

# Transport Report

CUCKFIELD COTTAGE HOMES, CHURCH PLATT, WEST SUSSEX

AUGUST 2025



Reeves Transport Planning

PRODUCED for CUCKFIELD COTTAGE HOMES TRUST

PRODUCED by REEVES TRANSPORT PLANNING LTD

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V1	14.06.25	SGR	MJ	Draft
V2	23.07.25	SGR	MJ	For circulation
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# 1. INTRODUCTION

- 1.1 Reeves Transport Planning has been appointed to provide a Transport Report in support of a proposal for the adaptation and extension of the Cottage Homes. These are similar to Alms Houses for the village of Cuckfield and the wider region associated with Holy Trinity Church. A site location plan is attached as Appendix 1.
- 1.2 The proposal seeks planning consent to renovate the existing 6 cottages (flats) to make them more in line with 21<sup>st</sup> century living conditions, to facilitate these renovation works our client is proposing to erect two new one bed cottages.
- 1.3 This Transport Report is drafted with reference to West Sussex County Council's guidance on the content of Transport Assessments and Government guidance on Travel Plans, Transport Assessments and Statements, published March 2014. It will confirm that the proposal will have a minimal impact on the local road network, which will not fail the tests of the relevant planning policies set out in the following section.

# 2. POLICY CONTEXT

- 2.1 This section of the Transport Report sets out the relevant policies, at a national and local level, that this proposal will be judged against.
- 2.2 The *National Planning Policy Framework (NPPF)*, most recently updated in December 2024, sets out the Government's planning policy and is a material consideration in planning decisions. Its emphasis is on minimising the need to travel, reducing car use, and encouraging the use of sustainable transport.
- 2.3 Paragraph 110 explains that the planning system should actively manage patterns of growth, and that *'significant development should be focussed on locations which are or can be sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help reduce congestion and emissions and improve air quality and public health. However, opportunities to maximise sustainable transport*

*solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making’.*

2.4 Chapter 9 of the [NPPF](#) explains how planning decisions should promote sustainable transport. Paragraph 15 states that in assessing sites, or specific applications, it should be ensured that:

- *‘sustainable transport modes are prioritised taking account the vision for the site, the type of development and its location.*
- *safe and suitable access to the site can be achieved for all users.*
- *the design of streets, parking areas, other transport elements and the content of associated standards reflects current national guidance, including the National Design Guide and the National Model Design Code 48; and*
- *any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree through a vision-led approach.’*

2.5 At the heart of the [NPPF](#) is a presumption in favour of sustainable development, and decision makers, at all levels, are encouraged to seek approval where possible. Paragraph 116 emphasises this and states that *‘development should only be prevented or refused on highway grounds if there would be an **unacceptable** impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be **severe**, taking into account all reasonable future scenarios.’*

2.6 The development will be required to support the objectives of the [West Sussex Transport Plan 2011-2026](#), which are:

- *A high-quality transport network that promotes a competitive and prosperous economy;*
- *A resilient transport network that complements the built and natural environment whilst reducing carbon emissions over time;*

- *Access to services, employment and housing; and*
  - *A transport network that feels, and is, safer and healthier to use.*
- 2.7 The *Mid Sussex District Plan 2014-2031* was adopted in March 2018. It sets out a vision for how Mid Sussex wants to evolve and presents a delivery strategy for how this will be achieved. It supports the NPPF's '*presumption in favour of sustainable development*' and reflects NPPF requirements by setting out a clear economic vision and strategy, as well as identifying strategic sites and criteria for supporting inward investment and existing businesses. *Policy DP1: Sustainable Economic Development* of the Plan encourages new businesses to the area to meet aspirations for economic growth and the wider benefits that this will bring.
- 2.8 *Policy DP21* confirms that development will be required to support the objectives of the West Sussex Transport Plan 2011-2026, which are:
- *A high-quality transport network that promotes a competitive and prosperous economy*
  - *A resilient transport network that complements the built and natural environment whilst reducing carbon emissions over time*
  - *Access to services, employment, and housing; and*
  - *A transport network that feels, and is, safer and healthier to use.*
- 2.9 The policy also states that to meet the council's strategic objectives development proposals will take account of whether:
- *'The scheme is sustainably located to minimise the need for travel noting there might be circumstances where development needs to be located in the countryside, such as rural economic uses (see policy DP14: Sustainable Rural Development and the Rural Economy);*
  - *Appropriate opportunities to facilitate and promote the increased use of alternative means of transport to the private car, such as the provision of, and*

*access to, safe and convenient routes for walking, cycling and public transport, including suitable facilities for secure and safe cycle parking, have been fully explored and taken up;*

- *The scheme is designed to adoptable standards, or other standards as agreed by the Local Planning Authority, including road widths and size of garages;*
- *The scheme provides adequate car parking for the proposed development taking into account the accessibility of the development, the type, mix and use of the development and the availability and opportunities for public transport; and with the relevant Neighbourhood Plan where applicable;*
- *Development which generates significant amounts of movement is supported by a Transport Assessment/Statement and a Travel Plan that is effective and demonstrably deliverable including setting out how schemes will be funded;*
- *The scheme provides appropriate mitigation to support new development on the local and strategic road network, including the transport network outside of the district, secured where necessary through appropriate legal agreements;*
- *The scheme avoids severe additional traffic congestion, individually or cumulatively, taking account of any proposed mitigation;*
- *The scheme protects the safety of road users and pedestrians; and the scheme does not harm the special qualities of the South Downs National Park or the High Weald Area of Outstanding Natural Beauty through its transport impacts.'*

2.10 This Transport Report will demonstrate that the transport implications of the proposal meet the requirements of both local and national policies, and that it will not have any adverse impact on highway safety or capacity.

### 3. EXISTING CONDITIONS

3.1 The Cottage Homes were founded on 21 May, 1881, a line of three cottages known as The Cuckfield Cottage Homes were erected and received their first residents a year later.

3.2 Originally intended for aged and needy communicants of the Church of England resident in the ecclesiastical Parish of Cuckfield. The three cottages were converted to six flats in the 1950s/60s offering independent living for residents from the area of the Deanery of Cuckfield, with preference given to Cuckfield residents.

3.3 There are criteria that prospective tenants must met, these are:

- In need, hardship or distress
- Sixty years of age or older
- Followers of a Christian faith with preference to members of the Church of England, and
- Resident in the area with a preference for those living in the Cuckfield Parish

3.4 Access to the site is limited to via Church Platt or through the church yard from Church Street. The flats have no dedicated car parking facilities. Cycle and mobility scooter parking is located in the existing outbuilding.

3.5 A photograph of the existing building from the church yard access with the access via Church Platt visible is shown opposite.



Photograph 1 : Cuckfield Cottage Homes viewed from the east

#### *Accessibility by Foot and Cycle*

3.6 It is generally accepted that walking and cycling provide realistic and important alternatives to the private car. Both are also actively encouraged to form part of longer journeys that involve public transport. The distances people are prepared to walk, or

cycle, depend on their fitness, physical ability, journey purpose, walking and cycling conditions and settlement size.

- 3.7 There is a myriad of information that discusses what can be considered as reasonable walking distances. The most recent guidance is published by Department for Transport. This is technical guidance provided to Local Authorities called Local Cycling and Walking Infrastructure Plans, published April 2017. It notes that *'cycling has the potential to replace trips made by other modes, typically up to 10km, although some people will cycle greater distances. For walking, the distances travelled are generally shorter, typically up to 2km'*.
- 3.8 It is noted that the distances elderly people are prepared to walk will vary from the typical averages noted above.
- 3.9 Cuckfield is a vibrant village with a wide range of amenities available within a short walk of the application site. The table below sets out the range of services and amenities that would be available to residents of the cottages.

Table 3.1: Walking and Cycling Distances to Local Amenities			
Amenity	Distance (m)	Walking Time	Cycling Time
Post Office	200	3mins	2mins
Convenience Store	180	3mins	2mins
Pharmacy	280	4mins	2mins
Medical Facility	1000	14mins	6mins
Dental Practice	300	4mins	3mins

- 3.10 In addition to these key amenities there are a wide range of cafes, restaurants, and public houses all within a 5minutes (350metres) walk of the site.

#### *Accessibility by Bus*

- 3.11 The nearest bus stops are located on the High Street and Broad Street, which are a maximum of 350 metres from the application site.
- 3.12 The table below summarises the route and frequencies of the services that use these bus stops. The relevant timetables are attached at Appendix 2.



Table 3.2: Local Bus Services			
Service	Route	Service frequency	
		Monday to Saturday	Sunday
31	Uckfield - Maresfield - Newick - Haywards Heath - Cuckfield	Hourly	No Service
62	Crawley - Balcombe - Cuckfield - Haywards Heath - Franklands Village	Bi-Hourly (Limited days)	No Service
89	Cuckfield - Haywards Heath - Franklands Village	Bi-Hourly (Limited days)	No Service
271	Crawley - Cuckfield - Haywards Heath – Burgess Hill – Brighton	Bi-Hourly	Bi-Hourly

### *Accessibility by Train*

- 3.13 The nearest train station is Haywards Heath, which is circa 3.1kilometres from the application site. Bus routes 31 and 271 connect the site directly with Haywards Heath Rail Station.
- 3.14 The station is served by Southern services that provide frequent journeys to Gatwick, London, and Brighton. The Southern route map demonstrating routes to and from Haywards Heath Rail Station is attached at Appendix 3.
- 3.15 In summary, the proposal site has very good access to amenities and public transport services. These ensure that the prospective residents are not reliant on the private car for journeys.

## 4. PROPOSED DEVELOPMENT

- 4.1 The proposal seeks to renovate the six existing flats to make them Disability Discrimination Act (DDA) compatible. To help fund these improvements and create long term financial viability for the trust, the trustees have determined it is essential that two new units are constructed as an extension to the south of the existing terrace. This will also address a known demand for accommodation of this type in the immediate area.

