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Borough of Telford and Wrekin

Environment Scrutiny Committee

Wednesday 8 July 2026

6.00 pm

Council Chamber, Third Floor, Southwater One, Telford, TF3 4JG

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Committee Members: Councillors M Boylan (Chair), H Morgan (Vice-Chair), E M Callear, S Handley, T L B Janke, G C W Latham-Reynolds, L Lewis and P Thomas

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To receive an update on the management of landfill operations across the borough.		

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Environment Scrutiny Committee

Wednesday 8 July 2026

Landfill Management in Telford & Wrekin

Cabinet Member:	Cllr Richard Overton – Deputy Leader and Cabinet Member: Better Streets & Better Housing
Lead Director:	Dean Sargeant – Director: Neighbourhood & Enforcement Services
Service Area:	Neighbourhood & Enforcement Services
Report Author:	Paul Fenn – Head of Neighbourhood Enforcement
Officer Contact Details:	Tel: 01952 384000 Email: paul.fenn@telford.gov.uk
Wards Affected:	All Wards
Key Decision:	Not Key Decision
Forward Plan:	Not Applicable
Report considered by:	Environment Scrutiny Committee – 8 July 2026

1.0 Recommendations for decision/noting:

Environment Scrutiny Committee is recommended to:

- 1.1 Note the Council's role in relation to active landfill management in Telford and Wrekin, including planning controls and consideration of statutory nuisance where evidence supports action.
- 1.2 Note that the Environment Agency is the primary regulator for permitted landfill operations in Telford and Wrekin.
- 1.3 Acknowledge the ongoing activity undertaken by the Council in relation to Granville Woodhouse / Redhill Landfill since the previous update on 12 February 2025.

2.0 Purpose of Report

- 2.1 This report provides Environment Scrutiny Committee with an update on the activity undertaken by the council regarding Granville Woodhouse / Redhill Landfill since the previous update on 12 February 2025.
- 2.2 This report also provides an update on the council's role and responsibilities in relation to landfill management across the borough.

3.0 Background

- 3.1 Environment Scrutiny will recall from the previous report in February 2025 that landfill is a one of the oldest and common forms of waste disposal. While a significant proportion of waste is recycled, treated or used for energy, in 2022 over 7% of local authority collected waste was sent to landfill¹. The UK household recycling rate is currently 42%² with Telford and Wrekin above the national average at 47.9%.
- 3.2 There are many landfill operations across the country; in Telford and Wrekin there are two active land fill sites in operation; one in the east of the borough (Granville Woodhouse) at Redhill and the other in the centre of the borough (New Acres) in Trench Lock. Both sites are regulated by the Environment Agency by way of Environmental Permit; such permits contain conditions that control the operations carried out at the sites. As the Planning Authority, Telford & Wrekin Council ensure both sites operate in accordance with conditions of planning which includes hours of operation, noise/dust monitoring and land restoration.
- 3.3 On 26 March 2026, Cabinet approved the Council's Contaminated Land Strategy and Action Plan, which sets out the framework for monitoring and managing contaminated land across the borough.
- 3.4 Granville Woodhouse landfill (known locally as Redhill Landfill) is an active landfill located off Grange Lane in Redhill, on the eastern side of the borough. This area has been an operational landfill since 1991 and since 2019 has been managed by Potters (Midlands) Ltd. The landfill receives a variety of domestic and commercial waste including non-hazardous biodegradable waste.
- 3.5 Active landfill operations can emit odours periodically with the main source being waste breaking down. At Granville Woodhouse landfill, the Environment Agency recognise that odour emanating from the site escalated in March 2024; in

¹ [Local authority collected waste management - annual results 2022/23 - GOV.UK](#)

² [UK statistics on waste - GOV.UK](#)

response the Environment Agency undertook odour monitoring in the community while working with the site operator to resolve the situation. In parallel, the council completed odour monitoring in the community with the results published on the council's web pages.

- 3.6 During 2026, residents have continued to raise concerns regarding odour and the future operational position of Granville Woodhouse / Redhill Landfill. The council has continued to meet with the Environment Agency, as lead agency, to review the position and ensure the operator continues to manage odour from the site. The Environment Agency continues to undertake its own odour assessments and has undertaken 71 site inspections to date as well as continuing to monitor the operator's gas management plan.
- 3.7 In parallel, the Council has undertaken odour monitoring during 2026, whilst odour was observed, results showed that no breaches were evidenced due to the transient nature of the odour.
- 3.8 The Environment Agency have confirmed that landfill gas abstraction has increased from the site which plays a large part in odour control/management. This also provides energy back into the power grid. It also confirmed that no statutory enforcement notices had been served, although 71 visits had been undertaken between January 2022 and the end of March 2026, with eight breaches recorded.
- 3.9 The Council continues to work with the Environment Agency and update local communities where able to do so. In addition, the council is looking to deploy further odour monitoring equipment in the vicinity of the landfill.

