



Saint Hill Events, East Grinstead

Transport Assessment

Carnegie Architects

October 2025





DOCUMENT CONTROL

Pelham Transport Consulting Ltd. has prepared this report in accordance with the instructions from Carnegie Architects. Pelham Transport Consulting Ltd. shall not be liable for the use of any information contained herein for any purpose other than the sole and specific use for which it was prepared.

Report Reference	Issue	Description	Originator	Checked	Authorised
CA/45417/01		First Draft	R Pelham 03/2/25		
CA/45417/01		Second Draft	R Pelham 01/10/25		

CONTACT:

Telephone: 07900 390535

Pelham Transport Consulting Ltd
3 Mill Hill Drive,
Shoreham-by-sea
West Sussex, BN43 5TJ

Contents

1	Introduction	4
1.1	Background	4
1.2	Report Structure	4
2	Existing Situation	5
2.1	Site Location	5
2.2	Current Site Use and Access	5
2.3	Existing Sustainable Transport Accessibility	11
2.4	Local Highway Network	17
2.5	Traffic Flows and Accidents	17
2.6	Conclusion of Existing Situation	21
3	Current Policy	22
3.1	Introduction	22
3.2	National Planning Policy Framework 2021	22
3.3	Mid Sussex District Plan 2014-2031	23
4	Development Proposals and Trip Generation	28
4.1	Development Proposals	28
4.2	Parking Standards	28
4.3	Site Access Standards	29
4.4	Trip Generation	31
4.5	Trip Distribution and Assignment	32
4.6	Highway Capacity Impact	35
5	Summary and Conclusion	36
5.1	Summary	36
5.2	Conclusion	37

1 Introduction

1.1 Background

- 1.1.1 Pelham Transport Consulting have been commissioned by Carnegie Architects to prepare a transport assessment in respect to the planning application for event car parking at Saint Hill, East Grinstead.
- 1.1.2 The assessment is being developed as part of the application to Mid Sussex District Council.
- 1.1.3 This transport assessment but has been prepared in accordance with the DfT Guidance on Transport Assessment (2007) and The appropriate guidance for Transport Assessments (TA) is set out in the West Sussex County Council (WSCC) document 'Transport Assessment Methodology' July 2007.

1.2 Report Structure

- 1.2.1 The report has been prepared by Pelham Transport Consulting (PTC) and is structured as follows:
 - Chapter 2 Existing Situation – a detailed analysis of the existing site and surrounding transport infrastructure to establish the development transport requirements to minimise any associated impact.
 - Chapter 3 Current Policy – A review of National and Local Policy relevant to the proposals.
 - Chapter 4 Development Proposals and Trip Generation – A summary of the development proposals and methodology to be used to estimate the trip generation for the development.
 - Chapter 5 Summary and Conclusions - sets out the summary and conclusion of the transport assessment

2 Existing Situation

2.1 Site Location

- 2.1.1 The site is situated on Saint Hill Road connecting to the West Hoathly Road to the south and the B2110 Turners Hill Road to the north. The site lies 2.5km southwest of the town centre of East Grinstead in West Sussex. A site location plan is shown on Figure 2.1 below.

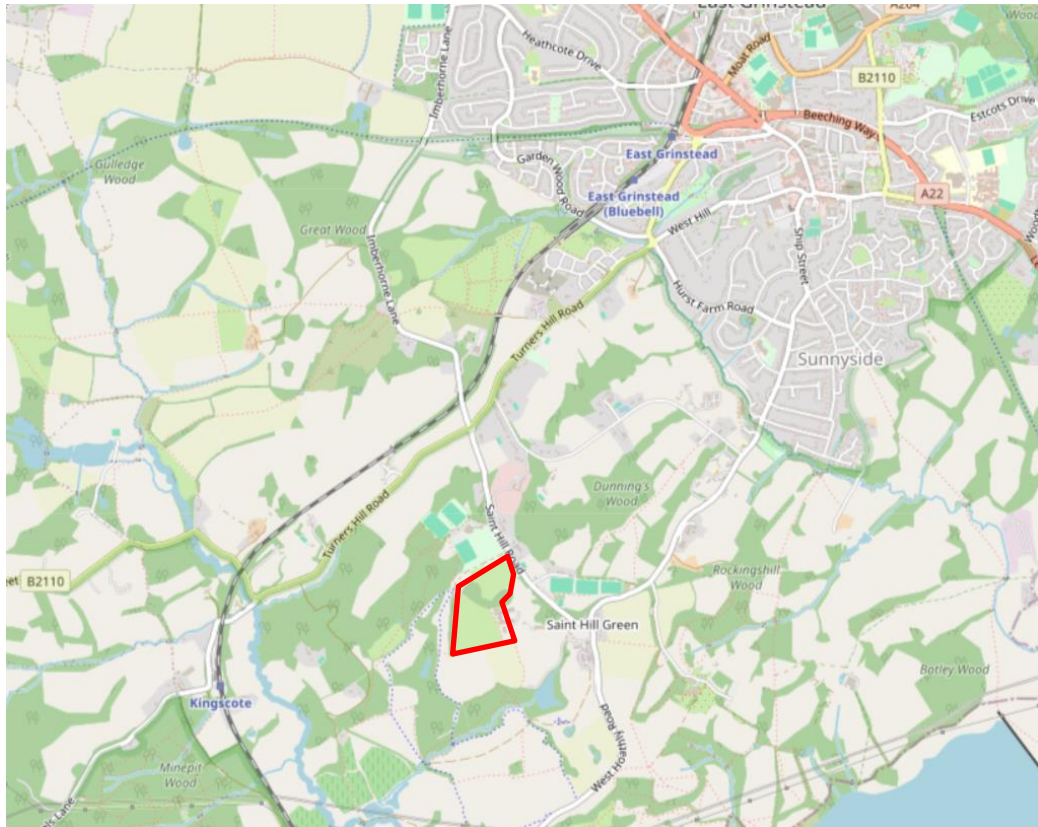


Figure 2.1 Site Location Plan

2.2 Current Site Use and Access

- 2.2.1 There are currently a number of events that take place on Juhring Field and Hobbs Field, which is adjacent to Saint Hill Manor used by the International Association of Scientologists (IAS). The events include the annual IAS celebratory event and other community events such as the Spring Fair, Christmas Lights and Easter Egg Hunt. The events are currently held on Hobbs Field with Juhring Field used for overflow parking, there is currently no permanent infrastructure provision for car parking or events on the fields apart from a temporary trackway where there are issues in wet conditions.

- 2.2.2 Adjacent to the site is Saint Hill Church of Scientology and Saint Hill Manor that has a 105 space car park with 4 disabled bays. An access on West Hoathly Road leads to a parking area for 6 coaches. Opposite the site entrance is East Grinstead Rugby Club with parking for approximately 130 cars including 2 disabled spaces. Next to the site is East Grinstead Sports Club with parking for approximately 180 cars.
- 2.2.3 The current site access is approximately 5.7m wide with a bellmouth access with evidence of a gravel being laid however this has worn away overtime leaving a mix of soil and gravel and some ponding exists at the entrance. There is no drainage and this can cause issues in wet weather. A google streetview image shows the access from Saint Hill Road on Figure 2.2 below. The access was previously approved under planning permission **GR/061/79** Construction of vehicular and pedestrian access for agricultural purposes.



Figure 2.2 Site Access from Saint Hill Road looking north

- 2.2.4 Visibility from the site access is limited by trees and hedges and vehicles will need to edge out into the carriageway which currently could be a hazard for approaching vehicles at high speeds. This is shown on Figure 2.3 and 2.4 below.



Figure 2.3 Site Access visibility looking north



Figure 2.4 Site Access visibility looking south

- 2.2.5 The current site access has a gate and barrier 14.3m from the boundary with Saint Hill Road. To the left is the entrance to Juhring Field currently used for event parking. The track continues west along the edge of Juhring Field as. This is shown in the photo in Figure 2.5 and 2.6 below.



Figure 2.5 Site Access looking west from access



Figure 2.6 Track entrance with start of temporary trackway

2.2.6 The temporary metal tracked road is shown on Figure 2.7 leading to Hobbs Field.



Figure 2.7 Temporary trackway to Hobbs Field

2.2.7 For events at Saint Hill Manor there are approximately 210 cars accommodated with approximately 132 using the Saint Hill Manor car parking and 78 using the Juhring Field overflow. During Community Events at Easter and Christmas within the Hobbs Field approximately 600 cars use Juhring Field. The maximum current amount of usage is at IAS Events that attracts 1,100 cars with 132 at Saint Hill Manor and 968 in Juhring Field. The sports clubs (East Grinstead Rugby Club and East Grinstead Sports Club) have used about 300 spots in the Juhring field for their large games. A list of recent events are as below:

- Saint Hill Family Day 2pm-7pm December 2024
- Christmas Light Switch-On 2pm-8:30pm November 2024 (Park and Ride from 2pm and every hour return)
- Bonfire Night 4pm-8pm November 2024 (Park and Ride from 4pm, fire lit 5:30pm, fireworks 6:30pm, 6pm switch-on)
- The Jive Aces, Saint Hill Manor 7pm October 2024
- IAS Event 7pm start weekend October 2024
- The Jive Aces, Saint Hill Manor 2pm-7pm August 2024
- Easter Egg Hunt 1pm-5pm March 2024 (Park and Ride from East Grinstead train station from 12pm-1:30pm and return starting from 3:30pm, entrance from 12:30pm and Egg Hunts 1:30pm-3:30pm)
- The Jive Aces, Saint Hill Manor 2pm-7pm March 2024
- South East England Group Visits Fair, Saint Hill Castle 10am-1pm March 2024
- The Saint Hill Charity Gala Concert, Saint Hill Castle 6pm-10pm November 2023

- Christmas Light Switch-On 5pm-8:30pm November 2023 (Park and Ride from East Grinstead train station 5pm and return from 7pm, activities from 1pm, 6pm switch-on)
- The Jive Aces, Saint Hill Manor 7pm November 2023
- IAS Event 7pm start weekend October 2023
- Summertime Swing The Jive Aces, Saint Hill Manor 2pm-7pm November 2023
- Spring Fayre 1pm -5pm May 2023 (entrance from 12pm)
- Easter Egg Hunt 1pm-5pm April 2023 (Park & Ride from East Grinstead train station from 12pm onwards every 15 mins, entrance begins at 12:30pm and Egg Hunts 1:30pm-3:30pm)
- Christmas Light Switch-On 6:30pm-9:30pm November 2022 (6pm switch-on)
- The Jive Aces, Saint Hill Manor November 2022
- Bonfire Night 5pm-8pm November 2022 (Park and Ride from 4:30pm from East Grinstead train station)
- Summertime Swing The Jive Aces, Saint Hill Manor 2pm-7pm August 2022
- Summertime Swing The Jive Aces, Saint Hill Manor 2pm-7pm August 2020
- She Stoops To Conquer Rain Or Shine Theatre Company, Saint Hill Manor June 2020
- Frozen Family Day 11am-6pm December 2019
- Christmas Fair -11am-6pm December 2019
- Gingerbread Family Day 11am-6pm November 2019
- Christmas Light Switch-On 6pm-9:30pm November 2019
- Bonfire Night 5pm-9m November 2019 (The doors open at 5:00pm and the fire is lit at 6:00pm. Fireworks display is at 7:00pm.)
- Saint Hill Charity Concert 6pm-9pm October 2019 (concert 7pm)
- Creative Arts Festival July/August 2019 (inc. Beauty and Portrait Photography Workshop and Arts of Dance Workshop Sun 3pm-6pm, Mon 1pm -7:30pm, Tues-Thu 1pm-9pm, Fri 1pm-6pm, Sat 1pm-8:30pm including Summer Fayre, Sun 2pm-7pm Summertime Swing)
- As You Like It Rain Or Shine Theatre Company, Saint Hill Manor June 2019
- Medieval Fayre 11am-5pm May 2019

2.3 Existing Sustainable Transport Accessibility

- 2.3.1 The site is located on the outskirts of East Grinstead within the High Weald AONB (Area of Outstanding Natural Beauty). The currently access to the site is on Saint Hills Road on a field gated access designed for an occasional vehicle for maintenance purposes. There are no footways on Saint Hill Road from the access but there are registered footpaths leading from the north of the site access to East Grinstead Sports Club., this then connects to surrounding footpath routes. There are further footpath routes from Hobbs Field connecting to the Dears Leap Main Track a local mountain bike route. Details are shown of Figure 2.2 below.
- 2.3.2 The site is located 2.5km from NCN (National Cycle Network) 21 that leads from Greenwich to Eastbourne. There is a local mountain bike route Deers Leap Park to the south of the site.
- 2.3.3 The nearest bus stops are on West Hoathly Road 550m from the site. The bus stop is serviced by Route 84 that runs between Crawley and East Grinstead with a service every 2 hours. A timetable and bus route map is contained in Appendix A.
- 2.3.4 The walking distance to the local area can be shown on the pedestrian isochrone map for a 30 minute journey on Figure 2.4 below. The cycle distance for a 30 minute journey is shown on Figure 2.5 below. The distance that can be reached by a bus in a 30 minute journey is shown on Figure 2.6 below.
- 2.3.5 East Grinstead Train station is situated 2.8 km northeast from the site and accessible by cycling or bus. East Grinstead offers Southern service trains to London Victoria, London Bridge and St Pancras International. London Victoria journey takes approx. 56 mins, there are two am peak services to London Victoria, returning services at pm peak times run every 30 mins from London Victoria. Timetables and a rail network map can be found in Appendix A