- 4.2 The building is being extended and enlarged within the current footprint with the new flats being added to the southern elevation. Access routes and refuse storage areas remain unchanged.

## 5. TRANSPORT AND TRAFFIC IMPACT

- 5.1 As noted above these flats are let to residents, who apply to the Trustees. There is nothing within the occupational agreement that limits or restricts residents travel choice, although it has been confirmed that they are advised car parking around the site is limited.
- 5.2 We have been advised that of the six current tenants, four own cars, one uses a solo motorcycle, and one does not own a vehicle. It is anticipated that new residents will follow a similar pattern of vehicle ownership, which would suggest with two thirds of current residents owning a car the additional flats could add two more cars to the existing traffic impact, as a worst case scenario.
- 5.3 It would be reasonable to assume that there will be no new ancillary traffic impact associated with waste collections for instance. There are 12 separate addresses on Church Platt, as such any deliveries would in all likelihood already be delivering to at least one of the other addresses in the street.
- 5.4 The Trustees have advised that while residents own cars there is very limited use, it has been suggested that the existing residents (six flats) make no more than one or two trips by car in any given week. This is a function of the fact that the vast majority of the services and amenities that are required by residents are within a reasonable walk of the site.
- 5.5 It would be reasonable to assume that the addition of two new flats would not materially alter the existing traffic impact of the application site.

## 6. PARKING DEMAND AND PROVISION

- 6.1 West Sussex County Council's 2020 Guidance on Parking at New Developments has been used to understand the likely car parking implications of the proposed development.
- 6.2 The Guidance sets out indicative levels of on-site car parking and considers key characteristics such as car ownership and accessibility to sustainable modes of transport. It is used as an initial guide for developers who should also undertake a site-specific assessment and seek to balance operational needs, space requirements, efficient use of land and cost attributed to providing parking.
- 6.3 There is no opportunity to provide on-site car parking capacity. As such any additional parking demand needs to be accommodated within the existing on-street capacity. To test whether there is local on-street capacity a parking beat survey (PBS) has been undertaken. The process followed the guidance set out in section 7 of the 2020 Guidance on Parking at New Developments.
- 6.4 The PBS was undertaken on Thursday, 10<sup>th</sup> July between 01:00 - 03:00 to understand the current parking demand on local streets during the early morning, which is when resident demand is at its highest.
- 6.5 The PBS was undertaken by individuals that are independent of the author of this Transport Report.
- 6.6 Appendix 4 indicates the area included in the survey. Appendix 5 demonstrates the route and key that relates to the data sheet, which is attached at Appendix 6.
- 6.7 Typically, a PBS would be necessary on streets with parking controls. These controls would establish the spaces where cars would be able to park, whilst maintaining the free flow of traffic. There are no parking controls within Cuckfield, other than double yellow lines in some locations. Sections where parking would be inappropriate or was considered to be unwelcoming or unsafe by the survey team have been removed from the analysis.

- 6.8 A PBS is a measure of parking demand against capacity and this measure is called parking stress, which is expressed as a percentage. Typically, where a PBS is undertaken on streets with parking controls the material stress is 85%, on streets with no, or limited, parking controls this can be increased to 90%. These thresholds ensure that there is sufficient capacity to accommodate daily variations in parking demand.
- 6.9 The collected data informs that the current parking stress was 83.3%. Adding the demand derived from the two additional vehicles increases the stress to 88.1%. These percentages are based on 37 parked cars and 5 empty spaces once the new demand has been added to the network.
- 6.10 Visitor parking demand can be accommodated in nearby public car parks, the nearest is located on Broad Street, circa 300metres walk from the application site.

## 7. SUMMARY AND CONCLUSIONS

- 7.1 Reeves Transport Planning has been appointed to provide a Transport Report in support of a proposal for the adaptation and extension of the Cottage Homes. Cottage Homes are intended for aged and infirm communicants of the Church of England resident in the ecclesiastical Parish of Cuckfield, with preference given to Cuckfield residents.
- 7.2 There are currently six flats that are in need of renovation and adaption to provide DDA compliant living conditions. To help fund this project it is necessary to construct two new flats on the southern elevation of the existing building.
- 7.3 Access arrangements are unchanged as part of this proposal. There is no opportunity to provide on-site car parking provision. Storage facilities for push bikes and mobility scooters are either retained or will be included for the new flats.
- 7.4 The site sits on the southern edge of Cuckfield village. The village centre, with its wide range of amenities and services is a short walk from the application site. There are regular bus services that also provide a realistic travel choice for residents.

- 7.5 Our client, the Trustees, have advised that four of the current residents own a car, but they are rarely used, with existing residents collectively using their cars for one or two journeys per week. Ancillary vehicle movements such as those associated with deliveries would not create new trips on the road network. It would be reasonable to conclude that this proposal will not generate a traffic impact that would affect the current conditions.
- 7.6 There is no space to provide car parking for the existing or future residents. The implications of a worst case scenario that the residents of the two new flats both own cars have been tested via a Parking Beat Survey. The results show that while local streets are busy, which would be expected in a location that was developed long before the private motor car was invented, there is capacity to accommodate the minimal increase in parking demand.
- 7.7 On this basis, taking all the relevant information into consideration, it is considered that the proposal of two new flats, will not have any **unacceptable** impact on highway safety, or **severe** impact on highway capacity.

## APPENDIX 1.

### SITE LOCATION PLAN





## APPENDIX 2.

### BUS TIMETABLES



Uckfield - Maresfield - Newick - Haywards Heath - Cuckfield

31  
31A  
31B

Mondays to Fridays (except Public Holidays)

	31	31	31 Sch	31 H	31A	31	31A	31	31A	31	31 Sch	31A H	31	31	31
Uckfield, Bus Station			0730	0730	0840	0940	1040	1140	1240	1340	1435	1440	1550	1650	1750
Maresfield, Church			0739	0739	0849	0949	1049	1149	1249	1349	1444	1449	1559	1659	1759
Ashdown Business Park			0741	0741	0851	0951	1051	1151	1251	1351	1446	1451	1601	1701	1801
Newick, The Green	0556	0656	0748	0748	0857	0957	1057	1157	1257	1357	1452	1457	1607	1707	1807
North Chailey, Kings Head	0600	0700	0754	0754	0902	1002	1102	1202	1302	1402	1457	1502	1612	1712	1812
Scaynes Hill, Farmers	0605	0705	0800	0800	0907	1007	1107	1207	1307	1407	1502	1507	1617	1717	1817
Northlands Wood, Shop	0611	0711	0806	0806	0913	1013	1113	1213	1313	1413	A272	1513	1623	1723	1823
Princess Royal Hospital	0614	0714	0810	0809	0916	1016	1116	1216	1316	1416	1508	1516	1626	1726	1826
Haywards Heath, South Road	0616	0716	0813	0812	0919	1019	1119	1219	1319	1419	1511	1519	1629	1729	1829
Haywards Heath, Perrymount Rd	0619	0719	0817	0816	0923	1023	1123	1223	1323	1423	▼	1523	1633	1733	1833
Haywards Heath, Sainsburys	0621	0721	▼	0825#	0925	1025	1125	1225	1325	1425	▼	1525	1635	1735	
Harlands Road	▼	▼	▼	▼	0926	▼	1126	▼	1326	▼	▼	1526	▼	▼	
Penlands Green, Penland Rd	▼	▼	▼	▼	0928	▼	1128	▼	1328	▼	▼	1528	▼	▼	
Warden Park School	▼	▼	0828	▼	▼	▼	▼	▼	▼	▼	1523	▼	▼	▼	
Cuckfield Broad Street	0628	0728	0832	0832	▼	1032	▼	1232	▼	1432		▼	1642	1742	
Cuckfield Longacre Crescent	0630	0730	0835	0835	0931	1035	1131	1235	1331	1435		1531	1645	1745	
			A	A	C	A	C	A	C	A		C	A		

	31	31	31A	31	31A	31	31A	31	31A	31B Sch	31B H	31A	31	31
Cuckfield Longacre Crescent	0634	0734	0838	0934	1038	1134	1238	1334	1438		1534	1648	1747	
Cuckfield High Street	0637	0737	▼	0937	▼	1137	▼	1337	▼		1537	▼	1750	
Warden Park School	▼	▼	▼	▼	▼	▼	▼	▼	▼	1525	▼	▼	▼	
Penlands Green, Penland Rd	▼	▼	0841	▼	1041	▼	1241	▼	1441	▼	▼	1651	▼	
Harlands Road	▼	▼	0843	▼	1043	▼	1243	▼	1443	▼	▼	1653	▼	
Bolnore Village, Market Square	▼	▼	▼	▼	▼	▼	▼	▼	▼	1535	▼	▼	▼	
Haywards Heath, Sainsburys	0644	0744	0844	0944	1044	1144	1244	1344	1444	1545	1544	1654	1757	
Haywards Heath, Perrymount Rd (arr)	0646	0746	0846	0946	1046	1146	1246	1346	1446	1547	1546	1656	1759	
Haywards Heath, Perrymount Rd (dep)	0648	0751	0849	0949	1049	1149	1249	1349	1449	1553	1553	1659	1759	1835
Haywards Heath, South Road	0651	0755	0853	0953	1053	1153	1253	1353	1453	1557	1557	1703	1803	1839
America Lane, Shops	▼	▼	▼	▼	▼	▼	▼	▼	▼	1603	1603	▼	▼	
Princess Royal Hospital	0654	0758	0856	0956	1056	1156	1256	1356	1456	1608	1608	1706	1806	1842
Northlands Wood, Shop	▼	▼	0859	0959	1059	1159	1259	1359	1459	1612	1612	1709	1809	R
Scaynes Hill, Farmers	0700	0803	0905	1005	1105	1205	1305	1405	1505	1618	1618	1715	1815	1848
North Chailey, Kings Head	0705	0808	0910	1010	1110	1210	1310	1410	1510	1623	1623	1720	1820	1853
Newick, The Green	0710	0813	0915	1015	1115	1215	1315	1415	1515	1628	1628	1725	1825	1858
Ashdown Business Park	0716	0819	0921	1021	1121	1221	1321	1421	1521	1634	1634	1731	1831	1903
Maresfield, Church	0718	0821	0923	1023	1123	1223	1323	1423	1523	1636	1636	1733	1833	1905
Uckfield, Bus Station	0725	0828	0930	1030	1130	1230	1330	1430	1530	1643	1643	1740	1840	1912

