more detailed, Supporting Statement in due course, however this note should suffice at this time given the short timeframe within which the Appellant has had to act.

Kind regards,

Graeme Thorpe MRTPI
Associate

(on behalf of the Appellant – Browns of Grimsargh Ltd. / Manor House Commercials Limited)

Land at Lane Ends Farm, Hothersall Lane, Hothersall, Preston, PR3 2XB

Application for a Certificate of Lawfulness to confirm the existing lawful use of the Site

SUPPORTING STATEMENT
JANUARY 2026

PWA Planning, Energy Planning and CT Planning are trading names of PWA Planning Limited (PWA), a company registered in England with number 8605706.
Registered office address Stoneleigh House, Stoneleigh Park, Stoneleigh, Kenilworth CV8 2TZ.

REPORT CONTROL

Document type	Supporting Statement
Project	Land at Lane Ends Farm
Client	Manor House Commercials Limited
Job Number	26-2713

Document Checking

Primary Author	Rico Man
Contributor	Lydia Harper
Reviewer	Graeme Thorpe

Revision Status

Issue	**Date**
Draft v1	10/12/2025
Draft v2	18/12/2025
Final	23/01/2026

CONTENTS

1	INTRODUCTION
2	SITE DESCRIPTION
3	PLANNING HISTORY
4	OPERATIONAL DEVELOPMENT AND USE OF LAND TIMELINE
5	RELEVANT LEGISLATION
6	ESTABLISHING LAWFULNESS
7	CONCLUSION

Appendices

Appendix A - Sales particulars and listing of the site

/1 INTRODUCTION

1.1 PWA Planning is instructed by Manor House Commercials Limited ('the Applicant') to submit an application for a Certificate of Lawfulness (LDC) to confirm the existing lawful use of Land at Lane Ends Farm, Hothersall Lane, Hothersall, Preston, PR3 2XB ('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.

1.2 This LDC refers to the site as shown on the submitted Location Plan (ref.001)

1.3 The Application is made under Section 191(a) of the Town and Country Planning Act 1990 (as amended) (TCPA), which provides for the formal confirmation of the lawfulness of any existing use of buildings or other land.

1.4 The Local Planning Authority (LPA), Ribble Valley Borough Council (RVBC), had previously issued an enforcement notice ref. 22537 (operational development) on the 23rd of October 2025 to the applicant. It related to the alleged breach of planning control of the following:

a) Without planning permission, engineering works to level and regrade the site, infill a pond and create an earth bund, the formation of hardstanding, and the siting of shipping containers on the land.

b) Without planning permission, the change of use of the land outside of the approved planning unit for the car repair garage and MOT testing centre for the storage of waste

and material in connection with the car repair garage and MOT testing centre. For the avoidance of doubt the approved planning unit is the area of land shown edged red on the approved location plan (Drawing No. 01B) in planning permission ref: 3/2025/0381 (shown edged red on attached plan 2).

1.5 An appeal against this enforcement notice was made and was made valid on the 21st of November 2025 (ref. APP/T2350/C/25/3376132).

1.6 On the 8th of January 2026, the Head of Development Management & Building Control at RVBC emailed the Planning Inspectorate to advise,

In reviewing the documents for the appeal, it has come to the attention of the LPA that the reasons for serving the Enforcement Notice (section 4) do not include the harm and the relevant policies which are required. Therefore, the LPA has written to every party who was served with a copy of the notice today notifying them of their decision to withdraw the enforcement notice. The LPA intends to reissue a new notice for the same development with the requisite reasons added. I will send a copy of the withdrawal notice to PINS in due course, likely tomorrow.

1.7 Following receipt of the aforementioned letter on the 9th of January 2026, the Planning Inspectorate wrote to the applicant to advise that,

In exercise of the power in s173A(1)(a) of the Act, the LPA have withdrawn the enforcement notice and I understand that they have notified you. We will take no further action on this appeal(s).

1.8 Given the case presented to the Planning Inspectorate within our Grounds and Facts Document that was submitted with the aforementioned Appeal and given the commercial history and former use of the site, the purpose of this application is to demonstrate that the use of the land has been established for more than ten years and is now considered lawful.

1.9 The following evidence is provided in support of the Application:

- STATUTORY DECLARATION - Robert James Wilkinson
- STATUTORY DECLARATION - Henry George Worthington
- STATUTORY DECLARATION – Sydney Roy Brown

- Location Plan, dwg ref 001
- Existing Site Plan, dwg ref 002
- Colour Coded 'Existing Uses' Plan, dwg ref 003
- Google Earth Image 2015, dwg ref 005

1.10 This Statement provides an overview of the Site and planning history alongside details on the Proposed Development and how the scheme is compliant with the provisions of the TCPA.

/2 SITE DESCRIPTION

2.1. The application relates to the site known as Lane Ends Farm, and this is located to the east of Hothersall Lane, which is also where the site can be accessed.

2.2. Figure 1 below shows an aerial view of the entire site within the ownership of the applicant (outlined in purple). The site has a long-established commercial character and does not represent an undeveloped or pristine area of countryside.

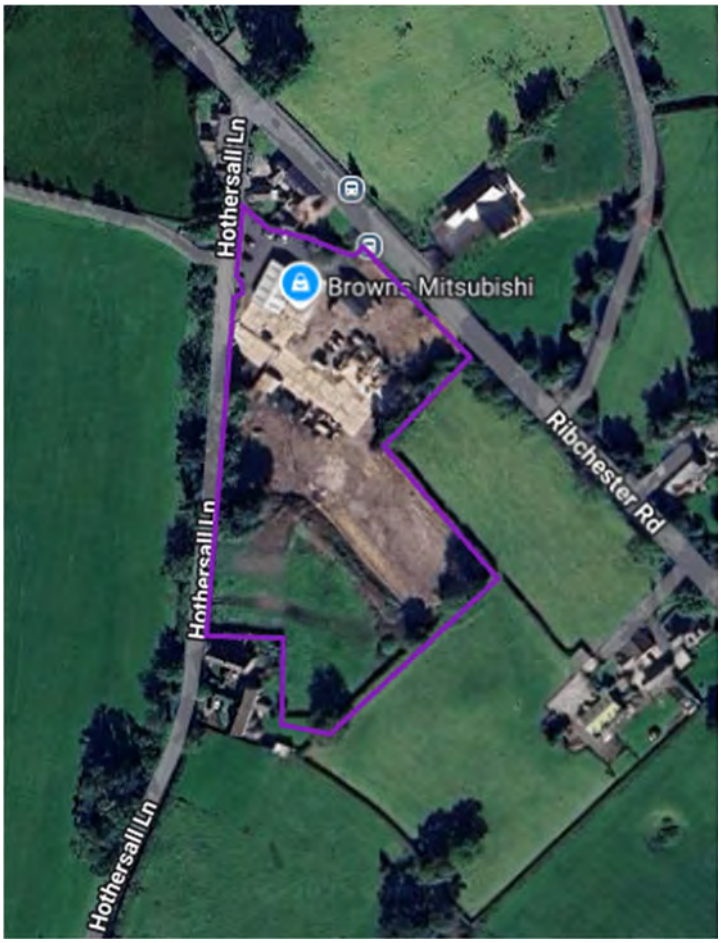


Figure 1: Aerial view of the site

2.3. The site has always been of general industrial use and, prior to being purchased by the applicant, was previously occupied by a landscaping contractor (known as Wilkinson Landscaping). The established use involved storage of materials, plant, machinery and associated paraphernalia typical of a rural commercial yard.

2.4. More recently, the land has been acquired with part of the site being operated as a vehicle repair, servicing and MOT testing facility. The sales particulars, included in Appendix A,

confirm that the site comprises a detached office, workshop building, yard areas, parking and a small agricultural paddock. The character of the site is therefore firmly commercial in nature.

/3 PLANNING HISTORY

3.1. The site consists of the following planning history:

- 3/2025/0723 | Proposed formation of new site entrance and associated site works. | Withdrawn on 07/11/2025
- 3/2025/0381 | Proposed change of use of existing repair garage (Use Class B2) to incorporate MOT testing use (Sui Generis). | Approved on 25/07/2025
- 3/2007/0022 | Erection of horticultural polytunnel, 6.4m x 14.63m for protection of shrubs and plants in temporary storage. | Approved on 09/02/2007
- 3/2007/0022 | Erection of horticultural polytunnel, 6.4m x 14.63m for protection of shrubs and plants in temporary storage | Approved with Conditions.
- 3/1996/0051 | Single storey office building | Approved with Conditions.
- 3/1976/1285 | Demolition of buildings. Erection of building for storage of agricultural and horticultural equipment | Approved with Conditions.

