



Borough of Telford and Wrekin

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
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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