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Introduction to the North Northants Detailed Water Cycle Strategy

Introduction
This document serves as a non-technical summary to the North Northants Detailed Water Cycle Strategy (WCS). The purpose of the WCS is to identify the water services infrastructure requirements to support the levels of development up to 2021 as identified within the North Northants Core Spatial Strategy (June 2008).

A WCS is usually undertaken in three stages, outline, detailed and implementation stages. The outline WCS was completed in January 2007 and assessed the effect of the planned housing and employment development up to 2021 upon water supply, water resources, wastewater collection and treatment, surface water management and flood risk mitigation. This detailed stage builds upon the outline WCS and provides technically feasible infrastructure solutions to support the strategic development sites. These infrastructure solutions are indicative only. The solutions that are ultimately implemented will be subject to refinement by the infrastructure providers during detailed design and may be different to those shown here. However, alternative solutions proposed by infrastructure providers will only be supported by the WCS stakeholder group if they are demonstrably as good as, or better than, those identified in the WCS. The implementation phase of the Strategy will ensure that the infrastructure solutions are provided to facilitate the delivery of the 52,100 homes across North Northants between 2001 and 2021.

The Detailed WCS has been produced by Halcrow Group Ltd. The project is managed by North Northants Development Corporation in partnership with North Northants Joint Planning Unit, Anglian Water and the Environment Agency.

Purpose of this document
This information contained within this document provides a high level overview of the water related infrastructure improvements required to support the major development sites in North Northants. Many of these upgrades will also provide capacity to support the smaller infill developments within exiting urban areas.

Compliance with the WCS will help to ensure that a sustainable, strategic approach to water services infrastructure is taken. This will help facilitate the planning application process: however, compliance with the WCS cannot guarantee that planning permission will be granted. Developers will still need to ensure that due process is followed and that all the correct information is provided with their application, including developer Flood Risk Assessments and evidence of pre-consultation discussions with Anglian Water Services and the Environment Agency.

This WCS identifies water services infrastructure requirements to support the adopted Core Spatial Strategy (June 2008). These are based on planning data from April 2006. A plan led approach has been taken to ensure that long term, strategic infrastructure requirements are identified and planned for to support new development and protect against associated impacts on the urban water cycle. This strategic infrastructure requires long lead in times and must be progressed in alignment with long term growth plans to ensure that it can be provided in time to support development as it comes forward. Non-strategic infrastructure (such as local network upgrades, booster stations, etc) has also been identified to facilitate strategic planning; however, it is accepted that these will be more closely linked to the short term market conditions because once identified, their delivery is triggered by development and does not require long lead in times.

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Planning updates and WCS review

The WCS, as produced, has made use of the planning and development data used to inform the now adopted Core Spatial Strategy (June 2008) which provides the planning framework for the apportionment of 52,100 homes and 47,400 jobs across North Northants to the year 2021. This data was collated at an April 2006 base date to concur with the timescales of the adopted Core Spatial Strategy. It should be noted that as time has progressed, additional planning data has become available. However, as the purpose of the WCS is to support the levels of growth as defined in the adopted Core Spatial Strategy, this fact has not been incorporated into the current study. Instead, this shall be taken forward through discussions between developers and local planning authorities as more detailed applications emerge.

Furthermore, a review of the WCS is recommended in order to incorporate the changes to the levels of development that will emerge through the review of the Core Strategy. This review shall reflect the requirements of the East Midlands Regional Plan (March 2009) and Policy 13b – Housing Provision (Northamptonshire) which sets out the need for an additional 13,975 dwellings across North Northamptonshire over the period 2021-26. The East Midlands Regional Assembly is now, (March 2009), initiating preparation for the next review of the Regional Plan to determine the levels of housing provision over the period 2026-31. As an indicative steer to these levels, Policy MKSM SRS Northamptonshire 4 of the 2009 Regional Plan highlights the need for an additional 28,000 dwellings in North Northants over the period 2021-31 as an uncommitted planning assumption, whichequates to a further 14,025 dwellings across the area in the period 2026-31. In light of this, responsibility for initiating and leading future reviews of the WCS will lie with the North Northants Joint Planning Unit, on behalf of the collective planning authorities, in alignment with the review of the Core Strategy and regional planning guidance.

How to use this document

To use this document;

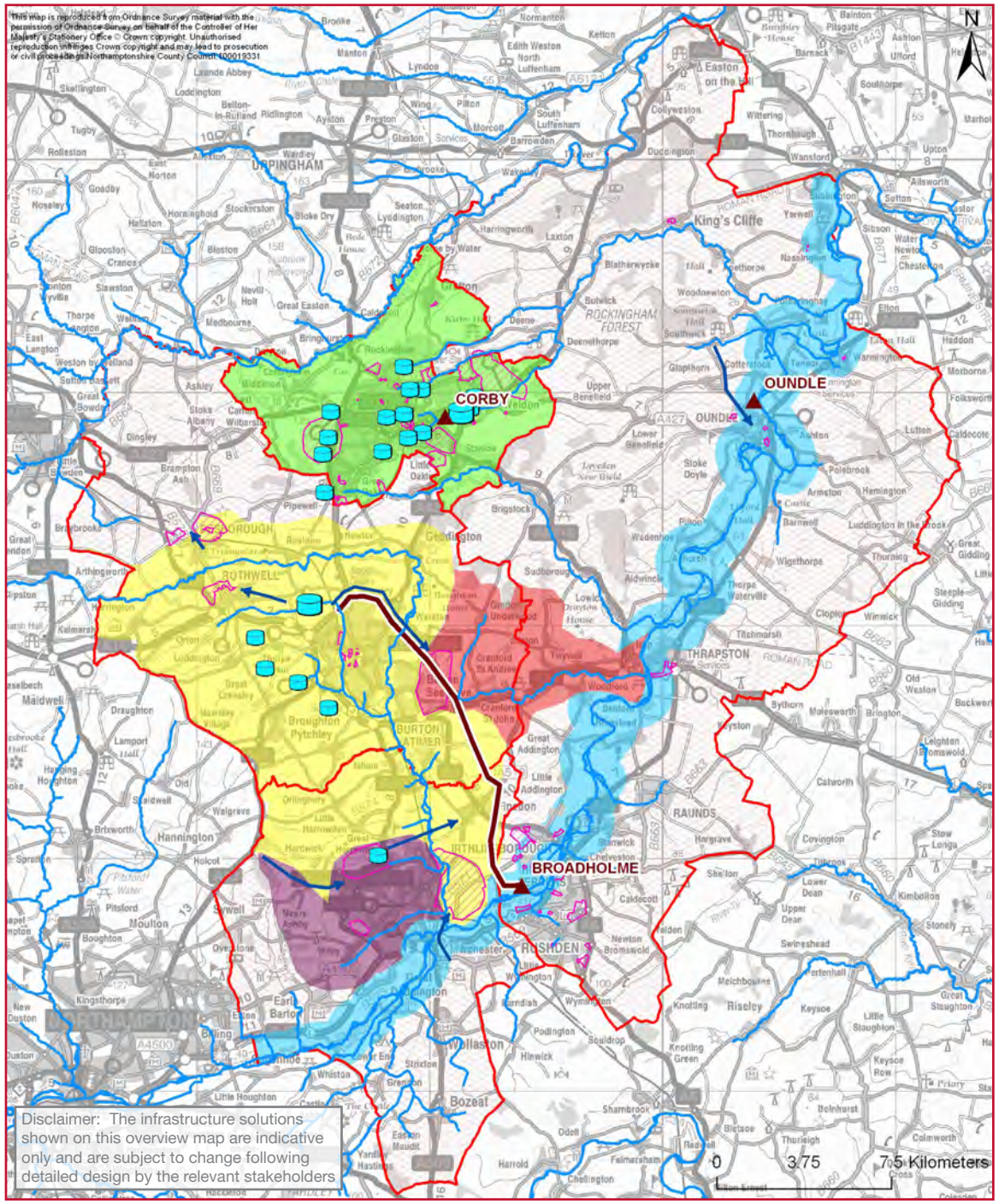
Either

1. Use the ‘Home Page’ to determine the general location of your development site
2. Use the links on the left to view the infrastructure upgrades required to support development in the general location of your site

Or

1. Use the ‘development and infrastructure’ table to identify the area for your site
2. Click on the different categories of the table to see the infrastructure upgrades required in the general location of your site

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Legend

- Local authority boundary
- Development sites
- Potential flood storage area
- Water supply upgrades
- Wastewater treatment works upgrades
- Proposed new sewer
- Watercourses