- A - Continues to Haywards Heath via Penland Road as service 31A
- C - Continues to Haywards Heath via Cuckfield High Street as service 31
- Sch - Operates schooldays only
- H - Operates school holidays only
- A272: via A272 not Walstead
- # - Arrives 0818 and waits 7 mins
- R - Serves Northlands Wood and Walstead if requested by passengers already on the bus

	31	31	31A	31	31A	31	31A	31	31A	31	31A	31
<b>Uckfield</b> , Bus Station	0740	0840	0940	1040	1140	1240	1340	1440	1540	1640	1740	
Maresfield, Church	0749	0849	0949	1049	1149	1249	1349	1449	1549	1649	1749	
Ashdown Business Park	0751	0851	0951	1051	1151	1251	1351	1451	1551	1651	1751	
Newick, The Green	0757	0857	0957	1057	1157	1257	1357	1457	1557	1657	1757	
North Chailey, Kings Head	0727	0802	0902	1002	1102	1202	1302	1402	1502	1602	1702	1802
Scaynes Hill, Farmers	0732	0807	0907	1007	1107	1207	1307	1407	1507	1607	1707	1807
Northlands Wood, Shop	0738	0813	0913	1013	1113	1213	1313	1413	1513	1613	1713	1813
Princess Royal Hospital	0741	0816	0916	1016	1116	1216	1316	1416	1516	1616	1716	1816
Haywards Heath, South Road	0744	0819	0919	1019	1119	1219	1319	1419	1519	1619	1719	1819
<b>Haywards Heath</b> , Perrymount Rd	0748	0823	0923	1023	1123	1223	1323	1423	1523	1623	1723	1823
Sainsbury's		0825	0925	1025	1125	1225	1325	1425	1525	1625	1725	
Harlands Road		▼	0926	▼	1126	▼	1326	▼	1526	▼	1726	
Penlands Green, Penland Road		▼	0928	▼	1128	▼	1328	▼	1528	▼	1728	
Cuckfield Broad Street	0832	▼	1032	▼	1232	▼	1432	▼	1632	▼		
<b>Cuckfield</b> Longacre Crescent	0835	0931	1035	1131	1235	1331	1435	1531	1635	1731		
	<b>A</b>	<b>C</b>	<b>A</b>	<b>C</b>	<b>A</b>	<b>C</b>	<b>A</b>	<b>C</b>	<b>A</b>	<b>C</b>		

	31	31A	31	31A	31	31A	31	31A	31	31A	31	31
<b>Cuckfield</b> Longacre Crescent	0838	0934	1038	1134	1238	1334	1438	1534	1638	1734		
Cuckfield High Street	▼	0937	▼	1137	▼	1337	▼	1537	▼	1737		
Penlands Green, Penland Road	0841	▼	1041	▼	1241	▼	1441	▼	1641	▼		
Harlands Road	0843	▼	1043	▼	1243	▼	1443	▼	1643	▼		
Haywards Heath, Sainsburys	0844	0944	1044	1144	1244	1344	1444	1544	1644	1744		
<b>Haywards Heath</b> , Perrymount Rd (arr)	0846	0946	1046	1146	1246	1346	1446	1546	1646	1746		
<b>Haywards Heath</b> , Perrymount Rd (dep)	0749	0849	0949	1049	1149	1249	1349	1449	1549	1649	1749	1825
Haywards Heath, South Road	0753	0853	0953	1053	1153	1253	1353	1453	1553	1653	1753	1829
Princess Royal Hospital	0756	0856	0956	1056	1156	1256	1356	1456	1556	1656	1756	1832
Northlands Wood, Shop	0759	0859	0959	1059	1159	1259	1359	1459	1559	1659	1759	<b>R</b>
Scaynes Hill, Farmers	0805	0905	1005	1105	1205	1305	1405	1505	1605	1705	1805	1839
North Chailey, Kings Head	0810	0910	1010	1110	1210	1310	1410	1510	1610	1710	1810	1843
Newick, The Green	0815	0915	1015	1115	1215	1315	1415	1515	1615	1715	1815	1848
Ashdown Business Park	0821	0921	1021	1121	1221	1321	1421	1521	1621	1721	1821	1853
Maresfield, Church	0823	0923	1023	1123	1223	1323	1423	1523	1623	1723	1823	1855
<b>Uckfield</b> , Bus Station	0830	0930	1030	1130	1230	1330	1430	1530	1630	1730	1830	1902

**A** - Continues to Haywards Heath via Penland Road as service 31A

**C** - Continues to Haywards Heath via Cuckfield High Street as service 31

**R** - Serves Northlands Wood and Walstead if requested by passengers already on the bus

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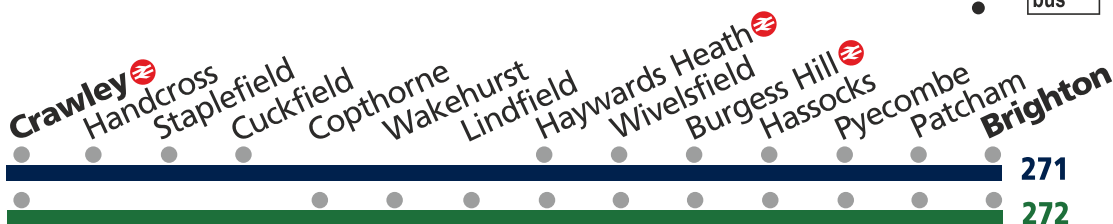
271

Daily from 10th May 2025

272

Mon to Sat from 10th May 2025

## Crawley - Haywards Heath - Burgess Hill - Brighton

Talking  
bus

## Mondays to Fridays

Code.....								SDO	NSD				
Service.....	271	271	272	271	272	272	272	271	271	272	271	272	271
<b>Crawley</b> Bus Station	0503	0543	....	0639	....	0655	0725	0745	0800	0849	0948	1037	1148
<b>Brighton Road</b> Wakehurst Drive.....	0507	0547	....	0643	....	↓	↓	0751	0805	↓	0953	↓	1153
<b>Pease Pottage</b> Black Swan.....	0512	0552	....	0648	....	↓	↓	0801	0811	↓	0959	↓	1159
<b>Handcross</b> Red Lion & Nymans.....	0517	0557	....	0654	....	↓	↓	0809	0817	↓	1005	↓	1205
<b>Staplefield</b> Jolly Tanners.....	0520	0600	....	0657	....	↓	↓	0812	0820	↓	1008	↓	1208
<b>Cuckfield</b> High Street/Broad St.....	0527	0607	....	0705	....	↓	↓	0822	0828	↓	1017	↓	1217
<b>Three Bridges</b> Station, Stop B	↓	↓	....	↓	....	0700	0731	↓	↓	0855	↓	1043	↓
<b>Copthorne</b> Hotel.....	↓	↓	....	↓	....	0705	0738	↓	↓	0901	↓	1048	↓
<b>Copthorne</b> Dukes Head.....	↓	↓	0553	↓	....	0708	0743	↓	↓	0905	↓	1051	↓
<b>Crawley Down</b> War Memorial.....	↓	↓	0556	↓	....	0711	0747	↓	↓	0908	↓	1054	↓
<b>Turners Hill</b> Crown.....	↓	↓	0602	↓	....	0717	0756	↓	↓	0915	↓	1101	↓
<b>Wakehurst</b>	↓	↓	↓	↓	....	0724	0803	↓	↓	0922	↓	1108	↓
<b>Ardingly</b> Hapstead Hall.....	↓	↓	0611	↓	....	0729	0810	↓	↓	0927	↓	1113	↓
<b>Lindfield</b> High Street.....	↓	↓	0618	↓	....	0736	0817	↓	↓	0934	↓	1120	↓
<b>Warden Park School</b> Grounds.....	↓	↓	↓	↓	....	↓	↓	0827	↓	↓	↓	↓	↓
<b>Haywards Heath</b> Perrymount Road  (arr).....	0535	0614	0623	0713	....	0742	0825	0837	0837	0939	1025	1125	1225
<b>Haywards Heath</b> Perrymount Road  (dep).....	0536	0615	0624	0715	....	0742	0825	0839	0839	0941	1027	1127	1227
<b>Haywards Heath</b> South Road.....	0539	0618	0627	0719	....	0746	0829	0843	0843	0946	1032	1132	1232
<b>Princess Royal Hospital</b> .....	0543	0622	0631	0723	0739	0749	0833	0848	0848	0950	1036	1136	1236
<b>Wivelsfield</b> Ote Hall Chapel.....	0548	0628	0637	0729	0745	....	....	0854	0854	0956	1042	1142	1242
<b>World's End</b> Janes Lane.....	0553	0633	0642	0734	0751	....	....	0859	0859	1001	1047	1147	1247
<b>Burgess Hill</b> Rail Station	0556	0637	0646	0740	0757	....	....	0904	0904	1007	1053	1153	1253
<b>Burgess Hill</b> Church Road.....	0558	0639	0648	0742	0759	....	....	0906	0906	1010	1056	1156	1256
<b>Hassocks</b> Stone Pound.....	0606	0648	0657	0755	0812	....	....	0916	0916	1020	1106	1206	1306
<b>Pyecombe</b> Garage.....	0610	0652	0701	0759	0817	....	....	0920	0920	1024	1110	1210	1310
<b>Patcham Place</b> .....	0614	0656	0705	0803	0821	....	....	0924	0924	1028	1114	1214	1314
<b>Preston Road</b> Harrington Road.....	0617	0700	0709	0808	0828	....	....	0928	0928	1032	1118	1218	1318
<b>Brighton</b> Old Steine.....	0626	0712	0723	0825	0845	....	....	0944	0944	1047	1133	1233	1333
<b>Royal Sussex County Hospital</b> .....	0630	0716	0728	0830	0850	....	....	0949	0949	1052	1138	1238	1338