3.2. The above planning history is material to this appeal because it confirms the long-established commercial character of the site and the lawful use of buildings and land for workshop, storage and yard-based activities.

3.3. The grant of planning permission for B2 use with MOT testing in 2025 did not create a new planning unit in isolation but formalised an extension of existing commercial activity on land which had already been operating as a contractors' yard for many years. This historic pattern of lawful commercial use is directly relevant when considering whether any material change of use has occurred and whether the Council's allegations properly reflect the lawful baseline of the site.

/4 OPERATIONAL DEVELOPMENT AND USE OF LAND TIMELINE

4.1. This section outlines the timeline of the site concerning its operational development and use of land 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.

4.2. This will be carried out through consideration of the evidence provided within the Supporting Statements (Statutory Declarations) from:

1. Robert James Wilkinson at The Willows, Ribchester Road, Hothersall, Preston, PR3 3XA
2. Henry George Worthington at Mount Pleasant, Ribchester Road, Hothersall, PR3 3XA
3. Sydney Roy Brown at Bluebell Cottage, Clitheroe Road, Knowle Green, Preston, PR3 2YS

In addition, an analysis of a series of historical satellite imagery sourced from Google Earth has been undertaken.

Evidence from Supporting Statements (Statutory Declaration / Affidavit)

1. Robert James Wilkinson

4.3. The first Statutory Declaration was made by Robert James Wilkinson, who held an interest at the site, being both owners and operators of WJ Wilkinson & Sons (Landscaping) Ltd, formerly W.J. Wilkinson & Sons (Nurseryman) Limited, since 1972.

4.4. The site originally formed part of the farmstead owner by his grandparents and these operations included the sale of materials associated with horticultural activities. He was one

of the freehold owners of the site from 1984 until December 2024 – a continuous period of over 40 years.

4.5. He has also lived immediately adjacent to the Site at The Willows since 1984 and is therefore directly aware of the nature of the Site and the use in that regard.

4.6. During his period of ownership, alongside his other family members, they operated the business known as W.J. Wilkinson & Sons (Nurseryman) Limited from the Site.

4.7. Robert confirms the use of the Site for the operation of the business as W.J. Wilkinson & Sons (Nurseryman) 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.

4.8. The core activities undertaken on the Site have consistently comprised:

- 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).
- 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.
- The storage and maintenance of vehicles, tools, equipment, and ancillary items necessary for the Business within the workshop on the Site.
- The administrative functions of the Business, including office-based tasks, staff meetings, and client liaison.
- The siting of containers and other buildings/covered areas for general storage purposes on the Site.

2. Henry George Worthington

4.9. The second Statutory Declaration was made by Henry George Worthington, who was formally employed by the business formerly known as W.J. Wilkinson & Sons (Nurseryman) Limited, but then known as WJ Wilkinson & Sons (Landscaping) Ltd as a HGV Driver.

4.10. His employment with the business commenced in 1990 and ended in 2015. This period provides continuous and direct knowledge of the Business for 25 years. Throughout his employment, the sole operational base for the Business was from the site.

4.11. He also lived immediately adjacent to the Site at Mount Pleasant since 1992 and is therefore directly aware of the nature of the Site and the use in that regard.

4.12. During Henry's employment, he regularly attended the Site. Specifically, his daily routine involved:

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

4.13. Throughout the entire duration of Henry's employment (from 1990 to 2015), the Site was continuously and without interruption used for activities that were integral and ancillary to the industrial/commercial landscape contracting business. These included:

- 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.
- 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.
- Workshop/Maintenance: The use of the main workshop building on the Site (Building A on the accompanying plan) for the repair, servicing, and preparation of equipment and plant.
- Administration: The use of the main building office on the Site (Building B on the accompanying plan] for payroll, administration, and staff briefings.
- Growing: The use of the polytunnel on the Site (Location C on the accompanying plan) for growing seedlings, small plants etc.

3. Sydney Roy Brown

4.14. The third Statutory Declaration was made by Sydney Roy Brown who lived directly opposite, or within close proximity to, the site since 1974, giving him continuous and direct personal

knowledge of how the land has been used over several decades. The declaration is based on his first-hand observations and local familiarity with the site.

4.15. Mr Brown confirms that the site has been used continuously and without interruption for an industrial and commercial landscape contracting business for well over ten years, specifically from 1974 until February 2024.

4.16. He describes in detail the range of activities carried out on the land, including,

- the parking, movement, maintenance, and storage of commercial vehicles, plant, and machinery;
- the storage of landscaping materials such as aggregates, soil, timber, fencing, and plants;
- the operation of workshops for equipment servicing and repairs;
- office-based administrative activities such as payroll and staff briefings;
- and the use of a polytunnel for growing plants and seedlings.

He states that these uses were regular, visible, and integral to the business.

4.17. The declaration also sets out the physical features of the site that supported these activities, including a main workshop building constructed in 1976, an office building added in 1996, a polytunnel erected in 2007, covered storage areas, extensive areas of hardstanding for vehicle movements and parking, designated storage bays for materials, soil and spoil storage areas, container storage zones, and an earth bund created over time to screen the site from nearby residential properties. Mr Brown notes that these features and uses were apparent from public vantage points and adjoining land throughout the relevant period.

4.18. Mr Brown explains that the site was purchased by the company in December 2024 on the basis of his direct local knowledge and its marketing as a commercial yard with office, building, and secure concrete storage areas. He concludes by affirming that the site's use as an industrial and commercial landscaping business has been lawful, continuous, and consistent for more than ten years, and declares the contents of the statement to be true to the best of his knowledge and belief.

Analysis of Historical Imagery

4.19. The following historical imagery was extracted from Google Earth Imagery and showcases the Physical Evidence of Use/ Physical Characteristics as collaborated by Robert, Henry and Roy within their Statutory Declarations, respectively.

Historical Image 1 (January 2000)



4.20. This is the earliest satellite imagery available for the site. It is evident that the main workshop building and an office building are present, represented as Building A and Building B, respectively, on the accompanying Coloured Coded Map.

4.21. A hardstanding yard area surrounding the centre of the site can also be seen, it is surfaced with concrete/gravel to enable vehicle movements, parking, but also for container storage, waste, equipment and vehicle parking for the business at that time.

4.22. There are designated areas for the storage of soil and spoil, for the business, as shown in the area shaded in 'yellow' on the accompanying Coloured Coded 'Existing Uses' Plan.

Historical Image 2 (January 2003)



4.23. This satellite imagery was taken in January 2003, where the main workshop and office building can still be seen. When compared to Image 1 above, it is evident that the central hardstanding area of the site has expanded and container storage, waste, equipment, and vehicle parking can be seen scattered throughout that area.

4.24. The formation of an earth bund can also be seen as beginning to develop, as shaded in 'purple' on the Colour Coded 'Existing Uses' Plan.

Historical Image 3 (April 2015)



4.25. This is the next available satellite image and this was taken in April 2015. It is evident that the approved polytunnel tunnel can be seen, Building C on the Colour Coded 'Existing Uses' plan, as well as the covered storage area with concrete panel sides, Building D on the Colour Coded 'Existing Uses' plan.

4.26. 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 can be seen in areas shaded in 'pink' as per the Colour Coded 'Existing Uses' plan.

4.27. An area for the storage of soil and spoil for the Business also be found, as shown in areas shaded in 'yellow' as per the Colour Coded 'Existing Uses' plan, and again, container storage, waste, equipment, and vehicle parking associated with the business can be seen scattered throughout the hardstanding yard area.

4.28. The further development of the earth bund can also be clearly seen, with dense vegetation now growing on top of it.

Historical Image 4 (July 2017)



4.29. This satellite image was taken in July 2017, and vegetation on the periphery of the site can be seen as denser and more mature. It covers the area for the storage of aggregates, sand, topsoil, spoil, mulch, plants, trees, shrubs, timber, fencing, and bulk bags, etc., but also shields the polytunnel. Otherwise, minimal differences can be found when compared to Image 3.

4.30. It is worth noting the enlargement of the earth bund as vegetation continues to grow on it.

Historical Image 5 (June 2018)



4.31. This satellite image was taken in June 2018, where minimal differences can be found when compared to Image 4.

4.32. The size of the earth bund has remained of a similar size.

Historical Image 6 (April 2020)



4.33. This satellite image was taken in April 2020, where the site appears slightly more organised than earlier images, and a general tidy-up may have occurred namely the trimming of overgrown vegetation.