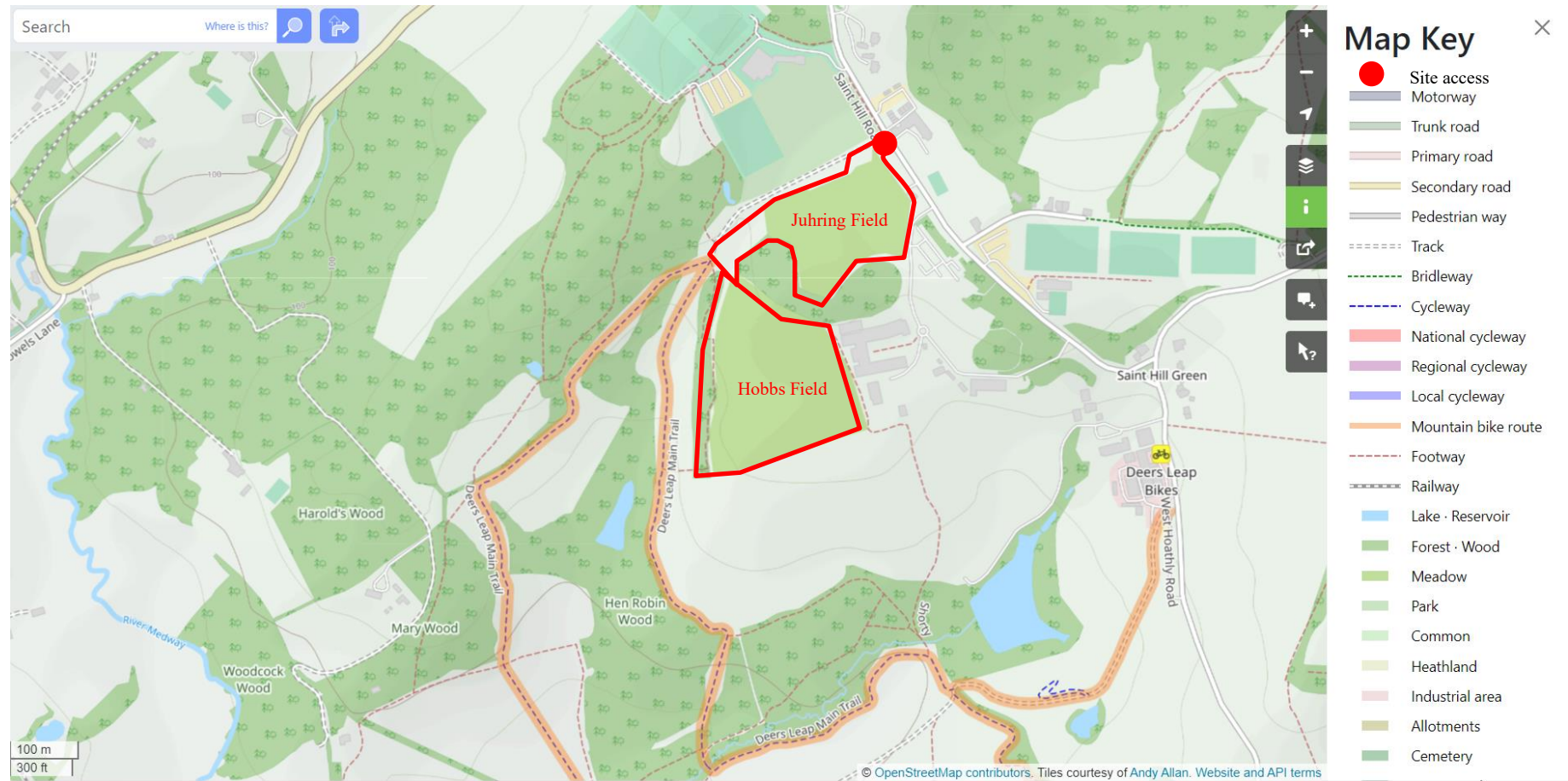


Figure 2.2 Local Footpaths

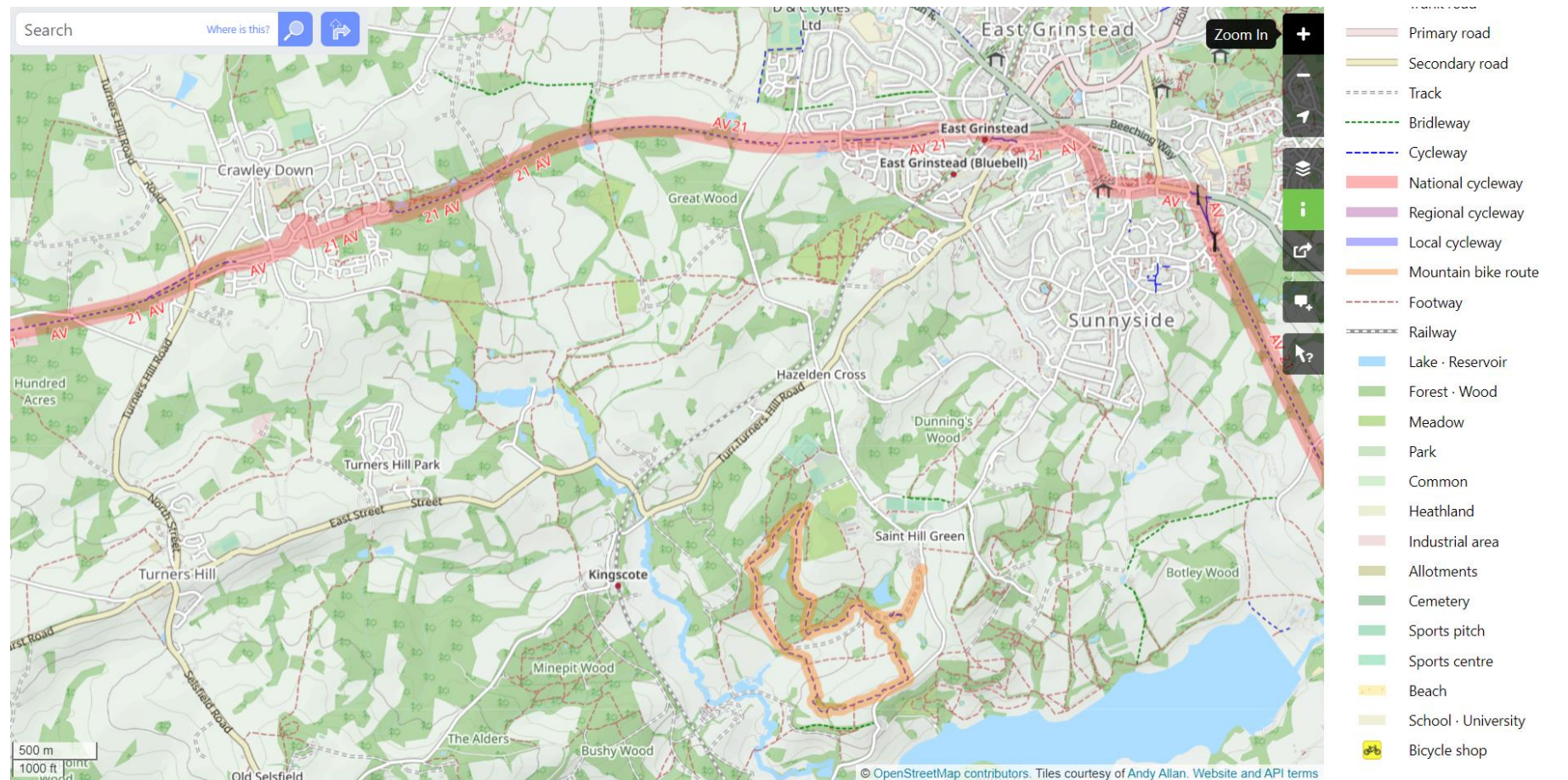


Figure 2.3 Local Cycleways

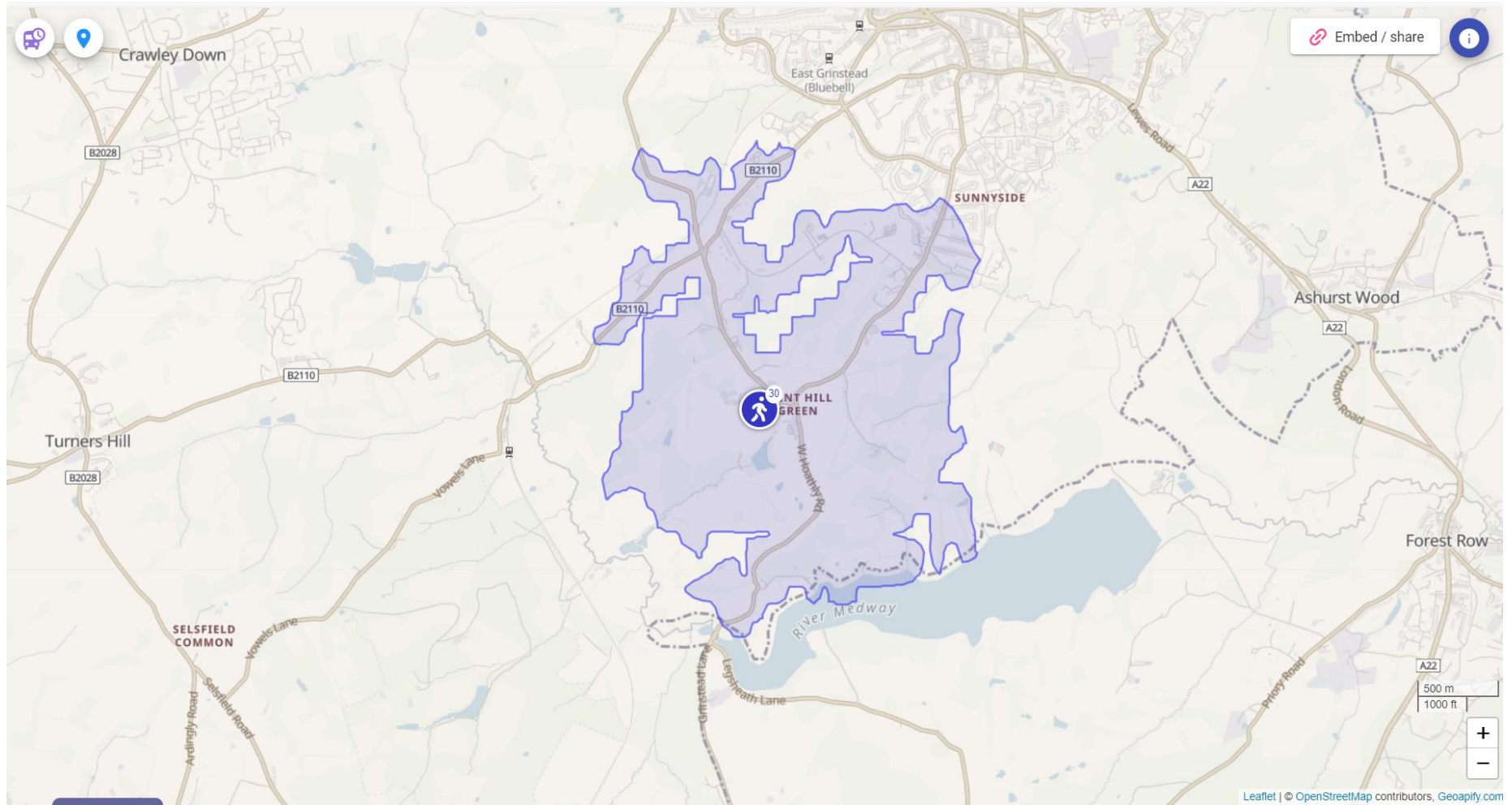


Figure 2.4 Pedestrian Isochrone

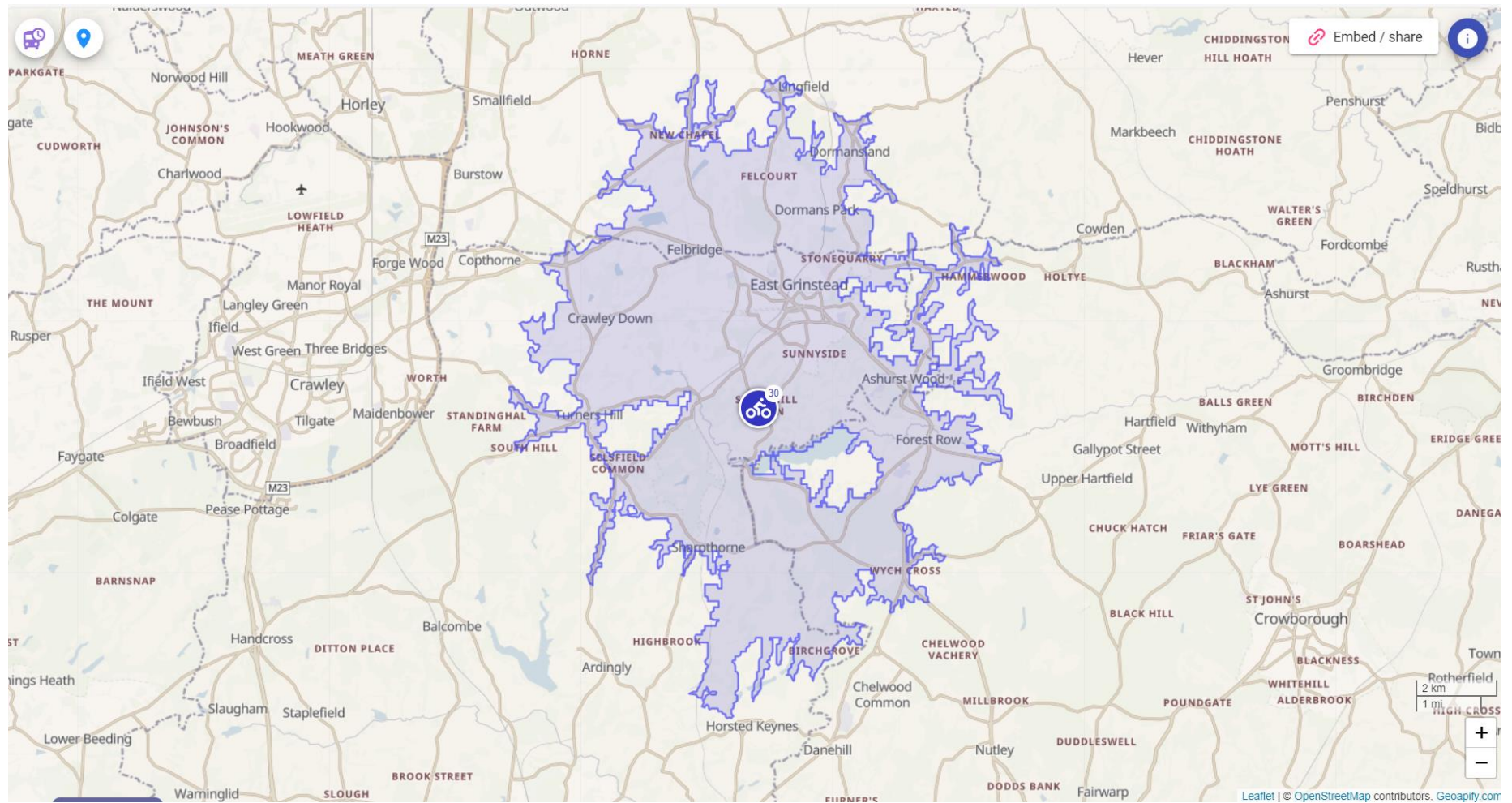


Figure 2.5 Cycle Isochrone

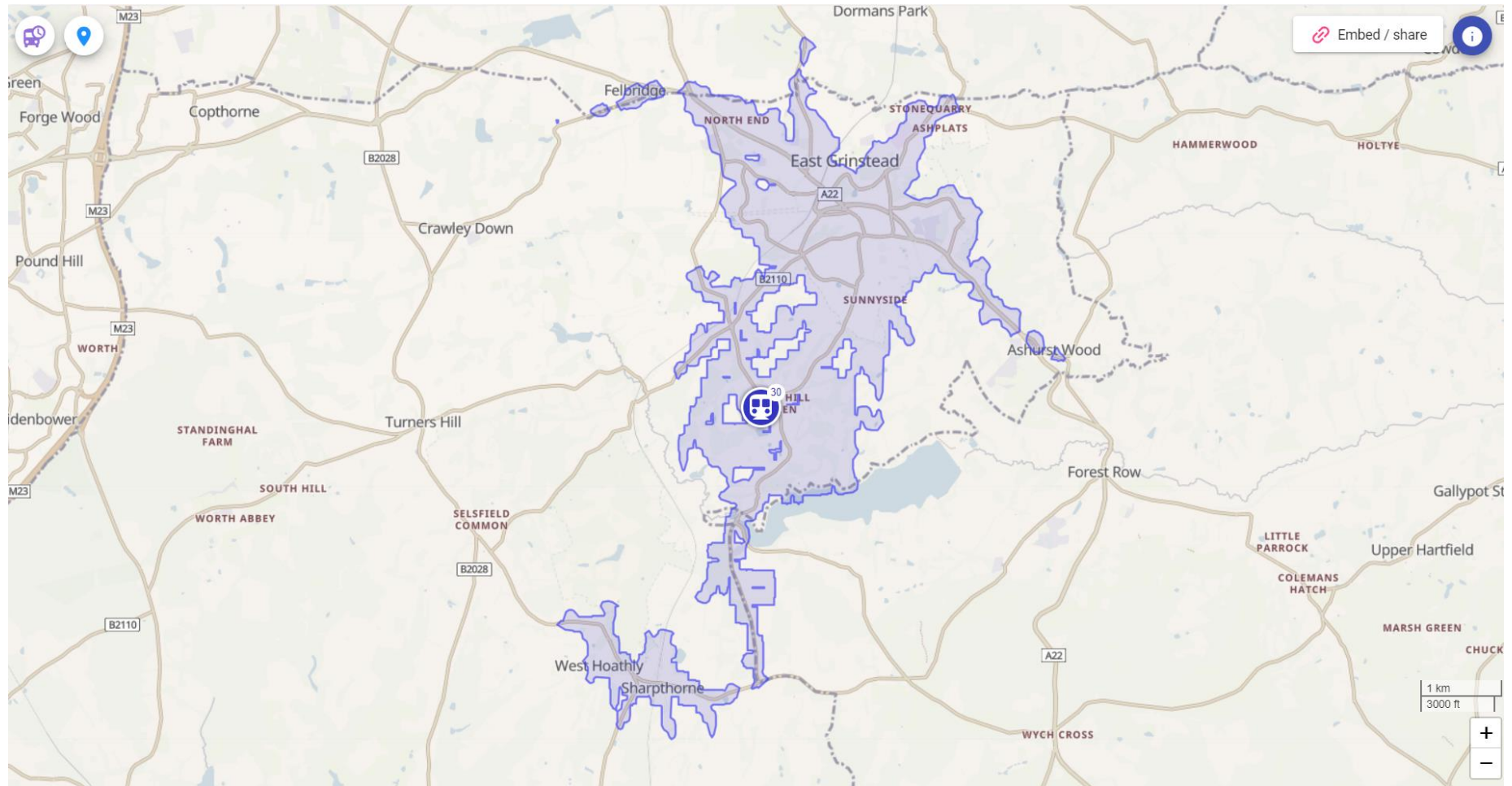


Figure 2.6 Bus Isochrone

2.4 Local Highway Network

2.4.1 The site access is on Saint Hill Road that is subject to a national speed limit and there is no street lighting. Saint Hill Road connects to the B2110 Turners Hill Road to the north. The B2110 provides access to Turners Hill to the west and East Grinstead town to the northeast and the A22 between Polegate north of Eastbourne and Purley south of East Croydon.

2.4.2 The nearest motorway connections are to the west are the M23 from the A22 at East Grinstead west on the A264. The M23 connects to the M25 London Orbital to the north and the A23 to Brighton to the south.

2.5 Traffic Flows and Accidents

2.5.1 The latest traffic flow data has been extracted from the DfT database of manual counts for 2019 as shown on Table 2.7 below at the locations shown on Figure 2.7 below. Table 2.8 shows a 12 hour traffic count for B2110 Paddockhurst Road from 7am to 7pm and identifies the peak hours as 7am to 8am with 55% westbound and 45% eastbound and 5pm to 6pm with 50% eastbound and 50% westbound. Table 2.9 shows a 12 hour traffic count for Sharpthorne Road from 7am to 7pm and identifies the peak hours as 8am to 9am with 55% westbound and 45% eastbound and 5pm to 6pm with 63% westbound and 37% eastbound.

Location	Pedal cycles	Motorcycles	Cars and taxis	Buses and coaches	LGV	HGV	All motor vehicles
B2110 Paddockhurst Road	76 (1%)	91 (2%)	4237 (78%)	10 (0%)	924 (17%)	170 (3%)	5432
Sharpthorne Road	53 (1%)	35 (1%)	5629 (78%)	12 (0%)	1216 (17%)	91 (1%)	6983

Table 2.7 DfT Traffic Flows

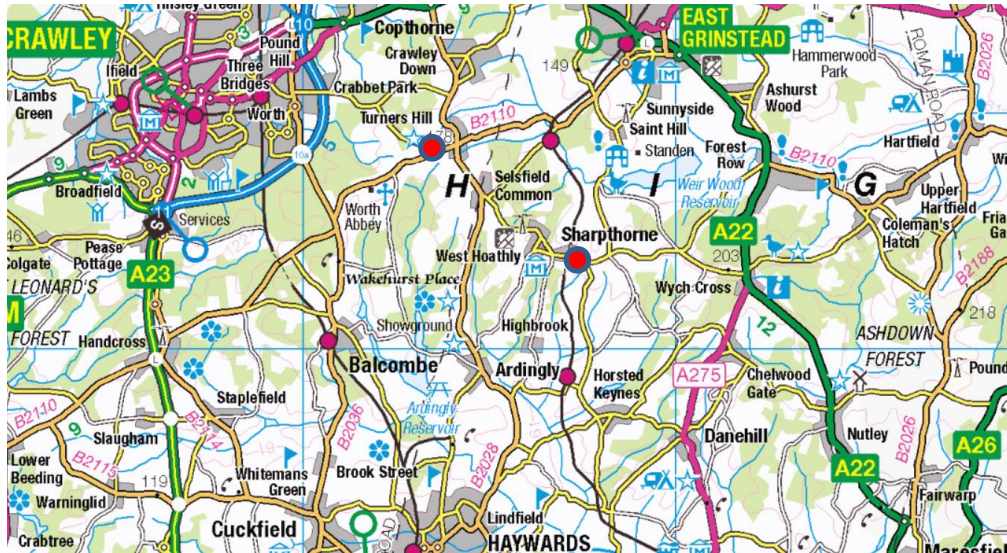


Figure 2.7 Traffic Flow Locations

Hour	Direction	Pedal cycles	Motorcycles	Cars and taxis	Buses and coaches	LGV	HGV	All motor vehicles
07:00 - 08:00	Eastbound 0	3		172	1	53	2	231
	Westbound 0	6		234	0	42	2	284
08:00 - 09:00	Eastbound 0	3		182	1	34	5	225
	Westbound 0	4		227	1	40	7	279
09:00 - 10:00	Eastbound 0	0		136	0	39	14	189
	Westbound 1	6		121	0	38	13	178
10:00 - 11:00	Eastbound 1	0		121	0	33	22	176
	Westbound 0	0		112	1	23	21	157
11:00 - 12:00	Eastbound 2	6		128	0	28	11	173
	Westbound 2	3		159	1	52	15	230
12:00 - 13:00	Eastbound 2	2		109	2	33	11	157
	Westbound 20	2		156	0	33	17	208
13:00 - 14:00	Eastbound 0	4		130	0	42	8	184
	Westbound 1	1		137	0	43	5	186
14:00 - 15:00	Eastbound 1	3		160	0	41	7	211
	Westbound 0	5		130	0	65	3	203
15:00 - 16:00	Eastbound 2	2		164	0	27	5	198
	Westbound 3	4		180	1	44	6	235
16:00 - 17:00	Eastbound 2	1		158	0	36	6	201
	Westbound 0	1		236	1	46	2	286
17:00 - 18:00	Eastbound 3	7		260	3	40	0	310
	Westbound 0	4		270	1	34	3	312
18:00 - 19:00	Eastbound 4	1		172	0	24	2	199
	Westbound 2	4		112	0	9	1	126

Table 2.8 DfT 12 Hour Traffic Count B2110 Paddockhurst Road

Hour	Direction	Pedal cycles	Motorcycles	Cars and	Buses and	LGV	HGV	All motor
------	-----------	--------------	-------------	----------	-----------	-----	-----	-----------

				taxis	coaches			vehicles
07:00 - 08:00	Eastbound	1	3	374	1	91	4	473
	Westbound	1	1	137	2	34	4	178
08:00 - 09:00	Eastbound	1	1	241	0	66	5	313
	Westbound	3	3	331	1	36	4	375
09:00 - 10:00	Eastbound	2	1	166	0	48	5	220
	Westbound	1	0	201	0	39	3	243
10:00 - 11:00	Eastbound	1	2	109	2	35	6	154
	Westbound	4	0	186	2	41	9	238
11:00 - 12:00	Eastbound	1	0	111	0	38	8	157
	Westbound	1	1	159	0	34	8	202
12:00 - 13:00	Eastbound	0	1	135	1	48	3	188
	Westbound	3	0	153	1	35	5	194
13:00 - 14:00	Eastbound	1	1	166	0	40	3	210
	Westbound	4	4	156	0	36	2	198
14:00 - 15:00	Eastbound	2	5	198	2	37	2	244
	Westbound	2	3	139	0	42	3	187
15:00 - 16:00	Eastbound	3	1	181	1	51	5	239
	Westbound	1	4	263	1	64	7	339
16:00 - 17:00	Eastbound	1	2	226	0	58	2	288
	Westbound	2	2	331	1	82	0	416
17:00 - 18:00	Eastbound	2	2	232	1	43	4	282
	Westbound	1	3	411	0	58	1	473
18:00 - 19:00	Eastbound	7	0	167	0	23	3	193
	Westbound	2	2	323	0	27	2	354

Table 2.9 DfT 12 Hour Traffic Count Sharpthorne Road

- 2.5.2 Accidents have been reviewed over the last 5 years as extracted from CrashMap data as shown on Figure 2.8 below and summarised on Table 2.10 below. The data shows that there has been 6 slight and 3 serious collisions in the vicinity of the site over the period. The casualty data shows that vulnerable casualties were pedal cyclist, motorcyclist child with 1 serious casualty each and 1 slight child casualty.

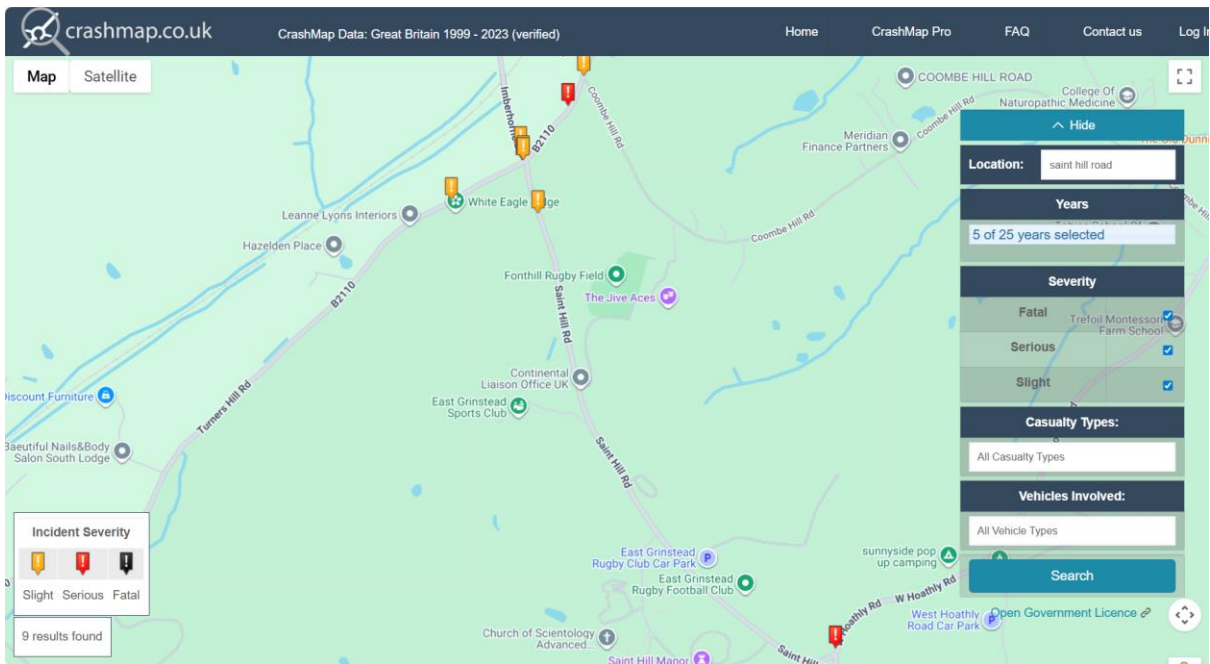


Figure 2.8 CrashMap accident data 2019-2023

Location	Date	Severity	Vehicles	Casualties	Casualty Type	Vehicles involved
B2110 between Saint Hill Rd and Coombe Hill Road	18/10/21	Serious	2	1	Motorcycle	Motorcycle Car
Imberhorne Ln junction with B2110	18/8/22	Serious	2	1	Pedal Cycle	Car Pedal Cycle
West Hoathly Road junction with Saint Hill Road	25/1/20	Serious	2	4	Child	Car Young Driver
B2110 junction with Coombe Hill Rd	24/5/19	Slight	1	3		Car
B2110 west of junction with Saint Hill rd	20/12/22	Slight	2	2		Car
Imberhorne Ln junction with B2110	5/2/19	Slight	1	2		Car Young Driver
	30/12/19	Slight	2	2		Car Goods Vehicle
	4/11/22	Slight	1	2		Car Goods Vehicle
Saint Hill Road south of B2110	15/11/23	Slight	2	3	Child	Car

Table 2.8 Accident Record 2019-2023

2.6 Conclusion of Existing Situation

- 2.6.1 The site lies 2.5km southwest of the town centre of East Grinstead in West Sussex. There is a field gate access on Saint Hill Road used as a temporary access and there are no footways to access the site however there is footpath access and accessible by cycling. Bus stops are located nearby but at low frequency, the train station is 2.8km away as accessible by cycling, bus or taxi.
- 2.6.2 There are good connections to the local highway network and the strategic network being the A22, A264, A23 and M23 and M25 motorways. Traffic flows within the area are high compared to the average for minor roads in South East England due to the proximity of major routes. There was one slight accident that occurred on Saint Hill Road and 3 serious and 5 slight on adjoining roads.

3 Current Policy

3.1 Introduction

- 3.1.1 The full Transport Statement will review the planning policies for the location covering national and local guidance and plans as detailed below.

3.2 National Planning Policy Framework 2021

- 3.2.1 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and provides a framework which explains how these policies should be applied by local authorities in the production of their own distinctive local and neighbourhood plans. At the heart of the NPPF is a presumption in favour of sustainable development.
- 3.2.2 Policies for delivering sustainable development and promoting sustainable transport are set out in paragraphs 104 to 113 of the NPPF, where it is identified that "transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives". The NPPF states that "Transport issues should be considered from the earliest stages of plan-making and development proposals so that:
- the potential impacts of development on transport networks can be addressed;
 - opportunities from existing or proposed transport infrastructure, and changing transport technology and usage, are realised – for example in relation to the scale, location or density of development that can be accommodated;
 - opportunities to promote walking, cycling and public transport use are identified and pursued;
 - the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains; and
 - patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places."

- 3.2.3 The NPPF also states that significant development should be focused in locations that are sustainable however this varies between urban and rural locations. Development proposals should promote sustainable transport modes and safe and suitable access to the site can be achieved for all users. Any significant impacts on the transport network or on highway safety should be mitigated at an acceptable level.
- 3.2.4 The NPPF also states that applications for development should:
- give priority to pedestrian and cycle movements and public transport;
 - address the needs of disabled users
 - create places that are safe and secure
 - allow for the efficient delivery of goods, and access by service and emergency vehicles; and
 - provide for electrical vehicles
- 3.2.5 “All developments that will generate significant amounts of movement should be required to provide a travel plan, and the application should be supported by a transport statement or transport assessment so that the likely impacts of the proposal can be assessed.”

3.3 Mid Sussex District Plan 2014-2031

- 3.3.1 The District Plan sets out a vision for Mid Sussex and supports the NPPF in sustainable development including transport.

The Challenge Facing the District

- Transport infrastructure is under particular strain with high levels of car ownership and car usage combining with narrow, winding rural roads and congested towns and major junctions. East Grinstead in particular has acknowledged congestion problems along the A22/A264.

A Vision for Mid Sussex

- The vision is underpinned by four priority themes that promote the development of sustainable communities:
- Protecting and enhancing the environment;
- Promoting economic vitality;
- Ensuring cohesive and safe communities; and,
- Supporting healthy lifestyles.

- 3.3.2 The District Plan seeks to achieve sustainable development in accordance with paragraph 10 of the National Planning Policy Framework, which requires Plans to take local circumstances into account so that they respond to the opportunities for achieving sustainable development. In Mid Sussex, sustainable development means that which:

Social

- improves quality of life, wellbeing and the conditions in which people live, work, travel and take leisure;
- provides housing that meets the needs of present and future generations in locations that are consistent with other policies in the Plan;
- contributes to the creation of balanced communities that meet the needs of all residents with appropriate infrastructure and public facilities that are accessible to all;
- increases the opportunity for people to spend more time within their communities so they can build stronger relationships with neighbours, leading to safe and socially inclusive places with a greater sense of social responsibility;
- increases opportunities to walk, cycle or use public transport, including as part of the green infrastructure network;

Economic

- supports the local economy in both towns and villages and in rural areas;
- creates jobs in towns and villages, minimises the need to travel to other areas for employment and gives people the opportunity to access jobs, shops and leisure facilities close to home; Environmental
- protects, enhances, restores and utilises natural and environmental assets, including special protections for irreplaceable habitats;
- respects the intrinsic character and beauty of the countryside;
- maximises the use of previously developed land and buildings within the built-up areas and reduces the environmental impacts of development; and
- reflects the need to adapt to the impacts of climate change.

3.3.3 DP19: Sustainable Tourism

Strategic Objectives:

- (7) To promote a place which is attractive to a full range of businesses, and where local enterprise thrives;
- 10) To support a strong and diverse rural economy in the villages and the countryside; and
- 11) To support and enhance the attractiveness of Mid Sussex as a visitor destination.

Evidence Base: Mid Sussex Economic Development Strategy.

Tourism related development in the countryside (defined as the area outside of the built-up area boundaries on the Policies Map), including extensions to existing facilities, visitor accommodation and the re-use of rural buildings will be permitted provided:

- it supports the sustainable growth of the rural economy; and
- maintains or where possible enhances the quality of the rural and landscape character of the District, in accordance with Policy DP12: Protection and Enhancement of the Countryside.

3.3.4 DP21: Transport

Strategic Objectives:

- 6) To ensure that development is accompanied by the necessary infrastructure in the right place at the right time that supports development and sustainable communities. This includes the provision of efficient and sustainable transport networks; and
- 15) To create places that encourage a healthy and enjoyable lifestyle by the provision of first class cultural and sporting facilities, informal leisure space and the opportunity to walk, cycle or ride to common destinations.

Evidence Base: Mid Sussex Transport Study; West Sussex Transport Plan 2011-2026.

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.

To meet these objectives, decisions on 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.

Where practical and viable, developments should be located and designed to incorporate facilities for charging plug-in and other ultra-low emission vehicles.