## Mondays to Fridays cont...

Service.....	272	271	272	271	272	272	271	272	272
<b>Crawley</b> Bus Station	1237	1353	1455	1600	....	1715	1840	1938	....
<b>Brighton Road</b> Wakehurst Drive.....	↓	1358	↓	1604	....	↓	1844	↓	....
<b>Pease Pottage</b> Black Swan.....	↓	1404	↓	1611	....	↓	1851	↓	....
<b>Handcross</b> Red Lion & Nymans.....	↓	1410	↓	1618	....	↓	1857	↓	....
<b>Staplefield</b> Jolly Tanners.....	↓	1413	↓	1621	....	↓	1900	↓	....
<b>Cuckfield</b> High Street/Broad St.....	↓	1421	↓	1629	....	↓	1907	↓	....
<b>Three Bridges</b> Station, Stop B	1243	↓	1502	↓	....	1724	↓	1943	....
<b>Copthorne</b> Hotel.....	1248	↓	1508	↓	....	1730	↓	1948	....
<b>Copthorne</b> Dukes Head.....	1251	↓	1511	↓	....	1736	↓	1951	....
<b>Crawley Down</b> War Memorial.....	1254	↓	1514	↓	....	1739	↓	1954	....
<b>Turners Hill</b> Crown.....	1301	↓	1521	↓	....	1746	↓	2000	....
<b>Wakehurst</b>	1308	↓	1528	↓	....	1753	↓	↓	....
<b>Ardingly</b> Hapstead Hall.....	1313	↓	1533	↓	....	1757	↓	2009	....
<b>Lindfield</b> High Street.....	1320	↓	1540	↓	....	1804	↓	2016	....
<b>Haywards Heath</b> Perrymount Road  (arr).....	1325	1429	1545	1638	....	1809	1915	2020	....
<b>Haywards Heath</b> Perrymount Road  (dep).....	1327	1431	1547	1640	1700	1811	1917	2021	2123
<b>Haywards Heath</b> South Road.....	1332	1436	1552	1645	1705	1816	1921	2024	2126
<b>Princess Royal Hospital</b> .....	1336	1440	1556	1649	1709	1820	1925	2028	2129
<b>Wivelsfield</b> Ote Hall Chapel.....	1342	1446	1602	1655	1715	1826	1930	2033	2134
<b>World's End</b> Janes Lane.....	1347	1452	1608	1701	1720	1831	1935	2038	2139
<b>Burgess Hill</b> Rail Station	1353	1458	1614	1707	1725	1836	1940	2042	2143
<b>Burgess Hill</b> Church Road.....	1356	1501	1617	1710	1727	1838	1941	2043	2144
<b>Hassocks</b> Stone Pound.....	1406	1511	1627	1723	1739	1847	1949	2050	2151
<b>Pyecombe</b> Garage.....	1410	1516	1632	1728	1744	1852	1953	2054	2155
<b>Patcham Place</b> .....	1414	1521	1636	1732	1748	1856	1957	2058	2159
<b>Preston Road</b> Harrington Road.....	1418	1525	1640	1736	1752	1900	2001	2102	2202
<b>Brighton</b> Old Steine.....	1433	1540	1655	1751	1807	1912	2012	2113	2213
<b>Royal Sussex County Hospital</b> .....	1438	1546	1701	1757	1813	1917	2017	2118	2218

## CODE:

SDO Schooldays only.

NSD Non-Schooldays.

Historic Building  
and Gardens.

# Crawley - Haywards Heath - Burgess Hill - Brighton

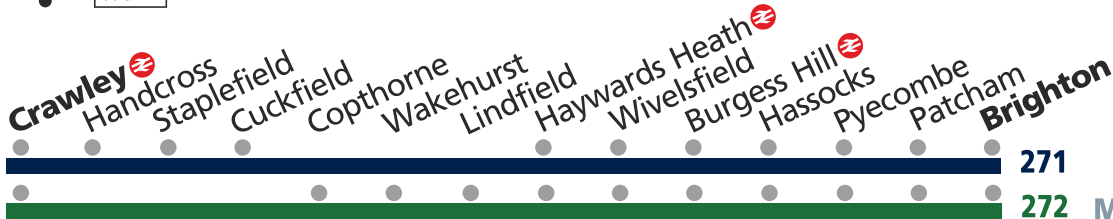


# 271

Daily from 10th May 2025

# 272

Mon to Sat from 10th May 2025



## Saturdays

Service.....	272	272	271	272	271	272	271	272	271	272	271	272
<b>Crawley</b> Bus Station.....	....	0750	0800	0844	0948	1035	1148	1235	1348	1440	1553	1710
<b>Brighton Road</b> Wakehurst Drive.....	....	↓	0804	↓	0953	↓	1153	↓	1353	↓	1558	↓
<b>Pease Pottage</b> Black Swan.....	....	↓	0810	↓	0959	↓	1159	↓	1359	↓	1604	↓
<b>Handcross</b> Red Lion & Nymans.....	....	↓	0815	↓	1005	↓	1205	↓	1405	↓	1610	↓
<b>Staplefield</b> Jolly Tanners.....	....	↓	0818	↓	1008	↓	1208	↓	1408	↓	1613	↓
<b>Cuckfield</b> High Street/Broad St.....	....	↓	0826	↓	1017	↓	1216	↓	1416	↓	1621	↓
<b>Three Bridges</b> Station, Stop B.....	....	0755	↓	0849	↓	1041	↓	1241	↓	1447	↓	1717
<b>Copthorne</b> Hotel.....	....	0800	↓	0854	↓	1047	↓	1247	↓	1453	↓	1722
<b>Copthorne</b> Dukes Head.....	0537	0803	↓	0857	↓	1050	↓	1250	↓	1456	↓	1725
<b>Crawley Down</b> War Memorial.....	0540	0806	↓	0900	↓	1053	↓	1253	↓	1459	↓	1728
<b>Turners Hill</b> Crown.....	0545	0812	↓	0906	↓	1100	↓	1300	↓	1506	↓	1735
<b>Wakehurst</b> Car Park.....	↓	0818	↓	0913	↓	1107	↓	1307	↓	1513	↓	1742
<b>Ardingly</b> Hapstead Hall.....	0553	0822	↓	0918	↓	1112	↓	1312	↓	1518	↓	1746
<b>Lindfield</b> High Street.....	0600	0829	↓	0925	↓	1119	↓	1319	↓	1525	↓	1753
<b>Haywards Heath</b> Perrymount Road (arr).....	0604	0834	0834	0930	1025	1124	1224	1324	1424	1530	1629	1758
<b>Haywards Heath</b> Perrymount Road (dep).....	0605	0834	0836	0932	1027	1126	1226	1326	1426	1532	1631	1758
<b>Haywards Heath</b> South Road.....	0608	0837	0839	0936	1032	1131	1231	1331	1431	1537	1635	1802
<b>Princess Royal Hospital</b> .....	0612	0840	0843	0940	1036	1135	1235	1335	1435	1541	1639	1805
<b>Wivelsfield</b> Ote Hall Chapel.....	0617	....	0848	0945	1042	1141	1241	1341	1441	1547	1645	....
<b>World's End</b> Janes Lane.....	0622	....	0853	0950	1047	1147	1247	1347	1447	1552	1650	....
<b>Burgess Hill</b> Rail Station.....	0625	....	0857	0955	1053	1153	1253	1353	1453	1557	1655	....
<b>Burgess Hill</b> Church Road.....	0627	....	0859	0958	1056	1156	1256	1356	1456	1600	1657	....
<b>Hassocks</b> Stone Pound.....	0634	....	0908	1007	1107	1207	1307	1406	1506	1610	1706	....
<b>Pyecombe</b> Garage.....	0638	....	0912	1011	1111	1211	1311	1410	1510	1614	1710	....
<b>Patcham Place</b> .....	0642	....	0916	1015	1115	1215	1315	1414	1514	1618	1714	....
<b>Preston Road</b> Harrington Road.....	0645	....	0920	1020	1120	1220	1320	1419	1519	1622	1718	....
<b>Brighton</b> Old Steine.....	0655	....	0933	1034	1135	1235	1335	1434	1534	1637	1733	....
<b>Royal Sussex County Hospital</b> .....	0659	....	0938	1039	1140	1240	1340	1439	1539	1642	1737	....

## Sundays and Public Holidays

Service.....	271	271	271	271
<b>Crawley</b> Bus Station, Stop F.....	0850	1050	1325	1530
<b>Brighton Road</b> Wakehurst Drive.....	0854	1054	1329	1534
<b>Pease Pottage</b> Black Swan.....	0859	1100	1335	1540
<b>Handcross</b> Red Lion & Nymans.....	0905	1106	1341	1546
<b>Staplefield</b> Jolly Tanners.....	0908	1109	1344	1549
<b>Cuckfield</b> High Street/Broad St.....	0915	1117	1352	1556
<b>Haywards Heath</b> Perrymount Road (arr).....	0923	1125	1400	1604
<b>Haywards Heath</b> Perrymount Road (dep).....	0925	1127	1402	1606
<b>Haywards Heath</b> South Road.....	0928	1131	1406	1610
<b>Princess Royal Hospital</b> .....	0933	1135	1410	1614
<b>Wivelsfield</b> Ote Hall Chapel.....	0938	1141	1416	1619
<b>World's End</b> Janes Lane.....	0943	1146	1421	1624
<b>Burgess Hill</b> Rail Station.....	0947	1151	1426	1628
<b>Burgess Hill</b> Church Road.....	0949	1153	1428	1630
<b>Hassocks</b> Stone Pound.....	0958	1203	1437	1638
<b>Pyecombe</b> Garage.....	1002	1207	1441	1642
<b>Patcham Place</b> .....	1006	1211	1445	1646
<b>Preston Road</b> Harrington Road.....	1010	1215	1449	1650
<b>Brighton</b> Old Steine.....	1022	1230	1502	1703
<b>Royal Sussex County Hospital</b> .....	1027	1235	1507	1708

CODE: Historic Building and Gardens.



