

The logo for Theydon Bois Action Group features the text 'Theydon Bois' in a teal, sans-serif font above 'Action Group' in a larger, bold, orange, sans-serif font. The text is centered within a light green triangle that points upwards.

Theydon Bois Action Group

PROTECTING THE VILLAGE OF THEYDON BOIS

Addendum to our letter of objection dated 29 March 2026 regarding EPF/0354/26

To.

EFDC Development Management

16 October 2026

Attention: Appcomment, Matt Winslow and Muhammed Rahman

**Ref: EPF/0354/26 – Outline Application (all matters reserved) for Residential Development of up to 150no. Dwellings with Associated Infrastructure and Landscaping.
Land adjacent to Theydon Bois Station, Abridge Road, Theydon Bois.**

Theydon Bois Action Group (TBAG) wishes to raise strong concerns relating to the apparent lack of consultation with the relevant department(s) of TfL dealing with passenger capacity issues as a result of a number of proposed, large, housing developments in Epping Forest District, particularly EPF/1737/26 in Epping as well as the above application for Theydon Bois.

We note that a consultation response for Theydon Bois, EPF/0354/26, was received from TfL, back in March, which solely related to the safety and protection of London Underground surface infrastructure.

However, this response concluded with the following note:

*‘This response is made as a Railway Infrastructure Manager under the “Town and Country Planning (Development Management Procedure) Order 2015”. It therefore relates only to railway engineering and safety matters. **Other parts of TfL may have other comments in line with their own statutory responsibilities**’.*

TfL have specific departments for dealing with issues such as potential overcrowding on the tube lines, due to proposals for large new housing developments, such as Spatial Planning, Network Planning and Strategic Analysis Teams. Consulting with all the appropriate department(s) must, surely, be an essential aspect of the determination process.

The cumulative impact of the above development proposals on the already overcrowded trains on the eastern stretch of the Central Line, which often suffers from delays and cancellations, will very likely result in trains going into London being full before they reach Loughton. The home journeys during the busiest hours are presently almost unbearable in the summer months and, with increasing numbers of heatwaves, a serious risk to health!

Although the Theydon Bois application is, cynically, 'one home short' of the 150 'major development' threshold, we do not consider that the increase to existing passenger overcrowding issues which would be caused by this application should be treated in isolation, but should be considered alongside other concurrent proposed developments in Epping. Clearly there is a cumulative detrimental impact here which must be taken as a whole.

In the light of the above, can you please confirm that you are consulting with the relevant TfL departments regarding passenger capacity issues arising from the proposed developments in Theydon Bois and Epping?

Dr John Warren

Chair, Theydon Bois Action Group

Cc

Dr Neil Hudson MP

Theydon Bois Parish Council

District Cllr Clive Amos

District Cllr Tippy Cornish

District Cllr Geoff Shaw

Epping Town Council

Epping Society

Loughton Town Council