Neighbourhood Plans can set local standards for car parking provision provided that it is based upon evidence that provides clear and compelling justification for doing so.

4 Development Proposals and Trip Generation

4.1 Development Proposals

- 4.1.1 The proposal is to provide a 698-space car park in Juhring Field providing for events on Hobbs Field. A current field access is provided on Saint Hill Road and this will be upgraded to a priority junction in accordance with current standards. An access road will lead to a permanent tarmacked car park to the right with 118 spaces. From the entrance to the permanent car park leads to 580 space overflow temporary car park constructed of porous asphalt. constructed of porous asphalt will lead to the car park. The access road from the junction past the car park entrance will continue to Hobbs Field to enable event construction vehicles to 100 tonnes with constructed of cellpave.
- 4.1.2 A coach drop off point will be provided in the permanent car park with an entrance through an access from the existing Saint Hill Manor entrance and exit on the upgraded access onto Saing Hill Road.
- 4.1.3 Hobbs Field will be laid out for the erection of large tents with a tent ring beam and crane pad. Other facilities include a utility kiosk, generator kiosk and washroom block. A site layout attached in Appendix B.

4.2 Parking Standards

- 4.2.1 West Sussex guidance on parking is set out in “Guidance on Parking at New Developments (September 2020)”.
- 4.2.2 ‘Active’ charging points for electric vehicles are being be provided at 10% of the permanent car parking area. Ducting provided at all remaining spaces where appropriate to provide ‘passive’ provision for these spaces to be upgraded in future.
- 4.2.3 Parking areas have adopted sustainable drainage systems (SuDS) to minimise the risk of flooding in the County, as part of a drainage strategy for the development. This conforms to the SuDS Hierarchy, to discharge into the ground (infiltration).
- 4.2.4 Disabled persons parking spaces have been provided at a minimum of 5% of the total number of permanent parking spaces.
- 4.2.5 Cycle parking has been incorporated into the car park in addition to the existing provided at Saint Hill Manor with 3 sheffield stands provided.

- 4.2.6 Parking spaces have been provided as 2.5m x 5m in echelon fashion with 3.6m aisle widths and perpendicular bays with 6m aisle widths. Parallel bays are provided as 2m x 6m for parallel bays in accordance with Manual for Streets (DfT, 2007). Disabled bays will provide a 1.2m safety zone in accordance with Inclusive Mobility (DfT, 2021).

4.3 Site Access Standards

- 4.3.1 The site access has been designed to the relevant design standards published by the DfT within Manual for Streets 2 and Design Manual for Roads and Bridges (DMRB) and set out below.
- 4.3.2 The visibility splays for roads above 40 mph the standards are set out in DMRB CD 123. The set back (x distance) is the point where a driver would stop to make sure that it is clear to move into the adjoining carriageway safely and allows for the front of the vehicle in front of the driver to be behind the edge of the carriageway. The minimum distance for a direct access junction is 2m and for a priority junction is 2.4m and the centreline of the access. As stated in the DMRB standard a direct access shall only be used for a single dwelling or field where the access is subject to less than 50 movements a week. A priority junction shall be provided where the movements are expected to be higher. Based on the likely number of vehicle movements would be more than 50 per week and therefore the requirement is for a priority junction.
- 4.3.3 The stopping sight distance (SSD) is the minimum distance for a vehicle to stop to avoid a collision. The SSD is calculated from the reaction and deceleration time of a type of vehicle. The SSD (y distance) is calculated on the design speed or speed measurement for a direct access or priority junction that is not a through route.
- 4.3.4 The speed of the major road for determining point Y in the visibility splay shall be based on: 1) design speed only for direct accesses and priority junctions on new major roads; 2) design speed only for priority junctions that form part of a through route on existing major roads; and, 3) design speed or speed measurement for direct accesses and priority junctions that do not form part of a through route on existing major roads.
- 4.3.5 A speed survey has been carried out at the Hobbs Field access on Saint Hill Road. The survey was carried out using a radar speed gun following the guidance set out in DMRB CA 185 Vehicle Speed Measurement. The survey was carried out in free flow conditions on 5th December 2024 and 9th December 2024 in both a northerly and southerly direction with a sample of 200 vehicles in each direction. The full survey is contained in Appendix C shows the highest mean speed of 34.1 mph northbound and 33.9 mph southbound. The 85th percentile speed (top speed ranked in order with the highest 15% removed) was 40 mph northbound and 38 mph southbound.

- 4.3.6 To calculate the SSD from the 85th percentile speed the following formula is used (DfT Manual for Streets 2, September 2010):

$$SSD = vt + v^2/2(d+0.1a)$$

Where v = speed (m/s)
 t = driver perception-reaction time (seconds)
 d = deceleration (m/s²)
 a = longitudinal gradient % (+ for upgrade and – for downgrade)

The following values have been used for the site access to confirm the required SSD:

v is the 85th percentile measured speed from the recent survey calculated as 17.88 m/s northbound and 16.99 m/s southbound.
 t is a 2 seconds reaction time (MfS 2)
 d is 0.375g Absolute minimum and 0.25g Desired minimum (MfS 2)
 a is assumed at flat grade

- (i) SSD northbound Absolute min = $17.88 \times 2 + 17.88^2/2(0.375+0.1 \times 0\%)$
- (ii) SSD northbound Desired min = $17.88 \times 2 + 17.88^2/2(0.25+0.1 \times 0\%)$
- (iii) SSD southbound Absolute min = $16.99 \times 2 + 16.99^2/2(0.375+0.1 \times +0\%)$
- (iv) SSD southbound Desired min = $16.99 \times 2 + 16.99^2/2(0.25+0.1 \times +0\%)$

- (i) SSD northbound Absolute min = 76.17m
- (ii) SSD northbound Desired min = 96.90m
- (iii) SSD southbound Absolute min = 73.18m
- (iv) SSD southbound Desired min = 92.87m

- 4.3.7 The visibility at the current access has been reviewed and will require the removal of hedging and trees to meet the required visibility. This is shown on the attached plan in Appendix D.
- 4.3.8 Based on the predicted vehicle movements the access would meet the requirements for a priority junction in accordance with standards are set out in DMRB CD 123. For a simple priority junction where provision is made for a design vehicle the corner radii on a rural road shall be 15m. The junction arrangement is shown in Appendix D.
- 4.3.9 The design vehicle is a 15m luxury coach and the turning movement in both directions entering and exiting the proposed access are shown in Appendix D. The junction geometry will allow for a 15m luxury coach to leave the main road safely.

- 4.3.10 A Stage 1 Road Safety Audit will be carried out for the site access and included in Appendix E. Two options were presented for audit Option 1 included a 25m, 1 in 10 taper and Option2 taper.
- 4.3.11 For Option 1 and Option 2 problems were identified with the provision of adequate visibility. Trees are proposed to be removed at the junction to improve visibility. Hedging is to be cut back along taper and then trimmed to 600mm along visibility. The auditor's concern is that if this is not maintained that the hedge will regrow and obscure visibility leading to collisions. It has been agreed to remove the hedge along the visibility splay.
- 4.3.12 Option 1 provides a taper to enable larger vehicles to accelerate and provides greater turning ability. The auditor is concerned that the taper could be used to merge and hatch markings should be provided. It has been agreed that this will be added.
- 4.3.13 For Option 2 problems were identified with long vehicles overrun opposing lane and conflicts with southbound traffic. The southbound visibility is restricted by the bend at East Grinstead Sports Club estimated at 125m, there is stopping sight distance for vehicles travelling below the 85th percentile speed but vehicles travelling at higher speed may be at risk of a collision. The visibility splay can be improved with the removal of hedging along the junction visibility splay to around 150m. Using the stopping site distance in 4.3.6.this would provide the required stopping site distance for 60mph at the Absolute Minimum. It is unlikely that vehicle would reach the road design speed due to the bend. The auditor also recommended the installation of junction ahead warning signs or altering the kerb radius so that large vehicles didn't cross the centreline.

4.4 Trip Generation

- 4.4.1 The details of previous and future events have been derived from the list of events as shown in Section 2.2.7 above. The number of vehicle trips has been estimated from observations at previous events of the number of cars parked in Saint Hill and Hobbs Field car parks. Some of the larger events operate a park and ride facility run by Saint Hill between East Grinstead Station and the site. The events and trip numbers are summarised on Table 4.1.

Event Name	Year	Month	Time	Total Car Trips by Event	Total P & R Trips by Event (Two Way)
Saint Hill Family Day	2024	December	2pm-7pm	540	16
Christmas Light Switch-On	2024	November	2pm-8:30pm	540	16
Bonfire Night	2024	November	4pm-8pm	540	11
The Jive Aces, Saint Hill Manor	2024	October	7pm	190	6
IAS Event	2024	October	7pm	825	125
The Jive Aces, Saint Hill Manor	2024	August	2pm-7pm	190	6
Easter Egg Hunt	2024	March	1pm-5pm	540	16
The Jive Aces, Saint Hill Manor	2024	March	2pm-7pm	190	6
South East England Group Visits Fair, Saint Hill Castle	2024	March	10am-1pm	190	6
Wedding and Conference Events, Saint Hill Castle	2024	All Year	9am-5pm	190	6

Table 4.1 Event Trip Generation

4.5 Trip Distribution and Assignment

- 4.5.1 The event trip numbers have been distributed onto the highway network using a gravity model method. This is based on the distance and population of nearby attractors where the closer the location the more likely they would be attractor to the event. Data has been collected from Census 2021 wards within a 30m car travel distance shown on Figure 4.1. Full Census population data is shown in Appendix F and summarised by district and weighting on Table 4.2 below.
- 4.5.2 Trips have been assigned on the highway network based on the location and the percentage of trips in each direction on Saint Hill Road and to local junctions is shown on Figure 4.2 below. Full data is shown in Appendix F.

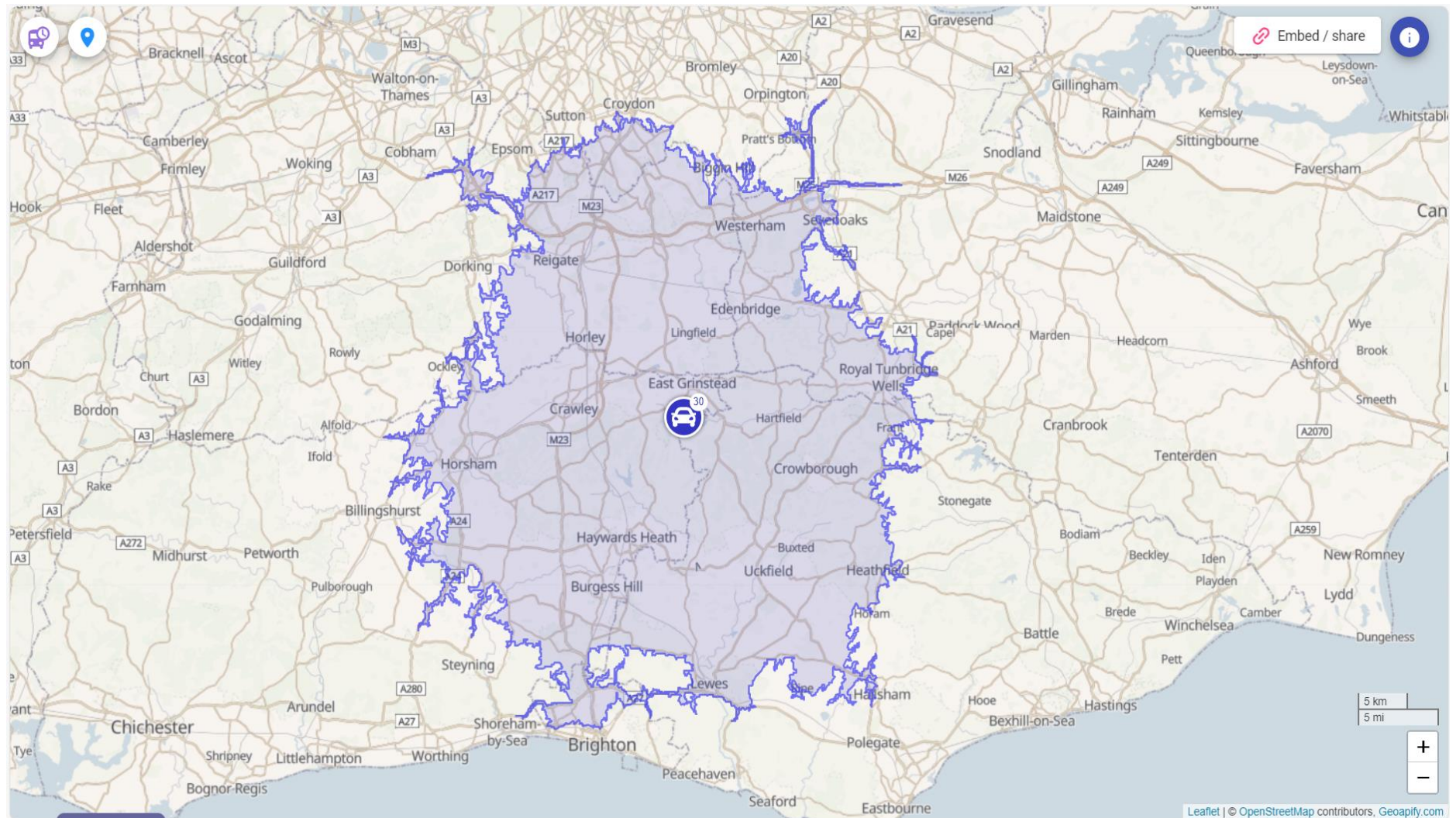


Figure 4.1 Car 30m Catchment

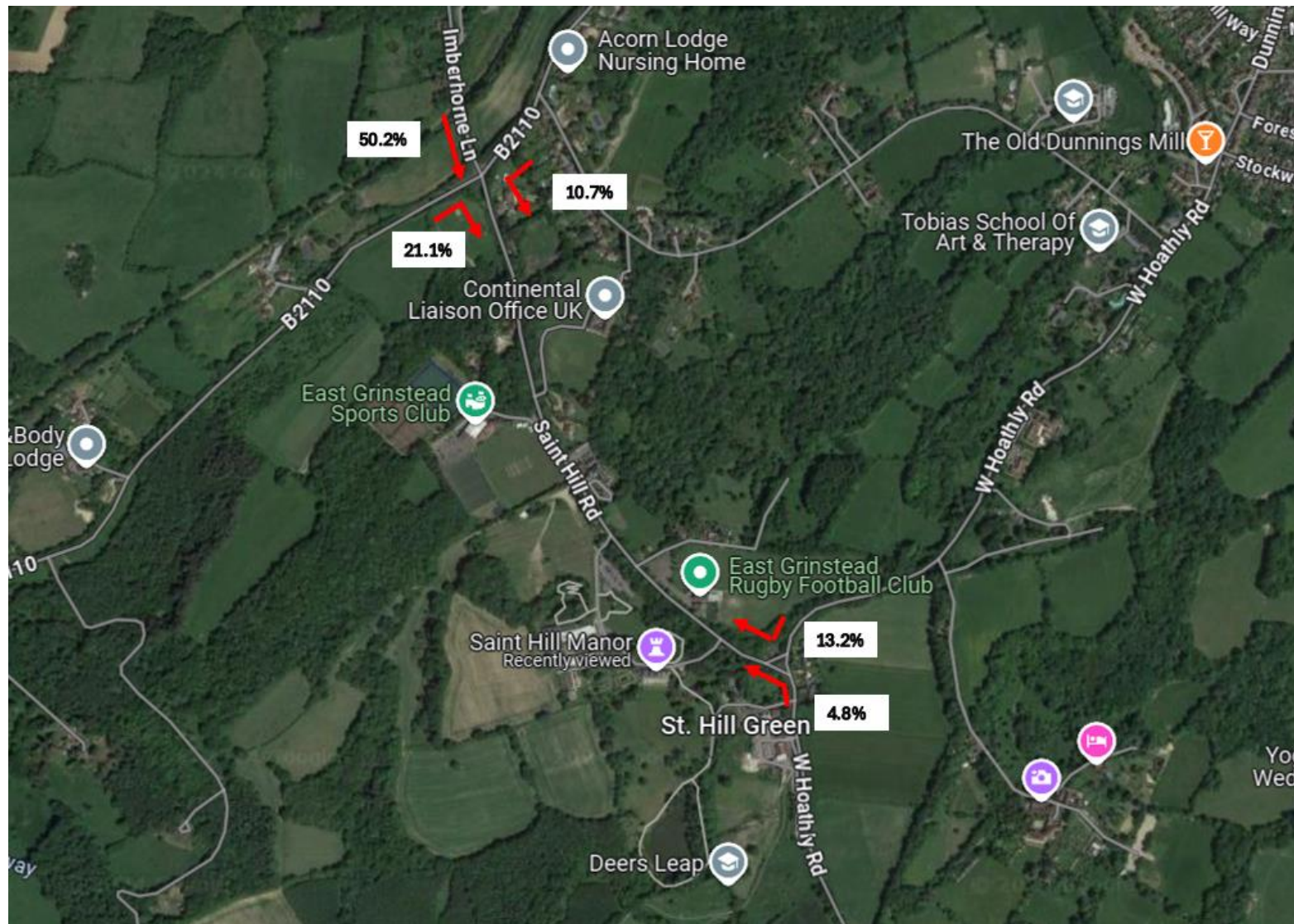


Figure 4.2 Trip Distribution

District	Population*	Average Distance (km)	Percentage
Mid Sussex	152,566	16	29.3%
Crawley	118,695	17	13.0%
Reigate and Banstead	144,074	27	10.3%
Wealden	119,644	29	9.1%
Tandridge	87,876	21	8.2%
Horsham	121,555	32	7.0%
Croydon	110,229	31	6.4%
Tunbridge Wells	71,234	26	4.9%
Sevenoaks	54,388	28	3.9%
Brighton and Hove	89,187	42	3.8%
Lewes	40,521	30	2.5%
Bromley	6,967	32	0.8%
Mole Valley	6,951	29	0.4%
Sutton	6,737	38	0.3%

Table 4.2 Trip Distribution

*Population within catchment

4.6 Highway Capacity Impact

- 4.6.1 The event trips are likely to arrive and depart over a 2 hour period and for the IAS Events this would be over a much longer period due to this event being over a weekend with arrivals staggered. The likely hourly maximum flow would be 200 vehicles. Based on the trip distribution 82% of vehicles will turn right into the access from the north and 18% of vehicles will turn left into the access from the south.
- 4.6.2 On event days traffic marshalls will direct traffic on Saint Hill Road at the junction so the access is managed safely.
- 4.6.3 On event days there will be impacts at the junction of Saint Hill Road with Imberhorne Road. This is particularly on Imberhorne Road as will need to give-way to traffic on B2110 Turners Hill Road. The applicant can agree to a review of signage to Saint Hill from the local area so that vehicles will approach from the B2110 Turners Hill Road.

5 Summary and Conclusion

5.1 Summary

- 5.1.1 Pelham Transport Consulting have been commissioned by Carnegie Architects to prepare a transport assessment in respect to the planning application for event car parking at Saint Hill, East Grinstead.
- 5.1.2 The site lies 2.5km southwest of the town centre of East Grinstead in West Sussex. There is a field gate access on Saint Hill Road used as a temporary access and there are no footways to access the site however there is footpath access and accessible by cycling. Bus stops are located nearby but at low frequency, the train station is 2.8km away as accessible by cycling, bus or taxi.
- 5.1.3 There are good connections to the local highway network and the strategic network being the A22, A264, A23 and M23 and M25 motorways. Traffic flows within the area are high compared to the average for minor roads in South East England due to the proximity of major routes. There was one slight accident that occurred on Saint Hill Road and 3 serious and 5 slight on adjoining roads.
- 5.1.4 The national and local planning policy have been reviewed and included.
- National Planning Policy Framework (2021)
 - Mid Sussex District Plan (2014-2031)
- 5.1.5 The proposal is to provide a 698-space car park in Juhring Field providing for events on Hobbs Field. A current field access is provided on Saint Hill Road and this will be upgraded to a priority junction in accordance with current standards. An access road will lead to a permanent tarmacked car park to the right with 118 spaces. From the entrance to the permanent car park leads to 580 space overflow temporary car park constructed of porous asphalt. The access road from the junction past the car park entrance will continue to Hobbs Field to enable event construction vehicles to 100 tonnes with constructed of cellpave.
- 5.1.6 A coach drop off point will be provided in the permanent car park with an entrance through an access from the existing Saint Hill Manor entrance and exit on the upgraded access onto Saing Hill Road.
- 5.1.7 Hobbs Field will be laid out for the erection of large tents with a tent ring beam and crane pad. Other facilities include a utility kiosk, generator kiosk and washroom block.
- 5.1.8 The site access junction has been designed in accordance with DMRB standards with 15 m radius kerbs to allow a design vehicle luxury coach to enter and exit. Options have been shown with a 25m taper and without that would require a departure.

- 5.1.9 A speed survey has been carried out at the Hobbs Field access on Saint Hill Road. The survey was carried out using a radar speed gun following the guidance set out in DMRB CA 185 Vehicle Speed Measurement. The speed survey showed the highest mean speed of 34.1 mph northbound and 33.9 mph southbound. The 85th percentile speed (top speed ranked in order with the highest 15% removed) was 40 mph northbound and 38 mph southbound.
- 5.1.10 To maintain visibility and widen the current access trees are to be removed. Part of hedging will be removed to the north of the access along the visibility splay as identified as a problem through a Stage 1 Road Safety Audit.
- 5.1.11 Trip generation has been estimated on review of past events. The likely maximum flow would be on annual IAS Events with an approximate of 200 vehicles. Based on the trip distribution 82% of vehicles will turn right into the access from the north and 18% of vehicles will turn left into the access from the south.
- 5.1.12 On event days there will be impacts at the junction of Saint Hill Road with Imberhorne Road. This is particularly on Imberhorne Road as will need to give-way to traffic on B2110 Turners Hill Road. The applicant can agree to a review of signage to Saint Hill from the local area so that vehicles will approach from the B2110 Turners Hill Road.

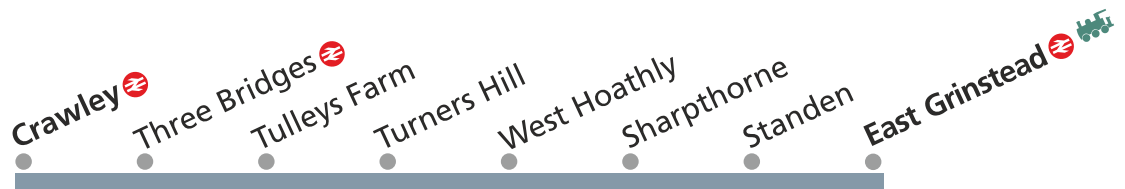
5.2 Conclusion

- 5.2.1 In conclusion the proposals will benefit the current Events with enhanced facilities that will make access safer for those attending the Events. There are no additional trips on the current network as this just provides better facilities and a junction meeting current design standards. The proposals would meet current policies and on this basis the application should be approved on highway grounds.

APPENDIX A EXISTING TRANSPORT DATA

84

Crawley - Tulleys Farm - Turners Hill - East Grinstead

Talking
busMondays to Saturdays
from 11th May 2024

Mondays to Saturdays

Code	SDO	MFSH					
Crawley Bus Station, Stop D	0716	0718	0935	1135	1335	1610	1810
Three Bridges Station, Stop B	0722	0724	0941	1141	1341	1616	1816
Pound Hill Worth Road Parade	0723	0725	0943	1143	1343	1618	1818
Tulleys Farm	0729	0731	0949	1149	1349	1624	1824
Turners Hill Crown	0736	0736	0954	1154	1354	1629	1829
Turners Hill Park	↓	↓	0956	1156	1356	1631	1831
Turners Hill Crown	0736	0736	0958	1158	1358	1634	1834
West Hoathly Broadfield	0742	0742	1004	1204	1404	1640	1840
Sharpthorne Station Road	0745	0745	1007	1207	1407	1643	1843
Standen	0753	0753	1015	1215	1415	1651	1851
Dunnings Coronation Road	0755	0755	1017	1217	1417	1653	1853
East Grinstead Brooklands Way (for Stn)	0758	0758	1021	1221	1421	1657	1856a
Herontye Drive	0802	0802	1025	1225	1425	1701	↓
East Grinstead High Street	0806	0806	1029	1229	1429	1705	1905
Imberhorne Upper School	0814	....	....	....	....	....	....

CODE:

SDO Schooldays only.

MFSH Mondays to Fridays

School Holidays only.

a Continues to East Grinstead Station arriving 1 min later at 1857 and then to East Grinstead High Street operating as Route 270 arriving at 1905.