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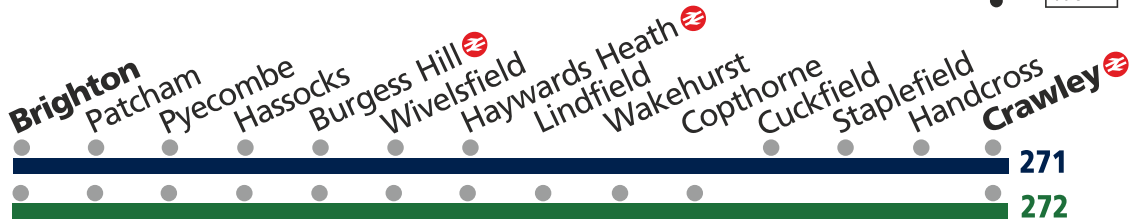
## Brighton - Burgess Hill - Haywards Heath - Crawley



Daily from 10th May 2025

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Mon to Sat from 10th May 2025



## Mondays to Fridays

Code.....	271	272	271	271	272	272	271	272	271	272	NSD 271	SDO 271	SDO 272
Service.....	271	272	271	271	272	272	271	272	271	272			
Royal Sussex County Hospital.....	0558	0637	0735	0840	0900	....	1002	1105	1155	1255	1350	1350	....
Brighton Old Steine, Stop D.....	0605	0645	0744	0849	0909	....	1011	1114	1204	1304	1359	1359	....
Preston Road Harrington Road.....	0611	0654	0755	0859	0919	....	1019	1123	1213	1313	1408	1408	....
Patcham Place.....	0617	0700	0805	0907	0926	....	1027	1131	1221	1321	1416	1416	....
Pyecombe Garage.....	0621	0704	0810	0911	0930	....	1031	1135	1225	1325	1420	1420	....
Hassocks Stone Pound.....	0625	0709	0819	0916	0935	....	1036	1140	1230	1330	1425	1425	....
Burgess Hill Church Road.....	0633	0718	0830	0926	0945	....	1047	1151	1241	1341	1436	1436	....
Burgess Hill Rail Station.....	0635	0719	0832	0928	0947	....	1049	1153	1243	1343	1438	1438	....
World's End Janes Lane.....	0639	0724	0838	0933	0952	....	1054	1159	1249	1349	1444	1444	....
Wivelsfield Ote Hall Chapel.....	0643	0729	0844	0938	0957	....	1059	1204	1254	1354	1449	1449	....
Princess Royal Hospital.....	0649	0735	0853	0945	1006	1055	1106	1211	1301	1401	1456	1456	....
Haywards Heath South Road.....	0651	....	0856	0948	1009	1058	1109	1214	1304	1404	1459	1459	....
Haywards Heath Perrymount Road (arr).....	0654	....	0901	0953	1014	1103	1113	1218	1308	1408	1504	1504	....
Haywards Heath Perrymount Road (dep).....	0656	....	0904	0955	1014	1103	1115	1220	1310	1410	1506	1504	....
Warden Park School Grounds.....	↓	....	↓	↓	↓	↓	↓	↓	↓	↓	↓	1519	....
Oathall Community College.....	↓	....	↓	↓	↓	↓	↓	↓	↓	↓	↓	↓	1523
Lindfield High Street.....	↓	....	↓	↓	1019	1108	↓	1225	↓	1415	↓	↓	1527
Ardingly Hapstead Hall.....	↓	....	↓	↓	1026	1115	↓	1232	↓	1422	↓	↓	1534
Wakehurst.....	↓	....	↓	↓	1029	1118	↓	1235	↓	1425	↓	↓	1537
Turners Hill Crown.....	↓	....	↓	↓	1035	1124	↓	1241	↓	1431	↓	↓	1543
Crawley Down War Memorial.....	↓	....	↓	↓	1041	1130	↓	1247	↓	1437	↓	↓	1549
Copthorne Dukes Head.....	↓	....	↓	↓	1044	1133	↓	1250	↓	1440	↓	↓	1553
Copthorne Hotel.....	↓	....	↓	↓	1047	1136	↓	1253	↓	1443	↓	↓	1556
Three Bridges Station, Stop A.....	↓	....	↓	↓	1053	1142	↓	1259	↓	1449	↓	↓	1603
Cuckfield High Street/Broad St.....	0703	....	0912	1003	↓	↓	1123	↓	1318	↓	1515	1522	↓
Staplefield Jolly Tanners.....	0711	....	0920	1011	↓	↓	1131	↓	1326	↓	1523	1531	↓
Handcross Red Lion & Nymans.....	0714	....	0923	1014	↓	↓	1134	↓	1329	↓	1526	1534	↓
Pease Pottage Black Swan.....	0720	....	0929	1020	↓	↓	1140	↓	1335	↓	1532	1542	↓
Brighton Road Wakehurst Drive.....	0725	....	0934	1025	↓	↓	1145	↓	1340	↓	1537	1547	↓
Crawley Bus Station.....	0730	....	0939	1030	1059	1148	1150	1305	1345	1455	1543	1553	1609

## Mondays to Fridays cont...

Service.....	272	271	271	272	271	272	271	272	272	271
Royal Sussex County Hospital.....	1500	1600	1645	1715	1810	1827	1925	2025	2125	2225
Brighton Old Steine, Stop D.....	1509	1610	1655	1725	1819	1835	1932	2032	2132	2231
Preston Road Harrington Road.....	1519	1621	1706	1736	1828	1844	1940	2040	2139	2238
Patcham Place.....	1530	1634	1717	1747	1837	1852	1948	2046	2145	2244
Pyecombe Garage.....	1534	1638	1721	1751	1841	1856	1952	2050	2148	2247
Hassocks Stone Pound.....	1540	1644	1727	1757	1846	1901	1956	2054	2152	2251
Burgess Hill Church Road.....	1553	1655	1738	1808	1856	1911	2006	2101	2159	2258
Burgess Hill Rail Station.....	1555	1657	1740	1810	1858	1913	2008	2103	2200	2259
World's End Janes Lane.....	1601	1703	1746	1816	1903	1918	2012	2107	2204	2303
Wivelsfield Ote Hall Chapel.....	1606	1707	1750	1820	1907	1922	2016	2111	2208	2307
Princess Royal Hospital.....	1613	1715	1757	1827	1913	1928	2022	2116	2213	2312
Haywards Heath South Road.....	1616	1719	1800	1830	1915	1930	2024	2118	2215	2314
Haywards Heath Perrymount Road (arr).....	1620	1724	1805	1834	1918	1933	2027	2121	2218	2317
Haywards Heath Perrymount Road (dep).....	1622	1727	1807	1836	1920	....	2028	....	2219	2318
Lindfield High Street.....	1628	↓	↓	1841	↓	....	↓	....	2223	↓
Ardingly Hapstead Hall.....	1635	↓	↓	1848	↓	....	↓	....	2230	↓
Wakehurst.....	1638	↓	↓	1851	↓	....	↓	....	2233	↓
Turners Hill Crown.....	1644	↓	↓	1857	↓	....	↓	....	2239	↓
Crawley Down War Memorial.....	1650	↓	↓	1902	↓	....	↓	....	2243	↓
Copthorne Dukes Head.....	1654	↓	↓	1905	↓	....	↓	....	2246	↓
Copthorne Hotel.....	1658	↓	↓	1908	↓	....	↓	....	2248	↓
Three Bridges Station, Stop A.....	1705	↓	↓	1914	↓	....	↓	....	2253	↓
Cuckfield High Street/Broad St.....	↓	1736	1815	↓	1928	....	2035	....	↓	2324
Staplefield Jolly Tanners.....	↓	1745	1823	↓	1935	....	2042	....	↓	2331
Handcross Red Lion & Nymans.....	↓	1748	1826	↓	1938	....	2045	....	↓	2334
Pease Pottage Black Swan.....	↓	1755	1832	↓	1943	....	2050	....	↓	2339
Brighton Road Wakehurst Drive.....	↓	1801	1837	↓	1948	....	2054	....	↓	2343
Crawley Bus Station.....	1712	1807	1842	1919	1952	....	2058	....	2257	2346

## CODE:

## SDO

Schooldays only.

## NSD

Non-Schooldays.



Historic Building and Gardens.

