



JULY 2026 NEWSLETTER

WORKING TOGETHER FOR A VIBRANT AND SUSTAINABLE LINBY



Neighbourhood Plan Update

The Linby Neighbourhood Plan is a community-led planning document that guides future development within the parish while protecting its distinctive rural character, historic heritage, and natural environment. Originally adopted in 2019, the Plan is currently being reviewed to ensure it continues to meet local needs and national planning requirements.

The Plan aims to support sustainable growth by balancing carefully managed development with the preservation of Linby's unique identity. It promotes high-quality housing that meets local needs, encourages local employment opportunities, protects valued community facilities, and safeguards important green spaces.

Key priorities include:



Supporting appropriate residential development and a balanced mix of housing.



Protecting designated Local Green Spaces and enhancing biodiversity.



Conserving Linby's historic character, including heritage assets, traditional stone walls, and the Conservation Area.



Promoting high standards of design that reflect local character and respond to climate change.



Managing surface water and reducing flood risk through sustainable drainage.



Encouraging walking, cycling, and improved transport connections.



Supporting local businesses, community facilities, and the rural economy.

Overall, the Neighbourhood Plan provides a locally informed framework for planning decisions, ensuring that future development contributes positively to the community while maintaining the qualities that make Linby a distinctive and attractive place to live.



CIL – Community Infrastructure Levy

As the Parish Council has an adopted Neighbourhood Plan, it receives **25%** of Community Infrastructure Levy (CIL) funds generated from eligible developments within the parish. These funds must be spent on infrastructure projects that benefit the local community and meet the requirements of the CIL Regulations.



The restoration of the footpath between the Hall Farm entrance and Brooke Farm was completed in 2025. This project was funded through a combination of Community Infrastructure Levy (CIL) funds and a grant from the Nottinghamshire County Council Local Communities Fund.

Current priorities for future CIL funding



Continuing the restoration of damaged footpaths throughout the village.



Restoring and improving the pathway between Linby and Papplewick, while exploring the feasibility of creating a dedicated cycle path.

To help shape future investment, the Parish Council is establishing a CIL Working Party and will be inviting residents to join the group to help identify and develop potential CIL-funded projects. Further information will be published in the Parish Council minutes and on the website in due course.



Planning & Infrastructure Updates



Section 106

Section 106 agreements require developers to make financial contributions towards local infrastructure and community projects to help mitigate the impact of new developments.

£ £39,385 secured

The Parish Council successfully secured £39,385 in Section 106 funding from Gedling Borough Council to improve and maintain public open spaces within the parish. Some of this funding is being used to repair and refurbish the Heritage Centre building and to restore the adjoining meadow by sowing a diverse mix of native wildflowers. The project will enhance biodiversity, create valuable habitats for local wildlife, and improve this important community asset. The funding will also support the ongoing maintenance of the site, helping to ensure its long-term sustainability for future generations.



Surface water and flooding remain key concerns in the parish.



Flooding and Drainage Issues in the Parish

Flooding and surface water drainage are key issues in Linby, particularly in relation to the Top Wighay development and the increasing volume of surface water runoff affecting the village. Existing drainage infrastructure has come under significant pressure during periods of heavy rainfall, resulting in concerns from residents about flooding and the capacity of the network to accommodate further development.

In response to these ongoing issues, the Parish Council is working closely with a specialist drainage consultant to better understand the causes of flooding and identify appropriate solutions. Particular attention is being given to the impact of surface water runoff associated with the Top Wighay development and how this interacts with the existing drainage systems and watercourses within Linby.

The Parish Council is committed to ensuring that any future development is supported by robust evidence and effective drainage strategies. It is essential that developers demonstrate that proposals will not increase flood risk either on-site or elsewhere, and that sustainable drainage systems (SuDS) are designed to manage runoff effectively, protect existing properties, and improve the resilience of the local drainage network.

Addressing these drainage challenges is a priority to safeguard residents, infrastructure, and the local environment, while ensuring that future growth is delivered in a sustainable and responsible way.

Focus areas



Understand the causes of flooding



Assess the effect of Top Wighay runoff



Require effective SuDS and drainage evidence



Protect residents, infrastructure and the environment



TOP WIGHAY DEVELOPMENT UPDATE



APPROX.
805
HOMES



FURTHER
880
HOMES PROPOSED



The Top Wighay development is a major strategic housing and mixed-use development located on the edge of Linby and Hucknall. The site is currently being developed to deliver approximately 805 new homes, together with employment opportunities, community facilities, open space and supporting infrastructure as part of the wider growth strategy for the area.



The Local Planning Authority is currently consulting on proposals to release the adjoining safeguarded land for a further phase of development, which could deliver an additional 880 homes. If approved, this would more than double the scale of development originally anticipated at Top Wighay and would significantly increase the cumulative impact on the surrounding area.