Flood Risk Management Strategy Areas

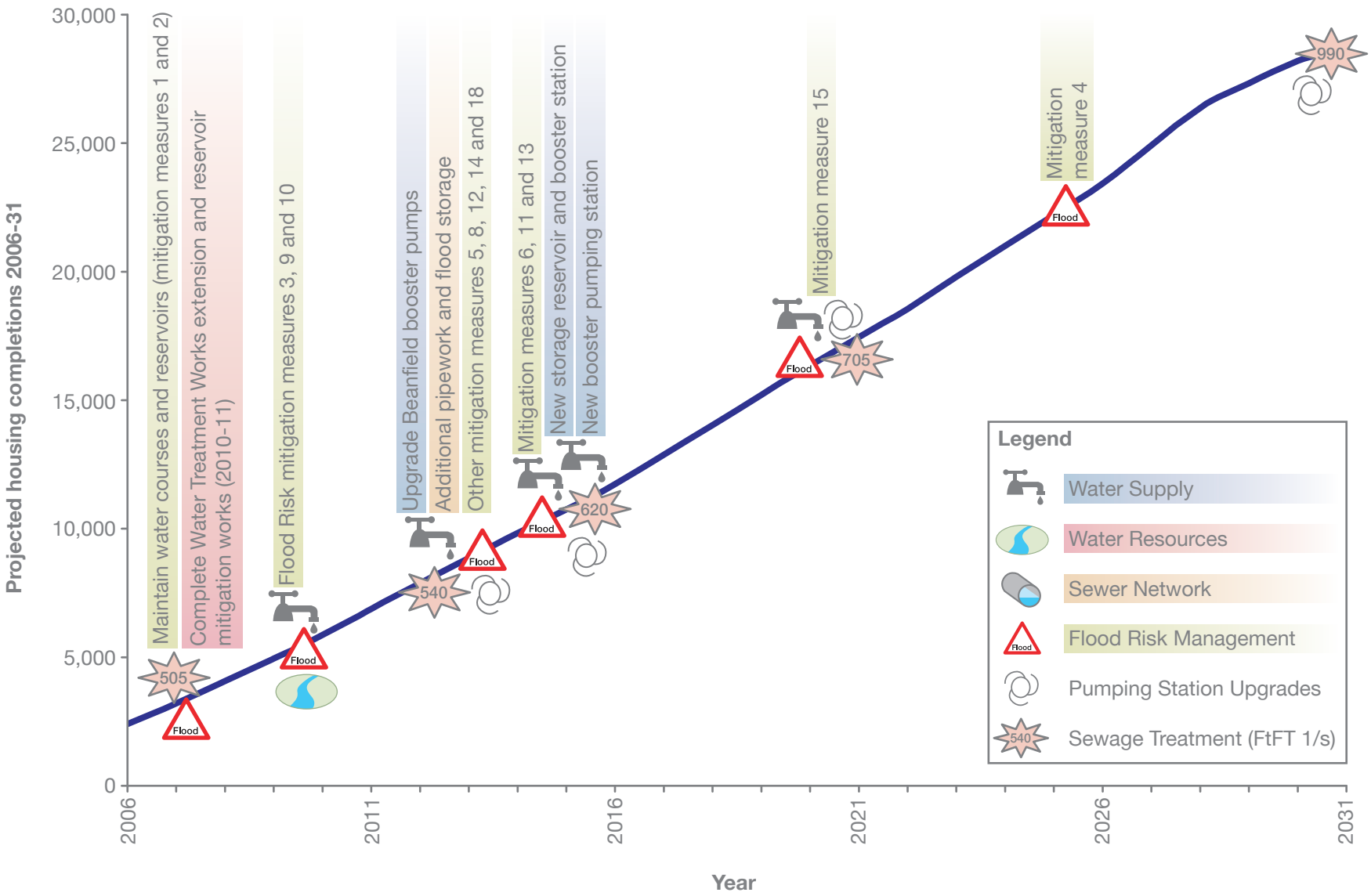
- On-site SUDs
- Strategic storage in Kettering East
- Abide by Corby Water Cycle Strategy
- On-site SUDS, enhance existing FSR
- Strategic storage on Slade Brook
- Rapid release of water from development; future floodplain creation

SUDs sustainable urban drainage systems
FSR flood storage reservoir

North Northamptonshire Water Cycle Strategy Phase II Strategy Overview

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Corby flood risk table

Corby Timeline of Infrastructure Upgrades



Click on the timeline above to view the description of the flood risk mitigation measures

Disclaimer: This timeline represents infrastructure requirements identified by this WCS to support the adopted Core Spatial Strategy (June 2008). These are based on planning data from April 2006. A plan led approach has been taken to ensure that long term, strategic infrastructure requirements are identified and planned for to support new development and protect against associated impacts on the urban water cycle. This strategic infrastructure requires long lead in times and must be progressed in alignment with long term growth plans to ensure that it can be provided in time to support development as it comes forward. Non-strategic infrastructure (such as local network upgrades, booster stations, etc) has also been identified to facilitate strategic planning; however, it is accepted that these will be more closely linked to the short term market conditions because once identified, their delivery is triggered by development and does not require long lead in times.

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Corby Flood Risk Table

No.	Site	Description	Inter-dependencies
1	Entire Corby	Remove debris and maintain system	None
2	Gretton FSR	Maintain existing Flood Storage Reservoir	None
3	Weldon FSR	Increase storage in existing reservoir by excavation	1
4	A427 Forest Lodge	Assess, design, plan and construct a Flood Storage Reservoir (excavate)	1
5	Harper's Brook north	Assess, design, plan and construct a Flood Storage Reservoir (embanked)	1
6	Cottingham Road/ Hospital	Excavation to increase storage and throttle	1
7	Willow Brook Central east	Improve channel conveyance	1, 3, possibly 9
8	Oakley Road FSR	Excavation to increase storage of existing flood storage reservoir	1
9	Weldon	Channel enlargement/ maintenance (downstream of Weldon Flood Storage Reservoir to Deene Park Lake)	1
10	Culvert d/s STW	Assess, design, plan and construct an additional culvert under the steelworks railway	3 and 9
11	Gainsborough School	Assess, design, plan and construct a Flood Storage Reservoir (excavate)	1
12	Cottingham Lane Football Ground	Lower football fields to increase storage	1
13	Harper's Brook southern	Assess, design, plan and construct a Flood Storage Reservoir (embanked)	1
14	The Jamb Park	Increase capacity of existing flood storage area	1
15	Beanfield Lawn Farm Cottages	Assess, design, plan and construct a Flood Storage Reservoir (excavate)	1
16	Pen Green Lane	Assess, design, plan and construct a storage with pumped exit	1
17	Willow Brook north	Channel enlargement	1 and 16
18	Willow Brook Central west culvert	Build cascade channel down old railway cutting	1, 3, 9, 10 and 17
19	Old Steelworks Sediment Tanks	Assess, design, plan and construct a Flood Storage Reservoir	1
20	Deene Park Lake	Increase lake capacity and create new outlet	1
21	Pen Green Lane	Enlarge embankment of existing flood storage reservoir	1

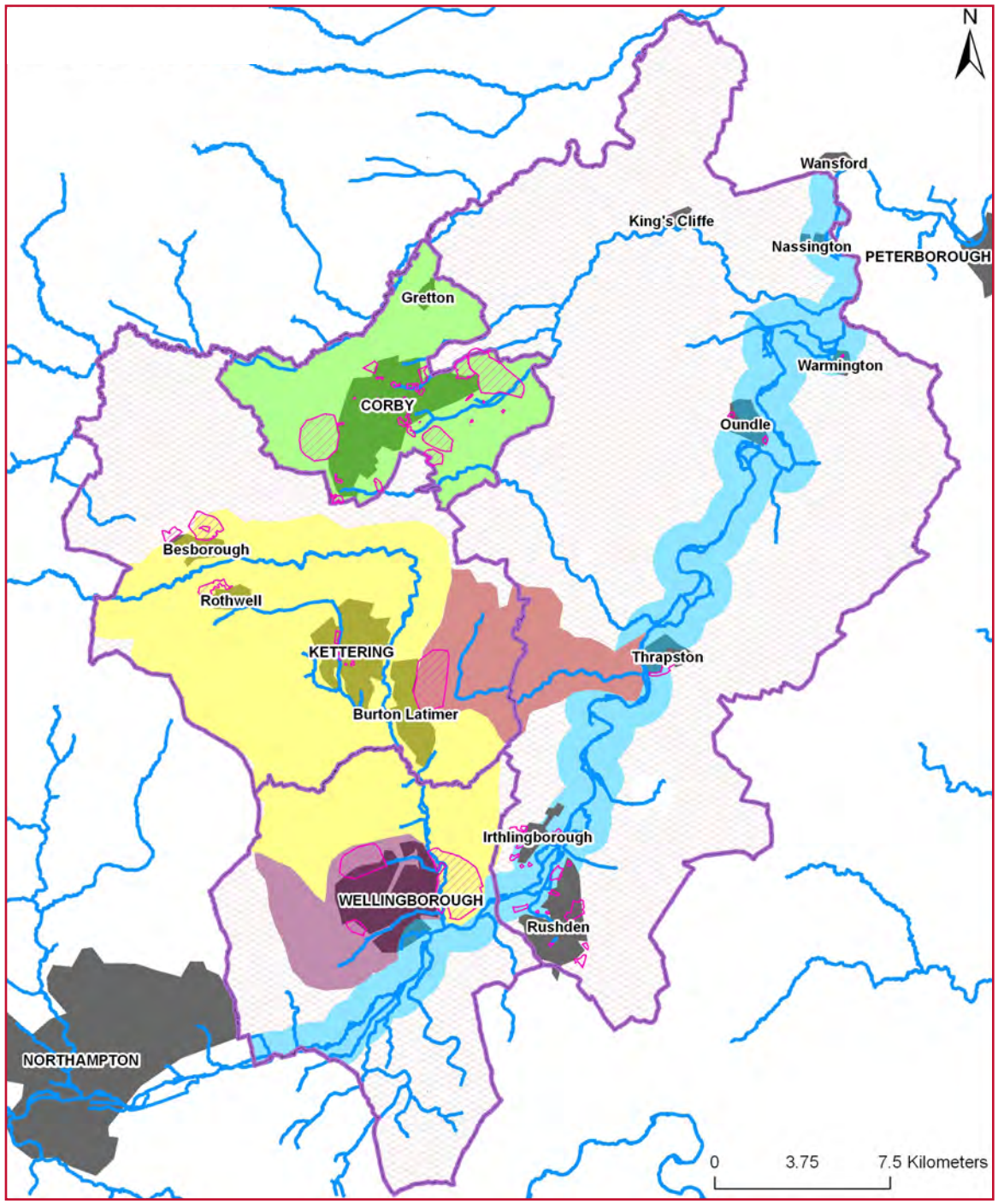
Back to Corby Timeline

Corby Area

A flood risk management strategy which will benefit all areas of Corby was developed for the Corby Water Cycle Strategy, and a uniform roof tax approach to funding has been implemented through the planning process. Up front financing of flood risk mitigation works is being investigated by the Water Cycle Partnership.

Implementation of the Corby flood risk strategy is dependent upon the continued cooperation of the stakeholders, including the Council, the Environment Agency, Anglian Water and all the developers with a local interest.

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River Nene Corridor



North Northamptonshire Water Cycle Strategy Phase II
Potential Flood Storage Areas

Legend

- NNH boundary
- Development sites
- Watercourses

Strategy Area

- All other areas: On-site SUDS
- Alledge Brook catchment: Strategic storage in Kettering East
- Corby District: Abide by Corby Water Cycle Strategy
- Harrowden Brook and Swanspool Brook catchments: On-site SUDS, enhance existing FSRs
- River Ise catchment: Strategic storage on Slade Brook
- River Nene corridor: Rapid release of water from development; future floodplain creation

Surface water management plans have been proposed for the North Northamptonshire area. Developers should refer to the findings of these studies as they become available, for further guidance on managing flood risk and surface water runoff.

SUDs sustainable urban drainage systems
FSR flood storage reservoir

Click on the areas above for a description of the flood risk strategy area

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Flood Risk Overview

The overall flood risk management strategy for North Northants is to reduce flood risk across the catchment by using strategic measures for managing surface water run-off from new development.