Historic Building.

Preserved Railway Station nearby.

Mondays to Saturdays

Code	MF	SAT	MF	SDO	SSH	
Sackville School A22	....	....	....	1505	....	....
East Grinstead High Street	0716	0805	0835	1035	1235	1508
Imberhorne Upper School	↓	↓	↓	↓	↓	1520
East Grinstead Brooklands Way (for Stn)	0718	0807	0839	1039	1239	1520
Dunnings Coronation Road	0721	0810	0843	1043	1243	1523
Standen	0723	0812	0845	1045	1245	1525
Sharpthorne Station Road	0732	0819	0853	1053	1253	1533
West Hoathly Broadfield	0734	0821	0855	1055	1255	1535
Turners Hill Crown	0745	0828	0902	1102	1302	1543
Turners Hill Park	0747	0830	0904	1104	1304	1543
Turners Hill Crown	0750	0832	0906	1106	1306	1543
Tulleys Farm	0753	0835	0909	1109	1309	1546
Pound Hill Worth Road Parade	0802	0841	0916	1116	1316	1552
Three Bridges Station, Stop A	0806	0843	0918	1118	1318	1554
Crawley Bus Station	0813	0848	0924	1124	1324	1600

CODE:

MF Mondays to Fridays only.

SAT Saturdays only.

SDO Schooldays only.

SSH Saturdays and School Holidays.

Historic Building.

Preserved Railway Station nearby.

No service on Sundays or Public Holidays

Service 84 is supported by



Hail and Ride

The section of route between Dunnings and Turners Hill is a 'Hail and Ride' section.

This means that you can hail the bus *between bus stops*, and the driver will stop to let you board **IF IT IS SAFE TO DO SO**.The driver will let you get off the bus where you want to along the route in this section **PROVIDING IT IS SAFE TO DO SO**. Remember to *signal clearly* to the driver that you wish the bus to stop. Thank you.

Mon-Sat service from 21 June 2021



Hail and Ride

The section of route between Dunning's and Turners Hill is a 'Hail and Ride' section.

This means that you can hail the bus *between bus stops*, and the driver will stop to let you board **IF IT IS SAFE TO DO SO**.

The driver will let you get off the bus where you want to along the route in this section **PROVIDING IT IS SAFE TO DO SO**.

Remember to *signal clearly* to the driver that you wish the bus to stop. Thank you.



01293 449191

This map is not to scale.

metrobus.co.uk

Our Network



Valid from June 2024

SERVICES AND FACILITIES

This is a general guide to the basic daily services. Not all trains stop at all stations on each coloured line so please check the timetable. For real-time information and to check your journey, please see nationalrail.co.uk or our website.

	REGULAR SERVICE	LIMITED SERVICE
Gatwick Express		
Great Northern		
Southern		
Thameslink		

Other train operators may provide additional services along some of our routes.

- Other train operators' routes
- Luton Dart
- Faygate*
- Combined bus and train ticket is available on this route
- Limited service stations on our network
- Interchange stations
- Interchange with Docklands Light Railway
- Interchange with the Elizabeth Line
- Interchange with London Underground
- Interchange with London Overground
- Interchange with London Trams
- Interchange with Eurostar
- Interchange with other operators' train services
- Interchange with Airports
- Ferry service routes
- Hovercraft service routes

Oyster and Contactless area

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

Contactless only area

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

The number of stations accepting contactless payments is gradually increasing. For the latest information please visit: gatwickexpress.com/contactless greatnorthernrail.com/contactless southernrailway.com/contactless thameslinkrailway.com/contactless

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.

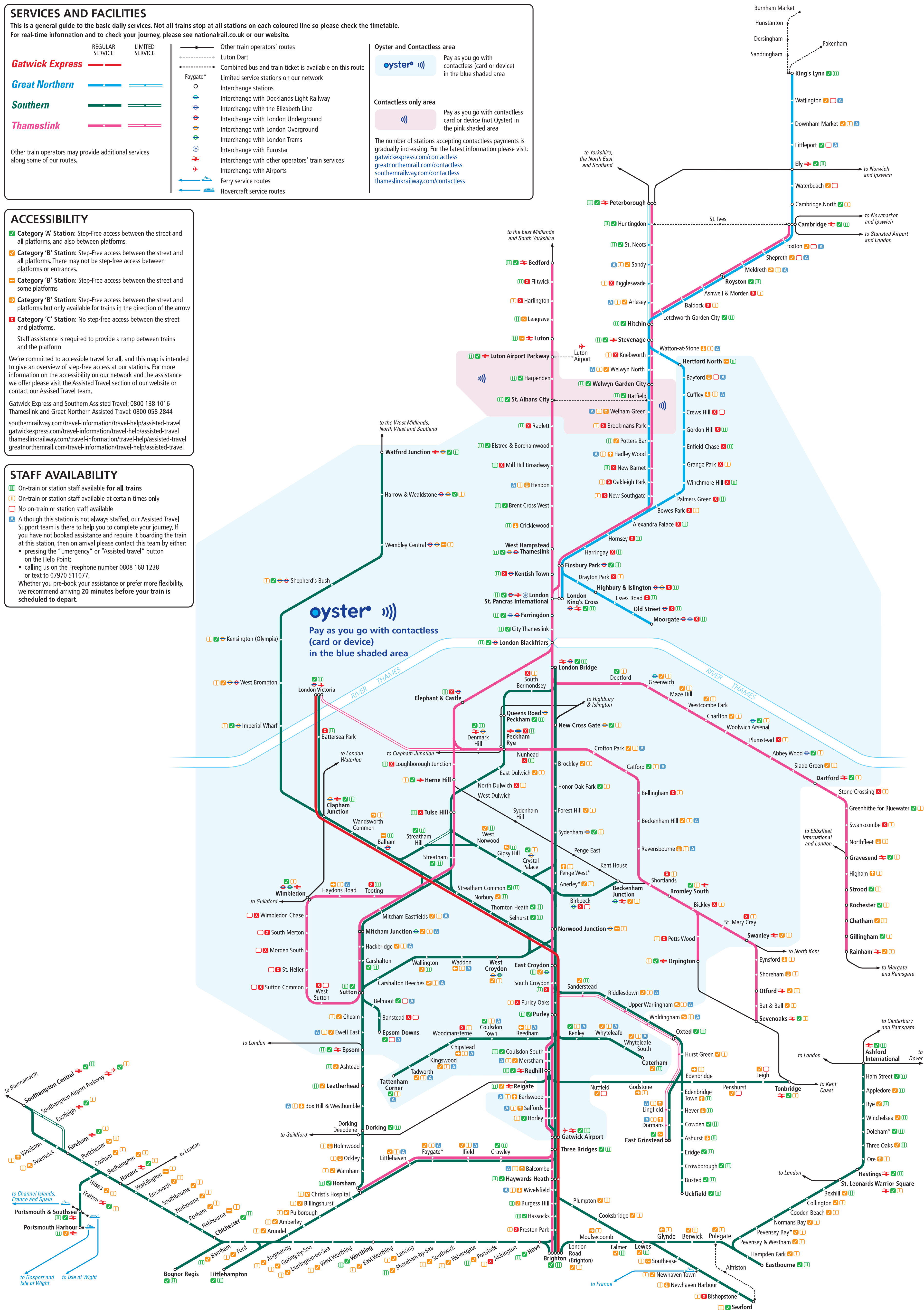
Staff assistance is required to provide a ramp between trains and the platform

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 section of our website or contact our Assisted Travel team.

STAFF AVAILABILITY

- On-train or station staff available for all trains
- On-train or station staff available at certain times only
- No on-train or station staff available
- Although this station is not always staffed, our Assisted Travel Support team is there to help you to complete your journey. If you have not booked assistance and require it boarding the train at this station, then on arrival please contact this team by either: pressing the "Emergency" or "Assisted travel" button on the Help Point; calling us on the Freephone number 0800 168 1238 or text to 07970 511077.

Whether you pre-book your assistance or prefer more flexibility, we recommend arriving 20 minutes before your train is scheduled to depart.



This information is correct at 2nd June 2024
For most up-to-date station facilities see: www.nationalrail.co.uk

Produced by FWT London 27.6.2024 (GTR All Brands Diagram) www.fwt-london.co.uk

2024-06_CI_GTR_TOCMAP_DR Display until: 19/01/2025



N: Uckfield, East Grinstead and Oxted to Croydon and London

This table is valid from Monday 3 June 2024 until Friday 13 December 2024

Monday to Friday 1 of 3

Operator Facilities Notes		SN 1	SN 1	SN 1	SN 1	TL 1 A	SN 1	SN 1	TL 1 A	SN 1	SN 1	TL 1 A	SN 1	SN 1	SN 1	SN 1	TL 1	SN 1	SN 1	SN 1	SN 1
Uckfield	UCK d		0531				0633			0703			0733			0833			0933		
Buxted	BXD d		0535				0637			0707			0737			0837			0937		
Crowborough	COH d		0542				0644			0714			0744			0844			0944		
Eridge	ERI d		0548				0650			0720			0750			0850			0950		
Ashurst	AHS d		0554				0656			0726			0756			0856			0956		
Cowden	CWN d		0558				0700			0730			0800			0900			1000		
Hever	HEV d		0603				0705			0735			0805			0905			1005		
Edenbridge Town	EBT d		0607				0709			0739			0809			0909			1009		
East Grinstead	EGR d	0536		0604	0636	0644		0706	0714		0736	0744		0806	0836		0906	0914	0936		1006 1036
Dormans	DMS d	0540		0608	0640	0648		0710	0718		0740	0748		0810	0840		0910	0918	0940		1010 1040
Lingfield	LFD d	0543		0611	0643	0651		0713	0721		0743	0751		0813	0843		0913	0921	0943		1013 1043
Hurst Green	HUR d	0550	0614	0618	0650	0658	0716	0720	0728	0746	0750	0758	0816	0820	0850	0916	0920	0928	0950	1016	1020 1050
Oxted 3	OXT a	0553	0617	0622	0653	0701	0719	0723	0731	0749	0753	0801	0819	0823	0853	0919	0923	0931	0953	1019	1023 1053
Oxted 3	OXT d	0553	0619	0623	0653	0701	0720	0723	0731	0750	0753	0801	0820	0823	0853	0920	0923	0931	0953	1020	1023 1053
Woldingham	WOH d	0559		0628	0659	0707		0729	0737		0759	0807		0829	0859		0929	0937	0959		1029 1059
Upper Warlingham	UWL d	0602		0632	0702	0710		0732	0740		0802	0810		0832	0902		0932	0940	1002		1032 1102
Riddlesdown	RDD d	0606		0635	0706	0714		0736	0744		0806	0814		0836	0906		0936	0944	1006		1036 1106
Sanderstead	SNR d	0609		0639	0709	0717		0739	0747		0809	0817		0839	0909		0939	0947	1009		1039 1109
South Croydon 4	SCY d					0720			0750			0820									
East Croydon	ECR a	0615	0637	0644	0715	0723	0737	0745	0753	0806	0815	0823	0837	0845	0915	0937	0945	0952	1015	1037	1045 1115
Norwood Junction 4	NWD a																				
London Bridge 4	LBG a		0653			0739	0753		0809	0823		0839	0853			0953		1010		1053	
London Blackfriars 3	BFR a					0746			0816			0846									
City Thameslink 3	CTK a					0748			0818			0848									
Farringdon 3	ZFD a					0751			0821			0851									
St Pancras International 15	STP a					0755			0825			0855									
Clapham Junction 10	CLJ a	0625		0655	0725		0755			0825			0855	0925		0955		1025		1055	1125
London Victoria 10	VIC a	0632		0702	0732		0802			0832			0902	0934		1002		1032		1102	1132

Monday to Friday 2 of 3

Operator Facilities Notes		SN 1	SN 1	SN 1	SN 1	SN 1	SN 1	SN 1	SN 1	SN 1	SN 1	SN 1	SN 1	SN 1	SN 1	SN 1	SN 1	SN 1	SN 1	TL 1 A	SN 1
Uckfield	UCK d	1033		1133		1233		1333		1433			1533			1633			1733		
Buxted	BXD d	1037		1137		1237		1337		1437			1537			1637			1737		
Crowborough	COH d	1044		1144		1244		1344		1444			1544			1644			1744		
Eridge	ERI d	1050		1150		1250		1350		1450			1550			1650			1750		
Ashurst	AHS d	1056		1156		1256		1356		1456			1556			1656			1756		
Cowden	CWN d	1100		1200		1300		1400		1500			1600			1700			1800		
Hever	HEV d	1105		1205		1305		1405		1505			1605			1705			1805		
Edenbridge Town	EBT d	1109		1209		1309		1408		1509			1609			1709			1809		
East Grinstead	EGR d		1106		1206		1306		1406		1506	1536		1606	1636		1706	1736		1806	1818 1836
Dormans	DMS d		1110		1210		1310		1410		1510	1540		1610	1640		1710	1740		1810	1822 1840
Lingfield	LFD d		1113		1213		1313		1413		1513	1543		1613	1643		1713	1743		1813	1825 1843
Hurst Green	HUR d	1116	1120	1216	1220	1316	1320	1415	1420	1516	1520	1550	1616	1620	1650	1716	1720	1750	1816	1820	1832 1850
Oxted 3	OXT a	1119	1123	1219	1223	1319	1323	1418	1423	1519	1523	1553	1619	1623	1653	1719	1723	1753	1819	1823	1834 1853
Oxted 3	OXT d	1120	1123	1220	1223	1320	1323	1419	1424	1520	1523	1553	1620	1623	1653	1720	1723	1753	1820	1823	1836 1853
Woldingham	WOH d		1129		1229		1329		1429		1529	1559		1629	1659		1729	1759		1829	1859
Upper Warlingham	UWL d		1132		1232		1332		1433		1532	1602		1632	1702		1732	1802		1832	1902
Riddlesdown	RDD d		1136		1236		1336		1436		1536	1606		1636	1706		1736	1806		1836	1906
Sanderstead	SNR d		1139		1239		1339		1440		1539	1609		1639	1709		1739	1809		1839	1845 1909
South Croydon 4	SCY d																				
East Croydon	ECR a	1137	1145	1237	1245	1337	1345	1437	1445	1537	1545	1615	1637	1645	1714	1737	1745	1815	1837	1845	1851 1914
Norwood Junction 4	NWD a																				
London Bridge 4	LBG a	1153		1253		1354		1453		1554			1653			1754		1853		1909	
London Blackfriars 3	BFR a																			1916	
City Thameslink 3	CTK a																			1918	
Farringdon 3	ZFD a																			1921	
St Pancras International 15	STP a																			1925	
Clapham Junction 10	CLJ a		1155		1255		1355		1455		1555	1625		1655	1725		1755	1825		1855	1925
London Victoria 10	VIC a		1202		1302		1402		1502		1602	1633		1702	1732		1802	1832		1903	1932

Monday to Friday 3 of 3

Operator	TL	SN	SN	TL	SN	SN	SN	SN	SN	SN	SN	SN	SN	SN	SN
Facilities	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Notes	B														
Uckfield	UCK	d	1833			1933			2033		2133		2233		
Buxted	BXD	d	1837			1937			2037		2137		2237		
Crowborough	COH	d	1844			1944			2044		2144		2244		
Eridge	ERI	d	1850			1950			2050		2150		2250		
Ashurst	AHS	d	1856			1956			2056		2156		2256		
Cowden	CWN	d	1900			2000			2100		2200		2300		
Hever	HEV	d	1905			2005			2105		2205		2305		
Edenbridge Town	EBT	d	1909			2009			2109		2209		2309		
East Grinstead	EGR	d	1848	1906	1918	1936		2006	2036		2106		2206		2306
Dormans	DMS	d	1852	1910	1922	1940		2010	2040		2110		2210		2310
Lingfield	LFD	d	1855	1913	1925	1943		2013	2043		2113		2213		2313
Hurst Green	HUR	d	1902	1916	1920	1932	1950	2016	2020	2050	2116	2120	2216	2220	2316 2320
Oxted 3	OXT	a	1904	1919	1923	1934	1953	2019	2023	2053	2119	2123	2219	2223	2319 2323
Oxted 3	OXT	d	1906	1920	1923	1936	1953	2020	2023	2053	2120	2123	2220	2223	2320 2323
Woldingham	WOH	d		1929		1959		2029	2059		2129		2229		2329
Upper Warlingham	UWL	d		1932		2002		2032	2102		2132		2232		2332
Riddlesdown	RDD	d		1936		2006		2036	2106		2136		2236		2336
Sanderstead	SNR	d	1915	1939	1945	2009		2039	2109		2139		2239		2339
South Croydon 4	SCY	d													
East Croydon	ECR	a	1922	1937	1945	1951	2015	2037	2045	2115	2137	2145	2237	2245	2340 2345
Norwood Junction 4	NWD	a													
London Bridge 4	LBG	a	1939	1953		2010		2053		2158		2253		2356	
London Blackfriars 3	BFR	a	1946												
City Thameslink 3	CTK	a	1948												
Farringdon 3	ZFD	a	1951												
St Pancras International 15	STP	a	1955												
Clapham Junction D	CLJ	a		1955		2025		2056	2125		2155		2255		0002
London Victoria D	VIC	a		2004		2032		2103	2132		2202		2302		0009

Key

- SN Service operated by Southern
- TL Service operated by Thameslink
- a Arrival time
- d Departure time
- 3 Denotes the minimum time in minutes that should be allowed to change trains. At stations with no number, please allow at least 5 minutes
- Interchange with London Underground
- Interchange with Eurostar services
- Interchange with Tramlink
- 1 First Class accommodation available
- A To Bedford
- B To West Hampstead Thameslink

N: Uckfield, East Grinstead and Oxted to Croydon and London

This table is valid from Saturday 8 June 2024 until Saturday 14 December 2024

Saturday 1 of 3

Operator Facilities Notes		SN	SN	SN	SN	SN	SN	SN	SN	SN	SN	SN	SN	SN	SN	SN	SN	SN	SN	SN	SN	SN
		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Uckfield	UCK d	0633			0733			0833			0933			1033			1133			1233		
Buxted	BXD d	0637			0737			0837			0937			1037			1137			1237		
Crowborough	COH d	0644			0744			0844			0944			1044			1144			1244		
Eridge	ERI d	0650			0750			0850			0950			1050			1150			1250		
Ashurst	AHS d	0656			0756			0856			0956			1056			1156			1256		
Cowden	CWN d	0700			0800			0900			1000			1100			1200			1300		
Hever	HEV d	0705			0805			0905			1005			1105			1205			1305		
Edenbridge Town	EBT d	0709			0809			0909			1009			1109			1209			1309		
East Grinstead	EGR d	0636		0706	0736		0806	0836		0906	0936		1006	1036		1106	1136		1206	1236		1306
Dormans	DMS d	0640		0710	0740		0810	0840		0910	0940		1010	1040		1110	1140		1210	1240		1310
Lingfield	LFD d	0643		0713	0743		0813	0843		0913	0943		1013	1043		1113	1143		1213	1243		1313
Hurst Green	HUR d	0650	0716	0720	0750	0816	0820	0850	0916	0920	0950	1016	1020	1050	1116	1120	1150	1216	1220	1250	1316	1320
Oxted	3 OXT a	0653	0719	0723	0753	0819	0823	0853	0919	0923	0953	1019	1023	1053	1119	1123	1153	1219	1223	1253	1319	1323
Oxted	3 OXT d	0653	0720	0723	0753	0820	0823	0853	0920	0923	0953	1020	1023	1053	1120	1123	1153	1220	1223	1253	1320	1323
Woldingham	WOH d	0659		0729	0759		0829	0859		0929	0959		1029	1059		1129	1159		1229	1259		1329
Upper Warlingham	UWL d	0702		0732	0802		0832	0902		0932	1002		1032	1102		1132	1202		1232	1302		1332
Riddlesdown	RDD d	0706		0736	0806		0836	0906		0936	1006		1036	1106		1136	1206		1236	1306		1336
Sanderstead	SNR d	0709		0739	0809		0839	0909		0939	1009		1039	1109		1139	1209		1239	1309		1339
South Croydon	4 SCY d																					
East Croydon	ECR a	0715	0737	0745	0815	0837	0845	0915	0937	0945	1015	1037	1045	1115	1137	1145	1215	1237	1245	1315	1337	1345
Norwood Junction	4 NWD a																					
London Bridge	4 LBG a		0753			0853			0953			1053			1153			1253			1353	
London Blackfriars	3 BFR a																					
City Thameslink	3 CTK a																					
Farringdon	3 ZFD a																					
St Pancras International	15 STP a																					
Clapham Junction	10 CLJ a	0725		0755	0825		0855	0925		0955	1025		1055	1125		1155	1225		1255	1326		1355
London Victoria	10 VIC a	0732		0802	0832		0902	0932		1002	1032		1102	1132		1202	1232		1302	1333		1402

Saturday 2 of 3

Operator Facilities Notes		SN	SN	SN	SN	SN	SN	SN	SN	SN	SN	SN	SN	SN	SN	SN	SN	SN	SN	SN	SN	SN
		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Uckfield	UCK d	1333			1433			1533			1633			1733			1833			1933		
Buxted	BXD d	1337			1437			1537			1637			1737			1837			1937		
Crowborough	COH d	1344			1444			1544			1644			1744			1844			1944		
Eridge	ERI d	1350			1450			1550			1650			1750			1850			1950		
Ashurst	AHS d	1356			1456			1556			1656			1756			1856			1956		
Cowden	CWN d	1400			1500			1600			1700			1800			1900			2000		
Hever	HEV d	1405			1505			1605			1705			1805			1905			2005		
Edenbridge Town	EBT d	1409			1509			1609			1709			1809			1909			2009		
East Grinstead	EGR d	1336		1406	1436		1506	1536		1606	1636		1706	1736		1806	1836		1906	1936		2006
Dormans	DMS d	1340		1410	1440		1510	1540		1610	1640		1710	1740		1810	1840		1910	1940		2010
Lingfield	LFD d	1343		1413	1443		1513	1543		1613	1643		1713	1743		1813	1843		1913	1943		2013
Hurst Green	HUR d	1350	1416	1420	1450	1516	1520	1550	1616	1620	1650	1716	1720	1750	1816	1820	1850	1916	1920	1950	2016	2020
Oxted	3 OXT a	1353	1419	1423	1453	1519	1523	1553	1619	1623	1653	1719	1723	1753	1819	1823	1853	1919	1923	1953	2019	2023
Oxted	3 OXT d	1353	1420	1423	1453	1520	1523	1553	1620	1623	1653	1720	1723	1753	1820	1823	1853	1920	1923	1953	2020	2023
Woldingham	WOH d	1359		1429	1459		1529	1559		1629	1659		1729	1759		1829	1859		1929	1959		2029
Upper Warlingham	UWL d	1402		1432	1502		1532	1602		1632	1702		1732	1802		1832	1902		1932	2002		2032
Riddlesdown	RDD d	1406		1436	1506		1536	1606		1636	1706		1736	1806		1836	1906		1936	2006		2036
Sanderstead	SNR d	1409		1439	1509		1539	1609		1639	1709		1739	1809		1839	1909		1939	2009		2039
South Croydon	4 SCY d																					
East Croydon	ECR a	1415	1437	1445	1515	1536	1545	1615	1637	1645	1715	1737	1745	1815	1837	1845	1915	1937	1945	2015	2037	2045
Norwood Junction	4 NWD a																					
London Bridge	4 LBG a		1453			1553			1653			1753			1853			1953			2053	
London Blackfriars	3 BFR a																					
City Thameslink	3 CTK a																					
Farringdon	3 ZFD a																					
St Pancras International	15 STP a																					
Clapham Junction	10 CLJ a	1425		1455	1525		1555	1625		1655	1725		1755	1825		1855	1925		1955	2025		2055
London Victoria	10 VIC a	1432		1502	1532		1602	1632		1702	1732		1802	1832		1902	1932		2002	2032		2102

