



Plan 27

Scale 1:5000

Key:

Play Areas

- ▼ Existing
- Proposed
- A Under 4's
- B 5 to 8's
- C 9 to 12's



Valley Park



Informal Recreation Areas



Formal Sports Facilities



Railway



Main Roads



Neighbourhood boundaries

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PLAN 27 Adjoining neighbourhood See Plan 28

TOPSHAM (NORTH)

Description: In general this area adjoins open countryside. Its southern boundary, with the rest of Topsham, is not clearly defined and effectively the two areas function together. The land is generally level but there are barriers such as the Exeter to Exmouth railway line and Topsham Road which inhibits movement. Development is generally of medium density of the early 20th Century but including some later development. Nearly all the housing is owner occupied. The proportion of children is low by City standards although there is a concentration of over 5's in the Riverside Road area.

NB Boundaries of neighbourhoods are shown by a continuous black line where they adjoin open country, other uses or are separated from others by barriers to movement such as railway lines and busy roads.