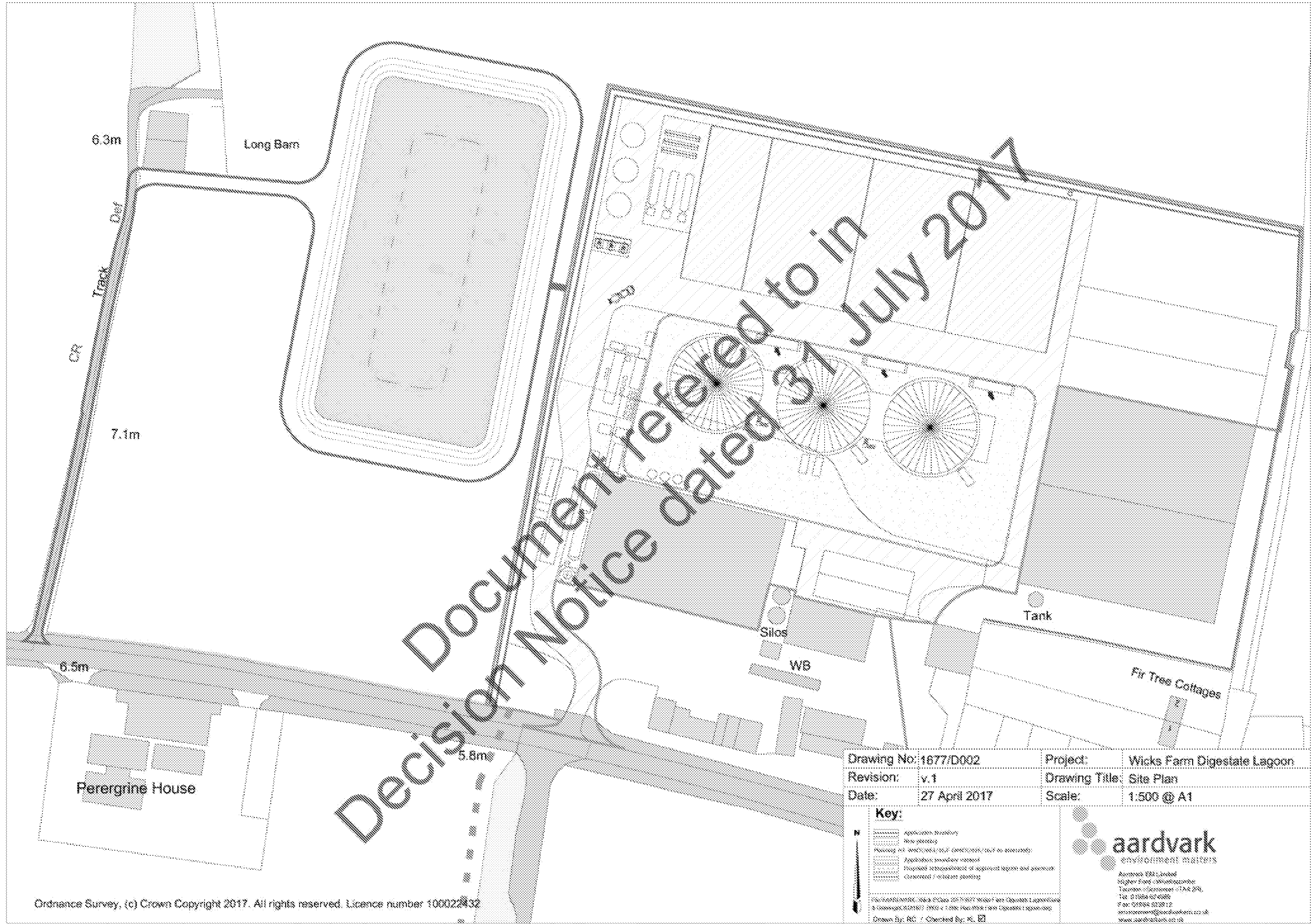