Saturday 3 of 3

Operator	Facilities	Notes	SN	SN	SN	SN	SN	SN	SN	SN	SN
			1	1	1	1	1	1	1	1	1
Uckfield	UCK	d	2033			2133			2233		
Buxted	BXD	d	2037			2137			2237		
Crowborough	COH	d	2044			2144			2244		
Eridge	ERI	d	2050			2150			2250		
Ashurst	AHS	d	2056			2156			2256		
Cowden	CWN	d	2100			2201			2301		
Hever	HEV	d	2105			2205			2305		
Edenbridge Town	EBT	d	2109			2209			2309		
East Grinstead	EGR	d	2036	2106	2136	2206	2236	2306			
Dormans	DMS	d	2040	2110	2140	2210	2240	2310			
Lingfield	LFD	d	2043	2113	2143	2213	2243	2313			
Hurst Green	HUR	d	2050	2116	2120	2150	2216	2220	2250	2316	2320
Oxted 3	OXT	a	2053	2119	2123	2153	2219	2223	2253	2319	2323
Oxted 3	OXT	d	2053	2120	2123	2153	2220	2223	2253	2320	2323
Woldingham	WOH	d	2059	2129	2159	2229	2259	2329			
Upper Warlingham	UWL	d	2102	2132	2202	2232	2302	2332			
Riddlesdown	RDD	d	2106	2136	2206	2236	2306	2336			
Sanderstead	SNR	d	2109	2139	2209	2239	2309	2339			
South Croydon 4	SCY	d									
East Croydon	ECR	a	2115	2137	2145	2215	2237	2245	2315	2337	2345
Norwood Junction 4	NWD	a									
London Bridge 4	LBG	a		2153		2253			2353		
London Blackfriars 3	BFR	a									
City Thameslink 3	CTK	a									
Farringdon 3	ZFD	a									
St Pancras International 15	STP	a									
Clapham Junction 10	CLJ	a	2125	2155	2225	2255	2325	0004			
London Victoria 10	VIC	a	2132	2202	2232	2302	2332	0013			

Key

- SN Service operated by Southern
- a Arrival time
- d Departure time
- 3 Denotes the minimum time in minutes that should be allowed to change trains. At stations with no number, please allow at least 5 minutes
- Interchange with London Underground
- Interchange with Eurostar services
- Interchange with Tramlink
- 1 First Class accommodation available

N: Uckfield, East Grinstead and Oxted to Croydon and London

This table is valid from Sunday 2 June 2024 until Sunday 8 December 2024

Sunday 1 of 2

Operator Facilities Notes		SN 1	SN 1	SN 1	SN 1	SN 1	SN 1	SN 1	SN 1	SN 1	SN 1	SN 1	SN 1	SN 1	SN 1	SN 1	SN 1	SN 1	SN 1	SN 1	SN 1
Uckfield	UCK d			0934			1034			1134			1234			1334			1434		1534
Buxted	BXD d			0938			1038			1138			1238			1338			1438		1538
Crowborough	COH d			0945			1045			1145			1245			1345			1445		1545
Eridge	ERI d			0951			1051			1151			1251			1351			1451		1551
Ashurst	AHS d			0958			1058			1158			1258			1358			1458		1558
Cowden	CWN d			1002			1102			1202			1302			1402			1502		1602
Hever	HEV d			1007			1107			1207			1307			1407			1507		1607
Edenbridge Town	EBT d			1010			1110			1210			1310			1410			1510		1610
East Grinstead	EGR d	0812	0912		1012	1042		1112	1142		1212	1242		1312	1342		1412	1442		1512	1542
Dormans	DMS d	0816	0916		1016	1046		1116	1146		1216	1246		1316	1346		1416	1446		1516	1546
Lingfield	LFD d	0819	0919		1019	1049		1119	1149		1219	1249		1319	1349		1419	1449		1519	1549
Hurst Green	HUR d	0826	0926	1017	1026	1056	1117	1126	1156	1217	1226	1256	1317	1326	1356	1417	1426	1456	1517	1526	1556
Oxted	3 OXT a	0829	0929	1020	1029	1059	1120	1129	1159	1220	1229	1259	1320	1329	1359	1420	1429	1459	1520	1529	1559
Oxted	3 OXT d	0829	0929		1029	1059		1129	1159		1229	1259		1329	1359		1429	1459		1529	1559
Woldingham	WOH d	0835	0935		1035	1105		1135	1205		1235	1305		1335	1405		1435	1505		1535	1605
Upper Warlingham	UWL d	0838	0938		1038	1108		1138	1208		1238	1308		1338	1408		1438	1508		1538	1608
Riddlesdown	RDD d	0842	0942		1042	1112		1142	1212		1242	1312		1342	1412		1442	1512		1542	1612
Sanderstead	SNR d	0845	0945		1045	1115		1145	1215		1245	1315		1345	1415		1445	1515		1545	1615
South Croydon	4 SCY d																				
East Croydon	ECR a	0851	0951		1051	1121		1151	1221		1251	1321		1351	1421		1451	1521		1551	1621
Norwood Junction	4 NWD a																				
London Bridge	4 LBG a																				
London Blackfriars	3 BFR a																				
City Thameslink	3 CTK a																				
Farringdon	3 ZFD a																				
St Pancras International	15 STP a																				
Clapham Junction	10 CLJ a	0902	1002		1102	1132		1202	1232		1302	1332		1402	1432		1502	1532		1602	1632
London Victoria	10 VIC a	0909	1009		1109	1139		1209	1239		1309	1339		1409	1439		1509	1539		1609	1639

Sunday 2 of 2

Operator Facilities Notes			SN 1	SN 1	SN 1	SN 1	SN 1	SN 1	SN 1	SN 1	SN 1	SN 1	SN 1	SN 1	SN 1	SN 1	SN 1	SN 1	SN 1	SN 1	SN 1									
A																														
Uckfield	UCK	d	1634				1734				1834				1934				2034				2134				2234			
Buxted	BXD	d	1638				1738				1838				1938				2038				2138				2238			
Crowborough	COH	d	1645				1745				1845				1945				2045				2145				2245			
Eridge	ERI	d	1651				1751				1851				1951				2051				2151				2251			
Ashurst	AHS	d	1658				1758				1858				1958				2058				2158				2258			
Cowden	CWN	d	1702				1802				1902				2002				2102				2202				2302			
Hever	HEV	d	1707				1807				1907				2007				2107				2207				2307			
Edenbridge Town	EBT	d	1710				1810				1910				2010				2110				2210				2310			
East Grinstead	EGR	d	1612	1642	1712		1742	1812		1842	1912		1942	2012		2112		2212		2314										
Dormans	DMS	d	1616	1646	1716		1746	1816		1846	1916		1946	2016		2116		2216		2318										
Lingfield	LFD	d	1619	1649	1719		1749	1819		1849	1919		1949	2019		2119		2219		2321										
Hurst Green	HUR	d	1626	1656	1717	1726	1756	1817	1826	1856	1917	1926	1956	2017	2026	2117	2126	2217	2226	2317	2328									
Oxted	3	OXT	a	1629	1659	1720	1729	1759	1820	1829	1859	1920	1929	1959	2020	2029	2120	2129	2220	2229	2320	2331								
Oxted	3	OXT	d	1629	1659	1729		1759	1829		1859	1929		1959	2029		2129		2229		2321	2331								
Woldingham	WOH	d	1635	1705	1735		1805	1835		1905	1935		2005	2035		2135		2235		2337										
Upper Warlingham	UWL	d	1638	1708	1738		1808	1838		1908	1938		2008	2038		2138		2238		2340										
Riddlesdown	RDD	d	1642	1712	1742		1812	1842		1912	1942		2012	2042		2142		2242		2344										
Sanderstead	SNR	d	1645	1715	1745		1815	1845		1915	1945		2015	2045		2145		2245		2347										
South Croydon	4	SCY	d																											
East Croydon	ECR	a	1651	1721	1751		1821	1851		1921	1951		2021	2051		2151		2251		2334	2354									
Norwood Junction	4	NWD	a																											
London Bridge	4	LBG	a																											
London Blackfriars	3	BFR	a																											
City Thameslink	3	CTK	a																											
Farringdon	3	ZFD	a																											
St Pancras International	15	STP	a																											
Clapham Junction	10	CLJ	a	1702	1732	1802		1832	1902		1932	2002		2032	2101		2202		2302		0015									
London Victoria	10	VIC	a	1709	1739	1809		1839	1909		1939	2009		2039	2108		2210		2309		0024									

Key

- SN** Service operated by Southern
- a** Arrival time
- d** Departure time
- 3** Denotes the minimum time in minutes that should be allowed to change trains. At stations with no number, please allow at least 5 minutes
-  Interchange with London Underground
-  Interchange with Eurostar services
-  Interchange with Tramlink
- 1** First Class accommodation available
- A** Also calls at Selhurst 2358

N: London and Croydon to Oxted, East Grinstead and Uckfield

This table is valid from Monday 3 June 2024 until Friday 13 December 2024

Monday to Friday 1 of 3

Operator Facilities Notes			SN 1	SN 1	TL 1	SN 1	SN 1	TL 1	SN 1	TL 1	SN 1	SN 1	SN 1	SN 1	SN 1	TL 1	SN 1	SN 1	SN 1	SN 1	SN 1	SN 1	SN 1		
A										A															
London Victoria 10			VIC	d	0520	0550		0620	0650		0720	0750			0820	0850		0920	0950		1050				
Clapham Junction 10			CLJ	d	0527	0557		0627	0657		0727	0758			0828	0857		0928	0957		1057				
St Pancras International	15	STP	d				0555		0635					0755											
	3	ZFD	d				0559		0639					0759											
	3	CTK	d				0601		0641					0801											
	3	BFR	d				0604		0644					0804											
	4	LBG	d			0537	0607	0610		0651	0707			0807	0810		0907				1007				
Norwood Junction 4			NWD	d		0550																			
East Croydon			ECR	d	0520	0542	0554	0610	0621	0624	0640	0704	0710	0721	0740	0810	0821	0825	0840	0910	0922	0940	1010	1022	1110
South Croydon 4			SCY	d			0557			0627				0743			0844								
Sanderstead			SNR	d		0546	0600	0615		0630	0645		0715		0746	0815		0847	0915		0945	1015		1115	
Riddlesdown			RDD	d		0549		0618			0648		0718		0749	0818		0850	0918		0948	1018		1118	
Upper Warlingham			UWL	d		0553		0622			0652		0722		0753	0822		0854	0922		0952	1022		1122	
Woldingham			WOH	d		0557		0626			0656		0726		0757	0826		0858	0926		0956	1026		1126	
Oxted 3			OXT	a	0533	0602	0611	0631	0635	0641	0701	0717	0731	0735	0802	0831	0835	0840	0903	0931	0935	1001	1031	1035	1131
Oxted 3			OXT	d	0533	0603	0611	0632	0636	0641	0702	0717	0732	0736	0803	0832	0836	0841	0904	0932	0936	1002	1032	1036	1132
Hurst Green			HUR	d	0536	0606	0614	0635	0639	0644	0705	0720	0735	0739	0806	0835	0839	0844	0907	0935	0939	1005	1035	1039	1135
Lingfield			LFD	d		0612	0620	0641		0650	0711		0741		0812	0841		0850	0913	0941		1011	1041		1141
Dormans			DMS	d		0615	0624	0644		0654	0714		0744		0815	0844		0853	0916	0944		1014	1044		1144
East Grinstead			EGR	a		0620	0629	0650		0659	0720	0731	0750		0820	0850		0859	0925	0950		1020	1050		1150
Edenbridge Town			EBT	d	0542			0645					0745		0845			0945				1045			
Hever			HEV	d	0546			0649					0749		0849			0949				1049			
Cowden			CWN	d	0550			0653					0753		0853			0953				1053			
Ashurst			AHS	d	0557			0658					0758		0858			0958				1058			
Eridge			ERI	d	0602			0703					0803		0903			1003				1103			
Crowborough			COH	d	0609			0710					0810		0910			1010				1110			
Buxted			BXD	d	0615			0716					0816		0916			1016				1116			
Uckfield			UCK	a	0621			0722					0822		0922			1022				1122			

Monday to Friday 2 of 3

Operator Facilities Notes			SN 1	SN 1	SN 1	SN 1	SN 1	SN 1	SN 1	SN 1	SN 1	SN 1	SN 1	SN 1	SN 1	SN 1	SN 1	TL A	SN 1	TL A	SN 1	SN 1		
London Victoria 10			VIC	d	1150	1250	1350	1420	1450	1520	1550	1620	1650	1720	1750									
Clapham Junction 10			CLJ	d	1157	1257	1357	1427	1457	1527	1557	1627	1657	1727	1757									
St Pancras International	15	STP	d													1655	1725							
	3	ZFD	d													1659	1729							
	3	CTK	d													1701	1731							
	3	BFR	d													1704	1734							
	4	LBG	d	1107	1207	1307	1407	1507	1607	1707	1710	1740	1807											
Norwood Junction	4	NWD	d																					
East Croydon		ECR	d	1122	1210	1222	1310	1322	1410	1422	1440	1510	1522	1540	1610	1622	1640	1710	1721	1724	1740	1754	1810	1821
South Croydon	4	SCY	d											1542	1612	1642	1727	1757						
Sanderstead		SNR	d		1215	1315	1415	1445	1515	1545	1615	1645	1715	1731	1745	1801	1815							
Riddlesdown		RDD	d		1218	1318	1418	1448	1518	1548	1618	1648	1718	1734	1748	1804	1818							
Upper Warlingham		UWL	d		1222	1322	1422	1452	1522	1552	1622	1652	1722	1738	1752	1808	1822							
Woldingham		WOH	d		1226	1326	1426	1456	1526	1556	1626	1656	1726	1742	1756	1812	1826							
Oxted	3	OXT	a	1135	1231	1235	1331	1335	1431	1435	1501	1531	1535	1601	1631	1635	1701	1731	1735	1747	1801	1817	1831	1835
Oxted	3	OXT	d	1136	1232	1236	1332	1336	1432	1436	1502	1532	1536	1602	1632	1636	1702	1732	1736	1748	1802	1818	1832	1836
Hurst Green		HUR	d	1139	1235	1239	1335	1339	1435	1439	1505	1535	1539	1605	1635	1639	1705	1735	1739	1751	1805	1821	1835	1839
Lingfield		LFD	d		1241	1341	1441	1511	1541	1611	1641	1711	1741	1757	1811	1827	1841							
Dormans		DMS	d		1244	1344	1444	1514	1544	1614	1644	1714	1744	1800	1814	1830	1844							
East Grinstead		EGR	a		1250	1350	1450	1520	1550	1620	1650	1720	1750	1806	1821	1836	1851							
Edenbridge Town		EBT	d	1145	1245	1345	1445	1545	1645	1745														
Hever		HEV	d	1149	1249	1349	1449	1549	1649	1749														
Cowden		CWN	d	1153	1253	1353	1453	1553	1653	1753														
Ashurst		AHS	d	1158	1258	1358	1458	1558	1658	1758														
Eridge		ERI	d	1203	1303	1403	1503	1603	1703	1803														
Crowborough		COH	d	1210	1310	1410	1510	1610	1710	1810														
Buxted		BXD	d	1216	1316	1416	1516	1616	1716	1816														
Uckfield		UCK	a	1222	1322	1422	1522	1622	1722	1822														

Monday to Friday 3 of 3

Operator	TL	SN	SN	SN	SN	SN	SN	SN	SN	SN	SN	SN	SN	SN	SN	SN	SN
Facilities	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Notes	A																
London Victoria	10	⬅	VIC	d	1820	1850		1920	1950		2050		2150	2220	2250		2322 2353
Clapham Junction	10		CLJ	d	1827	1857		1927	1957		2057		2157	2227	2257		2329 0001
St Pancras International	15	⬅⊕	STP	d	1755												
Farringdon	3	⬅	ZFD	d	1759												
City Thameslink	3		CTK	d	1801												
London Blackfriars	3	⬅	BFR	d	1804												
London Bridge	4	⬅	LBG	d	1810		1907		2007		2107				2307		
Norwood Junction	4		NWD	d													
East Croydon		🚊	ECR	d	1824	1840	1910	1922	1940	2010	2022	2110	2122	2210	2240	2310	2322 2340 0015
South Croydon	4		SCY	d	1827												0017
Sanderstead			SNR	d	1831	1845	1915		1945	2015		2115		2215	2245	2315	2345 0021
Riddlesdown			RDD	d	1834	1848	1918		1948	2018		2118		2218	2248	2318	2348 0024
Upper Warlingham			UWL	d	1838	1852	1922		1952	2022		2122		2222	2252	2322	2352 0028
Woldingham			WOH	d	1842	1856	1926		1956	2026		2126		2226	2256	2326	2356 0032
Oxted	3		OXT	a	1847	1901	1931	1935	2001	2031	2035	2131	2135	2231	2301	2331	2335 0001 0037
Oxted	3		OXT	d	1848	1902	1932	1936	2002	2032	2036	2132	2136	2232	2302	2332	2336 0002
Hurst Green			HUR	d	1851	1905	1935	1939	2005	2035	2039	2135	2139	2235	2305	2335	2339 0005
Lingfield			LFD	d	1857	1911	1941		2011	2041		2141		2241	2311	2341	0011
Dormans			DMS	d	1900	1914	1944		2014	2044		2144		2244	2314	2344	0014
East Grinstead			EGR	a	1906	1921	1950		2020	2050		2150		2250	2320	2350	0020
Edenbridge Town			EBT	d			1945			2045		2145				2345	
Hever			HEV	d			1949			2049		2149					
Cowden			CWN	d			1953			2053		2153					
Ashurst			AHS	d			1958			2058		2158					
Eridge			ERI	d			2003			2103		2203				2357	
Crowborough			COH	d			2010			2110		2210				0004	
Buxted			BXD	d			2016			2116		2216				0010	
Uckfield			UCK	a			2022			2122		2222				0016	

Key

- SN Service operated by Southern
- TL Service operated by Thameslink
- a Arrival time
- d Departure time
- 10 Denotes the minimum time in minutes that should be allowed to change trains. At stations with no number, please allow at least 5 minutes
- ⬅ Interchange with London Underground
- ⊕ Interchange with Eurostar services
- 🚊 Interchange with Tramlink
- 1 First Class accommodation available
- A From Bedford

N: London and Croydon to Oxted, East Grinstead and Uckfield

This table is valid from Saturday 8 June 2024 until Saturday 14 December 2024

Saturday 1 of 3

Operator Facilities Notes			SN 1	SN 1	SN 1	SN 1	SN 1	SN 1	SN 1	SN 1	SN 1	SN 1	SN 1	SN 1	SN 1	SN 1	SN 1	SN 1	SN 1	SN 1	SN 1	SN 1		
London Victoria	10	VIC	d	0520	0620	0650		0720	0750		0820	0850		0920	0950		1020	1050		1120	1150	1220		
Clapham Junction	10	CLJ	d	0528	0627	0657		0727	0757		0827	0857		0927	0957		1027	1057		1127	1157	1227		
St Pancras International	15	STP	d																					
Farringdon	3	ZFD	d																					
City Thameslink	3	CTK	d																					
London Blackfriars	3	BFR	d																					
London Bridge	4	LBG	d		0607		0707		0807		0907		1007		1107		1207							
Norwood Junction	4	NWD	d																					
East Croydon		ECR	d	0545	0622	0640	0710	0722	0740	0810	0822	0840	0910	0922	0940	1010	1022	1040	1110	1122	1140	1210	1222	1240
South Croydon	4	SCY	d																					
Sanderstead		SNR	d		0645	0715		0745	0815		0845	0915		0945	1015		1045	1115		1145	1215		1245	
Riddlesdown		RDD	d		0648	0718		0748	0818		0848	0918		0948	1018		1048	1118		1148	1218		1248	
Upper Warlingham		UWL	d		0652	0722		0752	0822		0852	0922		0952	1022		1052	1122		1152	1222		1252	
Woldingham		WOH	d		0656	0726		0756	0826		0856	0926		0956	1026		1056	1126		1156	1226		1256	
Oxted	3	OXT	a	0558	0635	0701	0731	0735	0801	0831	0835	0901	0931	0935	1001	1031	1035	1101	1131	1135	1201	1231	1235	1301
Oxted	3	OXT	d	0559	0636	0702	0732	0736	0802	0832	0836	0902	0932	0936	1002	1032	1036	1102	1132	1136	1202	1232	1236	1302
Hurst Green		HUR	d	0602	0639	0705	0735	0739	0805	0835	0839	0905	0935	0939	1005	1035	1039	1105	1135	1139	1205	1235	1239	1305
Lingfield		LFD	d	0608		0711	0741		0811	0841		0911	0941		1011	1041		1111	1141		1211	1241		1311
Dormans		DMS	d	0611		0714	0744		0814	0844		0914	0944		1014	1044		1114	1144		1214	1244		1314
East Grinstead		EGR	a	0617		0720	0750		0820	0850		0920	0950		1020	1050		1120	1150		1220	1250		1320
Edenbridge Town		EBT	d		0645		0745		0845		0945		1045		1145		1245							
Hever		HEV	d		0649		0749		0849		0949		1049		1149		1249							
Cowden		CWN	d		0653		0753		0853		0953		1053		1153		1253							
Ashurst		AHS	d		0658		0758		0858		0958		1058		1158		1258							
Eridge		ERI	d		0703		0803		0903		1003		1103		1203		1303							
Crowborough		COH	d		0710		0810		0910		1010		1110		1210		1310							
Buxted		BXD	d		0716		0816		0916		1016		1116		1216		1316							
Uckfield		UCK	a		0722		0822		0922		1022		1122		1222		1322							

Saturday 2 of 3

Operator Facilities Notes			SN 1	SN 1	SN 1	SN 1	SN 1	SN 1	SN 1	SN 1	SN 1	SN 1	SN 1	SN 1	SN 1	SN 1	SN 1	SN 1	SN 1	SN 1	SN 1	SN 1	SN 1	
London Victoria	10	VIC	d	1250	1320	1350	1420	1450	1520	1550	1620	1650	1720	1750	1820	1850	1920							
Clapham Junction	10	CLJ	d	1257	1327	1357	1427	1457	1527	1557	1627	1657	1727	1757	1827	1857	1927							
St Pancras International	15	STP	d																					
Farringdon	3	ZFD	d																					
City Thameslink	3	CTK	d																					
London Blackfriars	3	BFR	d																					
London Bridge	4	LBG	d	1307		1407		1507		1607		1707		1807		1907								
Norwood Junction	4	NWD	d																					
East Croydon		ECR	d	1310	1322	1340	1410	1422	1440	1510	1522	1540	1610	1622	1640	1710	1722	1740	1810	1822	1840	1910	1922	1940
South Croydon	4	SCY	d																					
Sanderstead		SNR	d	1315	1345	1415	1445	1515	1545	1615	1645	1715	1745	1815	1845	1915	1945							
Riddlesdown		RDD	d	1318	1348	1418	1448	1518	1548	1618	1648	1718	1748	1818	1848	1918	1948							
Upper Warlingham		UWL	d	1322	1352	1422	1452	1522	1552	1622	1652	1722	1752	1822	1852	1922	1952							
Woldingham		WOH	d	1326	1356	1426	1456	1526	1556	1626	1656	1726	1756	1826	1856	1926	1956							
Oxted	3	OXT	a	1331	1335	1401	1431	1435	1501	1531	1535	1601	1631	1635	1701	1731	1735	1801	1831	1835	1901	1931	1936	2001
Oxted	3	OXT	d	1332	1336	1402	1432	1436	1502	1532	1536	1602	1632	1636	1702	1732	1736	1802	1832	1836	1902	1932	1936	2002
Hurst Green		HUR	d	1335	1339	1405	1435	1439	1505	1535	1539	1605	1635	1639	1705	1735	1739	1805	1835	1839	1905	1935	1939	2005
Lingfield		LFD	d	1341	1411	1441	1511	1541	1611	1641	1711	1741	1811	1841	1911	1941	2011							
Dormans		DMS	d	1344	1414	1444	1514	1544	1614	1644	1714	1744	1814	1844	1914	1944	2014							
East Grinstead		EGR	a	1350	1420	1450	1520	1550	1620	1650	1720	1750	1820	1850	1920	1950	2020							
Edenbridge Town		EBT	d	1345	1445	1545	1645	1745	1845	1946														
Hever		HEV	d	1349	1449	1549	1649	1749	1849	1949														
Cowden		CWN	d	1353	1453	1553	1653	1753	1853	1953														
Ashurst		AHS	d	1358	1458	1558	1658	1758	1858	1958														
Eridge		ERI	d	1403	1503	1603	1703	1803	1903	2004														
Crowborough		COH	d	1410	1510	1610	1710	1810	1910	2010														
Buxted		BXD	d	1416	1516	1616	1716	1816	1916	2017														
Uckfield		UCK	a	1422	1522	1622	1722	1822	1922	2022														

