



Mr Richard Penn
Area Director, Environment Agency

14th September 2026

By email
Our Ref: CC006588

Dear Richard

Re: Land at Dorking West Station Yard, RH4 1HW

Welcome to your new role. I look forward to working with you on this and other matters across the Dorking and Horley constituency.

I am writing following the expiry, on 3rd September 2026, of the final compliance period in Surrey County Council's enforcement notice and the multi-agency meeting held on 9th September.

I note the EA's earlier explanation that it did not seek a Restriction Order while SCC's clearance timetable remained live, because restricting access could impede clearance. That timetable has now expired, and SCC has subsequently confirmed that it considers the site substantially non-compliant with its notice. Recent reports and photographs from residents also indicate that substantial waste and infrastructure remain at the site.

I also note the EA's Section 59ZB notice of 15th April 2026, which required the occupier to remove the identified waste by 15th May 2026. The notice states that failure to comply is an offence. I do not seek legally privileged advice or operational detail whose disclosure might prejudice enforcement. I would, however, be grateful if the Agency could confirm:

1. Whether it considers the Section 59ZB notice to be spent; or whether further steps remain available under its provisions, notwithstanding the 15th May deadline, including the power to carry out the required clearance work and recover reasonable expenses.
2. What formal notices, enforcement warnings or other written regulatory or legal steps the Agency has issued since 15th April 2026 and, at a high level, whether those steps remain live, have been complied with or are being progressed.
3. Whether the expiry of SCC's timetable and SCC's finding of substantial non-compliance alter the EA's assessment of the case for a Restriction Order.
4. What types of environmental incident or increasing pollution risk residents should report promptly through the EA's incident system.

Residents' concerns are centred on the continuing activity they observe while the agencies determine their next steps. They need confidence that the EA is using its powers to prevent further unlawful waste activity while allowing work genuinely required to clear the site to proceed.

I look forward to continuing to work constructively with all the relevant agencies and I will keep the matter under review, on behalf of constituents.

Yours sincerely

Chris Coghlan MP