4.34. Overall, minimal differences can be found when compared with Image 5.

Historical Image 7 (September 2021)



4.35. This satellite image was taken in September 2021. Overall, minimal differences can be found when compared with Image 6.

Historical Image 8 (June 2023)



4.36. This satellite image was taken in June 2023. Overall, minimal differences can be found when compared with Image 7.

Historical Image 9 (April 2025)



4.37. This satellite image was taken in April 2025. It can be seen that extensive vegetation clearance has occurred, including a close cut of the grassland area to the south of the red line boundary, removal of vegetation from the bund below the hardstanding yard area (although its shape can still clearly be seen on the above image), and the removal of vegetation that previously surrounded the polytunnel, Building C, which has also been removed.

4.38. Trees close to the pylons that dissect the site have been removed by the electricity board (Electricity Northwest) as part of their legal obligation and maintenance programme to keep

overhead lines clear of vegetation. Designated areas for the storage of soil and spoil have also been removed and subject to clearance.

4.39. The site also contains less vehicles, less scattered outdoor/container storage, waste, equipment, when compared to previous historical images.

Image 10 (Present, September 2025)



4.40. This satellite image was taken in September 2025, which is the latest imagery available, reflecting the current position of the site.

4.41. It can be seen that the previously extensively cleared vegetation surrounding the central hardstanding yard area has slowly begun to regrow. Vegetation has also started to grow on top of the earth bund.

4.42. Designated areas where the polytunnel previously sat, for the storage of aggregates, sand, top-soil, spoil, mulch, plants, trees, shrubs, timber, fencing, and bulk bags, etc., have also been removed and are now vacant.

4.43. More trees close to the pylons that dissect the site have been removed by the electricity board and container storage, waste, equipment, and vehicle parking appear more prevalent on site.

4.44. As the above images corroborate alongside the submitted Statutory Declarations, the Physical Evidence of Use and Physical Characteristics of this site clearly demonstrate that the use of the land has been established for more than ten years and is now considered lawful.

/5 RELEVANT LEGISLATION

5.1. Section 191 of the Town and Country Planning Act 1990 states that:

(1) If any person wishes to ascertain whether—

a) any existing use of buildings or other land is lawful;

b) any operations which have been carried out in, on, over or under land are lawful; or

c) any other matter constituting a failure to comply with any condition or limitation subject to which planning permission has been granted is lawful,

he may make an application for the purpose to the local planning authority specifying the land and describing the use, operations or other matter.

(2) For the purposes of this Act uses and operations are lawful at any time if—

a) no enforcement action may then be taken in respect of them (whether because they did not involve development or require planning permission or because the time for enforcement action has expired or for any other reason); and

b) they do not constitute a contravention of any of the requirements of any enforcement notice then in force.

(3) For the purposes of this Act any matter constituting a failure to comply with any condition or limitation subject to which planning permission has been granted is lawful at any time if—

a) the time for taking enforcement action in respect of the failure has then expired; and

b) it does not constitute a contravention of any of the requirements of any enforcement notice or breach of condition notice then in force.

(3A) In determining for the purposes of this section whether the time for taking enforcement action in respect of a matter has expired, that time is to be taken not to have expired if—

(a) the time for applying for an order under section 171BA(1) (a "planning enforcement order") in relation to the matter has not expired,

(b) an application has been made for a planning enforcement order in relation to the matter and the application has neither been decided nor been withdrawn, or

a planning enforcement order has been made in relation to the matter, the order has not been rescinded and the enforcement year for the order (whether or not it has begun) has not expired.

(4) If, on an application under this section, the local planning authority are provided with information satisfying them of the lawfulness at the time of the application of the use, operations or other matter described in the application, or that description as modified by the local planning authority or a description substituted by them, they shall issue a certificate to that effect; and in any other case they shall refuse the application.

(5) A certificate under this section shall—

(a) specify the land to which it relates;

(b) describe the use, operations or other matter in question (in the case of any use falling within one of the classes specified in an order under section 55(2)(f), identifying it by reference to that class);

I give the reasons for determining the use, operations or other matter to be lawful; and

(d) specify the date of the application for the certificate.

(6) The lawfulness of any use, operations or other matter for which a certificate is in force under this section shall be conclusively presumed.

(7) A certificate under this section in respect of any use shall also have effect, for the purposes of the following enactments, as if it were a grant of planning permission—

(a) section 3(3) of the Caravan Sites and Control of Development Act 1960 [or section 7(1) of the Mobile Homes (Wales) Act 2013;

(b) section 5(2) of the Control of Pollution Act 1974; and

(c) section 36(2)(a) of the Environmental Protection Act 1990.

5.2. Section 171 of the Town and Country Planning Act sets the time limits for enforcement where there has been a breach of planning control.

5.3. In April 2024, the then government made amendments to the Planning Act 2008 (Commencement No. 8) and Levelling-up and Regeneration Act 2023 (Commencement No. 4 and Transitional Provisions) Regulations 2024. As part of this Regulation 3(b) brings into force section 115 of the 2023 Act. Section 115 amends section 171B(1) and (2) of the 1990 Act to extend the time period in which local planning authorities can take enforcement action against unauthorised development in England from **4 to 10 years**. This came into force on 25th April 2024.

5.4. Nevertheless, within the same set of amendments, the below transitional provision for time limits on enforcement was included:

> *5. The amendments made to the 1990 Act by section 115 of the 2023 Act (time limits for enforcement) do not apply where—*
>
> *(a) in respect of a breach of planning control referred to in section 171B(1) of the 1990 Act (b) (time limits), the operations were **substantially completed**, or*
>
> *(b) in respect of a breach of planning control referred to in section 171B(2) of the 1990 Act (time limits), the breach occurred,*
>
> *before the day on which that section comes into force.*

Onus of Proof

5.5. It is understood that the onus of proof in a certificate of lawfulness application is on the applicant. The standard of proof in respect of a certificate is on the balance of probability.

5.6. It was held in *F. W. Gabbitas v Secretary of State and Newham London Borough Council [1985] J.P.L 630* that an applicant's own evidence is not required to be corroborated by independent evidence in order to be accepted. Further, if the local planning authority or an Inspector have no evidence of their own or from third parties to contradict or otherwise dispute the applicant's version of events, rendering them less than probable, then there is no good reason to refuse the application, provided the applicant's evidence alone is

sufficiently precise and unambiguous to justify the grant of the certificate on the balance of probability. If, however, there are contradictions in the applicant's evidence on material issues, then the local planning authority would be entitled to refuse the certificate. Further, the local planning authority is entitled to treat hearsay evidence with caution if it is entirely uncorroborated.

5.7. In this case, it is considered that the evidential documentation submitted in support of the use of the site for more than 10 years, detailed at Section 6 below, is conclusive.

/6 ESTABLISHING LAWFULNESS

6.1. This section will demonstrate the lawful use of the site for more than 10 years 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.*

6.2. Based on the operational use timeline and historical image analysis as demonstrated in Chapter 4 earlier, we can establish the following.

6.3. Image 1 was the earliest satellite imagery (January 2000) available for the site. The site at the time was occupied by a landscaping contractor, where structures including an office block, workshop building, car parking and storage areas can be seen. The site can also be seen as untidy, with waste, storage containers and materials and informally parked cars that are scattered throughout the site.

6.4. Images 2, 3, 6 and 8 show the state of the site throughout the years. The site at that time remains occupied by a landscaping contractor, and it is evident that the structures on site remained the same, and the site is untidy with materials, waste, shipping containers and informally parked cars scattered throughout the site.

6.5. It is worth noting that the concrete yard in the centre of the site has also been lawfully established on-site for over 10 years. Differences between Images 1, 2 and 3 show how the site's central concrete yard has expanded throughout the years.



Historical Image 1 (January 2000)



Historical Image 2 (January 2003)



Historical Image 3 (April 2015)



Historical Image 6 (April 2020)



Historical Image 8 (June 2023)



Image 10 (Present, September 2025)

6.6. Statutory declarations confirm the history of use and the physical evidence of use of the site, which is further corroborated by historical image analysis earlier in Chapter 4.

6.7. On the basis that the use of the site has clearly been established since 1972, for over 10 years, and by virtue of the passage of time, it has become lawful.