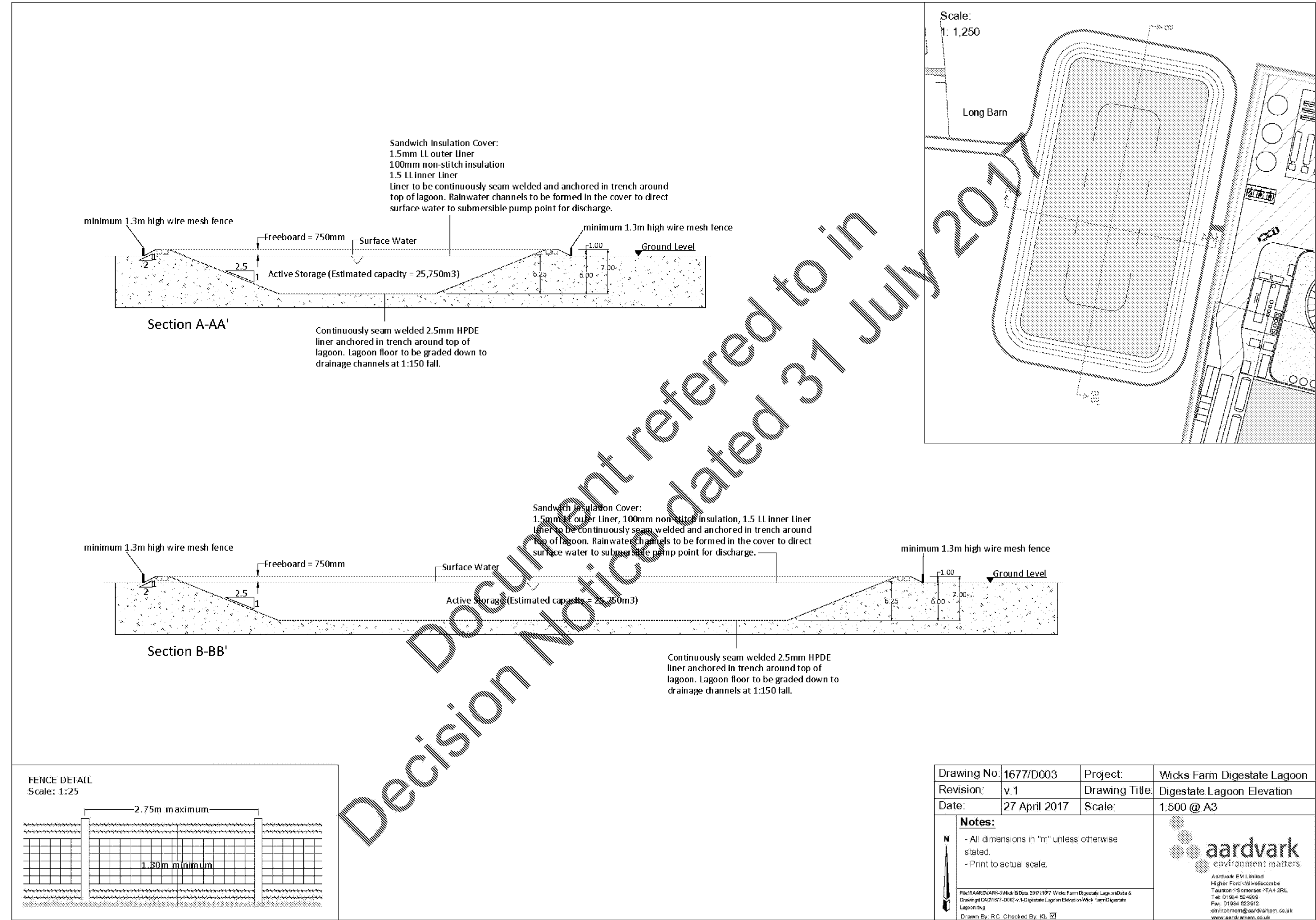






