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**PLANNING STATEMENT**

**by**

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**The Apple Store, Walberton House, The Street, WALBERTON, West Sussex,  
BN18 0PJ**

**Proposal: Lawful Development Certificate for proposed formation of  
new vehicular access through brick wall on private land.**

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1. The alteration, which would be to a non-listed wall, is to enable access to my Client's rear garden and amenity land shown edged red and blue on the plans accompanying the application.
2. The new access will replace the existing, rather circuitous access that is currently used by tractors to maintain the land to the rear, which is highly beneficial to wildlife and includes a pond and meadows.
3. The double gates to the proposed access will be formed in solid timber.
4. The application would accord with the requirements of the Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2, Part 2, Class A, which permits the alteration of a gate, fence, wall or other means of enclosure.
5. The works would not involve development within the curtilage of a listed building and no access is required to the public highway.