6.8. We consider this also means that the earlier enforcement action brought against the applicant, relating to the siting of shipping containers on land and the change of use of the land for the storage of waste and material, can no longer be taken.

/7 CONCLUSION

7.1. This lawful development certificate application seeks confirmation that the following is indeed lawful:

Application for a Certificate of Lawfulness for the use of the land 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.*

7.2. Considering all of the above and the submitted evidence, it is clear that all of the matters claimed to be lawful are indeed so. In accordance with the NPPG, it is considered that the evidence provided is sufficiently precise and unambiguous to justify the grant of a certificate. Accordingly, based on the evidence provided, it is clear that the applicant would be entitled to a certificate to this effect.

APPENDIX A

RTS Richard Turner & Son

AUCTIONEERS, VALUERS & ESTATE AGENTS Est 1803



Lane Ends Farm

COMMERCIAL YARD, OFFICE, BUILDING & PADDOCK

Hothersall Lane

Longridge

Preston, Lancashire

PR3 2XB

Set in 3.59 acres

FOR SALE BY INFORMAL TENDER

Guide Price OIEO £750,000

A desirable opportunity for the purchase of a valuable commercial property in a great location on the outskirts of Longridge town. Lane Ends Farm has the benefit of a good sized 170sq/ft brick built office block, 1800sq/ft workshop building, secure concrete yard and storage areas, customer car park and adjoining 1.7 acre agricultural field. All mains electric, gas & water services are available with private drainage, local authority Ribble Valley Borough Council with business rates payable and a use class of Workshop & Premises.

Tender deadline **12 noon Friday 12th July 2024** clearly marked 'Lane Ends Farm' to the Sawley office. Tender form available at www.rturner.co.uk or by request.

Viewings by appointment only through the selling agents. Ref JT Sawley office [redacted]

Old Sawley Grange, Gisburn Road, Sawley, Clitheroe, BB7 4LH

[redacted]

Description

Lane Ends Farm provides a useful and attractive small commercial site in the Ribble valley close to major road networks and the M6 motorway junctions and other facilities on the outskirts of Longridge Town. Previously tenanted long term by a landscaping company the site is in good condition and has potential for many other commercial uses with the benefit of offices, buildings, workshop, yard and agricultural land available. The property would appeal to several different buyer types from private individuals to investors and speculators alike.

The premises comprises in more detail as follows:

Detached Office (750sq/ft gross internal area)

Constructed in 1998 with brick and white painted pebble dash rendered walls and a tile roof over all walls are cavity and insulated. The building is single story and has a small amount of loft storage available the internal floor area extends to circa 750 sq ft. **Entrance Vestibule** 10' 9" x 5' 2" with glazed inner and outer doors. **Open plan office** 22' 0" x 14' 8". **Manager's Office** 10' 8" x 9' 8". **Rear Office** 12' 3" x 10' 8". **Store Room** 7' 8" x 5' 0". **Rear Entrance Area** 11' 6" x 7' 4" with glazed rear entrance, boiler room with toilet and wash basin, disabled toilet and wash basin. The rear entrance area is open to the main office.



Workshop – 1800sq/ft (60' x 40')

A steel portal frame construction with concrete block walls, upper side cladding and roof cladding in corrugated fiber cement sheets, concrete floor with vehicle inspection pit, wood paneled internal office, concrete internal block wall lock up, open loft area to one side with storage shelving above and below and large sliding entrance doors. Adjoining externally to one side is an L shape three bay open front storage area of timber pole structure with steel sheet roof and end cladding. Mains water and electric services.



Car Parking area

Tarmac area with mature planted borderes, street lighting and a separate access gateway off Hothersall lane to the yard area. The customer car park leads round the back of the workshop to the main office building entrance.

Yard area

Cocreated and part hardcore drained yard area for equipment storage including wash down areas, dirtly water tanks and sediment tanks. The yard extends to 1.89 acres to include the office, carpark and workshop. Security gates to the highway access.





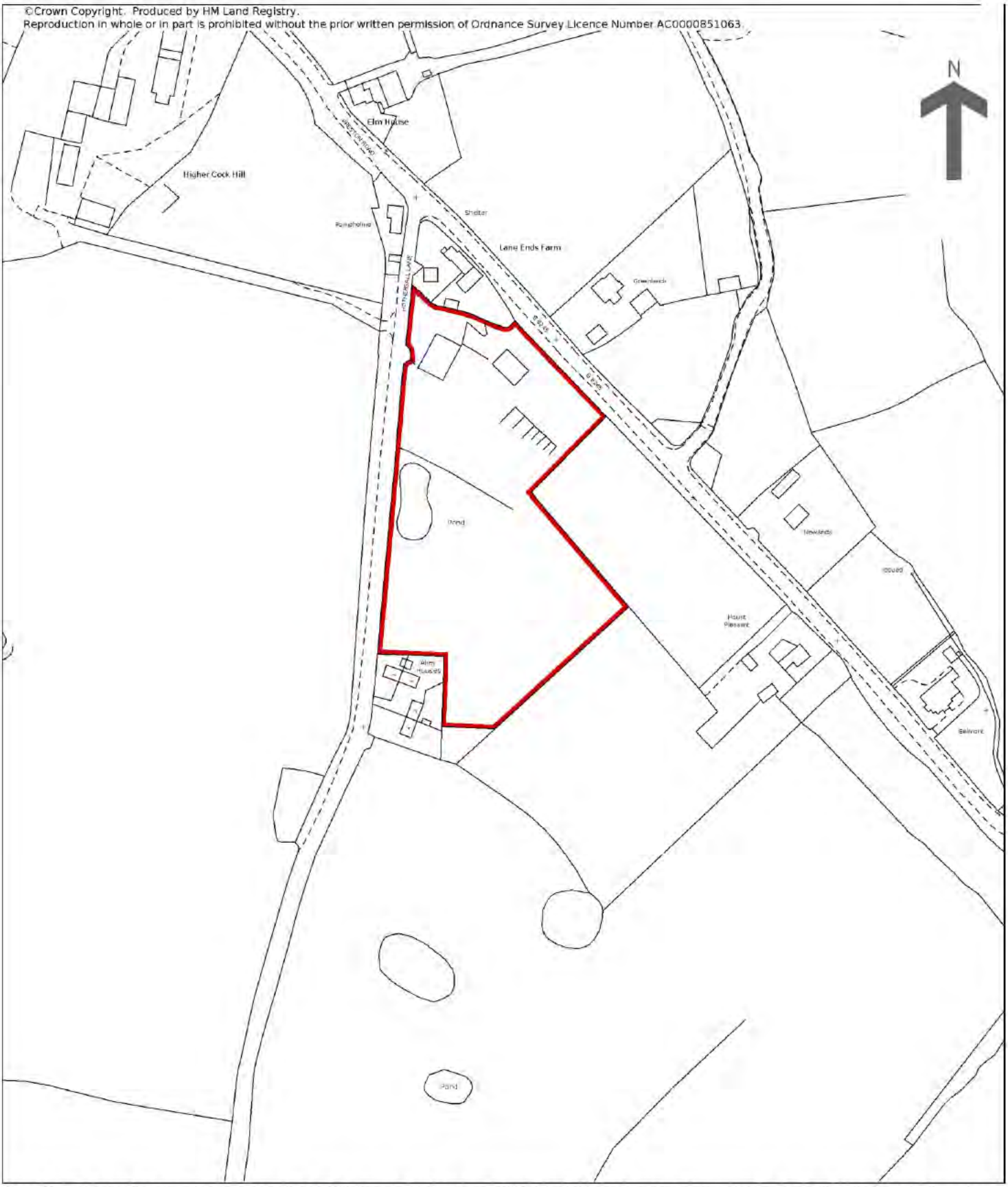
Land - 1.7acre
Shown on the enclosed plan within the boundary edged red to the south of the site lies a small agricultural paddock extending to approximatly 1.7acres. The land has its own separate access gate off Hothersall lane, has walled and stockproof boundary fencing with a small pond located to the roadside boundary.



Services
Mains electric (3phase), mains water, mains gas & private drainage system.

Tenure
The land is offered for sale Freehold with vacant posetion.

Local Authority & rates
Authority - Ribble Valley Borough Council
Rates payable 2024/2025 - £9,106
Usage class – Workshop and Premesis



Please Note: In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation etc.) and a search via Experian to verify information provided however please note the Experian search will NOT involve a credit search.