# Brighton - Burgess Hill - Haywards Heath - Crawley



# 271

Daily from 10th May 2025

# 272

Mon to Sat from 10th May 2025



## Saturdays

Service.....	272	272	271	272	271	272	271	272	271	272	271	271
<b>Royal Sussex County Hospital</b> .....	0618	....	0950	1052	1155	1255	1355	1455	1555	1655	....	1750
<b>Brighton</b> Old Steine, Stop D.....	0625	....	0958	1101	1204	1304	1404	1505	1605	1705	....	1759
<b>Preston Road</b> Harrington Road.....	0631	....	1007	1110	1213	1313	1413	1514	1614	1714	....	1808
<b>Patcham Place</b> .....	0636	....	1015	1118	1221	1321	1421	1521	1621	1721	....	1815
<b>Pyecombe</b> Garage.....	0640	....	1019	1122	1225	1325	1425	1525	1625	1725	....	1819
<b>Hassocks</b> Stone Pound.....	0644	....	1025	1127	1230	1330	1430	1530	1630	1730	....	1824
<b>Burgess Hill</b> Church Road.....	0651	....	1035	1137	1240	1340	1440	1540	1639	1739	....	1833
<b>Burgess Hill</b> Rail Station.....	0652	....	1037	1139	1242	1342	1442	1542	1641	1741	....	1835
<b>World's End</b> Janes Lane.....	0656	....	1043	1145	1248	1348	1448	1548	1647	1746	....	1840
<b>Wivelsfield</b> Ote Hall Chapel.....	0700	....	1048	1150	1253	1353	1453	1553	1652	1751	....	1845
<b>Princess Royal Hospital</b> .....	0707	0850	1055	1157	1300	1400	1500	1559	1658	1757	1810	1851
<b>Haywards Heath</b> South Road.....	0709	0853	1059	1201	1303	1403	1503	1602	1701	1800	1813	1854
<b>Haywards Heath</b> Perrymount Road (arr).....	0712	0857	1104	1206	1308	1407	1507	1606	1705	1804	1817	1857
<b>Haywards Heath</b> Perrymount Road (dep).....	....	0857	1106	1208	1310	1409	1509	1608	1707	1806	1817	1859
<b>Lindfield</b> High Street.....	....	0902	↓	1213	↓	1414	↓	1613	↓	1811	↓	↓
<b>Ardingly</b> Hapstead Hall.....	....	0908	↓	1219	↓	1421	↓	1620	↓	1818	↓	↓
<b>Wakehurst</b> .....	....	0911	↓	1223	↓	1424	↓	1623	↓	1821	↓	↓
<b>Turners Hill</b> Crown.....	....	0918	↓	1230	↓	1431	↓	1630	↓	1828	↓	↓
<b>Crawley Down</b> War Memorial.....	....	0924	↓	1236	↓	1437	↓	1636	↓	1833	↓	↓
<b>Copthorne</b> Dukes Head.....	....	0927	↓	1239	↓	1440	↓	1639	↓	1836	↓	↓
<b>Copthorne</b> Hotel.....	....	0930	↓	1242	↓	1443	↓	1642	↓	1839	↓	↓
<b>Three Bridges</b> Station, Stop A.....	....	0936	↓	1248	↓	1449	↓	1648	↓	1845	↓	↓
<b>Cuckfield</b> High Street/Broad St.....	....	↓	1114	↓	1318	↓	1517	↓	1715	↓	1825	1907
<b>Staplefield</b> Jolly Tanners.....	....	↓	1122	↓	1326	↓	1525	↓	1723	↓	1833	1915
<b>Handcross</b> Red Lion & Nymans.....	....	↓	1125	↓	1329	↓	1528	↓	1726	↓	1836	1918
<b>Pease Pottage</b> Black Swan.....	....	↓	1131	↓	1335	↓	1534	↓	1732	↓	1842	1924
<b>Brighton Road</b> Wakehurst Drive.....	....	↓	1137	↓	1341	↓	1540	↓	1737	↓	1846	1928
<b>Crawley</b> Bus Station.....	....	0942	1142	1254	1346	1455	1545	1654	1742	1850	1850	1932

## Sundays and Public Holidays

Service.....	271	271	271	271
<b>Royal Sussex County Hospital</b> .....	1044	1248	1520	1720
<b>Brighton</b> Old Steine, Stop D.....	1052	1256	1529	1729
<b>Preston Road</b> Harrington Road.....	1101	1305	1538	1738
<b>Patcham Place</b> .....	1108	1312	1547	1746
<b>Pyecombe</b> Garage.....	1112	1316	1551	1750
<b>Hassocks</b> Stone Pound.....	1116	1321	1556	1755
<b>Burgess Hill</b> Church Road.....	1125	1330	1605	1803
<b>Burgess Hill</b> Rail Station.....	1127	1332	1607	1805
<b>World's End</b> Janes Lane.....	1132	1337	1612	1810
<b>Wivelsfield</b> Ote Hall Chapel.....	1137	1342	1616	1814
<b>Princess Royal Hospital</b> .....	1143	1348	1623	1820
<b>Haywards Heath</b> South Road.....	1146	1351	1626	1822
<b>Haywards Heath</b> Perrymount Road (arr).....	1150	1355	1630	1825
<b>Haywards Heath</b> Perrymount Road (dep).....	1152	1357	1632	1827
<b>Cuckfield</b> High Street/Broad St.....	1200	1405	1640	1834
<b>Staplefield</b> Jolly Tanners.....	1207	1412	1647	1841
<b>Handcross</b> Red Lion & Nymans.....	1210	1415	1650	1844
<b>Pease Pottage</b> Black Swan.....	1216	1421	1656	1850
<b>Brighton Road</b> Wakehurst Drive.....	1221	1426	1701	1854
<b>Crawley</b> Bus Station.....	1226	1431	1705	1858

CODE: Historic Building and Gardens.

# Crawley - Balcombe - Cuckfield - Haywards Heath - Franklands Village

includes 89 between Cuckfield, Haywards Heath and Franklands Village

Serving **ASDA** Crawley each week day, see also service 900

62

Mondays to Fridays (except Public Holidays)

	Sch 62	Tu/Th 62	Tu/Th 62	MWF 89	Tu/Th 62	MWF 89	62	Sch 62
Crawley, ASDA							1440	
<b>Crawley</b> , Bus Stn, Bay E (arr)							1445	
<b>Crawley</b> , Bus Stn, Bay E (dep)			1106		1321		1450	
Three Bridges Station			1111		1326		1455	
Pound Hill, Worth Road Parade			1113		1328		1457	
Cowdray Arms, Balcombe Road	0810		1117		1332		1501	
Balcombe, Half Moon	0815	0905	C 1121		1336		1505	
Balcombe Station	0818	0907	C 1123		1338		1507	
Whitemans Green, Co-op	0824	0914	C 1129	H	1344	H	1513	
Cuckfield, High Street	0828	0916	C 1132	1132	1347	1347	1516	
Cuckfield, Warden Park School	0831	▼	▼	▼	▼	▼		1520
Haywards Heath, Sainsburys		0924	C 1138	1138	1353	1353		1527
Perrymount Road		0926	C 1140	1140	1355	1355		1529
<b>Haywards Heath</b> , South Rd		0930	1143	1143	1358	1358		1531
Princess Royal Hospital		0934	1146	1146	1401	1401		1534
Franklands, Reed Pond Walk		0938	1150	1150	1405	1405		▼
Northlands Wood, Beech Hill								1537
Walstead, Letter Box								1541

	Sch 62	Tu/Th 62	MWF 89	Tu/Th 62	MWF 89	Tu/Th 62	Sch 62
Walstead, Letter Box	0740						
Northlands Wood, Beech Hill	0744						
Franklands, Reed Pond Walk	▼	0940	0940	1155	1155	1410	
Princess Royal Hospital	0748	0945	0945	1200	1200	1415	
Haywards Heath, South Road	0752	0948	0948	1203	1203	1418	
Perrymount Road	0757	0952	0952	1207	1207	1422	
<b>Haywards Heath</b> , Sainsbury's	0800	0954	0954	1209	1209	1424	
Bolnore, Heyworth Ride	0807	▼	▼	▼	▼	▼	
Lower Village, Poplar Mews	0814	▼	▼	▼	▼	▼	
Cuckfield, Warden Park School	0825	▼	▼	▼	▼	▼	1515
Cuckfield, Broad Street	0849	1000	1000	1215	1215	1430	1518
Whitemans Green, Co-op	0852	1003	H	1218	H	1433	1522
Balcombe Station	0858	C 1009		1224		1439	1527
Balcombe, Half Moon	0900	C 1011		1226		1441	1529
Cowdray Arms, Balcombe Road	0904	C 1015		1230			1533
Pound Hill, Worth Road Parade	0908	1019		1234			
Three Bridges Station	0910	1021		1236			
<b>Crawley</b> , Bus Stn, Bay E (arr)	0915	1026		1241			
<b>Crawley</b> , Bus Stn, Bay E (dep)	0920						
Crawley, ASDA	0923						

**C** - West Sussex Concessionary passes are also valid from these points

**H** - to or from Warninglid and Horsham

**Sch** - operates schooldays only

**Tu/Th** - operates Tuesdays & Thursdays only

**MWF** - operates Mondays, Wednesdays & Fridays only

# Horsham - Warninglid - Cuckfield - Haywards Heath - Franklands Village

Includes 62 between Cuckfield, Haywards Heath and Franklands Village

89

Mondays to Fridays (except Public Holidays)

	Sch 89	H 89	Tu/Th 62	MWF 89	Tu/Th 62	MWF 89	Tu/Th 62	Sch 89	
Horsham, Bus Station, Bay E	0725	0800		1051		1306		1630	
Horsham, Carfax, stop J	▼	0802		1053		1308		1632	
Horsham, Station	▼	0805		1056		1311		1635	
Horsham, Merryfield Drive, Cootes Avenue	0728	▼		▼		▼		▼	
Horsham, Redford Avenue, Saxon Crescent	0730	▼		▼		▼		▼	
Horsham, Pondtail Road Rising Sun	0733	▼		▼		▼		▼	
Horsham, Holbrook Corner	0737	▼		▼		▼		▼	
Horsham, North Heath Lane, Wimblehurst Rd	0740	▼		▼		▼		▼	
Horsham, Parsonage Road	0743	▼		▼		▼		▼	
Horsham, Millais School	0751	▼		▼		▼		▼	
Horsham, Forest School	0753	▼		▼		▼		▼	
Mannings Heath, Stores	0759	0814		1105		1320		1644	
Lower Beeding, Old Post House	0804	0819		1110		1325		1649	
Warninglid, Half Moon	0810	0825		1116		1331		1655	
Warninglid, Five Cross Roads	0813	0828		1119		1334		1658	
Bolney, The Street	0820	0833		1124		1339		1703	
Ansty Cross	0825	0838	B	1129	C	1344	C	1708	
Cuckfield, High Street	0829	0841	0916	1132	1132	1347	1347	1711	
Cuckfield, Warden Park School Grounds	0834	▼	▼	▼	▼	▼	▼	▼	
Haywards Heath, Sainsbury's		0847	0924	1138	1138	1353	1353	1717	
Haywards Heath, Perrymount Road			0926	1140	1140	1355	1355	1719	
Haywards Heath, South Road			0930	1143	1143	1358	1358	1722	
Haywards Heath, Princess Royal Hospital			0934	1146	1146	1401	1401	1725	
Haywards Heath, Franklands, Reed Pond Walk			0938	1150	1150	1405	1405		
	MWF 89	Tu/Th 62	MWF 89	Tu/Th 62	MWF 89	Tu/Th 62	Sch 89	H 89	89
Haywards Heath, Franklands, Reed Pond Walk	0940	0940	1155	1155	1410	1410			
Haywards Heath, Princess Royal Hospital	0945	0945	1200	1200	1415	1415		1520	1730
Haywards Heath, South Road	0948	0948	1203	1203	1418	1418		1523	1733
Haywards Heath, Perrymount Road	0952	0952	1207	1207	1422	1422		1527	1737
Haywards Heath, Sainsbury's	0954	0954	1209	1209	1424	1424		1529	1739
Cuckfield, Warden Park School Grounds	▼	▼	▼	▼	▼	▼	1515	▼	▼
Cuckfield, Broad Street	1000	1000	1215	1215		1430	1520	1535	1745
Ansty Cross	1003	C	1218	C		B	1523	1538	1748
Bolney, The Street	1008		1223				1528	1543	1753
Warninglid, Half Moon	1016		1231				1536	1551	1801
Lower Beeding, Old Post House	1022		1237				1542	1557	1807
Mannings Heath, Stores	1027		1242				1547	1602	1812R
Horsham, Station	1036		1251				1556	1611	1821R
Horsham, Bus Station, Bay E	1041		1256				1601	1616	1826R