The most extensive flooding in North Northants is caused by flood waters from Northampton in the River Nene coinciding with high flows in the major tributaries such as the River Ise. Therefore upstream storage facilities are proposed to allow the Environment Agency to control the timings of inflows to the River Nene. For developments that discharge directly to the River Nene, rapid release of flows is an option for draining water away before the arrival of flood waters from Northampton, provided flood risk to nearby properties is not increased.

The most frequent flooding in North Northants is caused by surface water run-off from short intense storms, particularly as a result of urban sewer overloading. On-site SUDS are recommended to convey and store run-off from frequent intense storms, reducing flood risk to nearby properties. Surface Water Management Plans are proposed across the North Northants area to identify further options for improving the existing surface water drainage systems in urban areas. Developers should refer to these plans as they become available for further guidance on flood risk and surface water drainage.

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Corby Area

A flood risk management strategy which will benefit all areas of Corby was developed by the Corby Water Cycle Strategy, and a uniform roof tax approach to funding has been implemented through the planning process. Up front financing of flood risk mitigation works is being investigated by the Water Cycle Partnership through the North Northants Detailed Water Cycle Strategy.

Implementation of the Corby flood risk strategy is dependent upon continued cooperation of the stakeholders, including the Council, the Environment Agency, Anglian Water and all the developers with a local interest.

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Slade Brook and River Ise

The flooding from Slade Brook, Kettering, in June 2007 was indicative of the need to reduce the risk of flooding in this area. Strategic storage is recommended in the Slade Brook and River Ise catchment areas to hold back upstream flows, create capacity for the new developments downstream in the sub-catchment and improve flood risk to existing properties. Developers of sites within this strategy module will be asked to contribute to strategic storage schemes through a uniform roof tax. This may be offset with reduced requirements for on-site storage, depending upon negotiations with the Environment Agency.

The Strategic Flood Risk Assessment for this area (Kettering and Wellingborough SFRA) is PPG25 compliant and may need updating to comply with PPS25 for consideration of future development allocations.

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Alledge Brook

On-site storage is recommended for developments within this sub-catchment to avoid increasing flood risk downstream, between the site and the River Nene. A SUDS approach is recommended, and developers will need to comply with usual standards of flood protection. Adoption and lifetime maintenance of SUDS measures should be resolved by the developers in agreement with the Local Authority prior to planning permission being granted, to ensure continued protection for residents. Developers will need to demonstrate that their site will at minimum not cause any detriment to the existing communities downstream, and if possible result in improved flood risk downstream. For example, for Kettering East which will lie in the headwaters of Alledge Brook, the developers should investigate options for expanding the on-site SUDS measures to create new flood storage facilities and improve flood risk to the villages downstream.

The Strategic Flood Risk Assessment for this area (Kettering and Wellingborough SFRA) is PPG25 compliant and may need updating to comply with PPS25 for consideration of future development allocations.

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Swanspool & Harrowden Brook

Flood risk in Wellingborough is primarily from the minor tributaries Swanspool Brook and Harrowden Brook. Developments in these catchments should attenuate flows on-site using SUDS measures to prevent any increase to flood risk downstream and preferably result in betterment. Options to improve existing flood storage facilities and add new upstream storage should be investigated by developers, particularly the North West Wellingborough site which overlies the existing Harrowden Road flood storage reservoir.

The Strategic Flood Risk Assessment for this area (Kettering and Wellingborough SFRA) is PPG25 compliant and may need updating to comply with PPS25 for consideration of future development allocations.

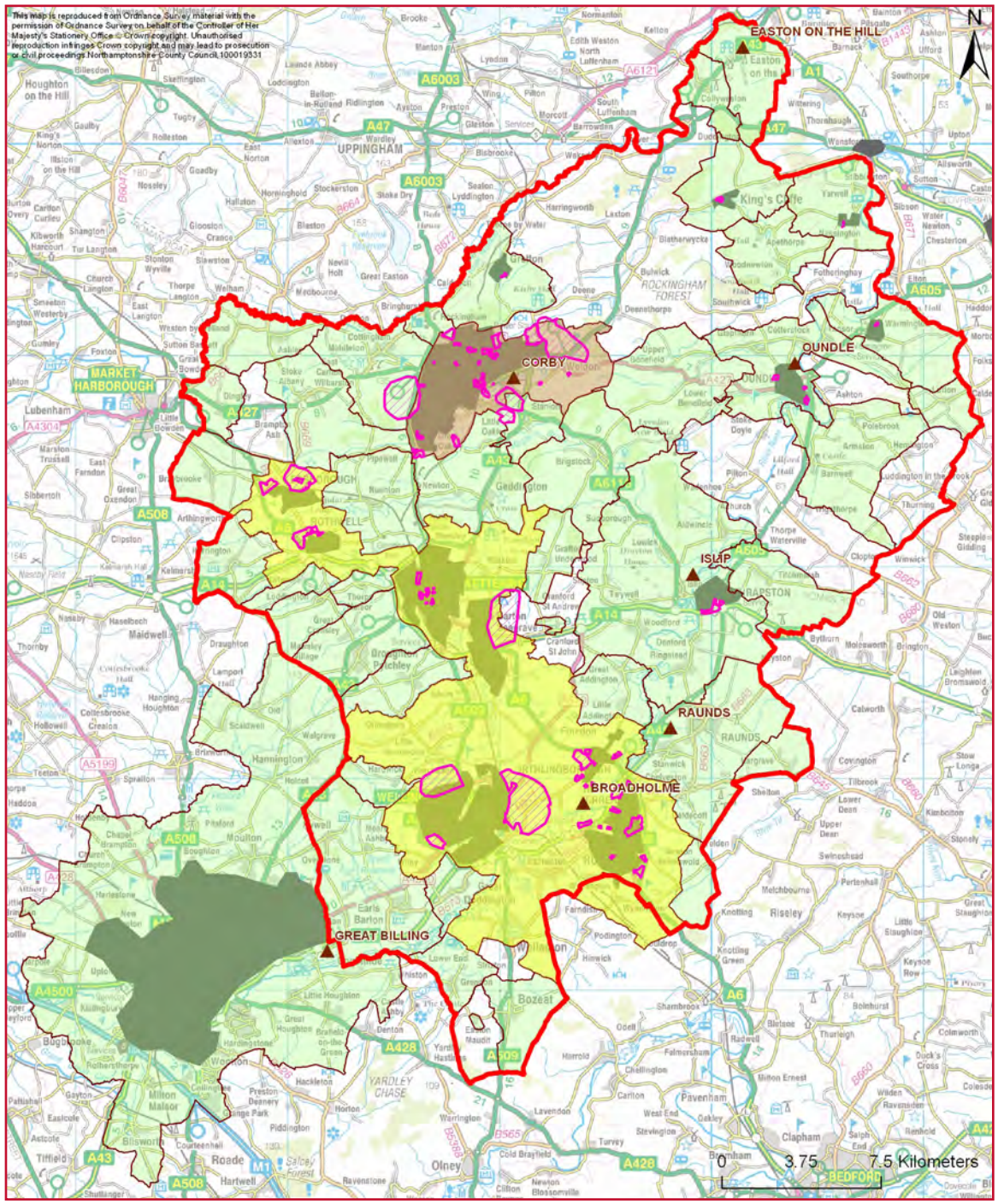
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River Nene Corridor

The River Nene corridor through the study area is subject to significant flood water inflows from upstream urban areas, particularly Northampton, and the large rural upstream catchment. These upstream inflows combine with further inflows from the major tributaries the River Ise, Harper's Brook and Willow Brook to cause flooding in the River Nene corridor. The inflows from upstream are relatively slow due to the large size of the catchment, and therefore flood risk along the River Nene corridor in North Northants may be reduced by releasing local water rapidly into the River Nene to drain away before the upstream flood waters arrive.

The baseline strategy for this region is for developers to provide on-site SUDS storage to limit flows to greenfield rates and volumes. However, there may be options for rapid release of flows to the River Nene and a smaller on-site storage requirement, provided the developer can demonstrate there is no detrimental effect on flood risk from the local drainage system.

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Kettering orbital sewer map
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Legend

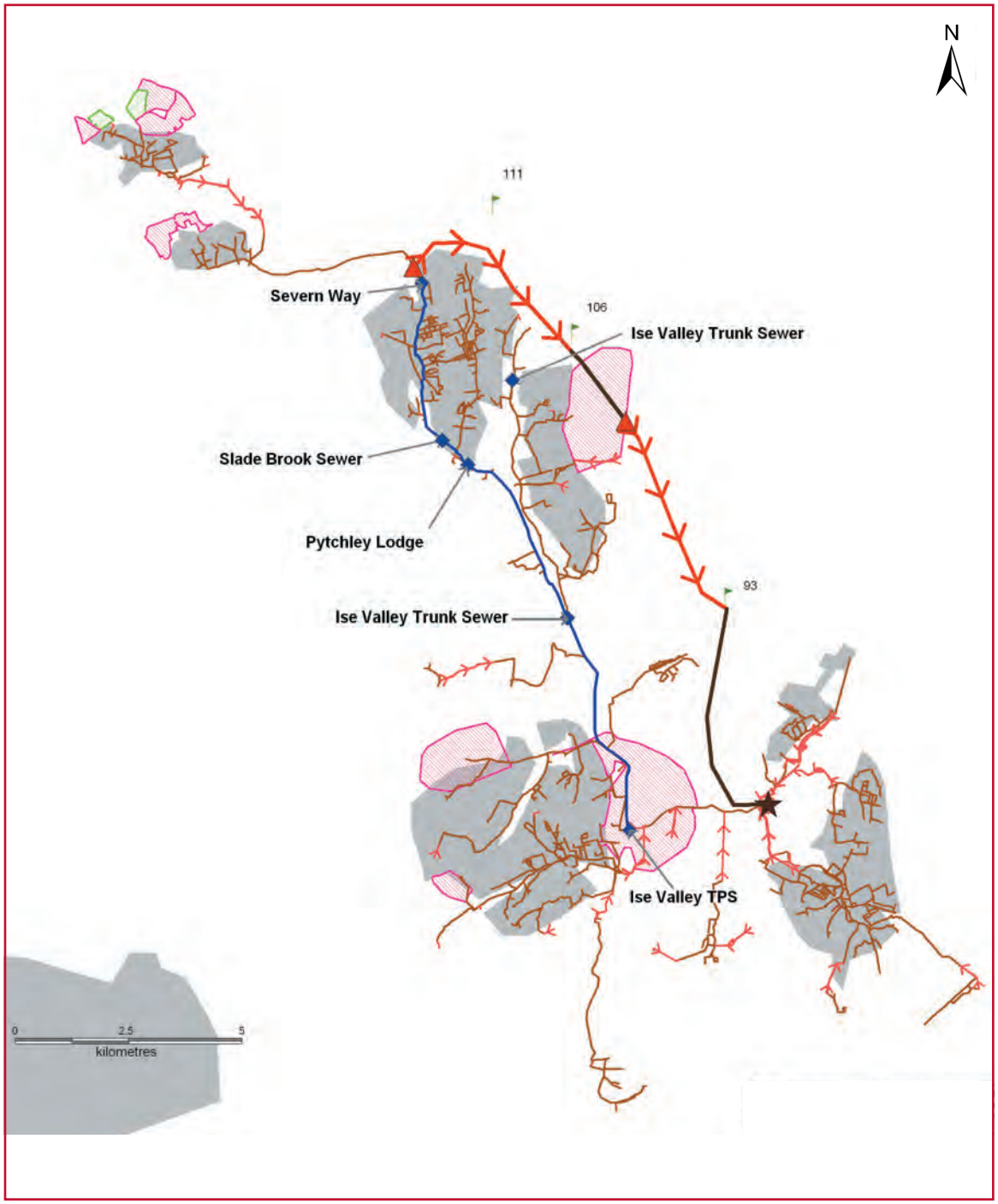
- NNH boundary
- Developments location centroids
- Development sites
- Location of key AWS wastewater treatment works
- Wastewater drainage catchment
- Unsewered area