Old Sawley Grange, Gisburn Road
Sawley, CLITHEROE BB7 4LH
[redacted]

Royal Oak Chambers
Main Street
BENTHAM LA2 7HF
[redacted]

14 Moss End, Crooklands,
MILNTHORPE LA7 7NU
[redacted]

The Property Ombudsman

rightmove.co.uk
The UK's number one property website

OnTheMarket.com

MISREPRESENTATION ACT 1967:
Richard Turner & Son, for themselves and for the vendors or lessors of these properties whose agents they are, give notice that these particulars do not constitute any part of an offer or a contract. All statements contained in these particulars as to these properties are made without responsibility on the part of Richard Turner & Son or the vendors or lessors, none of the statements contained in these particulars as to these properties are to be relied on as statements or representations of fact and any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor or lessors do not make or give and neither Richard Turner & Son nor any person in their employment, has any authority to make or give any representation of warranty whatever in relation to these properties.



PWA Planning Ltd
Eastgate
2 Castle Street
Manchester
M3 4LZ

www.pwaplanning.co.uk

Graeme Thorpe

From: Justin Brown [redacted]
Sent: 20 April 2026 09:36
To: Graeme Thorpe
Subject: RE: RE - Lane Ends Farm Enforcement Notice [Filed 21 Apr 2026 16:30]

Categories: Filed by Mail Manager

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Mr Thorpe, yes I posted to both. I also spoke with Stephen Barker our solicitor to confirm the council's position of how we serve, and first class post is an accepted method of service.

Kind regards

Justin Brown

From: Graeme Thorpe [redacted]
Sent: 20 April 2026 09:30
To: Justin Brown [redacted]
Subject: RE: RE - Lane Ends Farm Enforcement Notice

⚠ **External Email**
This email originated from outside Ribble Valley Borough Council. Do **NOT** click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

Hi Justin,

So you can confirm that, as far as you are concerned, the notice was served on the below?

Persons served with a copy of this enforcement notice are as follows:

The Company Secretary, Browns of Grimsargh Ltd., Design House, Preston Richard, Chorley, United Kingdom. PR7 5JZ.

The Company Secretary, Manor House Commercials Limited (12972572), Desig Road, Charnock Richard, Chorley, England. PR7 5JZ

The reason for my question is that, to date, the only EN received has been the one sent to Browns of Grimsargh Ltd.

Thank you,

Graeme Thorpe MRTPI
Associate

pwa planning

[redacted]
Lockside Office Park, Lockside Road, Preston, PR2 2YS

From: Justin Brown [redacted]
Sent: 20 April 2026 09:26
To: Graeme Thorpe [redacted]
Subject: RE: RE - Lane Ends Farm Enforcement Notice

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Mr Thorpe Im a little confused. It says on the last page of the enforcement notice itself who it was served on.

Kind regards

Justin

From: Graeme Thorpe [redacted]
Sent: 20 April 2026 09:06
To: Justin Brown [redacted]
Subject: RE: RE - Lane Ends Farm Enforcement Notice

⚠ External Email
This email originated from outside Ribble Valley Borough Council. Do NOT click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

Hi Justin,

Could I ask for confirmation on WHO the notice was served on please.

To date, the only EN received has been the attached.

Thank you,

Graeme Thorpe MRTPI
Associate

pwa planning

[redacted]
Lockside Office Park, Lockside Road, Preston, PR2 2YS

From: Justin Brown [redacted]
Sent: 15 April 2026 11:57
To: Graeme Thorpe [redacted]
Subject: RE: RE - Lane Ends Farm Enforcement Notice

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Mr Thorpe, our policy at Ribble Valley Borough Council, is to serve first class post and I was directed by our council solictor team to serve it on the landowners according to official land registry documents. This being the councils policy since I have worked here.

Kind regards

Justin

From: Graeme Thorpe [redacted]
Sent: 15 April 2026 11:46
To: Justin Brown [redacted]
Subject: RE: RE - Lane Ends Farm Enforcement Notice

⚠ External Email
This email originated from outside Ribble Valley Borough Council. Do NOT click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

Hi Justin,

Could I ask for clarity on why this was not served directly to the office on-site, and also whether you have proof of posting such as a receipt from the Post Office?

Thank you,

Graeme Thorpe MRTPI
Associate

PWA Planning
[redacted]
Lockside Office Park, Lockside Road, Preston, PR2 2YS

From: Justin Brown [redacted]
Sent: 15 April 2026 11:42
To: Graeme Thorpe [redacted]
Subject: RE: RE - Lane Ends Farm Enforcement Notice

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Mr Thorpe, just for clarity it was served by me on 30/03/2026 via first class post to the Company Secretaries highlighted at the end of the Enforcement Notice. This being Browns of Grimsargh and Manor House Commercials.

Hope this clarifies this issue.

Kind regards

Justin Brown
Planning Enforcement Officer

From: Graeme Thorpe [redacted]
Sent: 15 April 2026 09:09
To: Steve Maggs [redacted]; Justin Brown [redacted]
Cc: Lyndsey Hayes [redacted]
Subject: RE - Lane Ends Farm Enforcement Notice

⚠ External Email
This email originated from outside Ribble Valley Borough Council. Do NOT click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

Steve / Justin,

I write further to the attached Enforcement Notice received by my client.

Please can you confirm when and how this Notice was served. Please also confirm by whom this was served, and to who it was issued.

Thanks in advance,

Graeme

Graeme Thorpe MRTPI
Associate

PWA Planning
[redacted]
Lockside Office Park, Lockside Road, Preston, PR2 2YS

Ribble Valley's visitor economy is booming – and our tourism team has won a top award for its eye-catching stand at the British Tourism and Travel show.

Disclaimer
This transmission is intended for the named addressee(s) only and may contain sensitive, protectively marked, or restricted material, and should be handled accordingly. Unless you are the named addressee (or authorised to receive it for the addressee) you may not copy, use, or disclose it to anyone else. If you have received this transmission in error, notify the sender immediately. All GCSX traffic may be subject to recording and/or monitoring in accordance with relevant legislation. This e-mail is issued subject to Ribble Valley Borough Council's e-mail disclaimer which you are taken to have read and accepted.

Although the Council security checks incoming and outgoing emails (including file attachments) it cannot guarantee that the content of an email communication or any file attachment is virus free or has not been intercepted or amended as it passes over the internet. The onus is on the recipient to check the communication is virus-free. The Council accepts no responsibility for any damage caused by receiving emails from our email systems and/or hosted domains.

Ribble Valley's visitor economy is booming – and our tourism team has won a top award for its eye-catching stand at the British Tourism and Travel show.

Disclaimer
This transmission is intended for the named addressee(s) only and may contain sensitive, protectively marked, or restricted material, and should be handled accordingly. Unless you are the named addressee (or authorised to receive it for the addressee) you may not copy, use, or disclose it to anyone else. If you have received this transmission in error, notify the sender immediately. All GCSX traffic may be subject to recording and/or monitoring in accordance with relevant legislation. This e-mail is issued subject to Ribble Valley Borough Council's e-mail disclaimer which you are taken to have read and accepted.

Although the Council security checks incoming and outgoing emails (including file attachments) it cannot guarantee that the content of an email communication or any file attachment is virus free or has not been intercepted or amended as it passes over the internet. The onus is on the recipient to check the communication is virus-free. The Council accepts no responsibility for any damage caused by receiving emails from our email systems and/or hosted domains.

Ribble Valley's visitor economy is booming – and our tourism team has won a top award for its eye-catching stand at the British Tourism and Travel show.

Disclaimer
This transmission is intended for the named addressee(s) only and may contain sensitive, protectively marked, or restricted material, and should be handled accordingly. Unless you are the named addressee (or authorised to receive it for the addressee) you may not copy, use, or disclose it to anyone else. If you have received this transmission in error, notify the sender immediately. All GCSX traffic may be subject to recording and/or monitoring in accordance with relevant legislation. This e-mail is issued subject to Ribble Valley Borough Council's e-mail disclaimer which you are taken to have read and accepted.

Although the Council security checks incoming and outgoing emails (including file attachments) it cannot guarantee that the content of an email communication or any file attachment is virus free or has not been intercepted or amended as it passes over the internet. The onus is on the recipient to check the communication is virus-free. The Council accepts no responsibility for any damage caused by receiving emails from our email systems and/or hosted domains.

Ribble Valley's visitor economy is booming – and our tourism team has won a top award for its eye-catching stand at the British Tourism and Travel show.

