

Reason: To protect neighbouring residential amenity and to accord with Policy DP26 of the District Plan.

30. Noise associated with plant and machinery incorporated within the development, that will be used between the hours of 07:00 and 23:00, shall be controlled such that the Rating Level, measured or calculated at 1-metre from the façade of the nearest existing noise sensitive premises, shall not exceed 5dB below the existing LA90 background noise level. Rating Level and existing background noise levels to be determined as per the guidance provided in BS 4142:2014.

Reason: To protect neighbouring residential amenity and to accord with Policy DP26 of the District Plan.

31. Approved Plans

The development hereby permitted shall be carried out in accordance with the plans listed below under the heading 'Plans Referred to in Consideration of this Applications'.

Reason: For the avoidance of doubt and in the interest of proper planning.

INFORMATIVES

1. You are advised that this planning permission requires compliance with a planning condition(s) **before development commences**. You are therefore advised to contact the case officer as soon as possible, or you can obtain further information from: <https://www.gov.uk/guidance/use-of-planning-conditions#discharging-and-modifying-conditions> (Fee of £116 will be payable per request). If you carry out works prior to a pre-development condition being discharged then a lawful start will not have been made and you will be liable to enforcement action.

2. Your attention is drawn to the requirements of the Environmental Protection Act 1990 with regard to your duty of care not to cause the neighbours of the site a nuisance.

Accordingly, you are requested that:

- No burning of materials shall take place on site at any time.

If you require any further information on these issues, please contact Environmental Protection on 01444 477292.

3. Your attention is drawn to the comments from the West Sussex County Council Public Rights of Way team:

"From the documents provided it seems there is no plan to obstruct or restrict public footpath 3Ar that runs adjacent to the development site therefore we have no objection to the proposals.

Having said that it seems the footpath will be the route of access onto site for vehicles so there are some points to note. It should be clear that public rights take precedent over private rights of vehicular access therefore any vehicular use should give way to public pedestrian users. It is also important to note that any damage done to the footpath surface as part of the exercise of private vehicular rights is the