Catchments

- Broadholme catchment
- Corby catchment

North Northamptonshire Water Cycle Strategy Phase II
Location of Key AWS Wastewater Treatment Works

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Legend

- New pumping stations
- New pumped sewer
- New gravity sewer
- Existing pumped sewer
- Existing gravity sewer
- Sewer location names
- Existing sewer
- Highest points (mAOD)
- Existing WwTW

New Development

- Employment
- Housing

Disclaimer:

This figure indicatively shows a potential solution for increasing the sewer network capacity in the Broadhome Wastewater Treatment Works (WwTW) catchment. This is one of three strategic solutions presented within Anglian Water Services' Business Plan for Asset Management Plan 5 (2010-15). The final solution will be determined following the detailed design process undertaken by Anglian Water Services.

North Northamptonshire Water Cycle Strategy Wastewater Capacity Study (Broadholme) Kettering Orbital Sewer

February 2008

Kettering orbital sewer map
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Kettering orbital sewer map
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Overview

The purpose of the wastewater section is to highlight the upgrades required to support the levels of development identified in the North Nortants Core Spatial Strategy. This WCS has demonstrated that water quality issues will not pose a constraint to housing growth within North Northants providing the identified upgrades are provided.

Broadholme Wastewater Treatment Works (WwTW)

The WCS has identified that the necessary improvements required at Broadholme WwTW can be provided in stages to accommodate the housing trajectory included within the Core Spatial Strategy.

One possible strategic solution is to construct a major orbital sewer from the North of Kettering to the Kettering east development and direct to Broadholme WwTW. This is one of three strategic solutions presented within Anglian Water's business plan for Asset Management Period 5 (AMP5, 2010-15), which is subject to approval by the industry regulator Ofwat.

Corby Wastewater Treatment Works (WwTW)

The Corby WCS identified that accommodating the planned growth within Corby is constrained by the outfall discharge into Willow Brook. The railway culvert on Willow Brook acts as a hydraulic restriction at times of high flow, which causes a backing up of flow and a flood risk issue. In order for the discharge from Corby WwTW to be increased to accommodate growth, it is necessary for the size of the railway culvert to be increased. A mechanism based upon developer contributions in now in place to fund the removal of this constraint.

The upgrade of Corby WwTW has been included within Anglian Water Services (AWS) business plan for Asset Management Period 5 (AMP5, 2010-15), which is subject to approval by the industry regulator Ofwat

Rural Wastewater Treatment Works (WwTW)

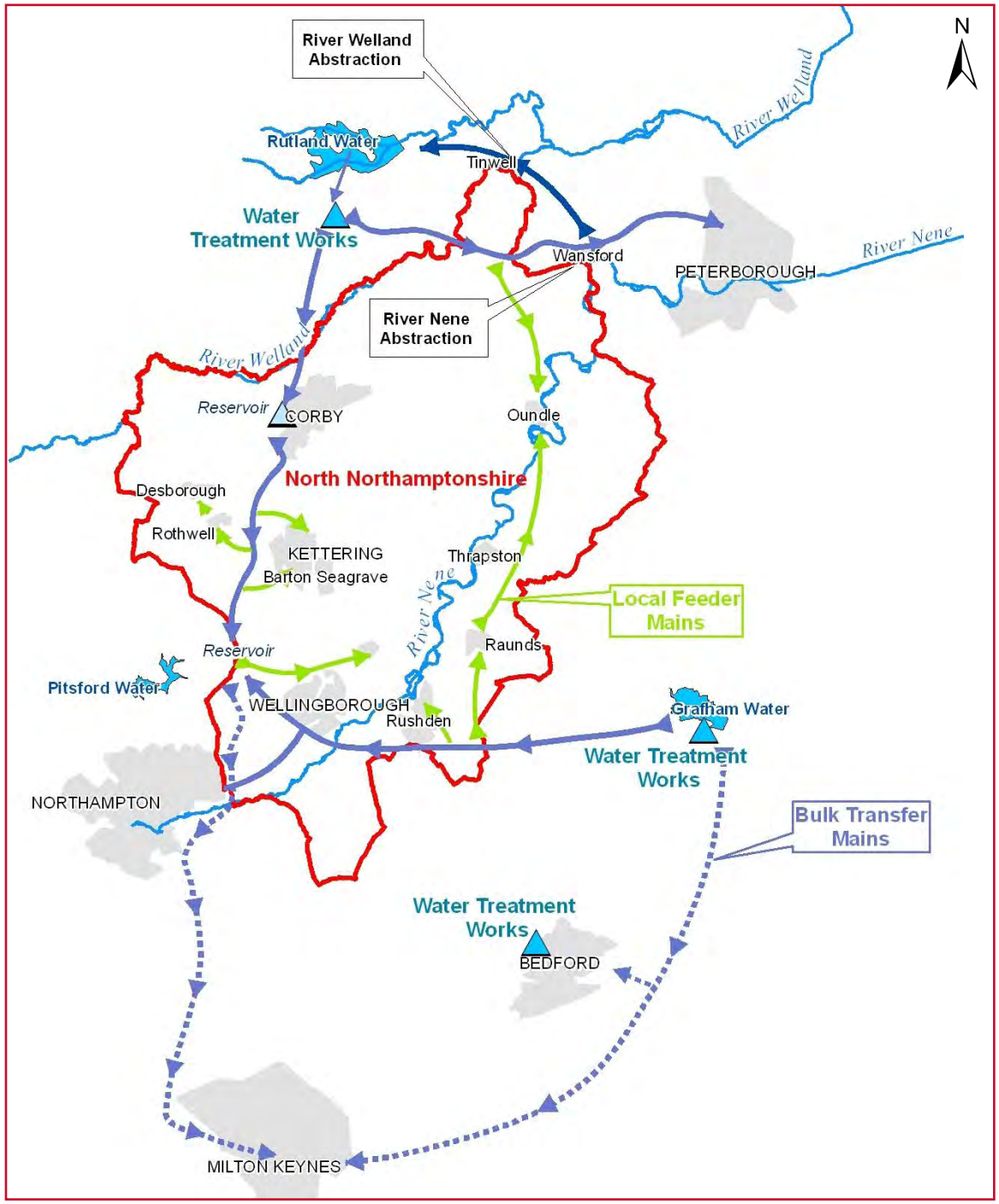
There are a large number of rural wastewater treatment works most of which are the responsibility of AWS. Of these only Islip WwTW, Oundle WwTW and Raunds WwTW are expected to receive significant growth to support the Core Spatial Strategy housing trajectory.

Wastewater Treatment Works	Treatment Capacity	Sewer Capacity
Islip	Development forecasts to 2021 indicate that both the treatment capacity and discharge consent have capacity to accommodate proposed growth in this catchment.	AWS has confirmed there is currently capacity for 350 dwellings for the Huntingdon Road site, Thrapston.
Raunds	The site has treatment capacity to support the expected growth up to 2016, after which AWS will need to increase the capacity in AMP6 (2015-20).	No specific recommendations; AWS will seek to generate headroom if required.
Oundle	It is likely that improvements to the works will be required after 2016 based upon the growth trajectory provided by North Northants Joint Planning Unit.	AWS has confirmed that capacity is currently available; however, it is investigating whether major infrastructure upgrades are required to service the Herne Road development site