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NOTES

DISCLAIMER:
This document does not constitute an offer of insurance. Insurance coverage may be subject to underwriting. The above information is not intended to constitute an offer of insurance. Please contact your agent for more information.

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- These have developed mainly by accident and not by design. It is difficult to see how they could be planned and given priority by the Government or by other agencies. It is difficult to see how they could be planned and given priority by the Government or by other agencies.
- During the last 10 years, the growth of the public sector has been rapid. It is difficult to see how they could be planned and given priority by the Government or by other agencies.
- There is a need to develop a new approach to the management of the public sector. It is difficult to see how they could be planned and given priority by the Government or by other agencies.

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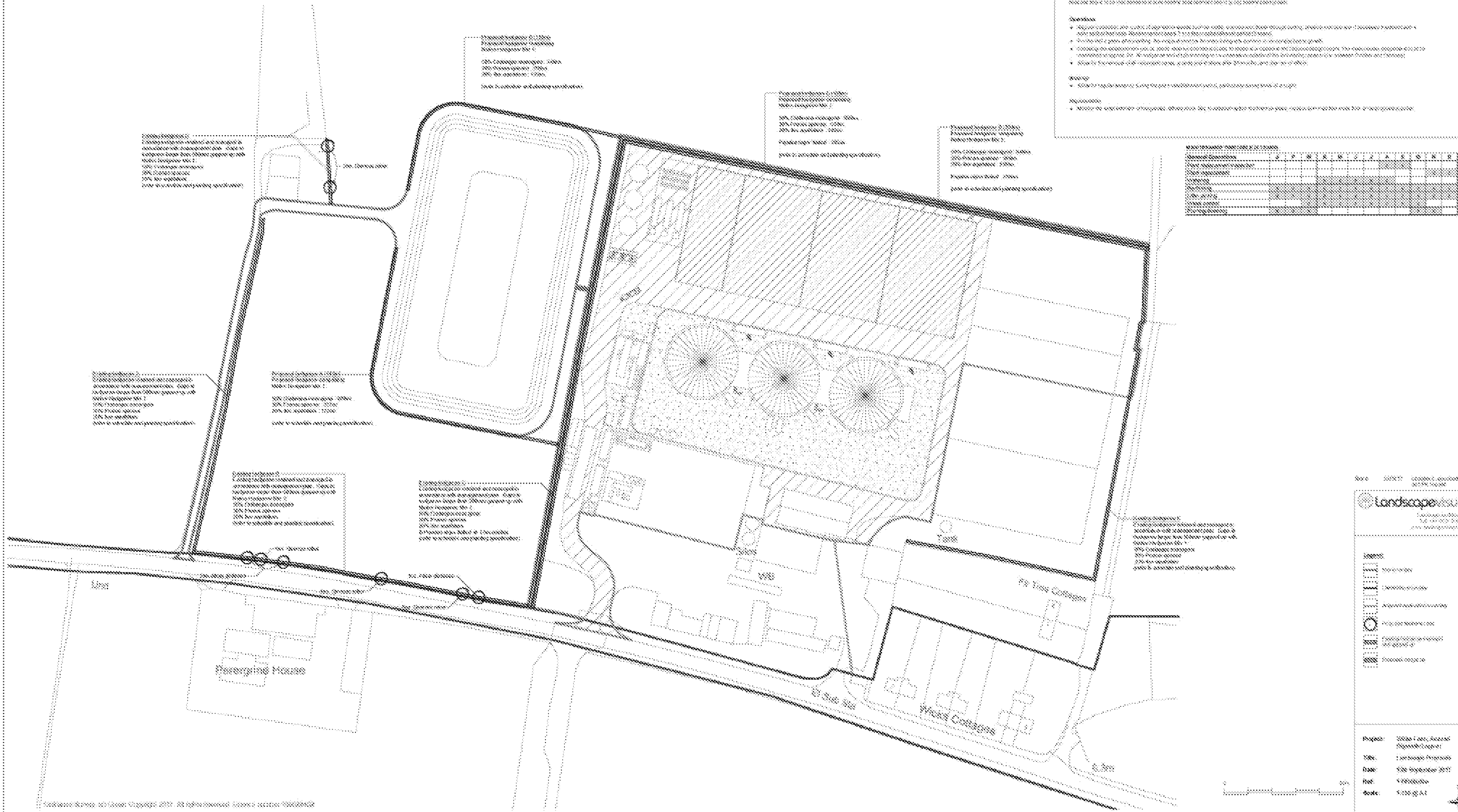
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[illegible]

4. *Staphylococcus aureus* is one of the pathogens that cause skin infections.