4.0 Summary of main proposals

- 4.1 The Environment Agency is the main regulator for active landfill sites. The Council's role is mainly as the Local Planning Authority, making sure planning conditions are followed, such as operating hours, noise, dust control and site restoration. Environmental Health Officers (EHOs) investigate complaints about odour, dust and noise, carry out monitoring where needed, and work with the Environment Agency to help protect residents and the environment.
- 4.2 The Council continues to ensure the Environment Agency take all necessary steps to ensure the operator reduces odour from the site while operating within the controls of their environmental permit.

- 4.3 The Council continues to undertake local odour monitoring and will be investing in air quality monitoring system. Once installed, it will provide local monitoring information to support ongoing engagement with residents.

5.0 Alternative Options

- 5.1 The Council continues to work with the Environment Agency and UK Health Security Agency as part of its proactive management of operational (and closed) landfill sites. This ensures operations are compliant with environmental legislation and that they remain low risk to the community and environment.
- 5.2 The Council could choose not to invest in additional air quality monitoring in the area but by doing so, it provides opportunity for data to be collated to add weight for ongoing scrutiny of the site operations.

6.0 Key Risks

- 6.1 There are risks associated with landfill sites, but this is mitigated through well-established environmental legislation and industry best practice.
- 6.2 Proactive management and monitoring of open land fill operations by specialist contractors ensures compliance and mitigates potential risks to the environment and community.

7.0 Council Priorities

- 7.1 Management of active landfill matters supports the following priorities:
- Every child, young person, and adult lives well in their community;
 - Everyone benefits from a thriving economy;
 - All neighbourhoods are a great place to live;
 - Our natural environment is protected, and the Council is taking a leading role in tackling the climate emergency.

8.0 Financial Implications

- 8.1 There are no financial implications arising from the recommendations of this report. However, since 2009 the council has invested over £2m into Stoneyhill in infrastructure updates and general site management. The need for further capital investment will be reviewed as required should the need to upgrade the infrastructure be required.
- 8.2 While the Environment Agency is the regulator of Granville Woodhouse / Redhill Landfill, Telford & Wrekin Council has commissioned odour monitoring within the local community, with costs incurred being met through existing budgets. Review

and update of the contaminated land strategy is also being met through existing budgets.

9.0 Legal and HR Implications

- 9.1 Active landfill sites are generally operated under environmental permit by the Environment Agency. In such circumstances, the Environment Agency is the primary regulator for compliance with environmental permit conditions, including matters such as odour control, landfill gas management, leachate management and site operations.
- 9.2 The Council retains responsibilities as the Local Planning Authority and may also consider potential statutory nuisance matters where sufficient evidence supports such action led by the Environmental Protection Team. The Council will continue to work with the Environment Agency to ensure resident and Councillor concerns are raised with the appropriate regulator.
- 9.3 The Secretary of State has powers under the relevant planning and environmental legislation to determine certain applications and appeals relating to landfill operations. Where serious breaches or environmental concerns are identified, matters may be escalated through the appropriate regulatory and legal processes.

10.0 Ward Implications

- 10.1 This report covers the whole Borough with all wards being affected.

11.0 Health, Social and Economic Implications

- 11.1 The household recycling rate in Telford and Wrekin is above the England average and the council continues to encourage residents to maximise their recycling opportunity. While residents of Telford and Wrekin continue to play their part, nationally reducing waste and maximising recycling is an effective way to reduce the volume of material being disposed at landfill.
- 11.2 Working with regulatory partners, the Council seeks to ensure active landfill operations function in accordance with relevant environmental and planning legislation and industry best practice.

12.0 Equality and Diversity Implications

- 12.1 There are no equality and diversity implications arising from this report.

13.0 Climate Change, Biodiversity and Environmental Implications

- 13.1 The Council seeks to ensure active landfill operations function in accordance with relevant environmental and planning legislation and industry best practice. This is to minimise possible impacts on the community and environment.
- 13.2 Climate change, particularly prolonged and more frequent rainfall, can impact on active landfill operations, including site access, capping works, gas extraction infrastructure and leachate management.
- 13.3 At Granville Woodhouse landfill, saturated ground has impacted on the ability for the operator to complete final capping works and installation of gas extraction equipment as originally planned. Such conditions have presented operational challenges which the operator continues to try and overcome.