Flood Risk from Wastewater Treatment Works

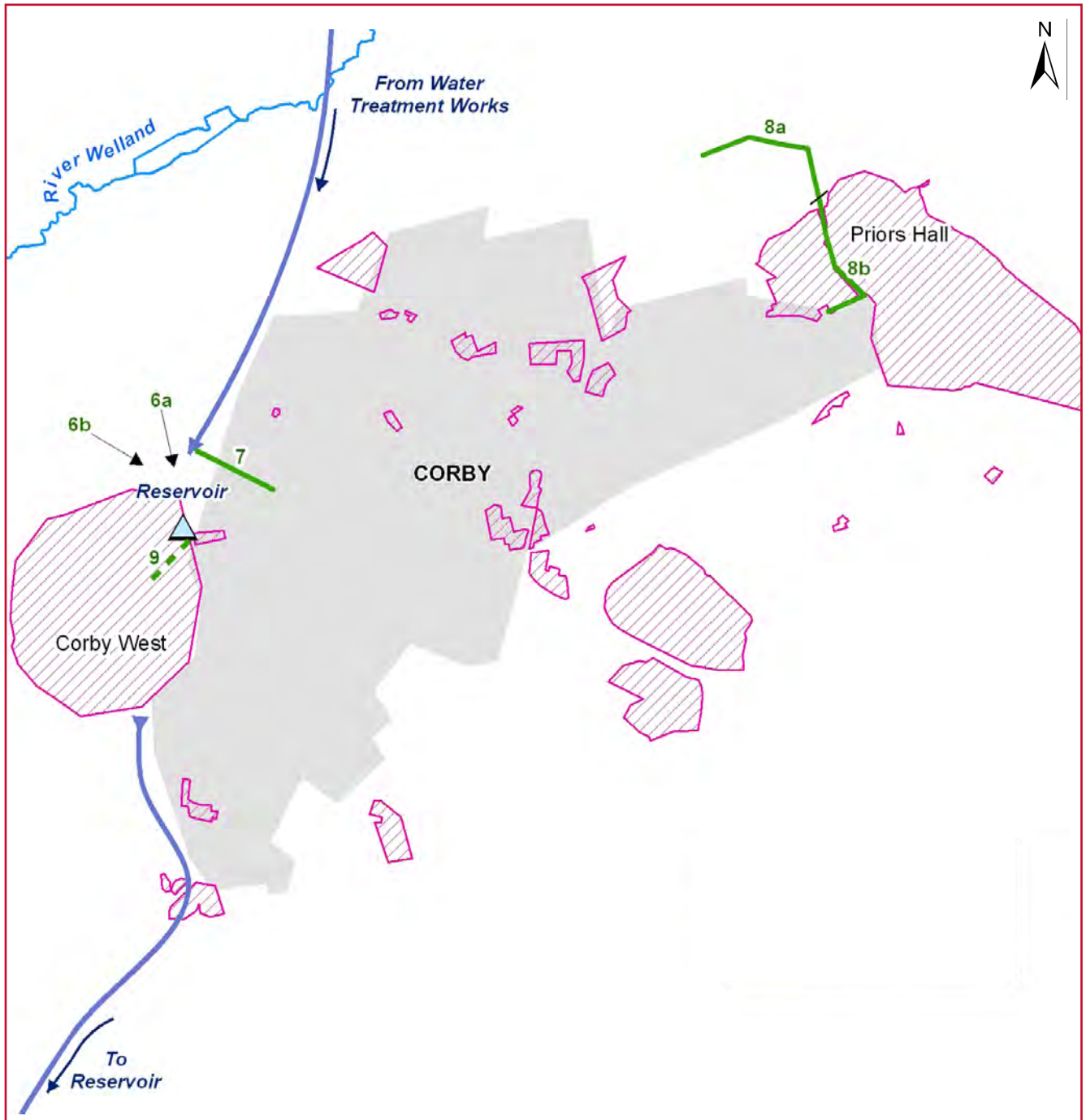
The WCS has assessed the impact of increased discharge from Great Billing, Great Doddington, Broadholme, Raunds, Islip and Oundle WWTW on flood risk downstream. This impact was found to be small. However, PPS25 requires that there is no increase in flood risk due to development. AWS should therefore consult with the Environment Agency to identify an appropriate policy for identifying locations where mitigation measures would be beneficial and suitable methods for mitigation.

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Water Supply Overview Map

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Legend

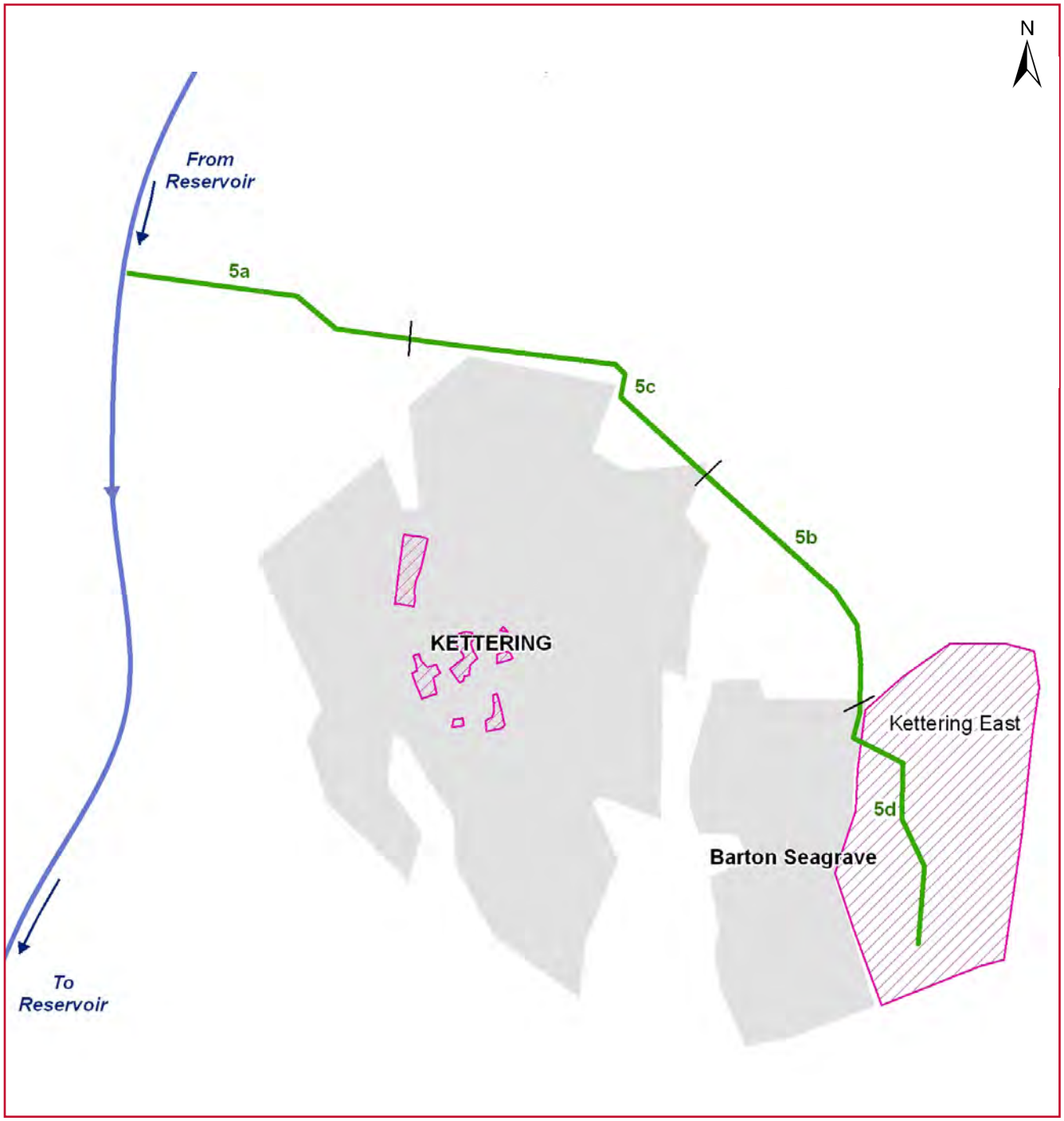
- Development area
- Existing strategic infrastructure
- New infrastructure

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Reference	Timescale
6a	2007-11
6b	2017-21
7	2007-11
8a	2007-11
8b	2012-17
9	2012-17

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Corby Key Water Supply Upgrade Schematic

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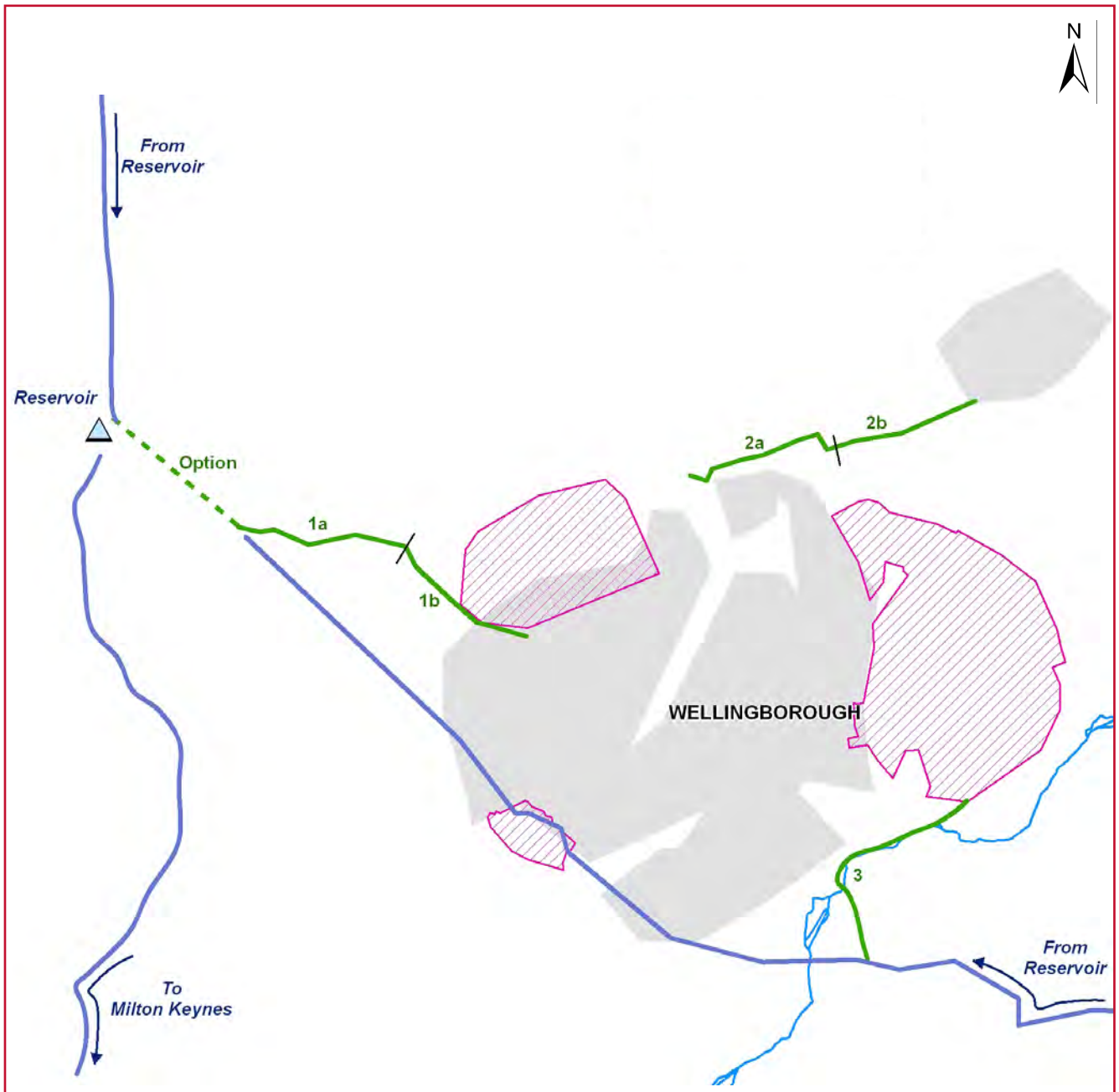
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Reference	Timescale
5a	2012-16
5b	2012-16
5c	2017-21
5d	2017-21