4. Monitor the expression of the genes of interest in the cells that are being cultured.



APPENDIX 7 LANDSCAPE CHARACTER EFFECTS: ASSESSMENT TABLE

Table 1: Landscape character effects							
Landscape Character Area or Type	Baseline Description	Description of Change	Magnitude of effect, (all periods)	Sensitivity	Nature and Type of effect (all periods)	Significance (all periods) NB refer to table A at Appendix 3	Cumulative/ additive effects
Landscape Character description:							
Chichester to Yapton coastal Plain	From the West Sussex LCA : - Low lying flat open landscape - A low density of hedgerows and hedgerow trees with occasional shelterbelts - Large-scale arable farming and market gardening. Extensive farms with both traditional and modern farm buildings and silos - The relatively open character of much of the area allows long views so that village church towers are important landmarks in views - Few trees or hedgerows, partly as a result of Dutch Elm Disease, from the 1970s and the Great Storm of 1987, although, where they do exist, they form prominent features.	The proposed greenhouse complex will cover a total area of some 8.6 hectares of land which will be a sub-urbanising use on land which is currently open farmland, albeit set within the context of adjoining areas of glass-house agricultural buildings and an anaerobic digestion plant.	Medium to high	The HDA landscape study has given the area a slight landscape value suggesting a low sensitivity	Long-term Direct Adverse	Moderate to minor level of adverse character effect.	Some additive effect, combined with adjoining glass-house , Farm building complex and AD plant. Low level of significance in terms of cumulative effect, due to low level of inter-visibility between sites. The railway provides the only sequential route between this site and other glasshouse developments to the west.
North of Yapton (also called North of Burndell) Coastal Plain (LCA 29) character area	From the Arun Capacity study 2006: : - Predominately arable fields of varying size and enclosure, with parkland and recreation adjacent to Yapton. - Bounded by woodland and railway line to the north. - Abuts Ford to the east. - Urban influence along Ford Lane which runs through the middle of the character area.	The proposed greenhouse complex will cover a total area of some 8.6 hectares of land which will be a sub-urbanising use on land which is currently open farmland, albeit set within the context of adjoining areas of glass-house agricultural buildings and an anaerobic digestion plant.	Medium to high	The HDA landscape study has given the area a slight landscape values suggesting a low sensitivity	Long-term Direct Adverse	Moderate to minor level of adverse character effect.	Some additive effect, combined with adjoining glass-house Farm building complex and AD plant. Low level of significance in terms of cumulative effect, due to low level of inter-visibility between sites. The railway provides the only sequential route between this site and other glasshouse developments to the west.
Local survey	- A broadly level area of arable land which is partially hidden from the adjoining road network by a combination of established tree planting and highway hedging. Views are possible from various open sections of Ford lane where the roadside hedge is missing - A broadly rectilinear pattern of field boundaries formed by hedgerows tree lines and the open boundary to the railway line , parts of which are in poor condition. - The adjoining road, industrial buildings, digester tanks, and assorted buildings associated with the farm detract from the rural character; adding to the human influences affecting the locality of the site area	The proposed greenhouse complex will cover a total area of some 8.6 hectares of land which will be a sub-urbanising use on land which is currently open farmland, albeit set within the context of adjoining areas of glass-house agricultural buildings and an anaerobic digestion plant.	Medium to high	The HDA landscape study has given the area a slight landscape values suggesting a low sensitivity	Long-term Direct Adverse	Moderate to minor level of adverse character effect.	Some additive effect, combined with adjoining glass-house Farm building complex and AD plant. Low level of significance in terms of cumulative effect, due to low level of inter-visibility between sites. The railway provides the only sequential route between this site and other glasshouse developments to the west.
Terminology for Landscape Impacts: Magnitude of Impact: High, Medium, Low, No Change Sensitivity of Landscape Receptors: High, Medium, Low Nature of Impact: Long-term, Medium-term, Short-term, Direct, Indirect, Cumulative Significance: Significant, Moderately Significant, Not Significant Impact Type: Adverse, Benefit, Neutral, No Impact.							