14.0 Background Papers

Contaminated Land Strategy 2026 – 2031

[contaminated-land-strategy-2026-final.pdf](#)

Granville Woodhouse Landfill Information – Telford & Wrekin Council web pages:

[Granville landfill site, Redhill - Granville landfill site, Redhill - Telford & Wrekin Council](#)

Granville Woodhouse Landfill Information – Environment Agency web pages:

[Granville Woodhouse Landfill Information Page - Environment Agency - Citizen Space](#)

15.0 Appendices

- A Contaminated Land Strategy – Cabinet Report – 26 March 2026
[Cabinet Report 26 March 2026](#)

16.0 Report Sign Off

Signed off by	Date sent	Date signed off	Initials
Director	02/07/2026	03/07/2026	DRS
Legal	02/07/2026	06/07/2026	EH
Finance	02/07/2026	06/07/2026	PT



Borough of Telford and Wrekin

Cabinet Report

Tuesday 17 February 2026

Contaminated Land Strategy

Cabinet Member:	Cllr Richard Overton, Deputy Leader and Cabinet Member for Highways, Housing and Enforcement	
	Cllr Carolyn Healy – Cabinet Member - Neighbourhoods, Planning & Sustainability	
Lead Director:	Dean Sargeant – Director: Neighbourhood & Enforcement Services	
Service Area:	Neighbourhood Enforcement	
Report Author:	Paul Fenn – Head of Neighbourhood Enforcement	
	Hannah Meehan – Environmental Protection Team Leader	
Officer Contact Details:	Tel: 01952 382107	Email: paul.fenn@telford.gov.uk
Wards Affected:	All Wards	
Key Decision:	Key Decision	
Forward Plan:	Yes	
Report considered by	SMT – 17 February 2026	
	Business Briefing – 5 March 2026	
	Cabinet – 26 March 2026	

1.0 Recommendations for decision/noting:

It is recommended that Cabinet:

- 1.1 Approves the Contaminated Land Strategy, at Appendix 1.
- 1.2 Delegates authority to the Director Neighbourhood & Enforcement Services, in consultation with the Cabinet Member for Housing and Enforcement to make ongoing changes to the strategy as required.

- 1.3 Endorse the development of an Action Plan which to provide the framework for on-going monitoring and managing contaminated land within the Borough.

2.0 Purpose of Report

- 2.1 The purpose of the report is to provide an update on contaminated land in Telford and Wrekin while outlining the process for considering and regulating contaminated land across the borough.
- 2.2 The purpose of the report is to provide an update on how the council will continue to protect our communities and environment through robust management of contaminated land while seeking approval of the Contaminated Land Strategy contained within Appendix 1.

3.0 Background

- 3.1 Telford and Wrekin have an extensive history of industrial activity across the borough, having been at the forefront of the industrial revolution. While many industries have since ceased, the potential for land contamination remains.
- 3.2 Contaminated land is often referred to as land that contains substances or materials that could cause harm to the environment, health or property. Typical causes include but are not limited to:
- Industrial activity
 - Fuel storage/leakage.
 - Waste disposal e.g. landfill.
 - Agricultural chemicals e.g. pesticides
- 3.3 The Environmental Protection Act defines contaminated land as any land which appears to the local authority to be in such a condition, by reason of substances in, on or under the land, that:
- a) Significant harm is being caused or there is a significant possibility of such harm being caused; or
 - b) Significant pollution of controlled waters is being caused, or there is a significant possibility of such pollution being caused
- 3.4 The council has undertaken a detailed review of land across the borough to identify land that has the potential to be contaminated. The council has investigated several sites across the borough for possible contamination and classification under the Environmental Protection Act.
- 3.5 While there are pockets of contaminated land in the borough that is subject to ongoing monitoring, management and remediation, there is currently no land in the

borough that is categorised as contaminated in accordance with the Environmental Protection Act. This is underpinned by a framework set out by a Contaminated Land Strategy (appendix A).

- 3.6 Until recently, there was one site in the borough that fell within the criteria for contaminated land under Part IIA of the Environmental Protection Act. The land in question was managed under responsibility of the Environment Agency (as lead agency).
- 3.7 In 2025, following collaboration between the Environment Agency and the landowner, it was confirmed that the site is no longer classified as contaminated under the Environmental Protection Act. Consequently, the council has removed the contaminated land designation. This decision was based on a thorough review of supporting documentation and detailed evidence demonstrating that reclassification was appropriate. The contaminated land public register has been updated to reflect this.
- 3.8 Once approved, the Contaminated Land Strategy will replace the existing Strategy that was developed in 2013. This refreshed strategy reflects updated statutory guidance and local context. The Contaminated Land Strategy outlines:
- The legislative framework
 - The Borough's industrial legacy and geological characteristics
 - The council's inspection and prioritisation methodology
 - A shift in focus from proactive inspection to managing contamination through planning and voluntary remediation.
- 3.9 In continuing to manage and monitor land use and the possible risks of contaminated, the council will continue to maintain and update the Contaminated Land register which is publicly available on the council's website and can be accessed here [Register of Contaminated Land Sites](#)
- 3.10 The council will continue to refresh and update the strategy as part of updates to legislation. This will be in parallel to maintaining the register of sites.