Saturday 3 of 3

Operator	Facilities	Notes	SN	SN	SN	SN	SN	SN	SN	SN	SN	SN	SN	SN	SN
			1	1	1	1	1	1	1	1	1	1	1	1	1
London Victoria		VIC d	1950		2020	2050		2120	2150		2220	2250		2320	2353
Clapham Junction		CLJ d	1957		2027	2057		2127	2157		2227	2257		2327	2359
St Pancras International		STP d													
Farringdon		ZFD d													
City Thameslink		CTK d													
London Blackfriars		BFR d													
London Bridge		LBG d		2007			2107		2207			2307			
Norwood Junction		NWD d													
East Croydon		ECR d	2010	2022	2040	2110	2123	2140	2210	2223	2240	2310	2323	2340	0014
South Croydon		SCY d													0017
Sanderstead		SNR d	2015		2045	2115		2145	2215		2245	2315		2345	0020
Riddlesdown		RDD d	2018		2048	2118		2148	2218		2248	2318		2348	0023
Upper Warlingham		UWL d	2022		2052	2122		2152	2222		2252	2322		2352	0027
Woldingham		WOH d	2026		2056	2126		2156	2226		2256	2326		2356	0031
Oxted		OXT a	2031	2035	2101	2131	2136	2201	2231	2236	2301	2331	2337	0001	0037
Oxted		OXT d	2032	2036	2102	2132	2137	2202	2232	2237	2302	2332	2337	0002	
Hurst Green		HUR d	2035	2039	2105	2135	2140	2205	2235	2240	2305	2335	2340	0005	
Lingfield		LFD d	2041		2111	2141		2211	2241		2311	2341		0011	
Dormans		DMS d	2044		2114	2144		2214	2244		2314	2344		0014	
East Grinstead		EGR a	2050		2120	2150		2220	2250		2320	2350		0020	
Edenbridge Town		EBT d		2045			2146		2246			2346			
Hever		HEV d		2049			2149		2249						
Cowden		CWN d		2053			2153		2253						
Ashurst		AHS d		2058			2158		2258						
Eridge		ERI d		2103			2204		2304			2358			
Crowborough		COH d		2110			2210		2310			0004			
Buxted		BXD d		2116			2218		2318			0011			
Uckfield		UCK a		2122			2223		2324			0016			

Key

- SN Service operated by Southern
- a Arrival time
- d Departure time
- Denotes the minimum time in minutes that should be allowed to change trains. At stations with no number, please allow at least 5 minutes
- Interchange with London Underground
- Interchange with Eurostar services
- Interchange with Tramlink
- First Class accommodation available
- Also calls at Selhurst 0539

N: London and Croydon to Oxted, East Grinstead and Uckfield

This table is valid from Sunday 2 June 2024 until Sunday 8 December 2024

Sunday 1 of 2

Operator Facilities Notes			SN	SN	SN	SN	SN	SN	SN	SN	SN	SN	SN	SN	SN	SN	SN	SN	SN	SN	SN	SN			
			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
London Victoria	10	⚡	VIC	d	0743		0851		0921		1021	1051		1121	1151		1221	1251		1321	1351		1421	1451	
Clapham Junction	10		CLJ	d	0752		0858		0928		1028	1058		1128	1158		1228	1258		1328	1358		1428	1458	
St Pancras International	15	⚡⚡	STP	d																					
	3	⚡	ZFD	d																					
City Thameslink	3		CTK	d																					
London Blackfriars	3	⚡	BFR	d																					
London Bridge	4	⚡	LBG	d																					
Norwood Junction	4		NWD	d																					
East Croydon		⚡	ECR	d	0809	0817	0909	0923	0939		1039	1109		1139	1209		1239	1309		1339	1409		1439	1509	
South Croydon	4		SCY	d																					
Sanderstead			SNR	d	0814		0914		0944		1044	1114		1144	1214		1244	1314		1344	1414		1444	1514	
Riddlesdown			RDD	d	0817		0917		0947		1047	1117		1147	1217		1247	1317		1347	1417		1447	1517	
Upper Warlingham			UWL	d	0821		0921		0951		1051	1121		1151	1221		1251	1321		1351	1421		1451	1521	
Woldingham			WOH	d	0825		0925		0955		1055	1125		1155	1225		1255	1325		1355	1425		1455	1525	
Oxted	3		OXT	a	0830	0836	0930	0936	1000		1100	1133		1200	1233		1300	1333		1400	1433		1500	1533	
Oxted	3		OXT	d	0830	0837	0931	0937	1001	1038	1101	1134	1138	1201	1234	1238	1301	1334	1338	1401	1434	1438	1501	1534	1538
Hurst Green			HUR	d	0833	0840	0934	0940	1004	1041	1104	1137	1141	1204	1237	1241	1304	1337	1341	1404	1437	1441	1504	1537	1541
Lingfield			LFD	d	0839		0940		1010		1110	1143		1210	1243		1310	1343		1410	1443		1510	1543	
Dormans			DMS	d	0843		0943		1013		1113	1146		1213	1246		1313	1346		1413	1446		1513	1546	
East Grinstead			EGR	a	0848		0948		1018		1118	1151		1218	1251		1318	1351		1418	1451		1518	1551	
Edenbridge Town			EBT	d		0846		0946		1047		1147			1247			1347			1447			1547	
Hever			HEV	d		0850		0950		1051		1151			1251			1351			1451			1551	
Cowden			CWN	d		0854		0954		1055		1155			1255			1355			1455			1555	
Ashurst			AHS	d		0858		0958		1059		1159			1259			1359			1459			1559	
Eridge			ERI	d		0904		1004		1105		1205			1305			1405			1505			1605	
Crowborough			COH	d		0911		1011		1112		1212			1312			1412			1512			1612	
Buxted			BXD	d		0917		1017		1118		1218			1318			1418			1518			1618	
Uckfield			UCK	a		0923		1023		1124		1224			1324			1424			1524			1624	

Sunday 2 of 2

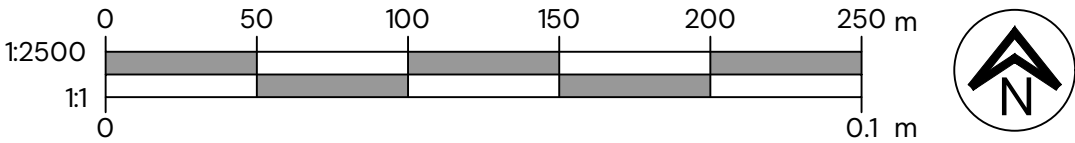
Operator Facilities Notes			SN	SN	SN	SN	SN	SN	SN	SN	SN	SN	SN	SN	SN	SN	SN	SN	SN	SN	SN	SN
			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
London Victoria	D	VIC d	1521	1551		1621	1651		1721	1751		1821	1851		1921	1951		2051		2151		2251
Clapham Junction	D	CLJ d	1528	1558		1628	1658		1728	1758		1828	1858		1928	1958		2058		2158		2258
St Pancras International	B	STP d																				
Farringdon	3	ZFD d																				
City Thameslink	3	CTK d																				
London Blackfriars	3	BFR d																				
London Bridge	4	LBG d																				
Norwood Junction	4	NWD d																				
East Croydon		ECR d	1539	1609		1639	1709		1739	1809		1839	1909		1939	2009		2109		2209		2309
South Croydon	4	SCY d																				
Sanderstead		SNR d	1544	1614		1644	1714		1744	1814		1844	1914		1944	2014		2114		2214		2314
Riddlesdown		RDD d	1547	1617		1647	1717		1747	1817		1847	1917		1947	2017		2117		2217		2317
Upper Warlingham		UWL d	1551	1621		1651	1721		1751	1821		1851	1921		1951	2021		2121		2221		2321
Woldingham		WOH d	1555	1625		1655	1725		1755	1825		1855	1925		1955	2025		2125		2225		2325
Oxted	3	OXT a	1600	1633		1700	1733		1800	1833		1900	1933		2000	2033		2133		2233		2330
Oxted	3	OXT d	1601	1634	1638	1701	1734	1738	1801	1834	1838	1901	1934	1938	2001	2034	2038	2134	2138	2234	2238	2331
Hurst Green		HUR d	1604	1637	1641	1704	1737	1741	1804	1837	1841	1904	1937	1941	2004	2037	2041	2137	2141	2237	2241	2334
Lingfield		LFD d	1610	1643		1710	1743		1810	1843		1910	1943		2010	2043		2143		2243		2340
Dormans		DMS d	1613	1646		1713	1746		1813	1846		1913	1946		2013	2046		2146		2246		2343
East Grinstead		EGR a	1618	1651		1718	1751		1818	1851		1918	1951		2018	2051		2151		2251		2348
Edenbridge Town		EBT d			1647		1747			1847			1947			2047			2147			2247
Hever		HEV d			1651		1751			1851			1951			2051			2151			2251
Cowden		CWN d			1655		1755			1855			1955			2055			2155			2255
Ashurst		AHS d			1659		1759			1859			1959			2059			2159			2259
Eridge		ERI d			1705		1805			1905			2005			2105			2205			2305
Crowborough		COH d			1712		1812			1912			2012			2112			2212			2312
Buxted		BXD d			1718		1818			1918			2018			2118			2218			2318
Uckfield		UCK a			1724		1824			1924			2024			2124			2224			2324

Key

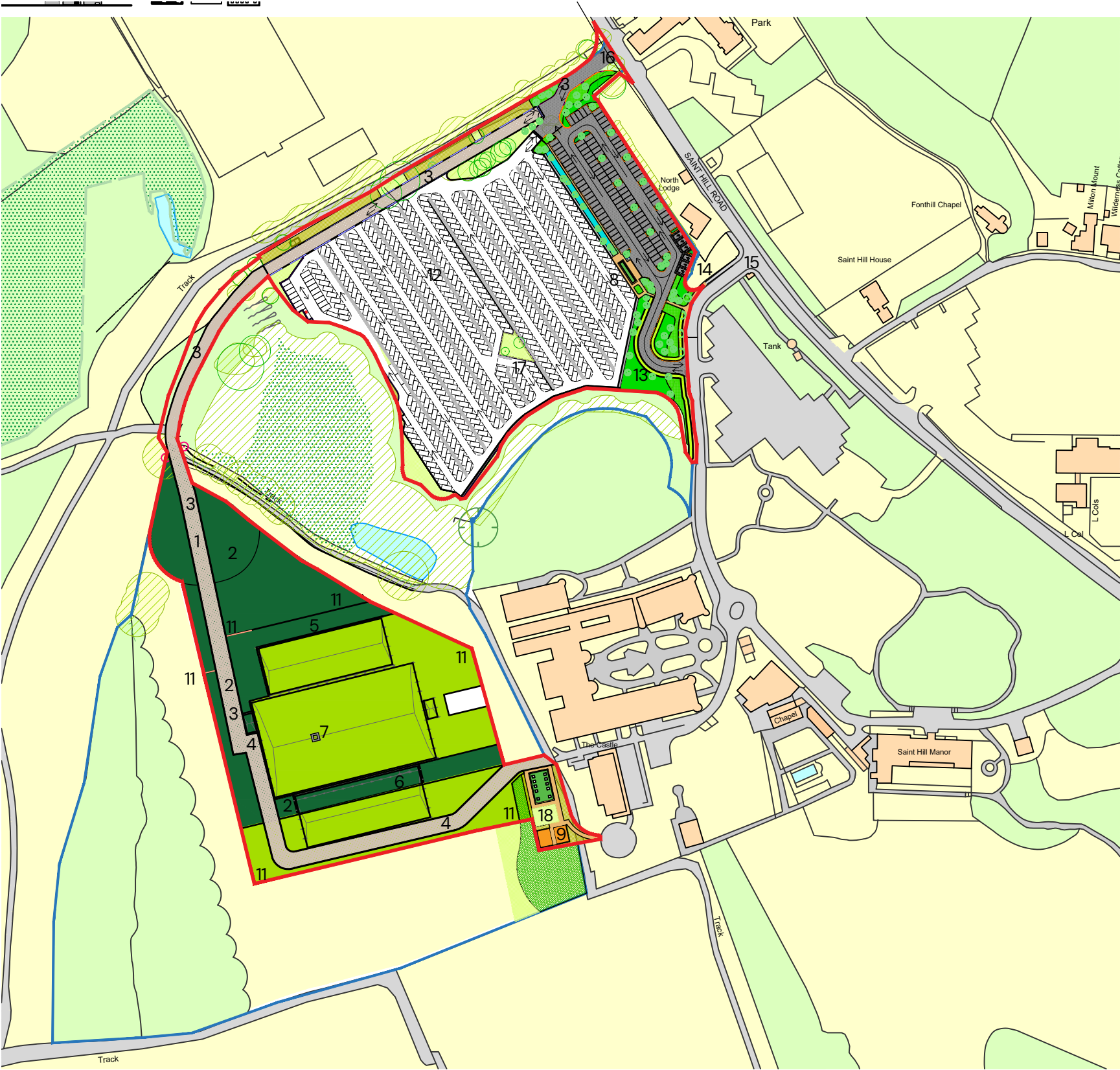
- SN** Service operated by Southern
- a** Arrival time
- d** Departure time
- 10** Denotes the minimum time in minutes that should be allowed to change trains. At stations with no number, please allow at least 5 minutes
-  Interchange with London Underground
-  Interchange with Eurostar services
-  Interchange with Tramlink
- 1** First Class accommodation available

APPENDIX B DEVELOPMENT PROPOSALS

General Note(s):
This document contains confidential and proprietary information that cannot be reproduced or divulged, in whole or in part, without prior written authorisation from Carnegie Steel Buildings Ltd.
Carnegie Steel Buildings Ltd is to be notified immediately of suspected omissions or discrepancies.
All dimensions in millimetres, unless otherwise stated.
Copyright © CARNEGIE STEEL BUILDINGS LTD - Registered in England and Wales No.04820578.



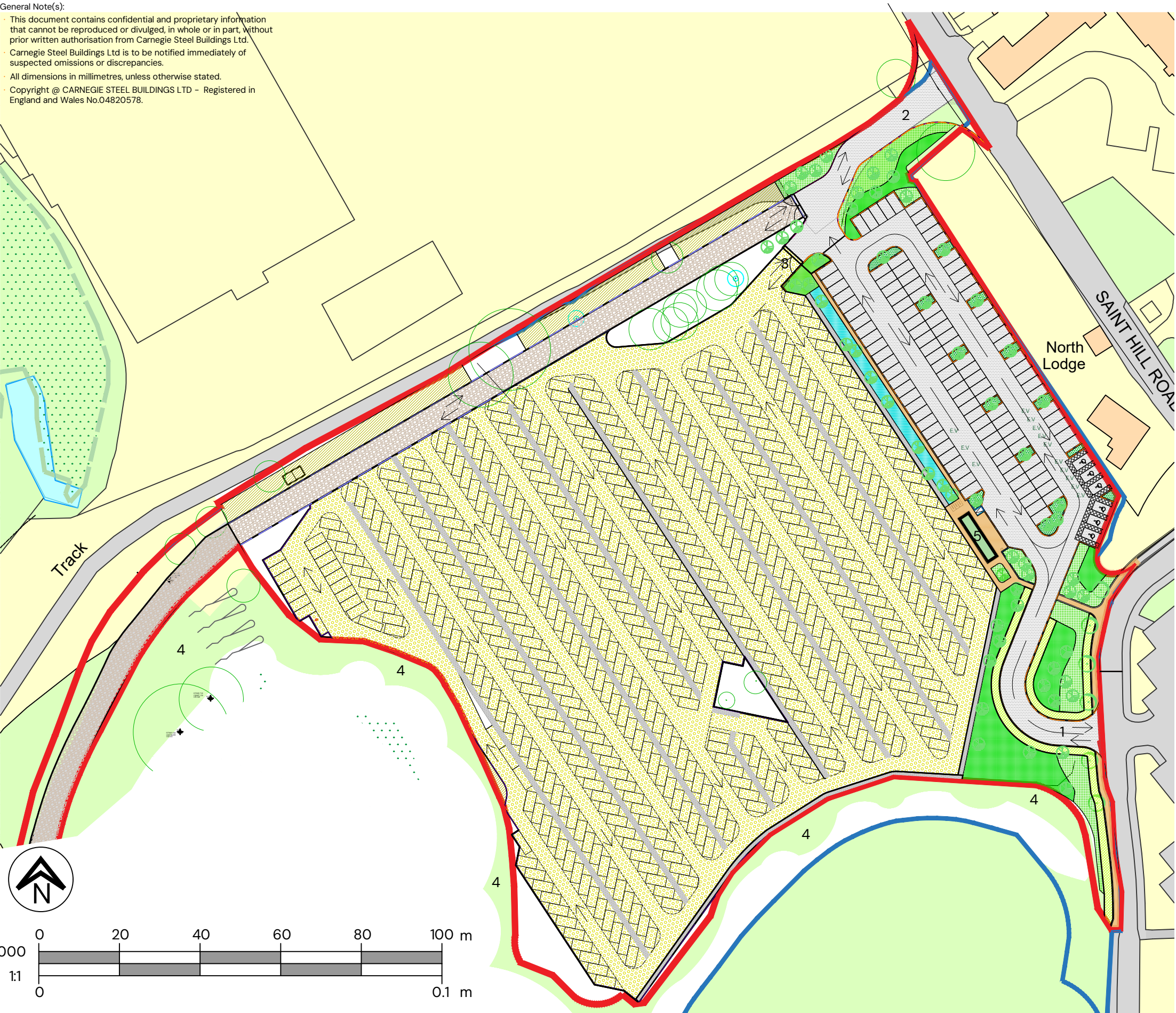
FOR PLANNING



- Drawing Legend:
- 1) Cell Pave 50
 - 2) Cell Pave HD
 - 3) Access route for HGVs in Cellpave HD
 - 4) VIP access route
 - 5) Tent ring beam
 - 6) Crane pad
 - 7) Utility conduit
 - 8) Waiting area
 - 9) Generator enclosure
 - 10) Utility Kiosk
 - 11) Area to be graded
 - 12) Carpark design by Enplan
 - 13) New Access Route - 50m 1 in 20 incline
 - 14) Accessible parking
 - 15) Security hut
 - 16) Vision Splay
 - 17) Trees and Water main valve
 - 18) Washroom

General Note(s):

- This document contains confidential and proprietary information that cannot be reproduced or divulged, in whole or in part, without prior written authorisation from Carnegie Steel Buildings Ltd.
- Carnegie Steel Buildings Ltd is to be notified immediately of suspected omissions or discrepancies.
- All dimensions in millimetres, unless otherwise stated.
- Copyright @ CARNEGIE STEEL BUILDINGS LTD - Registered in England and Wales No.04820578.



FOR PLANNING

- Drawing Legend:
- 1) Access 1
 - 2) Access 2
 - 3) Access to Overflow
 - 4) Rewilding area
 - 5) Washroom block

Areas	
Permanent Car Park	5500m ²
Temporary Car Park	20000m ²
Access Road	750m ²



CARNEGIE

ARCHITECTURE

• Carnegie Steel Buildings Ltd T/A BM Steels • Email: info@bmsteels.co.uk

• Address: The Beeches, Old Ln, Tatsfield, Westerham TN16 2LH • Phone: 01959 572501

PROJECT TITLE:
Proposal on Juhring Field,
Saint Hill Manor

DRAWING TITLE:
Carpark Site Plan A3

CLIENT:
COSRECI

DRAWN: FH	CHECKED: JA	DATE: 09.01.2025	SCALE: 1:1000 @A3
PROJECT NO: 1093	DRAWING NO: 061	REV: J	SHEET NO: 1/1

General Note(s):

- This document contains confidential and proprietary information that cannot be reproduced or divulged, in whole or in part, without prior written authorisation from Carnegie Steel Buildings Ltd.
- Carnegie Steel Buildings Ltd is to be notified immediately of suspected omissions or discrepancies.
- All dimensions in millimetres, unless otherwise stated.
- Copyright © CARNEGIE STEEL BUILDINGS LTD – Registered in England and Wales No.04820578.

Drawing Legend:

- 1) Cell Pave 50
- 2) Cell Pave HD
- 3) Access route for HGVs in Cellpave HD
- 4) VIP access route
- 5) Tent ring beam
- 6) Crane pad
- 7) Utility conduit
- 8) Washroom block
- 9) Generator enclosure
- 10) Utility Kiosk
- 11) Area to be graded



FOR PLANNING

North Wood Hobbs Field Event Space

- Mar-Key ringbeam designed to be made from concrete and laid into grassland area. Intention is that tall grass will hide these in off peak use and then the field will be cut and strimmed for events season.
- Cellpave products by Groundtrax is to be used on surfaces to be reinforced. Areas that need more reinforcement will require Cellpave HD. This will include the access road, staging area and some of the construction area. Some parts can use Cellpave 50 which is a lower strength alternative.
- Infill of the Cellpave areas will be grass predominately. Some areas that require the most strength, such as the crane pad, will be filled with type 1 crushed material.
- Due to low use, the grass and flowers will grow and conceal the foundations for the tent and pathways in off peak use and then be trimmed in back prior to the large event each year.

APPENDIX C SPEED SURVEY

SAINT HILL ROAD EAST GRINSTEAD SPEED SURVEY

Sheet 1 of 12

Date: 5/12/2024

Time: 09:30-12:30

Weather: Overcast

Site: Hobbs Field Access

Direction: North

No	Speed (mph)
1	33
2	38
3	35
4	33
5	45
6	35
7	37
8	32
9	28
10	35
11	25
12	34
13	34
14	37
15	35
16	32
17	30
18	36
19	38
20	37
21	42
22	36
23	31
24	51
25	42
26	39
27	30
28	27
29	37
30	30
31	36
32	35
33	30
34	33

Direction: South

No	Speed (mph)
1	29
2	32
3	34
4	35
5	31
6	33
7	30
8	31
9	31
10	22
11	25
12	35
13	22
14	28
15	30
16	35
17	37
18	41
19	28
20	33
21	29
22	27
23	39
24	32
25	32
26	36
27	32
28	34
29	31
30	36
31	31
32	30
33	36
34	32

SAINT HILL ROAD EAST GRINSTEAD SPEED SURVEY

Sheet 2 of 12

Date: 5/12/2024

Time: 09:30-12:30

Weather: Overcast

Site: Hobbs Field Access

Direction: North

No	Speed (mph)
35	36
36	33
37	40
38	38
39	27
40	40
41	33
42	51
43	26
44	39
45	41
46	30
47	37
48	28
49	30
50	26
51	37
52	31
53	37
54	35
55	41
56	38
57	24
58	22
59	41
60	25
61	33
62	29
63	43
64	23
65	38
66	33
67	49
68	36

Direction: South

No	Speed (mph)
35	30
36	30
37	34
38	35
39	34
40	30
41	38
42	30
43	35
44	29
45	33
46	32
47	29
48	31
49	40
50	39
51	31
52	33
53	33
54	37
55	40
56	32
57	36
58	36
59	37
60	34
61	37
62	26
63	30
64	25
65	29
66	38
67	32
68	27

SAINT HILL ROAD EAST GRINSTEAD SPEED SURVEY

Sheet 3 of 12

Date: 5/12/2024

Time: 09:30-12:30

Weather: Overcast

Site: Hobbs Field Access

Direction: North

No	Speed (mph)
69	36
70	31
71	33
72	42
73	33
74	26
75	32
76	33
77	38
78	31
79	42
80	37
81	40
82	27
83	38
84	34
85	40
86	21
87	26
88	40
89	36
90	34
91	33
92	34
93	30
94	32
95	36
96	40
97	41
98	34
99	32
100	38
101	38
102	27

Direction: South

No	Speed (mph)
69	30
70	35
71	34
72	36
73	24
74	40
75	42
76	22
77	30
78	26
79	38
80	38
81	18
82	28
83	28
84	35
85	28
86	32
87	33
88	33
89	24
90	39
91	28
92	24
93	30
94	34
95	27
96	31
97	32
98	32
99	41
100	
101	35
102	30

SAINT HILL ROAD EAST GRINSTEAD SPEED SURVEY

Sheet 4 of 12

Date: 5/12/2024

Time: 09:30-12:30

Weather: Overcast

Site: Hobbs Field Access

Direction: North

No	Speed (mph)
103	40
104	42
105	32
106	34
107	40
108	25
109	29
110	40
111	30
112	37
113	33
114	29
115	28
116	35
117	36
118	29
119	40
120	27
121	30
122	23
123	33
124	42
125	23
126	37
127	35
128	33
129	34
130	31
131	33
132	17
133	30
134	29
135	30
136	30

Direction: South

No	Speed (mph)
103	31
104	31
105	23
106	26
107	31
108	33
109	32
110	44
111	34
112	33
113	31
114	28
115	27
116	27
117	28
118	36
119	40
120	33
121	31
122	32
123	31
124	33
125	30
126	33
127	26
128	47
129	36
130	26
131	35
132	28
133	32
134	30
135	37
136	25