APPENDIX 8:VISUAL EFFECTS: ASSESSMENT TABLE

Table 2: Visual Impacts NB Only viewpoints with significant level effects based on visual analysis and photographs are considered													
Viewpoint	Lat/long WGs84	Approx. Distance to SITE (m)	Landscape Character Area of Viewpoint	Designation	Direction of View to Site degrees	Description of Baseline View	Type of View and Number of Users	Description of Change	Magnitude of visual effect	Nature and Type of Impact	Sensitivity of Receptor	Significance of Impact based on matrix table B	
1 View from junction of railway & footpath 355	50°49'50.06"N 0°35'53.47"W	60	Chichester to Yapton coastal Plain	Rural area	140	View across corner of open arable field from footpath crossing railway line. Distant glasshouse currently visible	Partially contained direct view from footpath used by low number of walkers	There will be a clear view of the new glasshouse complex in near to middle distance, with proposed mitigation planting in foreground	High to medium level effect, partially changing the nature of the view unless mitigation undertaken	Long-term adverse, but potential for mitigation.	High to medium primarily occasional walkers on non designated route	Major level significance effect unless mitigation undertaken	
2 View from junction of railway & footpath 365	50°49'49.34"N 0°35'16.00"W	360	Chichester to Yapton coastal Plain	Rural area	240	View across corner of open arable field from footpath crossing railway line. Distant mature and gappy hedgerow in middle distance	Direct View from footpath/ used by low number of walkers	There will be a partial view of the new reservoir and glasshouse complex in middle distance, through and above the existing hedgerow.	Medium to low level effect, limited changing of the nature of the view	Long-term adverse, but potential for some mitigation eg by filling gaps in hedge and new planting to proposed reservoir	High to medium primarily occasional walkers on non designated route	Moderate level significance effect unless mitigation undertaken	
3 View from bridge on footpath 365	50°49'40.71"N 0°35'16.49"W	370	Chichester to Yapton coastal Plain	Rural area	270	View across open arable field from footpath bridge. Distant mature and gappy hedgerow in middle distance	Direct View from footpath/ used by low number of walkers	There will be a partial view of the new reservoir and glasshouse complex in middle distance, through and above the existing hedgerow.	Medium to low level effect, limited changing of the nature of the view	Long-term adverse, but potential for some mitigation eg by filling gaps in hedge and new planting to proposed reservoir	High to medium primarily occasional walkers on non designated route	Moderate level significance effect unless mitigation undertaken	
4 View from Ford Lane opposite Peregrine House	50°49'36.24"N 0°35'54.75"W	160	Chichester to Yapton coastal Plain	Rural area	30	Direct but framed view through gaps between existing mature hedging across open arable field.	Oblique view from road which appears to be used by moderate /high quantity of drivers, and occasional cyclists no pavement for walkers	Oblique views of the greenhouses beyond reservoir embankment (1M high consented) through gaps unless mitigation measures implemented .	Medium to low level change to view with potential to fully screen with mitigation included in digestate lagoon proposals	Long-term adverse, but approved digestate lagoon mitigation (planting new hedge and tree screen) would also screen green houses in future	Medium to low level drivers and passengers, or occasional cyclists.	Minor level of significance	
5 View from Ford Lane lay by west of site	50°49'36.85"N 0°36'19.64"W	570	Chichester to Yapton coastal Plain	Rural area	80	Direct view across open arable fields to existing buildings and existing mature hedging and trees	Oblique view from road which appears to be used by moderate /high quantity of drivers, and occasional cyclists no pavement for walkers	Oblique views of the corner of the greenhouses beyond hedgerow and existing building.	Low level change to view	Long-term adverse, but some mitigation possible	Low level drivers and passengers, or occasional cyclists.	Minor level of significance	

6 View from footpath 355 approach to Sussex Dog training	50°49'37.93"N 0°35'55.24"W	100	Chichester to Yapton coastal Plain	Rural area	10	Direct framed view along track with hedgerows either side and agricultural building in middle distance	Open View from footpath used by occasional walkers	Upgrading of track required in order to service greenhouse complex	Low level effect, minor change to view with potential to mitigate by sensitive engineering	Long-term adverse, but potential for mitigation eg by retaining hedgerows and using buff gravel finish to access road .	High to medium primarily occasional walkers on non designated route	Minor level of significance
7 View from footpath 355 next to Sussex Dog training	50°49'40.73"N 0°35'54.22"W	50	Chichester to Yapton coastal Plain	Rural area	80	Oblique view past modern building and over flint wall towards trees and hedge in arable landscape	Oblique View from path used by occasional walkers	Possible views of the greenhouses past digestate lagoon and associated plantings .	Medium to low level effect, subject to construction of approved digestate lagoon	Long-term adverse, but potential for mitigation eg by planting new hedge and tree screen which would screen green house complex in future.	High to medium primarily occasional walkers on non designated route	Minor level of significance if digestate lagoon constructed with approved mitigation

Terminology for Visual effects:

Magnitude of effect:	High, Medium, Low, No Change
Sensitivity of visual receptors:	High, Medium, Low.
Nature of effect:	Direct, Indirect, Cumulative
Significance:	Substantial, Major, Moderate Minor, Slight, No material effect .
Effect Type:	Adverse, Beneficial, Neutral, No Impact
Distance from Site:	Distance from Application Site Boundary
Type of View:	Glimpsed, Open, Oblique, Framed
Number of Viewers:	Few, Moderon, Many

