



Ms Karen Brimacombe
Chief Executive, Mole Valley District Council

cc. Cllr Hazel Watson, Mole Valley District Council
Cllr David Draper, Mole Valley District Council
Cllr Elsie Rosam, Mole Valley District Council

By email
Our Ref: CC006588

14th September 2026

Dear Karen

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

I write further to my letter of 29th July addressed to District Councillors about Dorking West Station Yard and MVDC's ownership of the northern private access track. With thanks to councillors for the enquiries made, I have not yet received a substantive response to the questions raised.

I do recognise that the primary enforcement powers sit with Surrey County Council and the Environment Agency in this case. However, those responsibilities do not remove MVDC's role as owner of the access route on which the site depends.

Whatever the historic position on access, the site's legal context has changed materially in recent months. The Planning Inspectorate has upheld SCC's enforcement notice and dismissed the appeal against the EA's revocation of the environmental permit. SCC's final compliance period has now expired and, following a site inspection on 2nd September, it considers the site to remain substantially non-compliant with the notice. The EA has confirmed that it regards the site as an illegal waste operation. Nevertheless, residents continue to report substantial waste remaining on site, machinery activity and persistent HGV movements. They now reasonably expect MVDC to review its position and the powers available to it as landowner.

Accordingly, I would be grateful for a substantive response confirming:

1. What MVDC understands to be the legal basis for HGVs associated with the waste transfer business using the Council-owned access track and whether that stance has been reconsidered in light of the ongoing non-compliance. If officers believe MVDC cannot lawfully intervene, it is important to set out plainly the reasons for that.
2. The practical and lawful action MVDC can take, working with SCC and EA, to support clearance and prevent its land being used to facilitate unlawful waste activity, while protecting access for other legitimate users.

I do not seek privileged legal advice or operational detail that could compromise enforcement. I do seek a clear public statement of MVDC's willingness to use its position as landowner, alongside SCC and the EA, to support compliance and prevent further unlawful activity.

I hope the Council will respond constructively, and I will keep the matter under review, on behalf of constituents.

Yours sincerely

Chris Coghlan MP