













# 5.2 Regulating plan, A3






The regulating plan describes the specific spatial requirements of the Code within the Water Lane area. It can be used to help identify which spatial codes are relevant to an individual planning application.

Legend

## Welcoming neighbourhoods

-  **Neighbourhood Centre**  
W03
-  **Residential led development**  
Multiple codes apply
-  **Water spaces**  
W10-12
-  **Marker building**  
W10-11
-  **Primary school**  
W04  
Indicative broad location
-  **Employment opportunity area** W07
-  **Boat storage**  
W05, Preferred location
-  **Craning point**  
W05, Fixed location
-  **Solar farm, biogas plant and green waste**  
Q09, W08 Fixed location
-  **Car parking for leisure hub**  
W12, Fixed location
-  **Electricity substation**
-  **Retained Haven Banks car park 1**

## Liveable buildings









-  **Northern Canal area**  
L04-05
-  **Canal Basin area**  
L06-07
-  **Central area**  
L08-09
-  **Central area Water Lane** L10-12
-  **Southern area**  
L13-14

For height requirements refer to L03 building heights coding plan.





For density requirements refer to L01 building density coding plan.

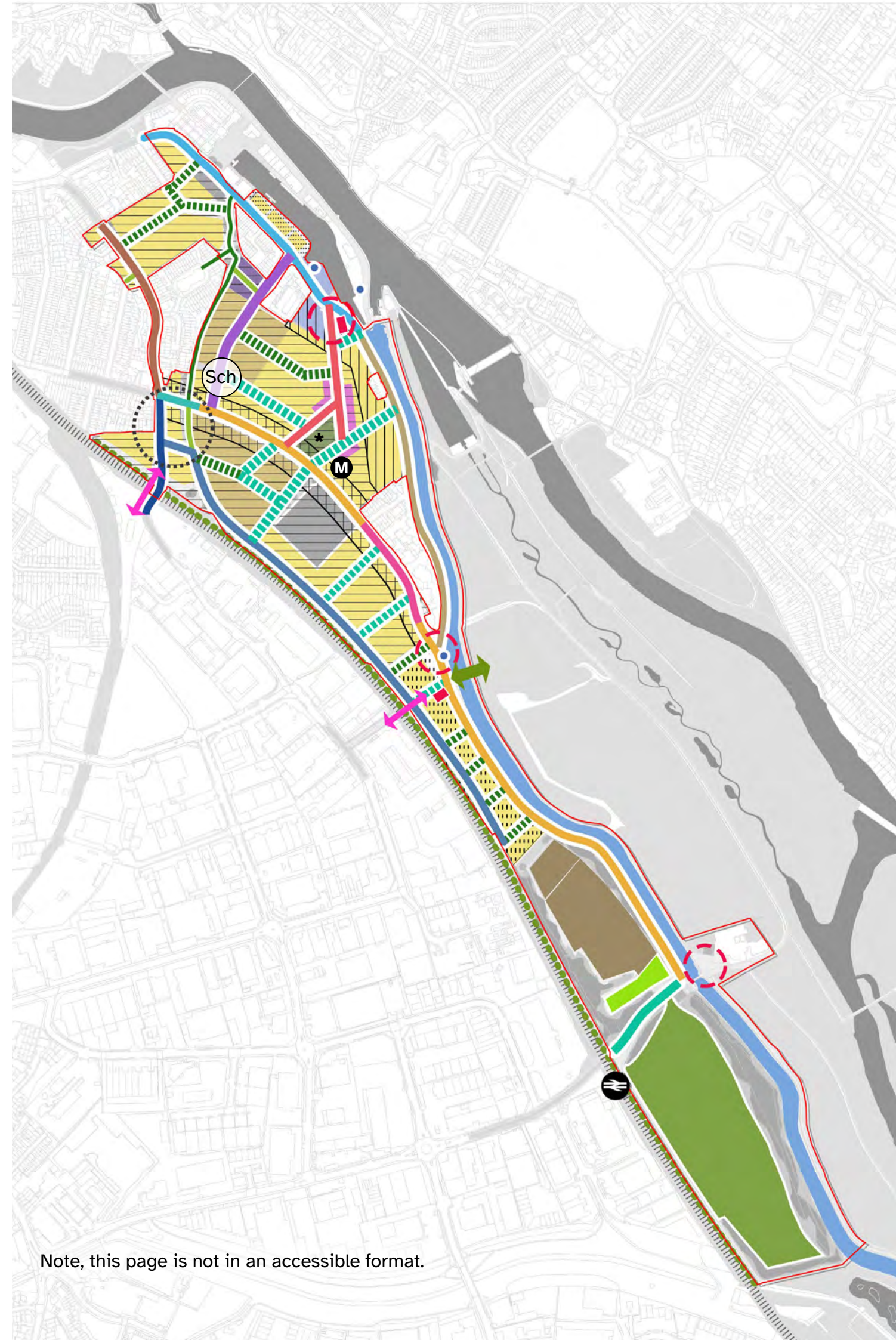
## Active streets

-  **Water Lane zone 1**  
A15-18, fixed location
-  **Water Lane zone 2**  
A15-18, fixed location
-  **Water Lane zone 3**  
A15-18, fixed location
-  **Water Lane zone 4**  
A15-18, fixed location
-  **Neighbourhood Street**  
A19, Fixed location
-  **Foundry Lane**  
A21, Fixed location
-  **Haven Road**  
A20, Fixed location
-  **Michael Browning Way**  
A23, Fixed location

-  **Tan Lane**  
A22, Fixed location
-  **Green Streets**  
A25, Indicative location
-  **Green Lanes**  
A26, Indicative location
-  **Canal path**  
A28, Fixed location
-  **New canal bridge**  
A26, Indicative location
-  **Railway underpass**  
A29
-  **Primary mobility hub**  
A08-09
-  **Main site access**  
A24

## Spaces for people and wildlife

-  **Local green space**  
S12
-  **Grace Road Fields**  
S15
-  **Canal**  
S13
-  **Railway embankment**  
S14



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