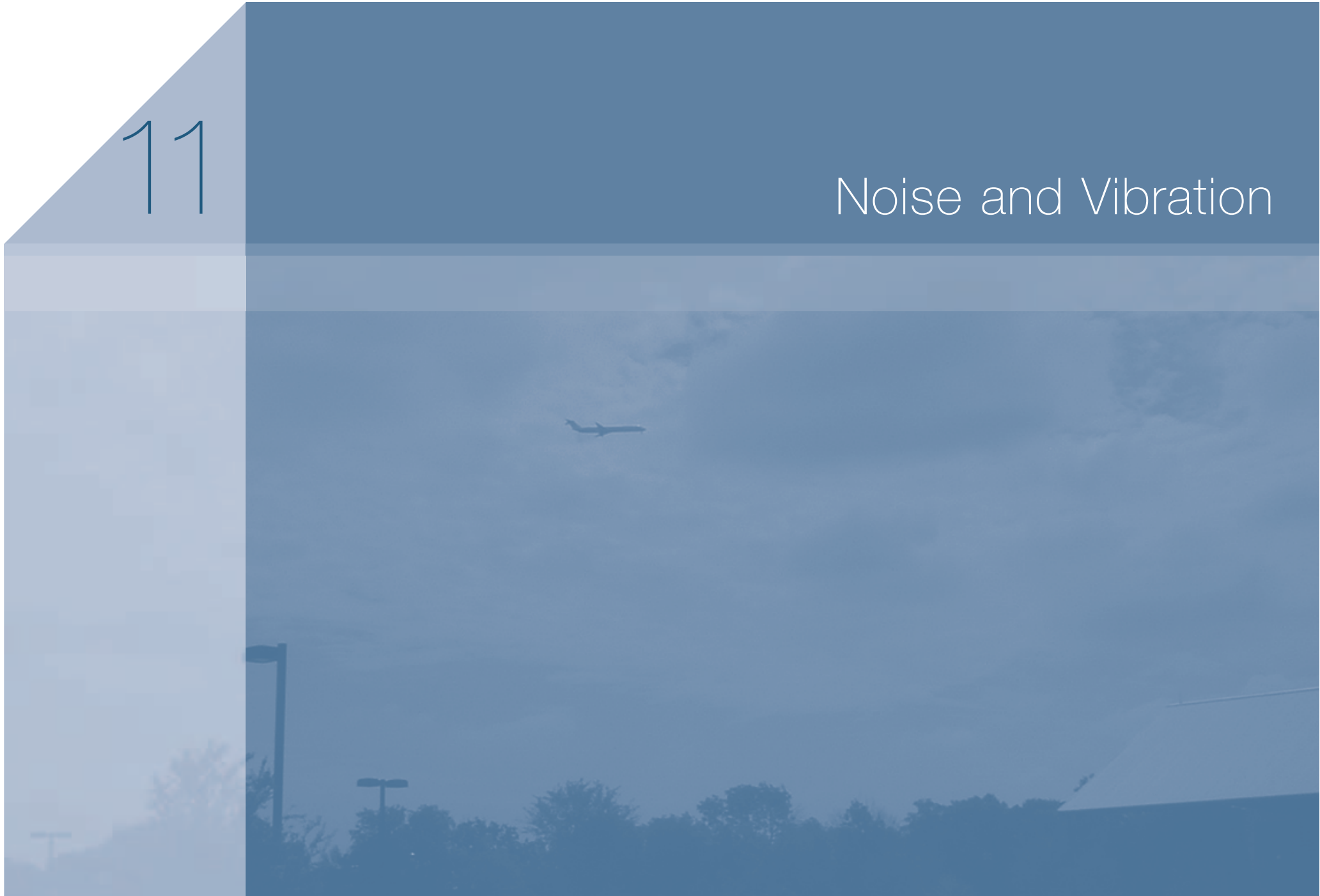


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Noise and Vibration



No homes in the New Community will be affected by high levels of noise, whether from traffic, the railway, the airport or other nearby land uses (existing or proposed). A revised assessment has been undertaken on the amendments to the layout and road network which maintains the original ES conclusions as set out below.

Government policy (*Planning Policy Guidance note 24: Planning and Noise*, PPG24) has established a set of noise exposure categories (NECs) that determine the acceptable levels of noise that new residential development can be exposed to. Noise exposure category A (NEC A) is where noise levels are sufficiently low that they are not an issue. NEC B is where noise levels may have a slight impact and the layout and/or design of homes will need to protect residents from noise. NEC C is where noise levels are such that, where residential development is permitted, the layout and design of homes will need to protect residents from noise. NEC D is where noise levels are so high that residential development should not normally be permitted.

Airport noise

Noise from routine aircraft operations at Exeter International Airport, ie. aircraft taking off, landing and taxiing, will not cause a nuisance to any part of the New Community site, either now or in the future. The number of flights forecast by Exeter Airport by 2011 would not cause any noise issue for any part of the New Community, day or night. The boundary between *noise exposure categories* (NECs) A and B is 800 metres south of the site, which means that the nearest point to the New Community affected by routine aircraft noise will be 800 metres south of the site.

Even if the number of flights at the airport were to more than treble, no part of the New Community would be affected, day or night. The nearest point to the New Community affected by a trebling of flights would still be 600 metres south of the site boundary. In addition, newer aircraft are being required by the International Civil Aviation Organisation to be ever quieter and therefore the New Community is will be even less likely in the future to be affected by aircraft noise, no matter how much Exeter Airport grows.

Aircraft engines are tested on the ground at Exeter Airport at a location on the south side of the runway (known as *site F*). No part of the New Community site is affected by noise from engines tested at this location, even if larger aircraft engines were to be tested, during the night time and in adverse weather conditions.

There is a second potential aircraft engine testing site on the northern side of the runway (known as *site C*). This site will be redeveloped as part of the Skypark and new airport terminal developments and will no longer be available as a testing site. However, in the unlikely event that site C is used on an on-going basis for engine testing, the south west corner of the New Community site would be affected, but only at night/early morning, and only by the testing of larger aircraft than are currently or planned to be tested at the airport, with a wind in excess of 10 knots from a 200° bearing. The likelihood and affect of this scenario was considered by East Devon District Council's noise consultants, the Bickerdike Allen Partnership, in their report of July 2001, which stated (section 3.1, 5th paragraph):

“As the likelihood of the combination of a larger aircraft engine test, in the early morning, in adverse sound propagation conditions is low, this excess would not give substantive reason for planning refusal.”

Therefore, aircraft engine testing noise will not result in any significant adverse effect on the residents of the New Community.

Railway noise

The number of trains passing by the New Community site on the Exeter-Honiton railway line is expected to increase slightly by 2011. By then, the noise from the railway be significant up to 25 metres from the line and vibration would affect buildings up to 15 metres from the line. The New Community does not include any homes closer than 40 metres from the railway line. The only buildings closer to the railway line are those at the new station itself.

Road traffic noise

The homes and buildings fronting the central section of the main street through the New Community, and the former A30 at the eastern and western ends of the site, will be affected by daytime road traffic noise. This is a natural part of the vibrancy of the New Community. Noise mitigation measures will be incorporated into the design of the buildings fronting the main street so ensure a quiet environment for the residents inside. Gardens will be at the rear of homes fronting the main streets and will not be affected by traffic noise.

Noise from other nearby land uses

There are no nearby land uses, either existing or proposed, that are close enough to the New Community to cause a noise nuisance. There is a quarry at Hayes Farm to the east of the site, but this is too distant to affect the New Community. The proposed Inter-modal Freight Facility will be similar distance and again will not affect the New Community.