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Kettering Key Water Supply Upgrade Schematic

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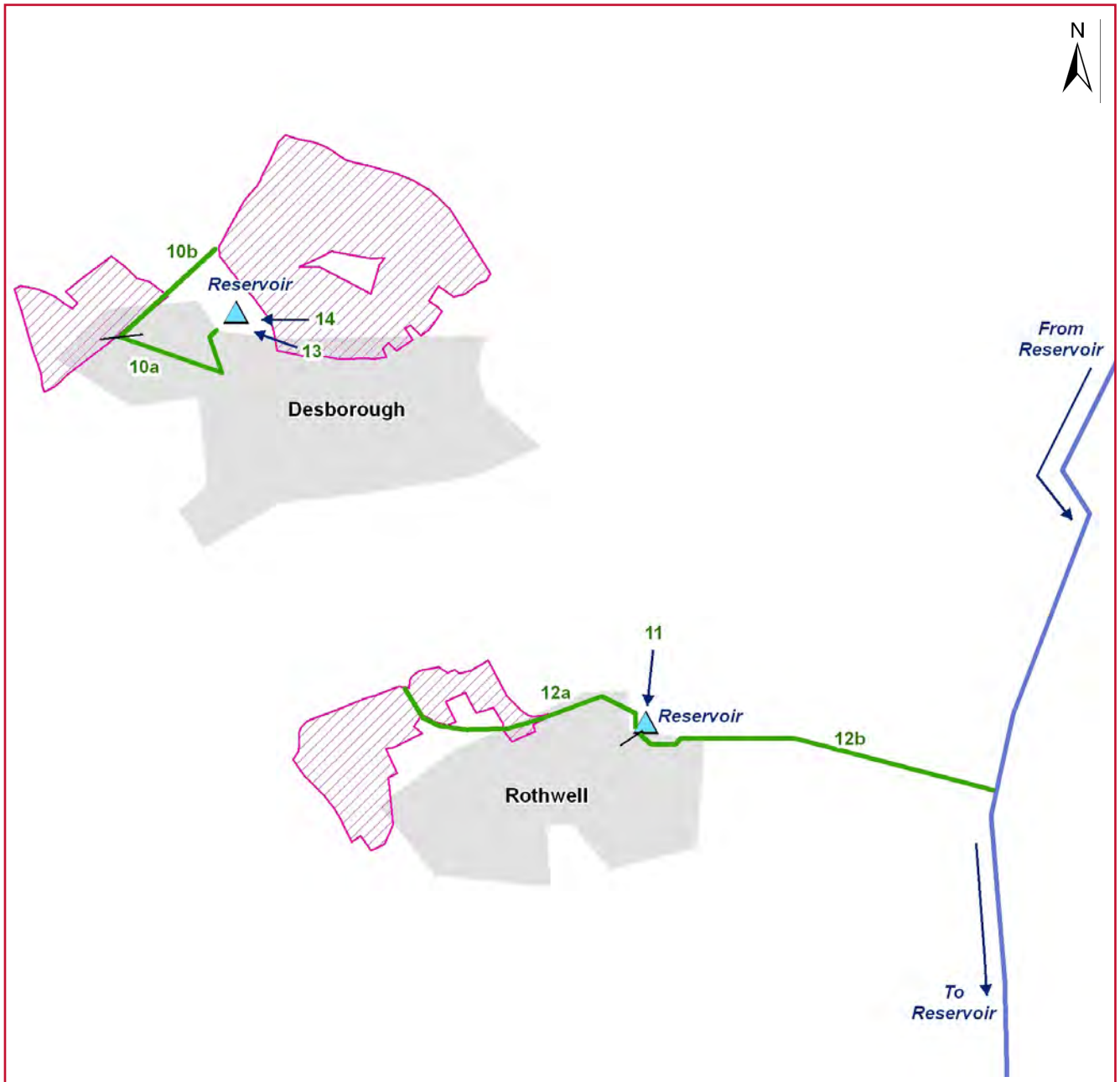
- Development area
- Existing infrastructure
- New infrastructure

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Reference	Timescale
1a	2007-11
1b	2012-16
2a	2007-11
2b	2017-21
3	2011-16

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Wellingborough Key Water Supply Upgrade Schematic

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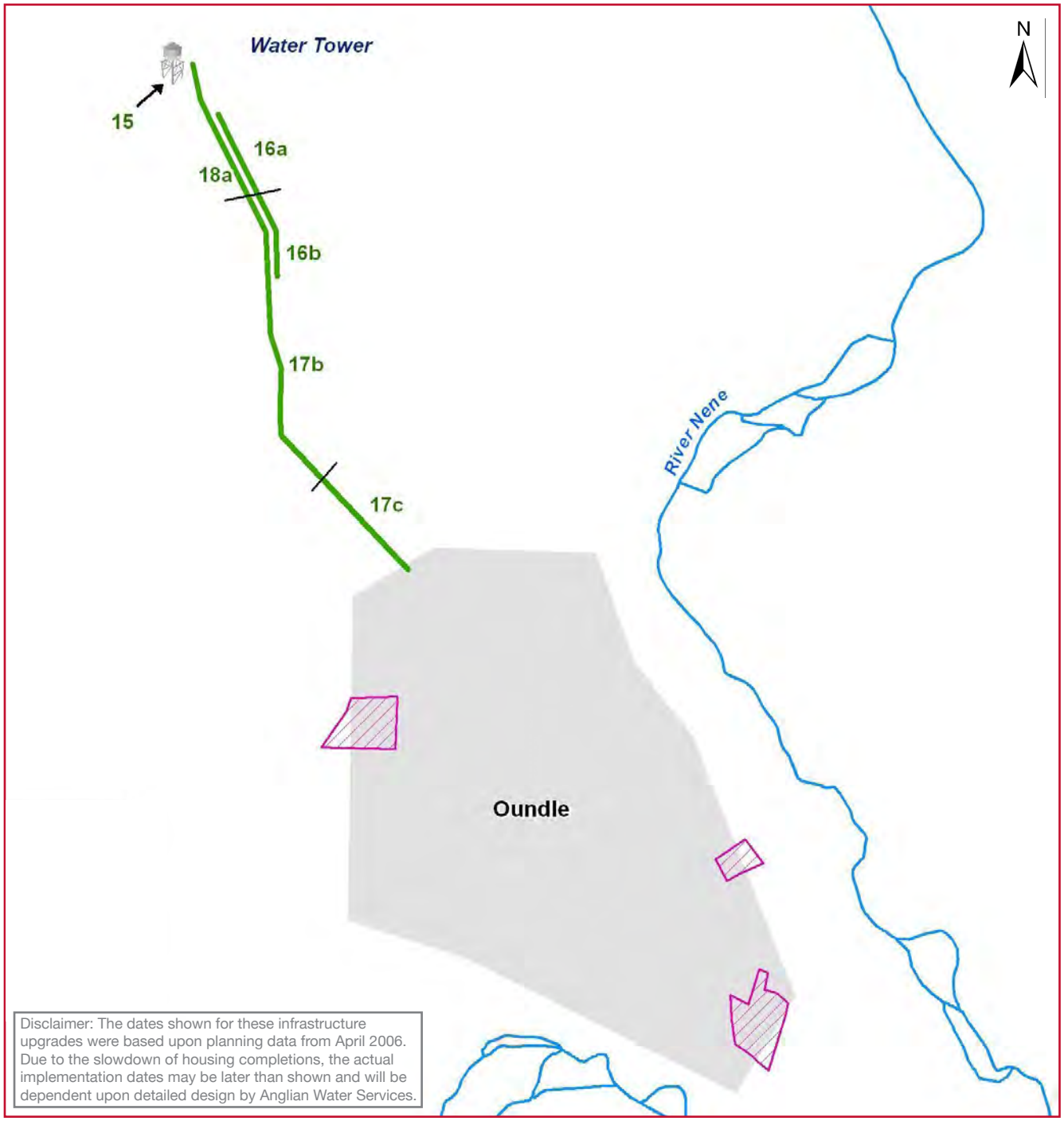
- Development area
- Existing infrastructure
- New infrastructure

Disclaimer: This timeline represents infrastructure requirements identified by this WCS to support the adopted Core Spatial Strategy (June 2008). These are based on planning data from April 2006. A plan led approach has been taken to ensure that long term, strategic infrastructure requirements are identified and planned for to support new development and protect against associated impacts on the urban water cycle. This strategic infrastructure requires long lead in times and must be progressed in alignment with long term growth plans to ensure that it can be provided in time to support development as it comes forward. Non-strategic infrastructure (such as local network upgrades, booster stations, etc) have also been identified to facilitate strategic planning; however, it is accepted that these will be more closely linked to the short term market conditions because once identified, their delivery is triggered by development and does not require long lead in times.

Reference	Timescale
10a	2007-11
10b	2012-16
11	2007-11
12a	2007-11
12b	2012-16
13	2012-16
14	2012-16

North Northamptonshire Water Cycle Strategy Phase II
Desborough and Rothwell Key Water Supply Upgrade Schematic

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Disclaimer: The dates shown for these infrastructure upgrades were based upon planning data from April 2006. Due to the slowdown of housing completions, the actual implementation dates may be later than shown and will be dependent upon detailed design by Anglian Water Services.

Legend

- Development area
- Existing infrastructure
- New infrastructure

Disclaimer: This timeline represents infrastructure requirements identified by this WCS to support the adopted Core Spatial Strategy (June 2008). These are based on planning data from April 2006. A plan led approach has been taken to ensure that long term, strategic infrastructure requirements are identified and planned for to support new development and protect against associated impacts on the urban water cycle. This strategic infrastructure requires long lead in times and must be progressed in alignment with long term growth plans to ensure that it can be provided in time to support development as it comes forward. Non-strategic infrastructure (such as local network upgrades, booster stations, etc) have also been identified to facilitate strategic planning; however, it is accepted that these will be more closely linked to the short term market conditions because once identified, their delivery is triggered by development and does not require long lead in times.