**B** - Operates to or from Balcombe (see 62 service)

**C** - Operates to or from Balcombe & Crawley (see 62 service)

**MWF** - Operates Mondays, Wednesdays & Fridays only

**Tu/Th** - Operates Tuesdays & Thursdays only

**Sch** - Operates Schooldays only

**H** - Operates School Holidays only

**R** - Serves this point only if requested by passengers already on the bus



## APPENDIX 3.

### SOUTHERN RAILWAY NETWORK MAP

# Our Network



Valid from December 2023

## SERVICES AND FACILITIES

This is a general guide of the basic daily services, however, not all trains stop at all stations on each coloured line so please check your journey at [nationalrail.co.uk](https://nationalrail.co.uk) or see our website

- REGULAR SERVICE**
- Gatwick Express**
  - Great Northern**
  - Southern**
  - Thameslink**
- Other train operators may provide additional services along some of our routes.
- LIMITED SERVICE**
- Faygate\***
  - Luton Airport DART**
  - Limited service stations on our network**
  - Interchange with Docklands Light Railway**
  - Interchange with the Elizabeth Line**
  - Interchange with London Underground**
  - Interchange with London Overground**
  - Interchange with London Taminik**
  - Interchange with Eurostar**
  - Interchange with other operators' train services**
  - Interchange with Airports**
  - Ferry service routes**
  - Howcraft service routes**

### Oyster and Contactless area

**oyster**

Pay as you go with contactless (card or device) in the grey shaded area

**Contactless only area**

Pay as you go with contactless card or device (not Oyster) in the pink shaded area

## ACCESSIBILITY

- Category 'A' Station:** Step-free access between the street and all platforms, and also between platforms.
- Category 'B' Station:** Step-free access between the street and all platforms. There may not be step-free access between platforms or entrances.
- Category 'B' Station:** Step-free access between the street and some platforms.
- Category 'B' Station:** Step-free access between the street and platforms but only available for trains in the direction of the arrow.
- Category 'C' Station:** No step-free access between the street and platforms.

Staff assistance is required to provide a ramp between trains and the platform.

We're committed to accessible travel for all, and this map is intended to give an overview of step-free access at our stations. For more information on the accessibility on our network and the assistance we offer please visit the [Assisted Travel](https://www.nationalrail.co.uk) section of our website or contact our Assisted Travel team.

Gatwick Express and Southern Assisted Travel: 0800 138 1016

Thameslink and Great Northern Assisted Travel: 0800 058 2844

[www.nationalrail.co.uk](https://www.nationalrail.co.uk)

[www.gatwickexpress.com](https://www.gatwickexpress.com)

[www.southernrailway.com](https://www.southernrailway.com)

[www.thameslinkrailway.com](https://www.thameslinkrailway.com)

[www.greatnorthernrailway.com](https://www.greatnorthernrailway.com)

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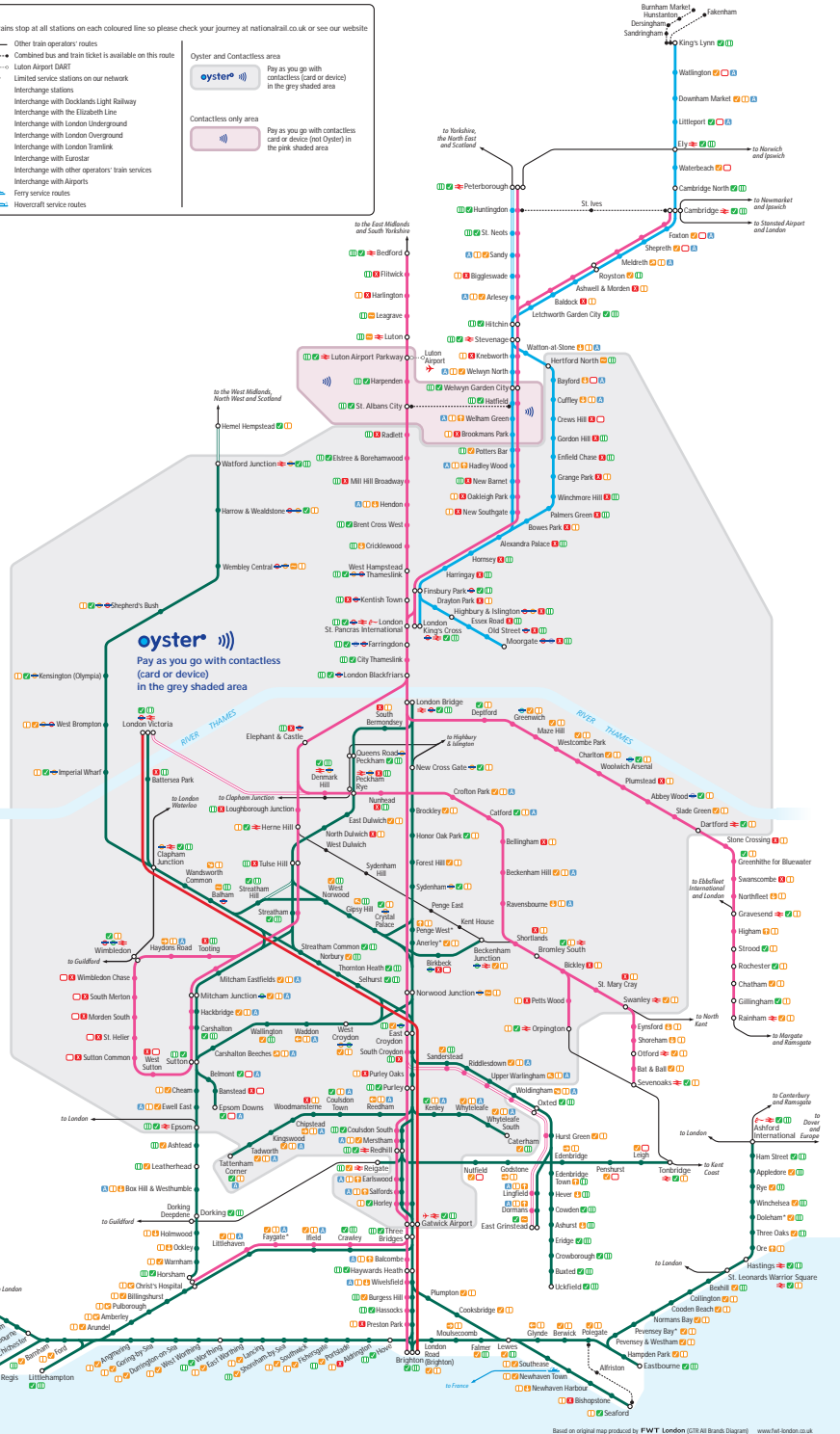
[www.southernrailway.com](https://www.southernrailway.com)