Disclaimer
This transmission is intended for the named addressee(s) only and may contain sensitive, protectively marked, or restricted material, and should be handled accordingly. Unless you are the named addressee (or authorised to receive it for the addressee) you may not copy, use, or disclose it to anyone else. If you have received this transmission in error, notify the sender immediately. All GCSX traffic may be subject to recording and/or monitoring in accordance with relevant legislation. This e-mail is issued subject to Ribble Valley Borough Council's e-mail disclaimer which you are taken to have read and accepted.

Although the Council security checks incoming and outgoing emails (including file attachments) it cannot guarantee that the content of an email communication or any file attachment is virus free or has not been intercepted or amended as it passes over the internet. The onus is on the recipient to check the communication is virus-free. The Council accepts no responsibility for any damage caused by receiving emails from our email systems and/or hosted domains.

RIBBLE VALLEY
BOROUGH COUNCIL

For office use only
Application No.
Date received
Fee paid £ Receipt No:

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

Application for a Lawful Development Certificate for an Existing Use or Operation or Activity, including those in breach of a planning condition

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Land at Lane Ends Farm

Address Line 1

Hothersall Lane

Address Line 2

Hothersall

Address Line 3

Longridge

Town/city

Preston

Postcode

PR3 2XB

Description of site location must be completed if postcode is not known:

Easting (x)

362210

Northing (y)

436951

Description

Applicant Details

Name/Company

Title

First name

Surname

c/o The Company Secretary

Company Name

Manor House Commercials Limited

Address

Address line 1

Design House

Address line 2

Preston Road

Address line 3

Charnock Richard

Town/City

Chorley

County

Country

Postcode

PR7 5JZ

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Mr

First name

Graeme

Surname

Thorpe

Company Name

PWA Planning

Address

Address line 1

2 Lockside Office Park

Address line 2

Lockside Road

Address line 3

Town/City

Preston

County

Country

United Kingdom

Postcode

PR2 2YS

Contact Details

Primary number

[redacted]

Secondary number

Fax number

Email address

[redacted]

Reason for Lawful Development Certificate

Please indicate why you are applying for a lawful development certificate

- [x] An existing use
- [ ] Existing building works
- [ ] An existing use, building work or activity in breach of a condition

Being a use, building works or activity which is still going on at the date of this application.

If Yes, to either 'an existing use' or 'an existing use in breach of a condition', please select the relevant Use Class.

Other

Other (please specify)

Use for the purposes of an Industrial/Commercial Landscaping Contracting Business + assoc activities

Description of Existing Use, Building Works or Activity

Please fully describe each existing use, building works or activity for which you want the lawful development certificate. Where appropriate, show to which part of the land each use, building works or activity relates

Use for the purposes of an Industrial/Commercial Landscaping Contracting Business **(Mixed Use Classes E(g)/B2/B8) 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.

and engineering works to form concrete and tarmac hardstanding areas across the site and an earth bund.

Grounds for application for a Lawful Development Certificate

Under what grounds is the certificate being sought

Where the use, building works or activity began ***before 25 April 2024***

- [x] The use began more than 10 years before the date of this application
- [ ] The use, building works or activity in breach of condition began more than 10 years before the date of this application
- [ ] The use began within the last 10 years, as a result of a change of use not requiring planning permission, and there has not been a change of use requiring planning permission in the last 10 years
- [ ] The building works (for instance, building or engineering works) were substantially completed more than four years before the date of this application.
- [ ] The change of use to use as a single dwelling house began more than four years before the date of this application.
- [ ] Other - please specify (this might include claims that the change of use or building work was not development, or that it benefited from planning permission granted under the Act or by the General Permitted Development Order).

Where the use, building works or activity began on or after 25 April 2024

- [ ] The use, building works or activity began more than 10 years before the date of this application.
- [ ] The use began within the last 10 years, as a result of a change of use not requiring planning permission, and there has not been a change of use requiring planning permission in the last 10 years.
- [ ] Other - please specify (this might include claims that the change of use or building work was not development, or that it benefited from planning permission granted under the Act or by the General Permitted Development Order).

Is the certificate being sought for a use, operation, or activity in breach of a condition or limitation?

- ○ Yes
- ⊘ No

Please state why a Lawful Development Certificate should be granted

See Supporting Statement and other supporting submission documents

Information in support of a Lawful Development Certificate

When was the use or activity begun, or the building works substantially completed (date must be pre-application submission)?

16-08-1972

In the case of an existing use or activity in breach of conditions has there been any interruption?

- ○ Yes
- ⊘ No

In the case of an existing use of land, has there been any material change of use of the land since the start of the use for which a certificate is sought?

- ○ Yes
- ⊘ No

Residential Information

Does the application for a certificate relate to a residential use where the number of residential units has changed?

- ○ Yes
- ⊘ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [x] The agent
- [ ] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [ ] Yes
- [x] No

Interest in the Land

Please state the applicant's interest in the land

- [x] Owner
- [ ] Lessee
- [ ] Occupier
- [ ] Other

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- [ ] Yes
- [x] No

Declaration

I/We hereby apply for Lawful development: Existing use as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Graeme Thorpe

Date

30/01/2026

RTS Richard Turner & Son

AUCTIONEERS, VALUERS & ESTATE AGENTS Est 1803



Lane Ends Farm

COMMERCIAL YARD, OFFICE, BUILDING & PADDOCK

Hothersall Lane

Longridge

Preston, Lancashire

PR3 2XB

Set in 3.59 acres

FOR SALE BY INFORMAL TENDER

Guide Price OIEO £750,000

A desirable opportunity for the purchase of a valuable commercial property in a great location on the outskirts of Longridge town. Lane Ends Farm has the benefit of a good sized 170sq/ft brick built office block, 1800sq/ft workshop building, secure concrete yard and storage areas, customer car park and adjoining 1.7 acre agricultural field. All mains electric, gas & water services are available with private drainage, local authority Ribble Valley Borough Council with business rates payable and a use class of Workshop & Premises.

Tender deadline **12 noon Friday 12th July 2024** clearly marked 'Lane Ends Farm' to the Sawley office. Tender form available at www.rturner.co.uk or by request.

Viewings by appointment only through the selling agents. Ref JT Sawley office [redacted]

Old Sawley Grange, Gisburn Road, Sawley, Clitheroe, BB7 4LH

[redacted]

Description

Lane Ends Farm provides a useful and attractive small commercial site in the Ribble valley close to major road networks and the M6 motorway junctions and other facilities on the outskirts of Longridge Town. Previously tenanted long term by a landscaping company the site is in good condition and has potential for many other commercial uses with the benefit of offices, buildings, workshop, yard and agricultural land available. The property would appeal to several different buyer types from private individuals to investors and speculators alike.

The premises comprises in more detail as follows:

Detached Office (750sq/ft gross internal area)

Constructed in 1998 with brick and white painted pebble dash rendered walls and a tile roof over all walls are cavity and insulated. The building is single story and has a small amount of loft storage available the internal floor area extends to circa 750 sq ft. **Entrance Vestibule** 10' 9" x 5' 2" with glazed inner and outer doors. **Open plan office** 22' 0" x 14' 8". **Manager's Office** 10' 8" x 9' 8". **Rear Office** 12' 3" x 10' 8". **Store Room** 7' 8" x 5' 0". **Rear Entrance Area** 11' 6" x 7' 4" with glazed rear entrance, boiler room with toilet and wash basin, disabled toilet and wash basin. The rear entrance area is open to the main office.



Workshop – 1800sq/ft (60' x 40')

A steel portal frame construction with concrete block walls, upper side cladding and roof cladding in corrugated fiber cement sheets, concrete floor with vehicle inspection pit, wood paneled internal office, concrete internal block wall lock up, open loft area to one side with storage shelving above and below and large sliding entrance doors. Adjoining externally to one side is an L shape three bay open front storage area of timber pole structure with steel sheet roof and end cladding. Mains water and electric services.



Car Parking area

Tarmac area with mature planted borderes, street lighting and a separate access gateway off Hothersall lane to the yard area. The customer car park leads round the back of the workshop to the main office building entrance.

Yard area

Cocreated and part hardcore drained yard area for equipment storage including wash down areas, dirtly water tanks and sediment tanks. The yard extends to 1.89 acres to include the office, carpark and workshop. Security gates to the highway access.