4.0 Summary of main proposals

- 4.1 This report provides Cabinet with an overview of the approach to developing and maintaining a Contaminated Land Strategy while seeking approval to adopt the strategy contained in Appendix 1.
- 4.2 The Contaminated Land Strategy updates the Council's approach to identifying and managing contaminated land in line with Part IIA of the Environmental Protection Act 1990.
- 4.4 The Contaminated Land Strategy outlines the Council's inspection duties, risk assessment methodology and collaborative approach to ensure land is fit for current and future use.

- 4.5 The draft strategy was presented to the Environment Scrutiny Committee, who commended the Council's strategic approach and noted that the draft Contaminated Land Strategy provides a strong framework for managing contamination risks and supporting regeneration.

5.0 Alternative Options

- 5.1 While there are limited alternatives to developing and adopting a contaminated land strategy. It is best practice for councils to have an adopted strategy as part of commitments to protecting and enhancing the environment and communities.
- 5.2 The planning process has a critical role in identifying, managing and remediating contaminated land, particularly when land is proposed for new development or a change of use. The planning system works in parallel to environmental legislation to ensure that land is suitable for its intended use and that risks are mitigated. The role of planning is to ensure that contaminated land is identified early in the development process and that remediation, if required, is undertaken prior to use or occupation. The planning system complements, rather than replaces, Part IIA of the Environmental Protection Act as this deals with existing contamination that pose unacceptable risk.
- 5.3 Having an adopted strategy ensures transparency, consistency, and proactive land management.

6.0 Key Risks

- 6.1 The strategy helps to mitigate key environmental and public health risks by ensuring that land contamination is identified, assessed, and managed in accordance with statutory duties under Part IIA of the Environmental Protection Act 1990.
- 6.2 By adopting a structured and evidence-based approach, the strategy reduces the likelihood of regulatory non-compliance and supports the Council's wider risk management framework.

7.0 Council Priorities

- 7.1 Once adopted, the Contaminated Land Strategy will support the delivery of the following strategic priorities.
- Every child, young person and adult lives well in their community
 - All neighbourhoods are a great place to live.
 - Our natural environment is protected – we take a leading role in tackling the climate emergency.
 - A community-focused, innovative council providing efficient, effective and quality services.

8.0 Financial Implications

8.1 Implementation and ongoing management of the strategy will be managed within existing resource.

8.2 Where remediation is required, the council will identify and engage responsible parties—including landowners and developers—to ensure that costs are appropriately attributed.

9.0 Legal and HR Implications

9.1 The review and updating of the Contaminated Land Strategy aligns with statutory duties under Part IIA of the Environmental Protection Act 1990. Compliance with Part IIA is a statutory duty.

9.2 There are no HR implications arising from the recommendations of this report.

10.0 Ward Implications

10.1 Once adopted, this strategy covers the whole Borough.

11.0 Health, Social and Economic Implications

11.1 The Contaminated Land Strategy is designed to safeguard public health by identifying and managing risks from land contamination, especially in areas with historical industrial activity.

11.2 The strategy supports pollution control, ensuring land is safe for current and future use, and aligns with statutory duties under Part IIA of the Environmental Protection Act 1990 ensuring transparent and consistent decision-making.

11.3 In conjunction with the planning system, the Contaminated Land Strategy facilitates safe sustainable redevelopment and regeneration, potentially unlocking land for housing, commercial use, and infrastructure.

12.0 Equality and Diversity Implications

12.1 The Strategy supports the council's environmental commitments.

12.2 Equality and diversity considerations are inherent in developing the Contaminated Land Strategy including:

- Helping to safeguard who may be affected by contaminated; and
- Promote inclusive risk assessment practices that consider vulnerable groups.

12.3 To strengthen equality outcomes, the Council will ensure that communication about contaminated land is accessible to all residents.

13.0 Climate Change and Environmental Implications

13.1 The Contaminated Land Strategy aligns with the Council's statutory duties under Part IIA of the Environmental Protection Act 1990, ensuring land is safe for current and future use. It supports the Council's environmental commitments to protecting

and enhancing the environment, contributing to neighbourhoods that are safe, and healthy.

- 13.3 The strategy promotes sustainable development, balancing environmental protection with economic and social needs. It ensures that remediation efforts are proportionate and manageable for individuals, businesses, and society.
- 13.4 The Contaminated Land Strategy acknowledges the impact of climate change, particularly increased flooding, on contaminated land risks. These environmental changes may mobilise pollutants and increase exposure risks.
- 13.5 The Council's approach includes annual reviews of the strategy and action plan to remain adaptive to climate-related developments.

14.0 Background Papers

Environmental Scrutiny Committee Contaminated Land Strategy Report.

15.0 Appendices

- A Contaminated Land Strategy