SAINT HILL ROAD EAST GRINSTEAD SPEED SURVEY

Sheet 5 of 12

Date: 5/12/2024

Time: 09:30-12:30

Weather: Overcast

Site: Hobbs Field Access

Direction: North

No	Speed (mph)
137	32
138	41
139	32
140	40
141	36
142	38
143	37
144	37
145	31
146	34
147	38
148	29
149	26
150	34
151	28
152	35
153	32
154	37
155	41
156	27
157	37
158	42
159	33
160	38
161	27
162	36
163	41
164	30
165	38
166	32
167	36
168	31
169	39
170	28

Direction: South

No	Speed (mph)
137	28
138	30
139	35
140	30
141	42
142	34
143	27
144	30
145	28
146	42
147	38
148	33
149	36
150	24
151	27
152	34
153	34
154	33
155	31
156	30
157	34
158	32
159	27
160	38
161	25
162	26
163	41
164	29
165	35
166	31
167	29
168	32
169	43
170	33

SAINT HILL ROAD EAST GRINSTEAD SPEED SURVEY

Sheet 6 of 12

Date: 5/12/2024

Time: 09:30-12:30

Weather: Overcast

Site: Hobbs Field Access

Direction: North

No	Speed (mph)
171	36
172	32
173	41
174	38
175	24
176	36
177	40
178	33
179	36
180	34
181	38
182	40
183	30
184	42
185	28
186	35
187	31
188	28
189	33
190	35
191	37
192	40
193	21
194	33
195	34
196	32
197	27
198	37
199	40
200	39
Mean	34.110
85th	40
kph	64.4
mps	17.88

Direction: South

No	Speed (mph)
171	33
172	36
173	34
174	26
175	32
176	37
177	33
178	30
179	43
180	36
181	37
182	32
183	23
184	30
185	34
186	29
187	36
188	33
189	32
190	41
191	43
192	36
193	36
194	28
195	31
196	32
197	36
198	38
199	32
200	29
Mean	32.296
85th	37
kph	59.5
mps	16.54

SAINT HILL ROAD EAST GRINSTEAD SPEED SURVEY

Sheet 7 of 12

Date: 9/12/2024

Time: 12:30-15:30

Weather: Overcast

Site: Hobbs Field Access

Direction: North

No	Speed (mph)
1	35
2	40
3	34
4	32
5	29
6	26
7	21
8	28
9	35
10	35
11	43
12	30
13	35
14	41
15	46
16	31
17	30
18	28
19	32
20	37
21	30
22	32
23	37
24	29
25	33
26	29
27	39
28	26
29	35
30	29
31	27
32	36
33	33
34	38

Direction: South

No	Speed (mph)
1	31
2	27
3	33
4	32
5	31
6	31
7	34
8	31
9	33
10	30
11	31
12	40
13	27
14	34
15	34
16	36
17	31
18	33
19	33
20	31
21	31
22	31
23	35
24	36
25	34
26	37
27	39
28	38
29	29
30	40
31	38
32	31
33	36
34	30

SAINT HILL ROAD EAST GRINSTEAD SPEED SURVEY

Sheet 8 of 12

Date: 9/12/2024

Time: 12:30-15:30

Weather: Overcast

Site: Hobbs Field Access

Direction: North

No	Speed (mph)
35	26
36	28
37	32
38	35
39	35
40	38
41	29
42	27
43	36
44	28
45	32
46	32
47	37
48	31
49	27
50	29
51	33
52	33
53	37
54	35
55	26
56	35
57	29
58	27
59	36
60	33
61	38
62	26
63	28
64	32
65	35
66	35
67	38
68	29

Direction: South

No	Speed (mph)
35	31
36	30
37	30
38	30
39	27
40	36
41	36
42	28
43	36
44	42
45	37
46	33
47	40
48	34
49	34
50	32
51	35
52	34
53	37
54	37
55	45
56	34
57	28
58	33
59	38
60	32
61	33
62	36
63	38
64	33
65	31
66	35
67	39
68	34

SAINT HILL ROAD EAST GRINSTEAD SPEED SURVEY

Sheet 9 of 12

Date: 9/12/2024

Time: 12:30-15:30

Weather: Overcast

Site: Hobbs Field Access

Direction: North

No	Speed (mph)
69	27
70	36
71	28
72	32
73	32
74	37
75	31
76	27
77	29
78	33
79	33
80	37
81	35
82	39
83	36
84	25
85	48
86	35
87	30
88	40
89	38
90	46
91	38
92	40
93	42
94	30
95	30
96	36
97	27
98	30
99	44
100	32
101	29
102	24

Direction: South

No	Speed (mph)
69	40
70	36
71	41
72	33
73	40
74	41
75	33
76	48
77	33
78	40
79	32
80	33
81	38
82	34
83	25
84	32
85	42
86	31
87	27
88	34
89	37
90	28
91	28
92	39
93	30
94	36
95	29
96	30
97	31
98	37
99	30
100	32
101	33
102	35

SAINT HILL ROAD EAST GRINSTEAD SPEED SURVEY

Sheet 10 of 12

Date: 9/12/2024

Time: 12:30-15:30

Weather: Overcast

Site: Hobbs Field Access

Direction: North

No	Speed (mph)
103	40
104	32
105	43
106	38
107	24
108	36
109	38
110	34
111	33
112	34
113	40
114	26
115	36
116	35
117	28
118	29
119	30
120	27
121	36
122	37
123	25
124	33
125	40
126	32
127	31
128	32
129	27
130	32
131	29
132	42
133	39
134	28
135	43
136	39

Direction: South

No	Speed (mph)
103	38
104	36
105	32
106	36
107	28
108	39
109	35
110	28
111	32
112	35
113	37
114	25
115	39
116	30
117	29
118	39
119	35
120	47
121	34
122	32
123	27
124	25
125	30
126	32
127	38
128	41
129	31
130	38
131	36
132	43
133	36
134	38
135	34
136	27

SAINT HILL ROAD EAST GRINSTEAD SPEED SURVEY

Sheet 11 of 12

Date: 9/12/2024

Time: 12:30-15:30

Weather: Overcast

Site: Hobbs Field Access

Direction: North

No	Speed (mph)
137	26
138	42
139	19
140	30
141	39
142	25
143	29
144	38
145	42
146	28
147	35
148	28
149	30
150	38
151	40
152	30
153	32
154	30
155	40
156	47
157	31
158	31
159	41
160	34
161	28
162	38
163	29
164	33
165	26
166	33
167	40
168	30
169	31
170	33

Direction: South

No	Speed (mph)
137	48
138	37
139	40
140	35
141	40
142	38
143	33
144	38
145	30
146	30
147	27
148	34
149	34
150	41
151	39
152	32
153	32
154	35
155	31
156	28
157	27
158	35
159	38
160	39
161	35
162	31
163	30
164	32
165	27
166	34
167	30
168	29
169	28
170	29

Date: 9/12/2024

Time: 12:30-15:30

Weather: Overcast

Site: Hobbs Field Access

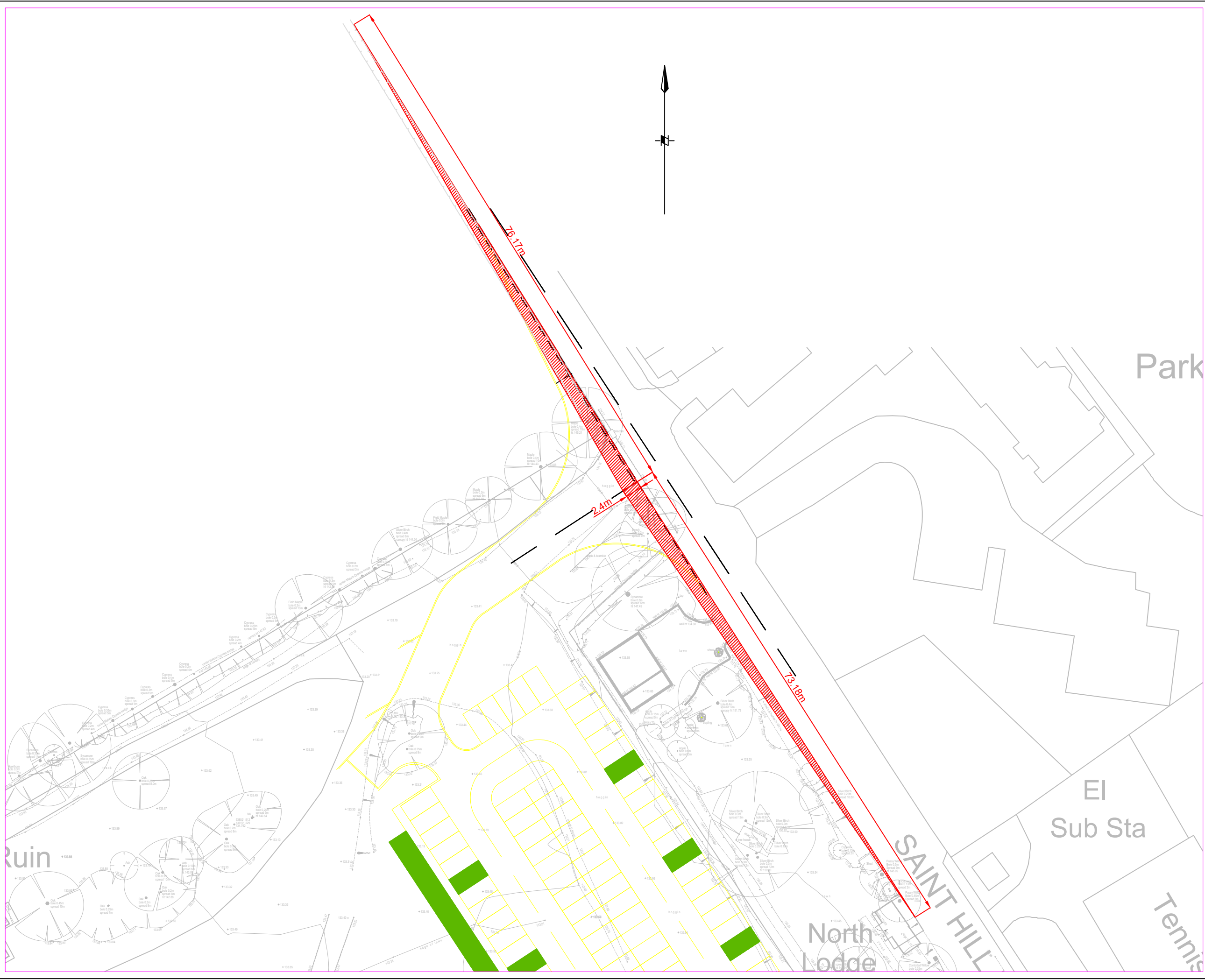
Direction: North

No	Speed (mph)
171	32
172	31
173	28
174	38
175	23
176	28
177	30
178	36
179	37
180	38
181	30
182	34
183	32
184	36
185	34
186	42
187	38
188	45
189	40
190	33
191	42
192	34
193	33
194	34
195	33
196	44
197	29
198	35
199	27
200	36
Mean	33.350
85th	39
kph	62.8
mps	17.43

Direction: South

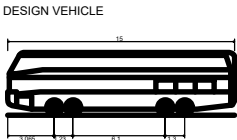
No	Speed (mph)
171	35
172	36
173	36
174	32
175	34
176	29
177	30
178	29
179	30
180	31
181	35
182	32
183	37
184	38
185	30
186	29
187	30
188	34
189	42
190	31
191	35
192	34
193	30
194	38
195	43
196	26
197	36
198	33
199	28
200	38
Mean	33.865
85th	38
kph	61.2
mps	16.99

APPENDIX D JUNCTION LAYOUT PLANS



- Note
1. Trees to be removed at site access
 2. Hedging to be removed along extent of 25m taper.
 3. Hedging cut to height of 600mm to extent of northern visibility splay

Project Title Saint Hill Events			
Drawing Title Saint Hill Road Proposed Access Visibility Splay			
Originator RP	Approved	Date 05.09.2025	Scale 1:500 @ A3
Drawing No. PTC/CA/45417/04	Rev.	Sheet No.	



15m 6WS Luxury Coach
Overall Length 15.000m
Overall Width 2.500m
Overall Body Height 4.157m
Min Body Ground Clearance 0.367m
Track Width 2.500m
Lock to Lock time 5.00s
Wall to Wall Turning Radius 12.450m

Park

El
Sub Sta

North
Lodge

SAINT HILL

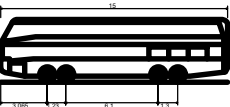
Tenni

Project Title
Saint Hill Events

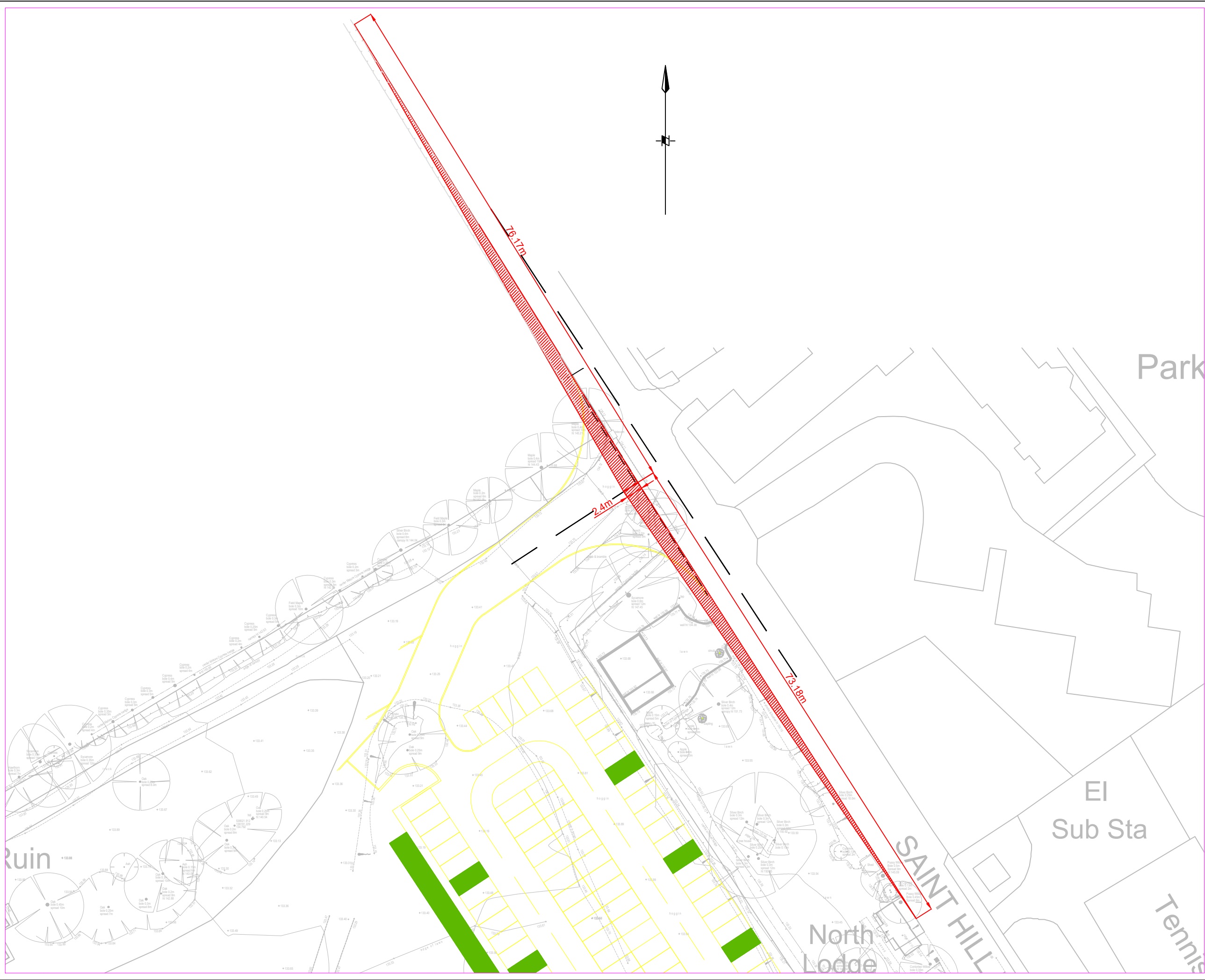
Drawing Title
Saint Hill Road
Coach Swept Path Left Entry Left Exit

Originator RP	Approved	Date 05.09.2025	Scale 1:500 @ A3
Drawing No. PTC/CA/45417/05	Rev.	Sheet No.	



DESIGN VEHICLE	
	
15m 6WS Luxury Coach	
Overall Length	15.000m
Overall Width	2.500m
Overall Body Height	4.157m
Min Body Ground Clearance	0.397m
Track Width	2.500m
Lock to Lock Time	5.90s
Wall to Wall Turning Radius	12.450m

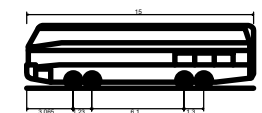
Project Title Saint Hill Events			
Drawing Title Saint Hill Road Coach Swept Path Right Entry Right Exit			
Originator RP	Approved	Date 05.09.2025	Scale 1:500 @ A3
Drawing No. PTC/CA/45417/06	Rev.	Sheet No.	



- Note
1. Trees to be removed at site access
 2. Hedging cut to height of 600mm to extent of northern visibility splay

Project Title Saint Hill Events			
Drawing Title Saint Hill Road Proposed Access Visibility Splay No Taper			
Originator RP	Approved	Date 05.09.2025	Scale 1:500 @ A3
Drawing No. PTC/CA/45417/08	Rev.	Sheet No.	

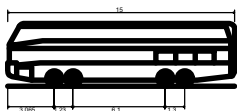


DESIGN VEHICLE	
	
15m 6WS Luxury Coach	
Overall Length	15.000m
Overall Width	2.500m
Overall Body Height	4.157m
Min Body Ground Clearance	0.367m
Track Width	2.500m
Lock to Lock Time	5.50s
Wall to Wall Turning Radius	12.450m

Project Title Saint Hill Events			
Drawing Title Saint Hill Road Coach Swept Path Left Entry Left Exit No Taper			
Originator RP	Approved	Date 05.09.2025	Scale 1:500 @ A3
Drawing No. PTC/CA/45417/09	Rev.	Sheet No.	



DESIGN VEHICLE



15m 6WS Luxury Coach	
Overall Length	15.000m
Overall Width	2.500m
Overall Body Height	4.157m
Min Body Ground Clearance	0.367m
Track Width	2.500m
Lock to Lock Time	5.90s
Wall to Wall Turning Radius	12.450m

Project Title

Saint Hill Events

Drawing Title

Saint Hill Road
Coach Swept Path Right Entry Right Exit
No Taper

Originator RP	Approved	Date 05.09.2025	Scale 1:500 @ A3
------------------	----------	--------------------	---------------------

Drawing No. PTC/CA/45417/10	Rev.	Sheet No.
--------------------------------	------	-----------

APPENDIX E STAGE 1 ROAD SAFETY AUDIT

HOBBS FIELD ACCESS, SAINT HILL MANOR, SAINT HILL ROAD, EAST GRINSTEAD

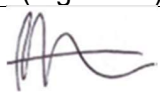
PROPOSED ACCESS IMPROVEMENTS WORKS, OPTIONS.

Stage 1 Road Safety Audit

September 2025

RW-KS-25-4905-RSA1

Report title:	Hobbs Field Access, Saint Hill Manor, Saint Hill Road, East Grinstead. RSA 1
Date:	16/09/25
Document reference and revision:	RW-KS-25-4905-RSA1
Prepared by:	The Safety Forum
On behalf of:	West Sussex County Council / Pelham Transport Consulting

Revision Status	Prepared by: (Name)	Checked by: (Name)	Approved by: (Signature)	Date Approved:
Original	R Westhead	K Seymour		16/09/25
Designer's Response				
Authority's Response				
Audit Response				

Client:	
Pelham Transport Consulting	The Safety Forum Ltd
3 Mill Hill Drive Shoreham-by-sea West Sussex BN43 5TJ	PO Box 831 Godalming Surrey GU7 9HT
Date: 16/09/25	

1.0 INTRODUCTION

1.1 This report results from a Stage 1 Road Safety Audit (RSA) carried out on the proposed access arrangements for large events held on Hobbs Field in association with Saint Hill Manor.

1.2 The highway proposals include: *The specific improvements consist of improvements include the removal of trees to widen the current access and improve visibility on both the north and south direction on Saint Hill Road. There is a hawthorn hedge and footpath to the north of the access and will be removed where carriageway and kerbing is provided and reduced height along the visibility splay to 600mm.*

The access will mainly be used for larger events held on Saints Hill Road approximately 10-15 a year with a maximum of 600 car arrivals and 600 departures 15 park and ride coach trips arrivals and 15 departures. An annual Scientology event will use the car park maximum capacity of 1,100 cars arrivals and 1,100 departures and 100 park and ride coach trips arrivals and 100 departures.

**From RSA Brief.

1.3 Two options have been presented for the junction / access improvement works. Option 1 includes a 25m, 1 in 10 taper. Option 2 does not include a taper.

1.4 The RSA Team is not aware of any previous RSAs having been completed for these design proposals.

1.5 The Stage 1 RSA was carried out at the request of the Design organisation, Pelham Transport Consulting.

1.6 The Road Safety Audit Brief was supplied by Pelham Transport Consulting. The overseeing organisation is West Sussex County Council. The RSA Brief was accepted by the Audit Team as adequate to complete the RSA.

1.7 The Audit was carried out between 11th and 15th September 2025 by consultants working on behalf of The Safety Forum Limited. The Audit Team, which is established from The Safety Forum Ltd and independent of the project design team, has had no involvement with the project.

The Auditors were:

R Westhead – Team Leader BSc, MSoRSA, HE Road Safety Audit Cert Comp

K Seymour – Team Member MCIHT, MSoRSA, BSc, PG Dip TS, HE Road Safety Audit Cert Comp

-
- 1.8 The report has been prepared in accordance with General Principles and Scheme Governance General Information, GG 119 (Revision 2.0.1), Road Safety Audit (Formerly HD 19/15).
- 1.9 The Audit consisted of a desktop study and a site visit. The site visit was carried out on 12th September 2025, between 15:40 and 16:10 hours by all members of the Audit Team together. The weather was changeable with some light showers and the road surface was generally dry. Traffic conditions were quiet and free flowing. Some pedestrians movements were observed along the western side of Saint Hill Road between Hobbs Field access and East Grinstead Sports Club.
- 1.10 Issues relating to the health & safety of operatives constructing, operating or maintaining the highway are not covered by Road Safety Audit. Only issues relating to the design and construction of facilities for highway maintenance that may potentially contribute to a Road Safety Matter are considered by the Road Safety Audit process.

Road Safety Audit is not a technical check that the design conforms to Standards and/or best practice guidance. Design Organisations are responsible for ensuring that their designs have been subjected to the appropriate design reviews (including, where applicable, Walking, Cycling & Horse Riding Assessment & Review) prior to Road Safety Audit.

Road Safety Audit is not a check that the scheme has been constructed in accordance with the design.

Whilst reference is made to certain design standards, where safety may be compromised by a reduction in standard, this report is not intended to provide a design check. The Auditors have only reported on matters that might have an adverse effect on road safety in the context of the chosen design. No attempt has been made to comment on the justification of the scheme or the appropriateness of the design. Consequently, the Auditors accept no responsibility for the design or construction of the scheme.

- 1.11 The recommendations in this report are aimed at addressing the road safety problems; however there may be other alternative acceptable ways to overcome a specific problem, when other practical issues are considered. The recommendations contained herein do not absolve the Designer of his/her responsibilities.
- 1.12 The Overseeing Organisation response to the RSA should be formally recorded and reported to the Designer and the RSA Team so that a record of the Audit process is contained in the *As Built* design pack to be provided and retained by the Overseeing Organisation on final completion.
- 1.13 All problems identified in this Road Safety Audit Report are indicated on a location plan in Appendix A

2.0 ITEMS CONSIDERED

- 2.1 The Road Safety Audit was undertaken on the scheme detailed in the following documentation.