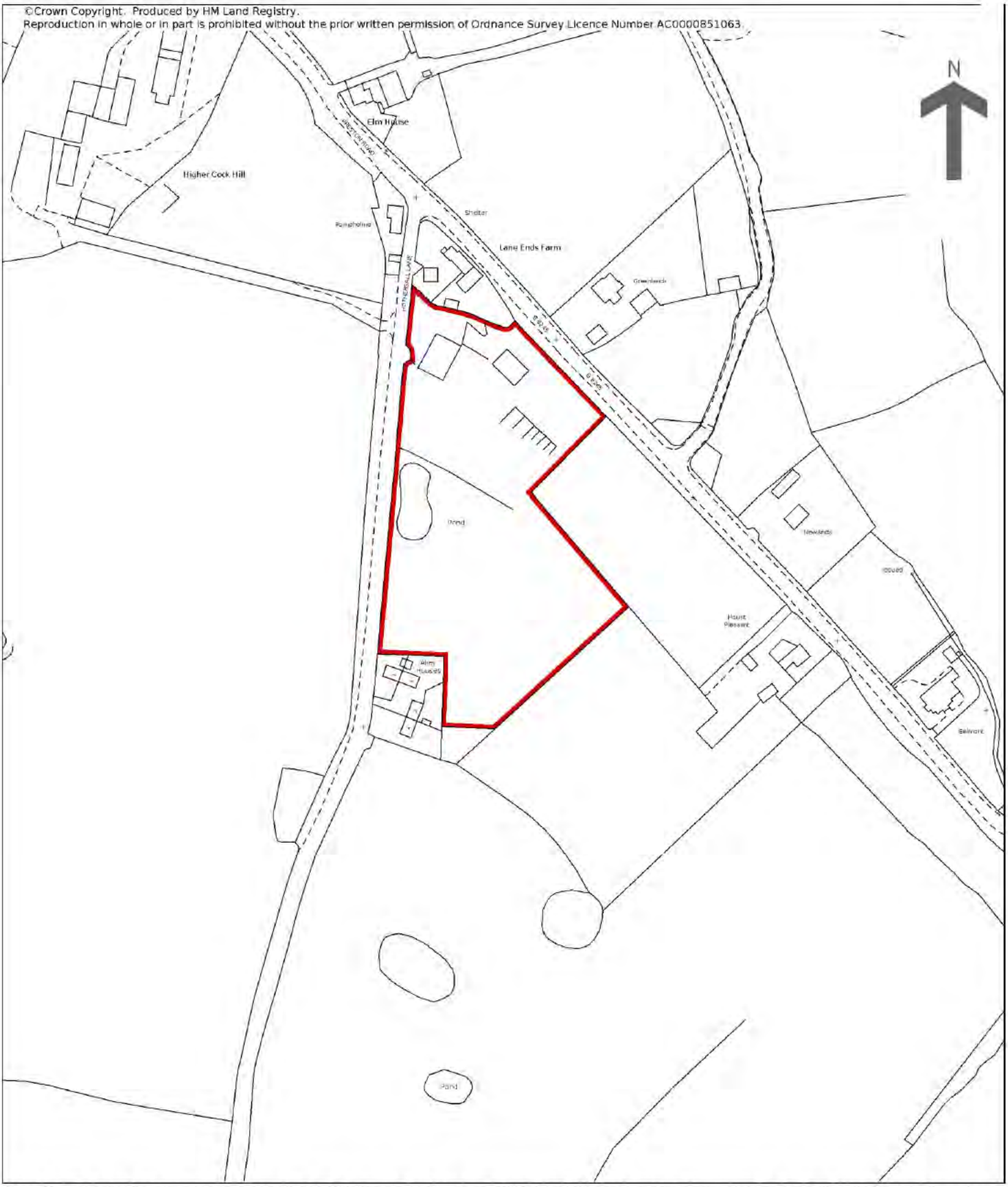
Land - 1.7acre
Shown on the enclosed plan within the boundary edged red to the south of the site lies a small agricultural paddock extending to approximatly 1.7acres. The land has its own separate access gate off Hothersall lane, has walled and stockproof boundary fencing with a small pond located to the roadside boundary.



Services
Mains electric (3phase), mains water, mains gas & private drainage system.

Tenure
The land is offered for sale Freehold with vacant posetion.

Local Authority & rates
Authority - Ribble Valley Borough Council
Rates payable 2024/2025 - £9,106
Usage class – Workshop and Premesis



Please Note: In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation etc.) and a search via Experian to verify information provided however please note the Experian search will NOT involve a credit search.



Old Sawley Grange, Gisburn Road
Sawley, CLITHEROE BB7 4LH
[redacted]

Royal Oak Chambers
Main Street
BENTHAM LA2 7HF
[redacted]

14 Moss End, Crooklands,
MILNTHORPE LA7 7NU
[redacted]

The Property Ombudsman

rightmove.co.uk
The UK's number one property website

OnTheMarket.com

MISREPRESENTATION ACT 1967:
Richard Turner & Son, for themselves and for the vendors or lessors of these properties whose agents they are, give notice that these particulars do not constitute any part of an offer or a contract. All statements contained in these particulars as to these properties are made without responsibility on the part of Richard Turner & Son or the vendors or lessors, none of the statements contained in these particulars as to these properties are to be relied on as statements or representations of fact and any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor or lessors do not make or give and neither Richard Turner & Son nor any person in their employment, has any authority to make or give any representation of warranty whatever in relation to these properties.

NOTES:
1: This drawing is for Planning Application purposes only

Building A - Workshop building (Use Class B2)
Building B - Office building – (Use Class E(g))
Building C - Polytunnel, erected in 2007 for the Business (in situ for over 10 years but no longer on site) (Use Class E(g))
Building D – Formerly covered storage area (Use Class B8)

Area within BLUE outline - Extensive areas of concrete hardstanding yard area, surfaced with concrete/gravel, installed over time to enable vehicle movements, parking and storage (Use Class E(g)/B2/B8).
Area within ORANGE outline - Designated areas for container storage, diesel tanks, waste, equipment storage, loading/unloading of vehicles, parking for vehicles and plant, associated with the Business (Use Class E(g)/B2/B8).
Area shaded YELLOW - Designated areas for the storage of soil and spoil, for both the Original Business and the Business (Use Class B8).
Area shaded PINK - Designated areas for the storage of aggregates, sand, top-soil, spoil, mulch, plants, trees, shrubs, timber, fencing, and bulk bags etc within other lean-to buildings or other covered areas (Use Class E(g)/B8).
Area shaded PURPLE - Earth bund formed over time to screen the site from neighbouring residential properties.

The Willows
Lane Ends Farmhouse
104.2m
B6245
LB
C
B
A
D
Mount Pleasant
362200
Pond
HOTHERSALL LANE
N
0 5 20m

PGB Architectural Services LTD Lily Cottage, 12 Glen Avenue, Knowle Green, Preston PR3 2ZQ
[redacted]

Lane Ends Farm Project
Hothersall Lane
Manor House Commercials
Bluebell Cottage, Dutton

Existing Uses

DATE January 2026

JOB NO. 3505
DRAWING NO. 003
REVISION A
SCALE 1:500 @ A3

PGB ARCHITECTURAL SERVICES LTD

NOTES:
1: This drawing is for Planning Application purposes only



PGB Architectural Services LTD Lily Cottage, 12 Glen Avenue, Knowle Green, Preston PR3 2ZQ
[redacted]