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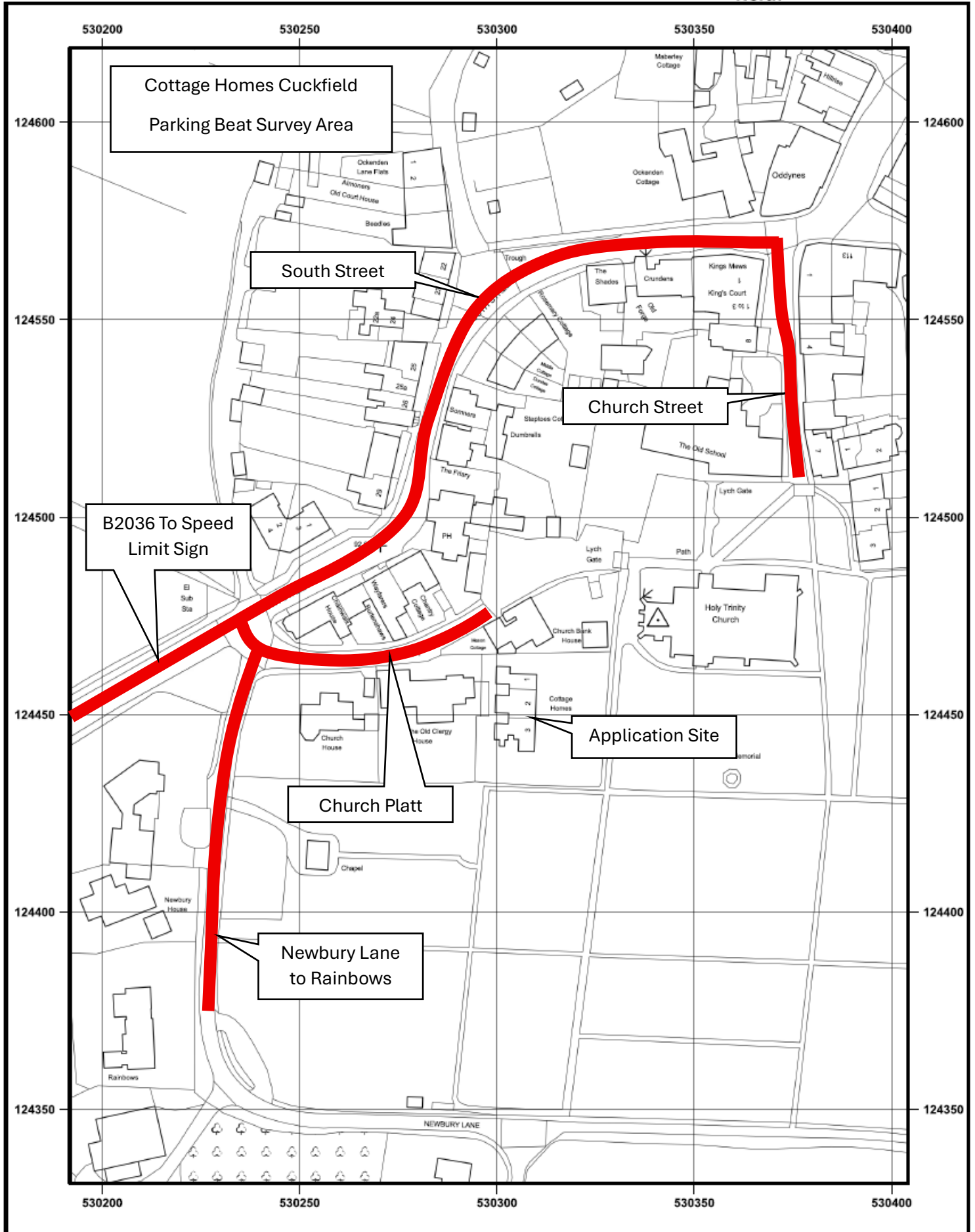
[www.southernrailway.com](https://www.southernrailway.com)

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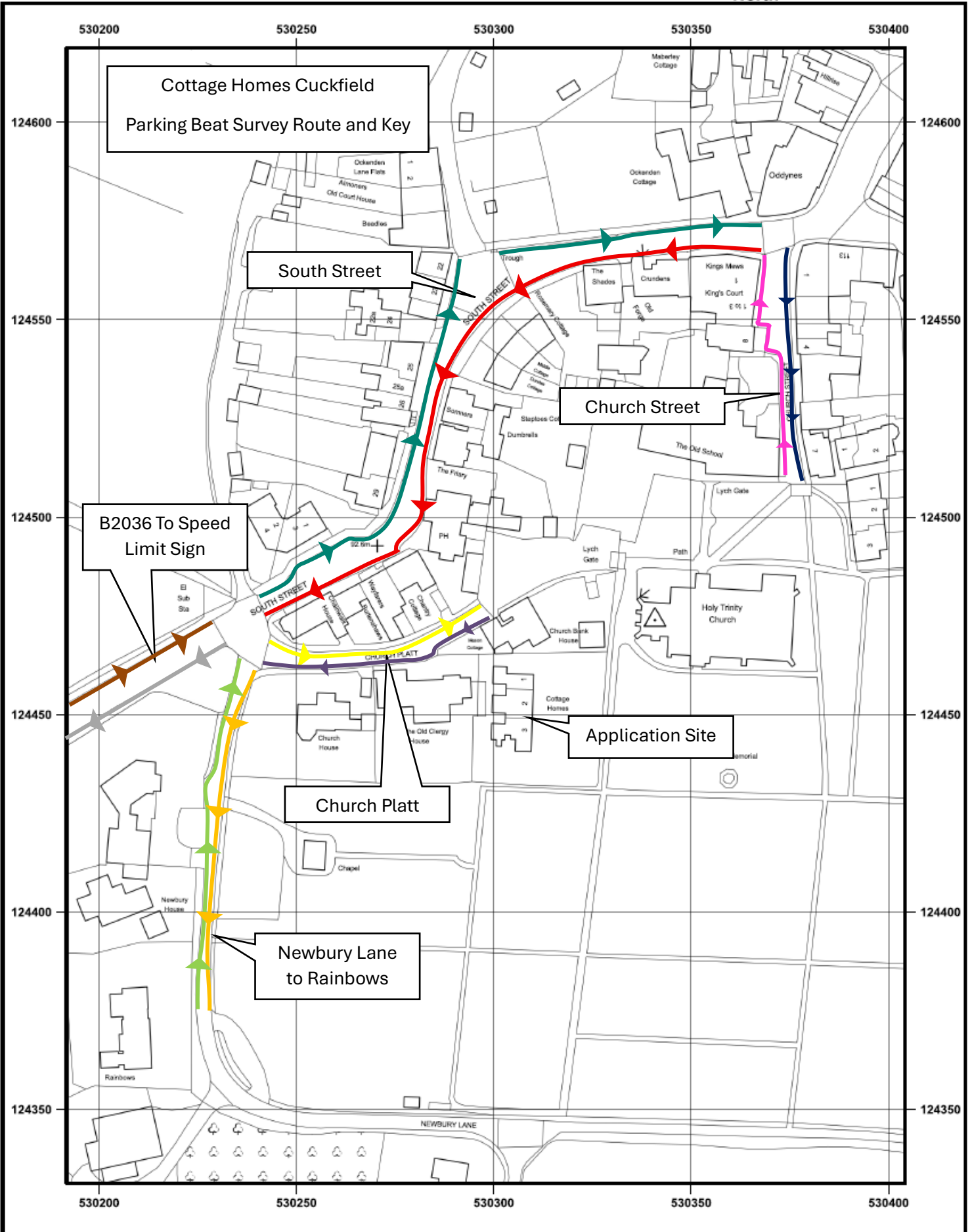
## APPENDIX 4.

### PARKING BEAT SURVEY AREA



## APPENDIX 5.

### PARKING BEAT SURVEY ROUTE & KEY



## APPENDIX 6

### PARKING BEAT SURVEY DATA

**Church Platt, Cuckfield**
**10 July 2025 @ 1-3am**

Restriction	Length (m)	Space	Parked	Spaces	Stress %	Comments
-------------	------------	-------	--------	--------	----------	----------

Church Street

EASTSIDE NORTH TO SOUTH

1	Double yellow lines	60	12	-	-	-	From junction with South St - ends at Church gates
	Totals	60	12	-	-	-	

WESTSIDE SOUTH TO NORTH

1	Unrestricted	28	12	12	0	100%	Chevron Parking
2	Unrestricted	31	6	5	0	100%	Parking on narrow footway
	Totals	28	12	12	0	100%	

South Street

SOUTHSIDE EAST TO WEST

1	Double yellows inc. driveways	177	35	-	-	-	From junction with Church St to Church Platt junction
	Totals	177	35	-	-	-	

South Street

NORTHSIDE WEST TO EAST

1	Unrestricted	14	3	1	1	50%	Opp Church Platt
2	Unnamed mouth lane	5	1	-	-	-	
3	Double yellow lines	8	2	-	-	-	
4	Layby	22	4	3	1	75%	1hour free parking 8am-6pm
5	Mouth of lane #	17	3	0	0	-	
6	Double yellows inc. driveways	81	16	1	-	-	Opp Church St
	Totals	147	29	5	2	71%	

Church Platt

NORTHSIDE WEST TO EAST

1	Unrestricted	22	4	-	-	-	From junction with South St - very narrow road -
2	Driveway	5	1	-	-	-	only just able to park on one side in a few places.
3	Unrestricted	23	5	1	1	50%	
4	Driveway	4	1	-	-	-	
5	Unrestricted	7	1	2	0	100%	
6	Layby/off road parking	18	4	5	1	83%	Back of pub
7	Driveways	20	4	-	-	-	
8	To church wall		0	2	0	100%	Dead end with 2 spaces end on
	Totals	99	20	1000%	200%	83%	

Restriction	Length (m)	Space	Parked	Spaces	Stress %	Comments
-------------	------------	-------	--------	--------	----------	----------

Church Platt

SOUTHSIDE EAST TO WEST

1	Dead end & driveway	6	1	0	-	-	From church wall
2	Unrestricted	7	1	2	0	100%	
3	Single yellow line inc. driveway	6	1	-	-	-	
4	Unrestricted	30	6	2	1	67%	Too narrow for six cars
5	Driveway	8	2	-	-	-	
6	Unrestricted	10	2	0	0	-	Too narrow - car opp
7	Driveways	8	2	-	-	-	
8	Unrestricted	19	4	3	1	75%	
	Mouth of Newbury Lane	11	2	-	-	-	To junction with South St
	Totals	105	21	7	2	78%	

NEWBURY LANE

EASTSIDE NORTH TO SOUTH

1	Unrestricted single lane	90	18	-	-	-	From junction with Church Platt to opp Rainbow driveway -
	Totals	90	18	-	-	-	

NEWBURY LANE

WESTSIDE SOUTH TO NORTH

1	Driveway	7	1	-	-	-	Rainbow driveway
2	Unrestricted	10	2	-	-	-	
3	Driveways	24	5	-	-	-	
4	Unrestricted / layby	50	10	1	1	50%	To junction with Church Platt
	Totals	91	18	1	1	50%	

B2036

SOUTHSIDE EAST TO WEST

1	Single white line	74	15	0	-	-	From junction with Church Platt to speed limit sign
	Totals	74	15	0	0	-	

B2036

NORTHSIDE WEST TO EAST

1	Single white line	75	15	0	0	-	From speed limit sign to opp Church Platt
	Totals	75	15	0	0	-	

**Summary of Results and Assessment of Proposal Parking Impact**

	Space	Parked	Spaces	Stress %
Current Conditions:	196	35	7	83.33%
Additional Development Demand	2	37	5	88.10%