Whilst the Parish Council recognises the need to provide new housing, it does not consider that the proposed additional 880 homes represent sustainable development. The Parish Council has serious concerns regarding the cumulative impacts on local infrastructure, including highway capacity, healthcare, education, utilities, drainage, flood risk and the overall character of the parish.

WHY THE PARISH COUNCIL IS CONCERNED



Highway capacity and traffic congestion



Drainage, flooding and surface water runoff



Pressure on healthcare services



Impact on education provision



Demand on utilities and infrastructure



Effect on the character and services of the parish

SPECIALIST ADVICE COMMISSIONED



Planning consultant – reviewing the evidence for releasing the safeguarded land.



Drainage consultant – investigating ongoing flooding and surface water runoff associated with the existing development.



Transport consultant – assessing the impact on the local highway network.

AT A GLANCE – KEY IMPACTS



Roads under strain



Flood risk increased



Services under pressure



Education capacity stretched



Community character at risk



The Parish Council is concerned that further development could exacerbate existing drainage and flooding problems unless comprehensive and demonstrably effective drainage solutions are delivered. The transport consultant has expressed significant concern that the existing road infrastructure is already under considerable pressure and may struggle to accommodate the traffic generated by the 805 homes currently under construction. In the consultant's professional opinion, the addition of a further 880 homes would place an unacceptable burden on the local highway network unless substantial improvements are identified and delivered.



CURRENT POSITION

For these reasons, the Parish Council intends to object to the proposed allocation of the safeguarded land for a further 880 dwellings. The Parish Council considers that the proposal is premature and unsupported by sufficient evidence that the necessary infrastructure can be delivered to accommodate development on this scale. Until existing issues relating to drainage, flooding, traffic, infrastructure capacity and community services have been satisfactorily resolved, the Parish Council does not believe that further expansion at Top Wighay is justified or sustainable. The Parish Council will continue to work constructively with the Local Planning Authority, developers and other stakeholders to ensure that future planning decisions are evidence-based, infrastructure-led and reflect the needs and concerns of the local community.





COMMUNITY NEWS & EVENTS



WORKING TOGETHER FOR A VIBRANT AND SUSTAINABLE LINBY



New Noticeboards

The Parish Council was successful in securing funding from The Gray's Trust to install two new noticeboards. These are located at the bus stops on Main Street, providing residents with easy access to local news, council information, and community notices.



Floral Displays

Our flower barrels and hay racks will soon be bursting with colour. A heartfelt thank you goes to everyone who helps water the barrels and keeps them looking their best. Your time and dedication are greatly appreciated.

The Parish Council will also be installing an additional flower barrel near Bottom Cross. We are grateful to Cllr Bestwick (Nottinghamshire County Councillor) for his generous donation, which has made this possible.



Carols Around the Tree

Last Christmas, we once again enjoyed a successful Carols Around the Tree event. A special thank you goes to the children of Linby-cum-Papplewick Primary School for their wonderful contribution, which helped make the evening so memorable.

We are also grateful to Michelle Welsh MP for her generous donation towards the event. Thanks to the generosity of everyone who attended, the money raised on the night was donated to the Hucknall Hope Lea Project.



Sherwood Forest Plaque

A commemorative plaque has been installed on the wall beside the bench at Bottom Cross, marking the historic boundary of Sherwood Forest.

The Parish Council would like to thank our Gedling Borough Councillors for their generous donation, which made this project possible.



Papplewick Village Fayre

Last year's PAPPFEST was bigger and better than ever, attracting visitors from across the area for a fantastic day of community fun. The event featured live music, a food court, tea rooms, a licensed bar, craft and market stalls, a petting farm, dog shows, classic cars, and plenty of entertainment to keep children and adults entertained throughout the afternoon.

A huge thank you to everyone who volunteered, supported, and attended the event, helping to make it such a tremendous success. The money raised continues to support local charities and community causes.



PAPPFEST returns on Saturday 5 September, and volunteers are always welcome. If you can spare a little time to help, we'd love to hear from you.



Lengthsman Scheme

The Parish continues to benefit from the Lengthsman Scheme, and we would like to thank Andy for his hard work and dedication in helping to keep the Parish looking its best.

Andy undertakes a wide range of tasks, including painting street furniture, strimming around the parish, and carrying out general maintenance and other ad hoc jobs. If you notice an area that requires attention, please let the Parish Clerk know so it can be added to the work schedule.



Meetings

Members of the public are always welcome to attend Parish Council meetings. Meetings are normally held on the second Monday of each month at 7.30pm at Brooke Farm, Linby, with no meetings taking place in August or December.

Please visit www.linbyparishcouncil.co.uk before attending, as meeting dates, times or venues may occasionally change.