N

0 5 20m

Lane Ends Farm Project
Hothersall Lane

Manor House Commercials
Bluebell Cottage, Dutton

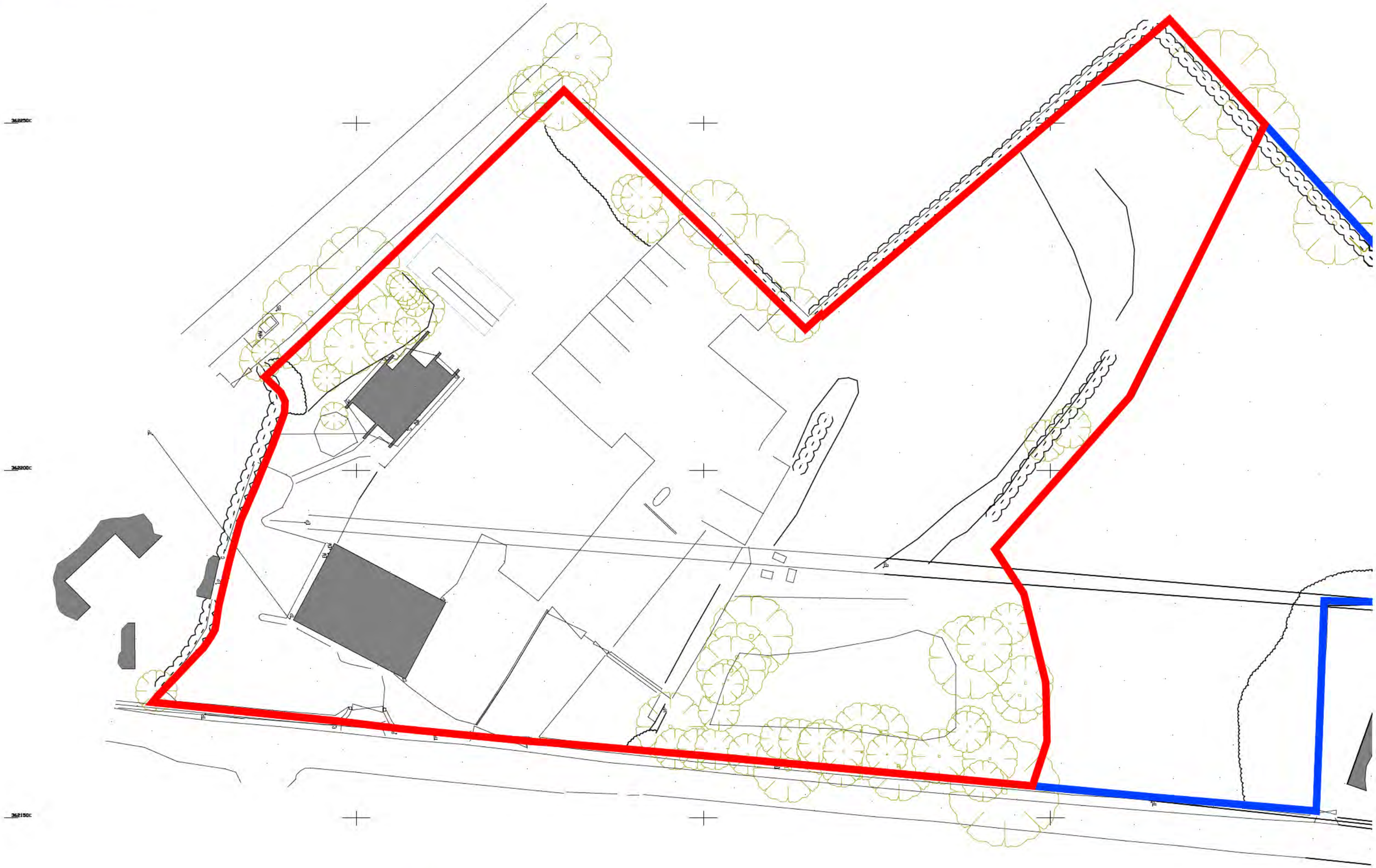
Google Earth 2015

DATE January 2026

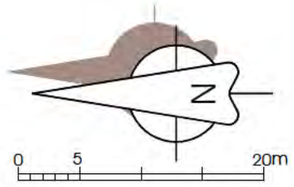
JOB NO. 3505
DRAWING NO. 005
REVISION
SCALE 1:500 @ A3

PGB ARCHITECTURAL SERVICES LTD

NOTES:
1: This drawing is for Planning Application purposes only



PGB Architectural Services LTD Lily Cottage, 12 Glen Avenue, Knowle Green, Preston PR3 2ZQ
[redacted]



Lane Ends Farm Project
Hothersall Lane
Manor House Commercials
Bluebell Cottage, Dutton

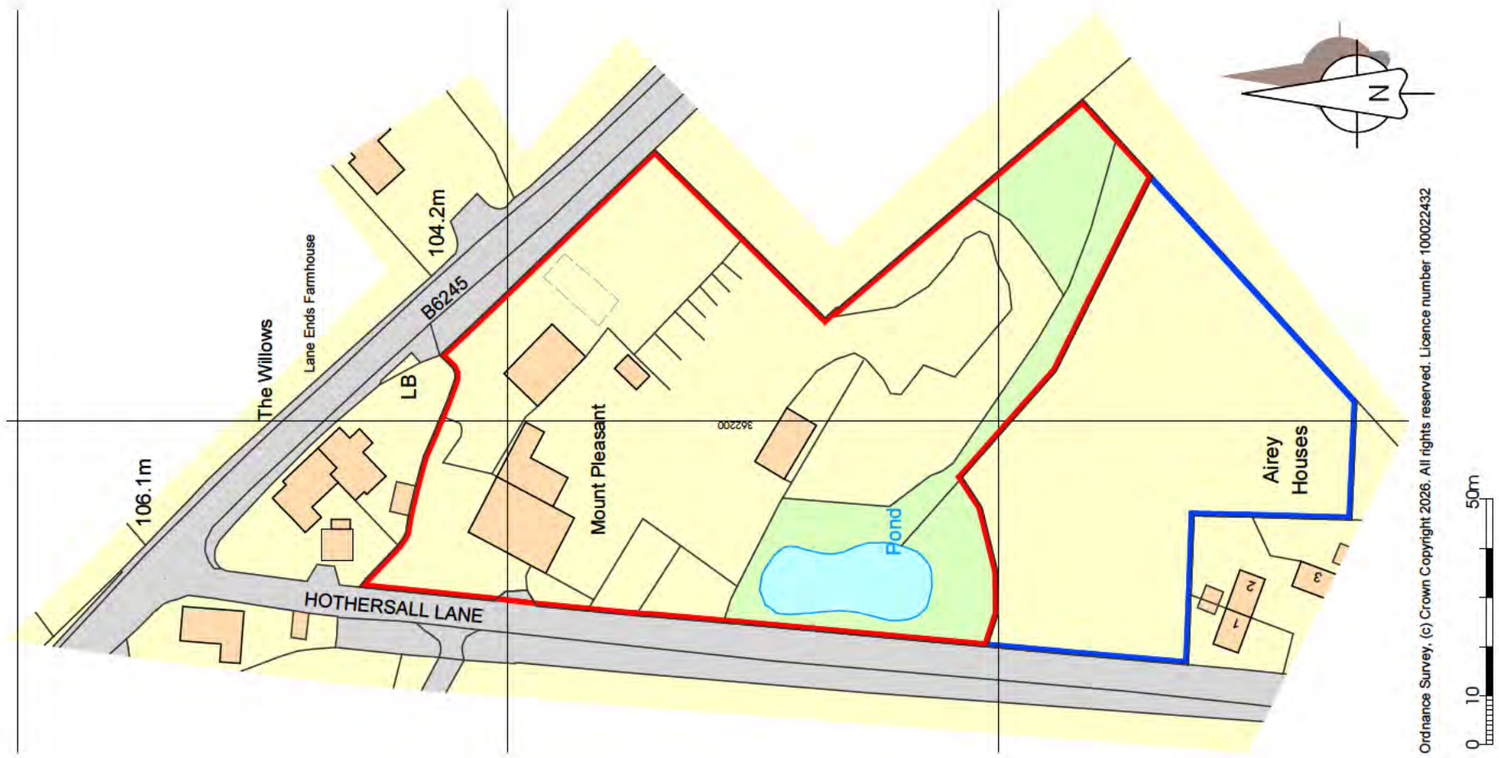
Existing Site Plan

DATE January 2026

JOB NO. 3505
DRAWING NO. 002
REVISION
SCALE 1:500 @ A3

PGB ARCHITECTURAL SERVICES LTD

NOTES:
1: This drawing is for Planning Application purposes only



Ordnance Survey, (c) Crown Copyright 2026. All rights reserved. Licence number 100022432

PGB Architectural Services LTD Lily Cottage, 12 Glen Avenue, Knowle Green, Preston PR3 2ZQ
[redacted]

Lane Ends Farm Project
Hothersall Lane

Manor House Commercials
Bluebell Cottage, Dutton

Location Plan

DATE January 2026

JOB NO. 3505
DRAWING NO. 001
REVISION
SCALE 1:1250 @ A3

PGB ARCHITECTURAL SERVICES LTD

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 16th day of January 2026

I, [redacted] of [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"),
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:** [redacted] 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:** [redacted] 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] 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] 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 [redacted]

Signature of Declarant

Print Name [redacted]

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.

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 16th 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] 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, [redacted]

13. 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.

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 16th 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] 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] 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.