Reference	Timescale
15	2012-16
16a	2012-16
16b	2017-21
17a	2007-11
17b	2012-16
17c	2017-21

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Oundle Key Water Supply Upgrade Schematic

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Water Resources and Supply Overview

The purpose of the water resources and supply section of the WCS is to identify whether sufficient water resource is available to support the planned level of growth, whether a reduction of water consumption (i.e. demand management) could eliminate the need for additional water resources; and what upgrades are required to supply this resource to where it is needed.

The impact of implementing this reduction in consumption is considered within this WCS and its affect upon the water resource requirements are discussed. No consideration of achieving water efficiency in existing houses has been considered at this point.

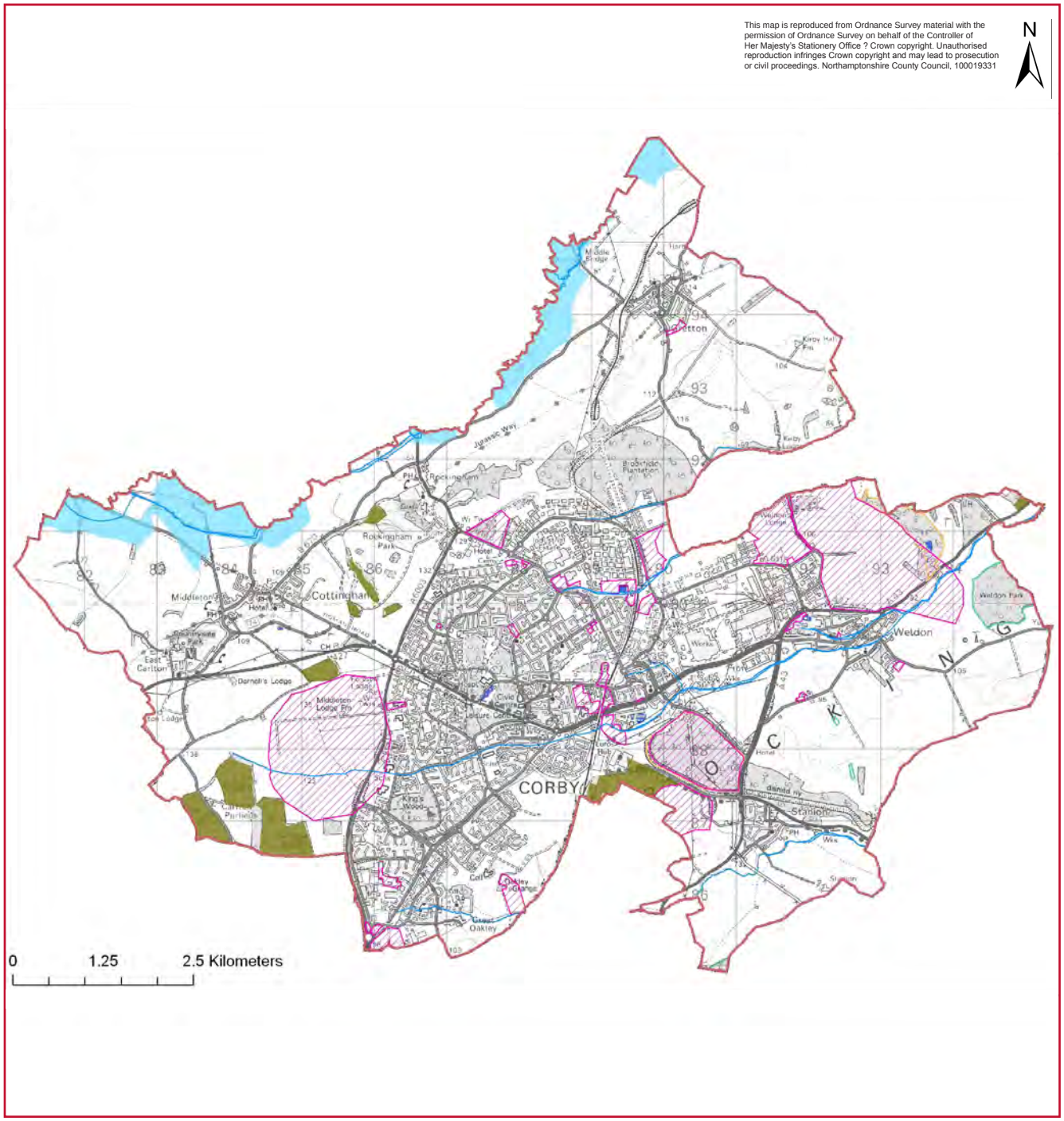
The study area lies within Anglian Water Services' (AWS) Ruthamford Zone, designated by the EA as an area of serious water stress. To prevent a long-term deficit in water resources in this zone, AWS has identified a number of upgrades required to support growth.

The North Northamptonshire study area is predominantly supplied by two water treatment works to the north and east of the study area.

AWS have identified the water resource and supply upgrades required to support growth in the study area. Some of the upgrades are currently being undertaken in the AMP4 period, which include increasing capacity at one of the water treatment works and upgrading trunk mains. AWS have also identified the upgrades required relative to the growth patterns and are to submit AMP5 proposals for funding approval to Ofwat.

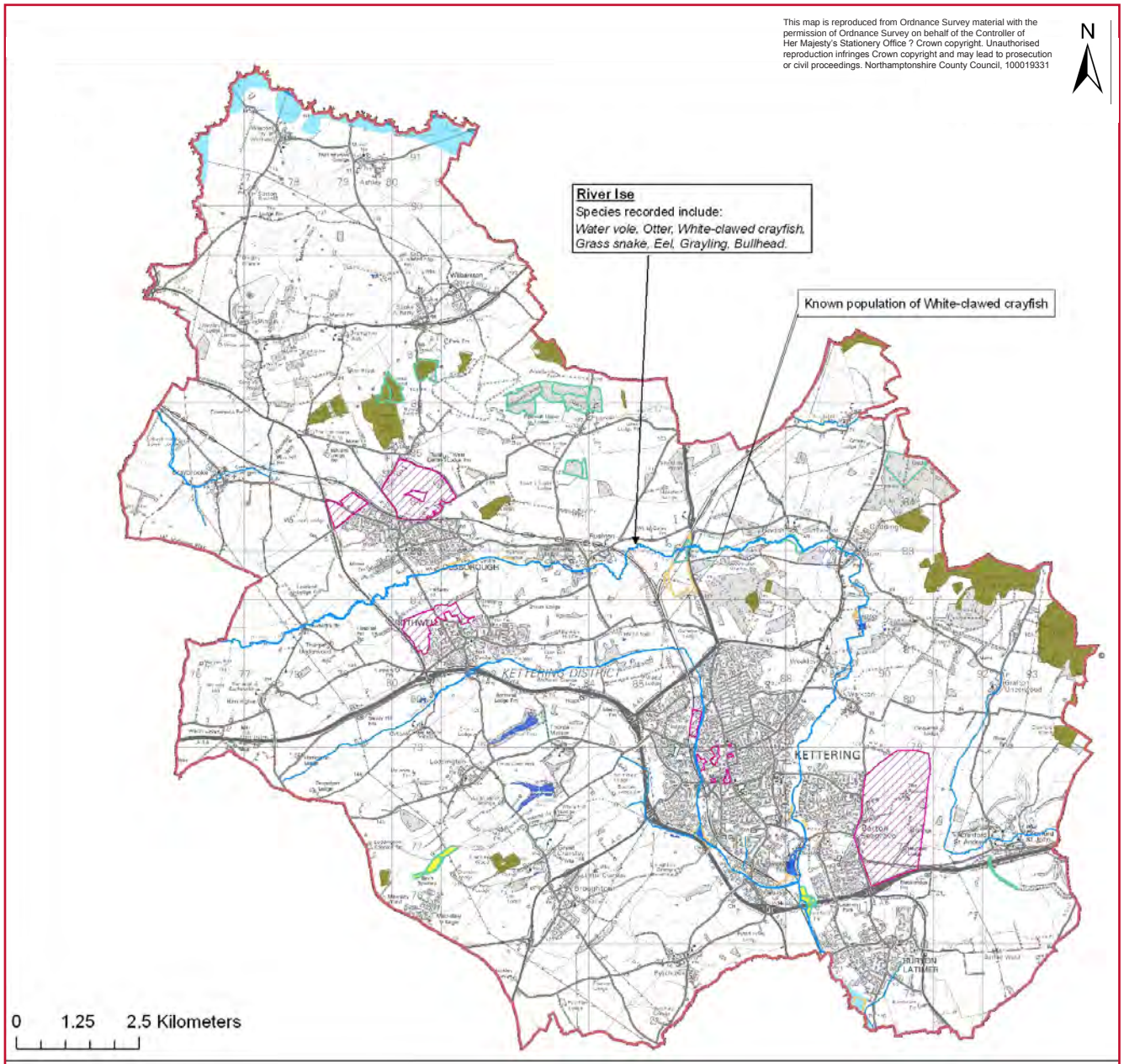
To support growth in the study area, AWS have identified upgrades to ensure that there are no constraints in terms of infrastructure requirements. AWS is at an advanced stage of planning infrastructure for the proposed growth.

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Legend

- Corby District
- Development sites
- Rivers

Sites of Nature Conservation Importance

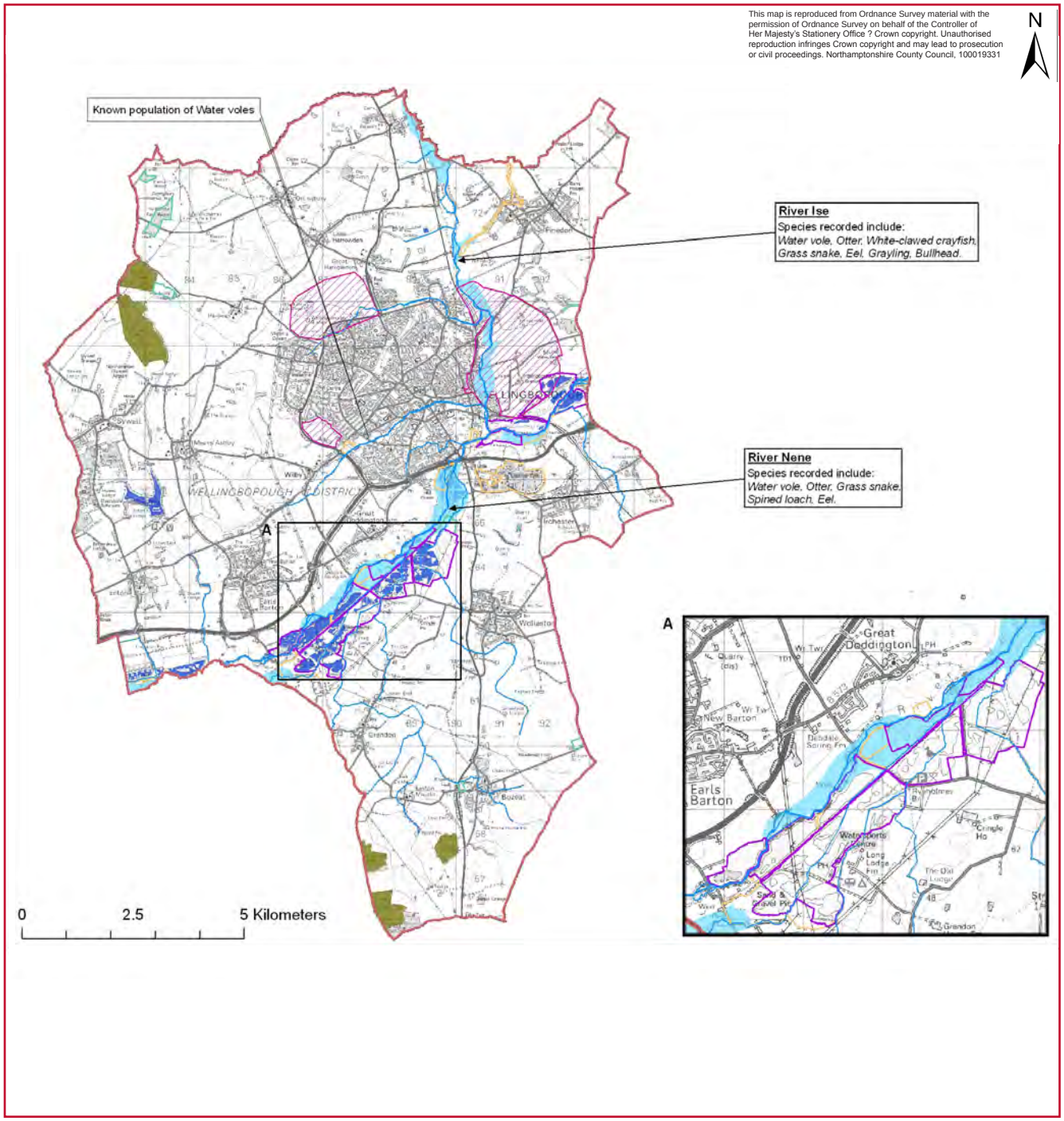
- International
- National
- Local

BAP Habitat

- Reedbeds
- Fens
- Floodplain grazing
- Woodland (inc. wet woodland)
- Standing open water

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- Corby District
- Development sites
- Rivers

Sites of Nature Conservation Importance

- International
- National
- Local

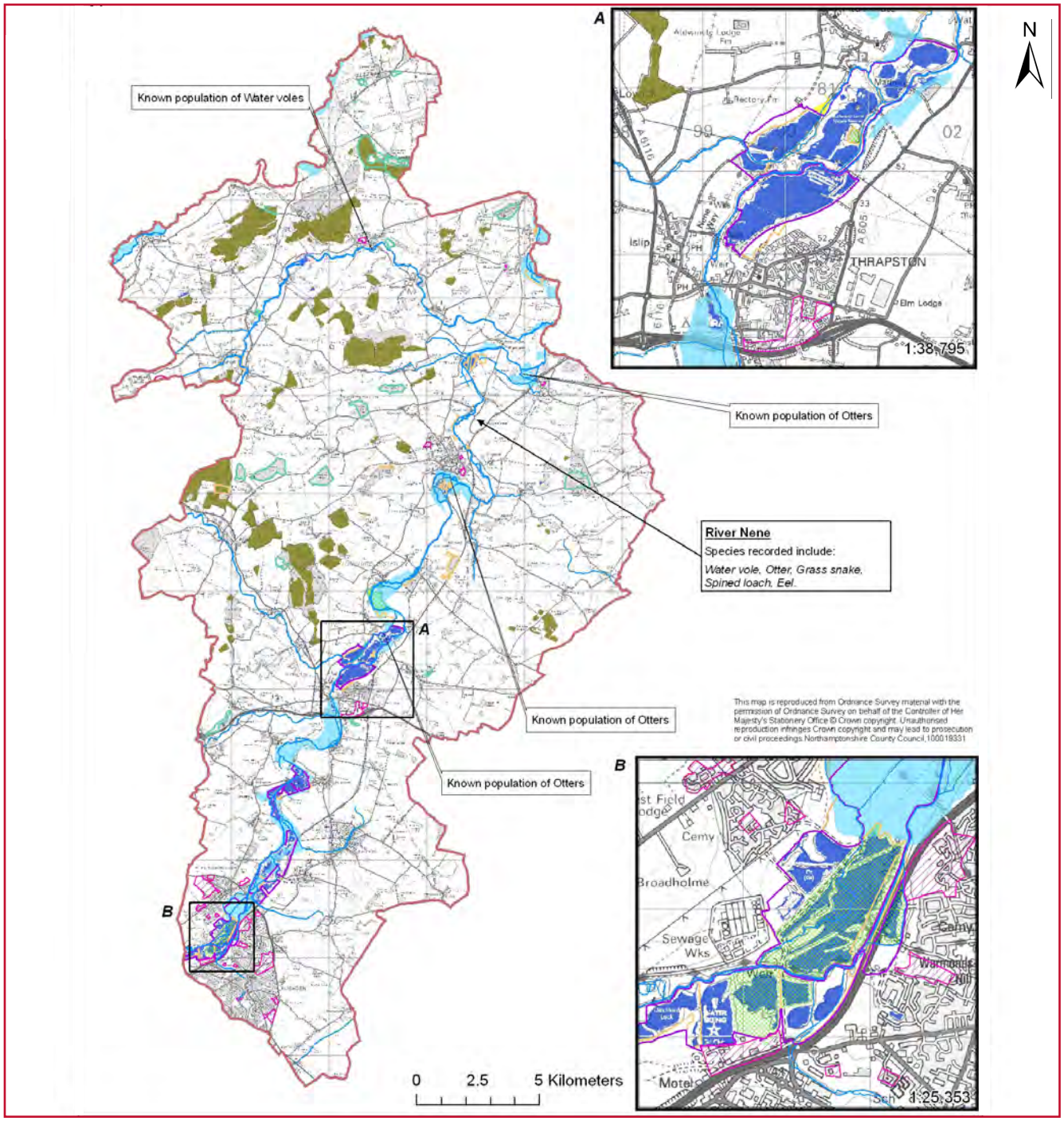
BAP Habitat

- Reedbeds
- Fens
- Floodplain grazing
- Woodland (inc. wet woodland)
- Standing open water

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Legend

- Corby District
- Development sites
- Rivers

Sites of Nature Conservation Importance

- International
- National
- Local

BAP Habitat

- Reedbeds
- Fens
- Floodplain grazing
- Woodland (inc. wet woodland)
- Standing open water

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Ecology Overview

The purpose of the ecology section of this WCS is to summarise where potential risks and opportunities to water and wetland features have been identified in relation to providing the infrastructure required to support growth as set out in the Core Spatial Strategy. The risk (R) and opportunities (O) are summarised in the table below and further details can be found in the full ecology section which supports the WCS.

	Water Resources	Flood risk management		Waste water treatment		Sewerage infrastructure	Development footprint	
Standing open water –lakes and margins	No risks/ opportunities identified	R	O	O		R	R	O
Rivers and Streams	No risks/ opportunities identified	R	O	R	O	No risks/ opportunities identified	R	
Wet Woodland	No risks/ opportunities identified	R	O	R	O	No risks/ opportunities identified	R	
Marshy grassland	No risks/ opportunities identified	O		No risks/ opportunities identified		No risks/ opportunities identified	No risks/ opportunities identified	
Reed bed and swamp	No risks/ opportunities identified	R	O	No risks/ opportunities identified		No risks/ opportunities identified	No risks/ opportunities identified	
Ditches	No risks/ opportunities identified	O		R		No risks/ opportunities identified	No risks/ opportunities identified	
Fen	No risks/ opportunities identified	O		R		No risks/ opportunities identified	No risks/ opportunities identified	
Ponds	No risks/ opportunities identified	O		O		No risks/ opportunities identified	R	O

It is recommended that:

- The risks and opportunities identified for flood risk and surface water management are incorporated into the detailed design of the developments and green infrastructure.
- Where habitat creation opportunities have been identified in relation to off site flood mitigation plans, e.g. the creation of storage areas, it is recommended that the Environment Agency takes a lead role to ensure that these are incorporated into the future plans of these schemes.
- Where risks, habitat benefits and opportunities are identified outside flood risk and surface water management proposals, it is recommended that their development is pursued through local project establishment or incorporation into existing local projects by the Environment Agency.

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Area	Development Location	Wastewater Catchment	Flood Risk Catchment	Water Supply Source
Corby	Land West of Stanion Corby Infill Oakley Vale Priors Hall Station Lane Plantation Western Urban Extension	Corby	Corby	Corby
Kettering	The Grange Desborough Desborough SDA	Broadholme	Ise	Desborough
	Rothwell Jubilee Street Rothwell DSA			Rothwell
	Kettering Infill			Kettering
	East of Kettering		Alledge	
Wellingborough	Wellingborough East Land East of Eastfield Rd (WEAST)	Broadholme	Ise	Wellingborough
	Park Farm Way North-west of Wellingborough		Swanspool	
East Northants	Rushden, Newton Rd Rushden Infill Higham Ferrers Infill Windsor Road Rushden Barrington Road Rushden Irthlingborough Infill Kings Meadow Lane Higham Ferrers Higham Ferrers, Wharf Rd	Broadholme	On Site SuDS	Grafham Water
	Thrapston, Huntingdon Rd	Islip		
	Oundle	Oundle		Oundle

Use the table above to locate the development location you are considering.
Click on the wastewater, floodrisk and water supply sections of the table to see what infrastructure improvements are required to support growth.