Drawing No.	Rev	Title
-	-	Road Safety Audit Brief
PTC/CA/45417/04	-	Saint Hill Road Proposed Access Visibility Splay
PTC/CA/45417/10	-	Saint Hill Road Coach Swept Path Right Entry Right Exit No Taper
PTC/CA/45417/09	-	Saint Hill Road Coach Swept Path Left Entry Left Exit No Taper
PTC/CA/45417/08	-	Saint Hill Road Proposed Access Visibility Splay No Taper
PTC/CA/45417/07	-	Saint Hill Road Proposed Access Junction Layout No Taper
PTC/CA/45417/06	-	Saint Hill Road Coach Swept Path Right Entry Right Exit
PTC/CA/45417/05	-	Saint Hill Road Coach Swept Path Left Entry Left Exit
PTC/CA/45417/03	-	Saint Hill Road Proposed Access Junction Layout

- 2.2 The following departure from standards was submitted to the Audit Team within the RSA Brief: *Option with no taper is a departure from DMRB CD 123. It is noted that visibility splays appear to be consistent with a value calculated from 'average' measured 85th percentile speeds, rather than DMRB design guidance, (reference DMRB CA 185 and CD 109); these documents indicate that off peak speeds should be used and that design speeds are 'banded' to be in accordance with CD 109 - Table 2.10). This may represent a Departure from Standards for a road of this type and appropriate design parameters should be agreed with the local highway authority.*
- 2.3 Within the RSA Brief it states that surveyed traffic speeds on Saint Hill Road between 5th December 2024 and 9th December 2024 showed 40 mph northbound and 38 mph southbound. The posted speed limit is national derestricted speed limit, 60mph.
- 2.4 Five years of collision data was provided (exact dates are not clear) which showed no collisions occurring at or in the immediate vicinity of the proposed access, or the nearby access points to Saints Hill Manor or East Grinstead Sports Club.

3.0 MATTERS ARISING FROM THIS STAGE 1 AUDIT.

OPTION 1, WITH TAPER

3.1 PROBLEM

LOCATION: South and north of site access.

SUMMARY: Trees and hedges in visibility splays.

There are a number of trees to the north and south of the site access which will obstruct the required visibility splays. The hedges are referred to and proposed to be cut to 600mm above carriageway level. The RSA Team are concerned that unless these are maintained on a robust and regular maintenance programme they will quickly regrow and obscure the junction visibility splay. There are also a number of trees that are likely to obscure or restrict the visibility splay.

Should adequate junction visibility not be available then emerging collisions may be more likely to occur.

RECOMMENDATION

Permanently remove all tree, hedges and vegetation from visibility splays (reference also paragraph 2.2 of this report).

3.2 PROBLEM

LOCATION: Northbound past proposed site access.

SUMMARY: Possible head on collision risk.

Some vehicles may attempt to use the taper as a merge lane and this could lead to other northbound traffic effectively overtaking traffic in the taper and overrunning the centre line. This could lead to a risk of head on type collisions with southbound vehicles as the round the right-hand bend in the area of the East Grinstead Sports Club.

Additionally, emerging drivers using the taper may have a poor view to approaching northbound users and this may lead to emerging collisions.

RECOMMENDATION

Install measure to prevent or deter the taper being used as a merge lane, such as hatched road markings, or overrun areas.

OPTION 2, WITHOUT TAPER

3.3 PROBLEM

LOCATION: South and north of site access.

SUMMARY: Trees and hedges in visibility splays.

There are a number of trees to the north and south of the site access which will obstruct the required visibility splays. The hedges are referred to and proposed to be cut to 600mm above carriageway level. The RSA Team are concerned that unless these are maintained on a robust and regular maintenance programme they will quickly regrow and obscure the junction visibility splay. There are also a number of trees that are likely to obscure or restrict the visibility splay.

Should adequate junction visibility not be available then emerging collisions may be more likely to occur.

RECOMMENDATION

Permanently remove all tree, hedges and vegetation from visibility splays (reference also paragraph 2.2 of this report).

3.4 PROBLEM

LOCATION: Access at junction with Saint Hill Road.

SUMMARY: Long vehicles overrun opposing lane. Possible conflicts involving southbound traffic.

The swept path movements for long vehicles turning left from the site access show vehicles slightly overrunning the centre line. Visibility for a southbound vehicle driver approaching to a left turn exiting vehicle overrunning the centre line is restricted by the bend in Saint Hill Road. It is estimated that this visibility is restricted to approximately 125m. This is likely to be sufficient visibility for vehicles travelling within the 85th percentile speed to slow before conflicting with that left turn exiting vehicle. However vehicles travelling at higher speeds may be at risk of colliding with the turning vehicle or being forced to brake sharply, increasing risk of loss of control.

The RSA Team are also concerned that a southbound vehicle, which has slowed or to let a left turning vehicle exit the proposed access, could be at risk of being shunted by another southbound vehicle whose visibility to the slowing / stopped vehicle has been obscured by the carriageway alignment past the East Grinstead Sports Club access. The RSA Team could not measure out visibility through this bend safely during the site visit due to risk from live traffic.

RECOMMENDATION

Ensure that forward visibility through the bend past the East Grinstead Sports Club access is suitable to allow trailing vehicles to slow behind any slowing or stopped vehicles.

Provide junction ahead warning signs for those drivers travelling above the 85th percentile surveyed speed. This measure should not be adopted in lieu of any other measures which fail to provide suitable stopping sight distance to slowing or stationary vehicles for the survey speed of traffic.

Alternatively, alter the radius length for vehicles to turn left from the access so that vehicles do not overrun the centre line.

4.0 AUDIT TEAM STATEMENT

- 4.1 We certify that this audit has been carried out in accordance with GG 119 (Revision 2.0.1).

AUDIT TEAM LEADER

Name: R Westhead
Position: Director
The Safety Forum Ltd
PO Box 831
Godalming
Surrey
GU7 9HT

Signed: 

Date: 16/09/25

AUDIT TEAM MEMBER

Name: K Seymour
Position: Road Safety Consultant
The Safety Forum Ltd
PO Box 831
Godalming
Surrey
GU7 9HT

Signed: 

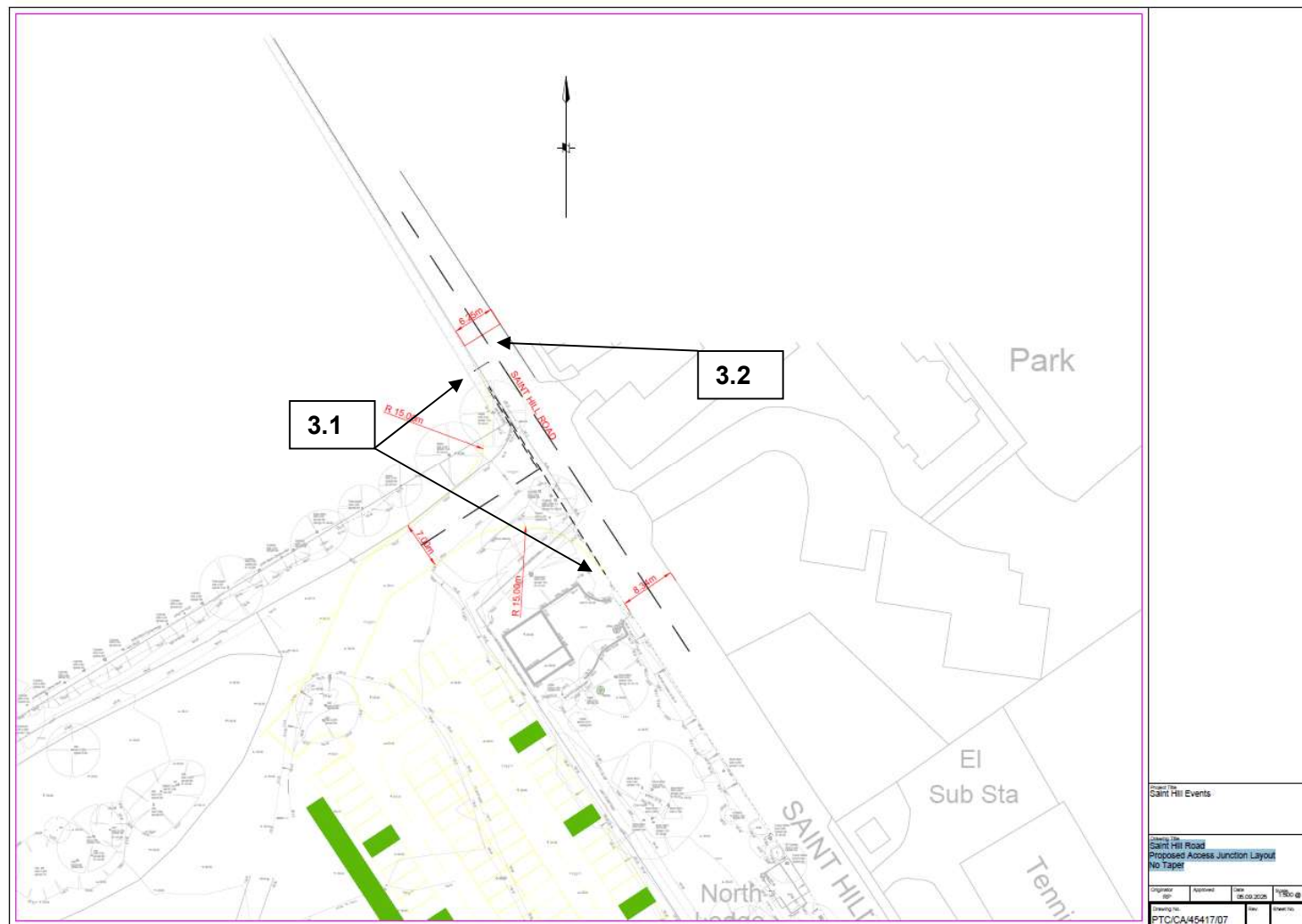
Date: 16/09/25

APPENDIX A: LOCATION PLAN

OPTION 1, WITH TAPER.



OPTION 2, WITHOUT TAPER.



APPENDIX F TRIP DISTRIBUTION

msoa21cd	msoa21nr	msoa21nr	msoa21hc	Populatio	Distance	Weightin	Percentag	Direction	Route
E02003491	Brighton ar	Brighton ar	Patcham E	7790	40	194.75	0.4%	SW	B2110 SW
E02003492	Brighton ar	Brighton ar	Coldean &	10115	43	235.2326	0.4%	SW	B2110 SW
E02003493	Brighton ar	Brighton ar	Patcham W	8062	40	201.55	0.4%	SW	B2110 SW
E02003494	Brighton ar	Brighton ar	Hollingbury	6640	41	161.9512	0.3%	SW	B2110 SW
E02003495	Brighton ar	Brighton ar	Mile Oak	7155	45	159	0.3%	SW	B2110 SW
E02003496	Brighton ar	Brighton ar	Hangleton	7751	44	176.1591	0.3%	SW	B2110 SW
E02003497	Brighton ar	Brighton ar	West Blatc	7581	42	180.5	0.3%	SW	B2110 SW
E02003500	Brighton ar	Brighton ar	Fiveways	8072	43	187.7209	0.3%	SW	B2110 SW
E02003501	Brighton ar	Brighton ar	Withdean W	8385	41	204.5122	0.4%	SW	B2110 SW
E02003503	Brighton ar	Brighton ar	Hangleton	9080	44	206.3636	0.4%	SW	B2110 SW
E02003504	Brighton ar	Brighton ar	Preston Pa	8556	42	203.7143	0.4%	SW	B2110 SW
E02000165	Bromley 03	Bromley 03	Biggin Hill W	7172	30	239.0667	0.4%	NE	Imberhorne Lane
E02006785	Bromley 04	Bromley 04	Biggin Hill E	6780	34	199.4118	0.4%	NE	Imberhorne Lane
E02006575	Crawley 00	Crawley 00	Langley Gr	8946	17	526.2353	0.9%	NW	Imberhorne Lane
E02006576	Crawley 00	Crawley 00	Pound Hill	10714	14	765.2857	1.4%	NW	Imberhorne Lane
E02006577	Crawley 00	Crawley 00	Ewhurst & W	9091	17	534.7647	1.0%	W	Imberhorne Lane
E02006578	Crawley 00	Crawley 00	Manor Roy	12784	15	852.2667	1.5%	W	Imberhorne Lane
E02006579	Crawley 00	Crawley 00	Three Bridg	8353	14	596.6429	1.1%	W	Imberhorne Lane
E02006580	Crawley 00	Crawley 00	Ifield & Gos	8396	17	493.8824	0.9%	W	Imberhorne Lane
E02006581	Crawley 00	Crawley 00	Southgate	10355	17	609.1176	1.1%	W	Imberhorne Lane
E02006582	Crawley 00	Crawley 00	Maidenbov	7849	14	560.6429	1.0%	W	B2110 SW
E02006583	Crawley 00	Crawley 00	Maidenbov	9481	14	677.2143	1.2%	W	Imberhorne Lane
E02006584	Crawley 01	Crawley 01	Bewbush	7840	23	340.8696	0.6%	W	Imberhorne Lane
E02006585	Crawley 01	Crawley 01	Tilgate	8314	17	489.0588	0.9%	W	Imberhorne Lane
E02006586	Crawley 01	Crawley 01	Broadfield W	8037	23	349.4348	0.6%	W	Imberhorne Lane
E02006587	Crawley 01	Crawley 01	Broadfield	8535	22	387.9545	0.7%	W	Imberhorne Lane
E02000221	Croydon 02	Croydon 02	Waddon Sc	10858	32	339.3125	0.6%	N	Imberhorne Lane
E02000224	Croydon 03	Croydon 03	Purley Nort	8053	30	268.4333	0.5%	N	Imberhorne Lane
E02000226	Croydon 03	Croydon 03	Selsdon	7615	30	253.8333	0.5%	N	Imberhorne Lane
E02000227	Croydon 03	Croydon 03	Forestdale	11681	32	365.0313	0.7%	NE	Imberhorne Lane
E02000228	Croydon 03	Croydon 03	Sanderstea	7956	28	284.1429	0.5%	N	Imberhorne Lane

E02000230	Croydon 03 Croydon 03 Purley Cen	10502	30	350.0667	0.6% N	Imberhorne Lane
E02000231	Croydon 03 Croydon 03 Woodcote	7930	37	214.3243	0.4% N	Imberhorne Lane
E02000232	Croydon 03 Croydon 03 Selsdon Pa	6199	32	193.7188	0.3% N	Imberhorne Lane
E02000233	Croydon 04 Croydon 04 Kenley Nor	6364	28	227.2857	0.4% N	Imberhorne Lane
E02000234	Croydon 04 Croydon 04 Coulsdon	9449	35	269.9714	0.5% N	Imberhorne Lane
E02000235	Croydon 04 Croydon 04 Kenley Sou	6891	27	255.2222	0.5% NW	Imberhorne Lane
E02000236	Croydon 04 Croydon 04 Woodmans	9130	37	246.7568	0.4% NW	Imberhorne Lane
E02000237	Croydon 04 Croydon 04 Old Coulsd	7601	25	304.04	0.5% N	Imberhorne Lane
E02006588	Horsham 0 Horsham 0 Rusper, Fa	10410	26	400.3846	0.7% W	Imberhorne Lane
E02006589	Horsham 0 Horsham 0 Littlehaven	11343	29	391.1379	0.7% W	Imberhorne Lane
E02006590	Horsham 0 Horsham 0 Broadbridg	8782	34	258.2941	0.5% SW	Imberhorne Lane
E02006591	Horsham 0 Horsham 0 Horsham E	8272	29	285.2414	0.5% SW	B2110 SW
E02006592	Horsham 0 Horsham 0 Rudgwick, I	6678	40	166.95	0.3% W	Imberhorne Lane
E02006593	Horsham 0 Horsham 0 Horsham C	11286	29	389.1724	0.7% SW	B2110 SW
E02006594	Horsham 0 Horsham 0 Horsham V	10941	28	390.75	0.7% SW	B2110 SW
E02006595	Horsham 0 Horsham 0 Horsham S	8958	25	358.32	0.6% SW	B2110 SW
E02006596	Horsham 0 Horsham 0 Southwater	9363	32	292.5938	0.5% SW	B2110 SW
E02006597	Horsham 0 Horsham 0 Billingshur	12395	41	302.3171	0.5% SW	B2110 SW
E02006598	Horsham 0 Horsham 0 Cowfold &	5455	26	209.8077	0.4% SW	B2110 SW
E02006601	Horsham 0 Horsham 0 Henfield &	8956	39	229.641	0.4% SW	B2110 SW
E02006602	Horsham 0 Horsham 0 Ashington &	8716	42	207.5238	0.4% SW	B2110 SW
E02004379	Lewes 001 Lewes 001 Chailey, Ne	7650	27	283.3333	0.5% S	W Hoathly Road SE
E02004380	Lewes 002 Lewes 002 Wivelsfield	9644	26	370.9231	0.7% SW	B2110 SW
E02004381	Lewes 003 Lewes 003 Lewes Cen	9375	30	312.5	0.6% S	W Hoathly Road SE
E02004382	Lewes 004 Lewes 004 Ringmer, G	6513	39	167	0.3% S	W Hoathly Road NE
E02004383	Lewes 005 Lewes 005 Lewes Wes	7339	30	244.6333	0.4% S	W Hoathly Road SE
E02006604	Mid Sussex Mid Sussex East Grinst	13280	4	3320	6.0% NE	B2110 NE
E02006605	Mid Sussex Mid Sussex Copthorne	6366	6	1061	1.9% SW	Imberhorne Lane
E02006606	Mid Sussex Mid Sussex East Grinst	8350	4	2087.5	3.8% NE	B2110 NE
E02006607	Mid Sussex Mid Sussex East Grinst	7960	3	2653.333	4.8% NE	Imberhorne Lane
E02006608	Mid Sussex Mid Sussex Crawley Dc	6334	8	791.75	1.4% NW	B2110 SW
E02006609	Mid Sussex Mid Sussex Horsted Ke	6889	5	1377.8	2.5% SW	W Hoathly Road SE
E02006610	Mid Sussex Mid Sussex Balcombe	7869	16	491.8125	0.9% SW	B2110 SW

E02006611	Mid Sussex	Mid Sussex Haywards I	11480	18	637.7778	1.2% SW	B2110 SW
E02006612	Mid Sussex	Mid Sussex Haywards I	11827	18	657.0556	1.2% SW	B2110 SW
E02006613	Mid Sussex	Mid Sussex Haywards I	7751	18	430.6111	0.8% SW	B2110 SW
E02006614	Mid Sussex	Mid Sussex Haywards I	12852	19	676.4211	1.2% SW	B2110 SW
E02006615	Mid Sussex	Mid Sussex Burgess Hil	7061	23	307	0.6% SW	B2110 SW
E02006616	Mid Sussex	Mid Sussex Burgess Hil	9840	23	427.8261	0.8% SW	B2110 SW
E02006617	Mid Sussex	Mid Sussex Burgess Hil	9134	23	397.1304	0.7% SW	B2110 SW
E02006618	Mid Sussex	Mid Sussex Burgess Hil	6456	23	280.6957	0.5% SW	B2110 SW
E02006619	Mid Sussex	Mid Sussex Hurstpierpi	9079	31	292.871	0.5% SW	B2110 SW
E02006620	Mid Sussex	Mid Sussex Hassocks,	10038	27	371.7778	0.7% SW	B2110 SW
E02006374	Mole Valley	Mole Valley Chartwood	6951	29	239.6897	0.4% NW	B2110 SW
E02006376	Reigate an	Reigate an Banstead	9227	37	249.3784	0.4% NW	Imberhorne Lane
E02006377	Reigate an	Reigate an Tattenham	6169	36	171.3611	0.3% NW	Imberhorne Lane
E02006378	Reigate an	Reigate an Chipstead	8848	31	285.4194	0.5% NW	Imberhorne Lane
E02006379	Reigate an	Reigate an Tattenham	6970	36	193.6111	0.3% NW	Imberhorne Lane
E02006380	Reigate an	Reigate an Tadworth &	7095	35	202.7143	0.4% NW	Imberhorne Lane
E02006381	Reigate an	Reigate an Kingswood	7255	34	213.3824	0.4% NW	Imberhorne Lane
E02006382	Reigate an	Reigate an Merstham	6864	24	286	0.5% NW	Imberhorne Lane
E02006383	Reigate an	Reigate an Reigate Hil	10115	30	337.1667	0.6% NW	Imberhorne Lane
E02006384	Reigate an	Reigate an Redhill We	10919	24	454.9583	0.8% NW	Imberhorne Lane
E02006385	Reigate an	Reigate an Redhill Eas	11323	24	471.7917	0.9% NW	Imberhorne Lane
E02006386	Reigate an	Reigate an Reigate Ce	8378	25	335.12	0.6% NW	Imberhorne Lane
E02006387	Reigate an	Reigate an Reigate Soi	6788	25	271.52	0.5% NW	Imberhorne Lane
E02006388	Reigate an	Reigate an Earlswood	9327	23	405.5217	0.7% NW	Imberhorne Lane
E02006389	Reigate an	Reigate an Salfords &'	7370	22	335	0.6% NW	Imberhorne Lane
E02006390	Reigate an	Reigate an Horley Wes	10508	18	583.7778	1.1% NW	Imberhorne Lane
E02006391	Reigate an	Reigate an Horley Easi	7749	18	430.5	0.8% NW	Imberhorne Lane
E02006392	Reigate an	Reigate an Horley Cen	9169	18	509.3889	0.9% NW	Imberhorne Lane
E02005094	Sevenoaks	Sevenoaks Knockholt,	9726	39	249.3846	0.4% NE	Imberhorne Lane
E02005097	Sevenoaks	Sevenoaks Sevenoaks	9640	34	283.5294	0.5% NE	Imberhorne Lane
E02005098	Sevenoaks	Sevenoaks Sevenoaks	10106	30	336.8667	0.6% NE	Imberhorne Lane
E02005099	Sevenoaks	Sevenoaks Westerharr	7963	28	284.3929	0.5% NE	Imberhorne Lane
E02005100	Sevenoaks	Sevenoaks Edenbridge	9881	15	658.7333	1.2% NE	Imberhorne Lane

E02005101	Sevenoaks Sevenoaks Hever, Leig	7072	21	336.7619	0.6% NE	W Hoathly Road NE
E02000863	Sutton 024 Sutton 024 Orchard Hi	6737	38	177.2895	0.3% N	Imberhorne Lane
E02006429	Tandridge (Tandridge (Warlinghar	8212	24	342.1667	0.6% N	Imberhorne Lane
E02006430	Tandridge (Tandridge (Caterham I	9518	22	432.6364	0.8% NW	Imberhorne Lane
E02006431	Tandridge (Tandridge (Caterham \	11571	24	482.125	0.9% N	Imberhorne Lane
E02006432	Tandridge (Tandridge (Caterham \	5671	22	257.7727	0.5% NW	Imberhorne Lane
E02006433	Tandridge (Tandridge (Oxted Nort	9491	21	451.9524	0.8% N	Imberhorne Lane
E02006434	Tandridge (Tandridge (Oxted Sout	6629	21	315.6667	0.6% N	Imberhorne Lane
E02006435	Tandridge (Tandridge (Nutfield & I	6114	36	169.8333	0.3% NW	Imberhorne Lane
E02006436	Tandridge (Tandridge (Godstone	6214	17	365.5294	0.7% N	Imberhorne Lane
E02006437	Tandridge (Tandridge (Lingfield &	8388	11	762.5455	1.4% NE	Imberhorne Lane
E02006438	Tandridge (Tandridge (Smallfield i	8351	13	642.3846	1.2% N	Imberhorne Lane
E02006790	Tandridge (Tandridge (Warlinghar	7717	25	308.68	0.6% N	Imberhorne Lane
E02005163	Tunbridge \ Tunbridge \ Southboroi	8080	26	310.7692	0.6% E	W Hoathly Road NE
E02005164	Tunbridge \ Tunbridge \ Southboroi	8925	28	318.75	0.6% E	W Hoathly Road NE
E02005165	Tunbridge \ Tunbridge \ Pembury &	7517	30	250.5667	0.5% E	W Hoathly Road NE
E02005166	Tunbridge \ Tunbridge \ High Broom	6913	27	256.037	0.5% NE	W Hoathly Road NE
E02005167	Tunbridge \ Tunbridge \ Langton Gr	7661	23	333.087	0.6% NE	W Hoathly Road NE
E02005168	Tunbridge \ Tunbridge \ Tunbridge \	7661	25	306.44	0.6% E	W Hoathly Road NE
E02005170	Tunbridge \ Tunbridge \ Ferndale &	9847	26	378.7308	0.7% E	W Hoathly Road NE
E02005171	Tunbridge \ Tunbridge \ Ramslye &	6200	26	238.4615	0.4% E	B2110 NE
E02005173	Tunbridge \ Tunbridge \ Tunbridge \	8430	25	337.2	0.6% E	W Hoathly Road NE
E02004403	Wealden 0 Wealden 0 Forest Row	6434	7	919.1429	1.7% SE	W Hoathly Road NE
E02004404	Wealden 0 Wealden 0 Frant & Grc	6406	21	305.0476	0.6% SE	W Hoathly Road NE
E02004406	Wealden 0 Wealden 0 Crowborou	7286	22	331.1818	0.6% SW	W Hoathly Road NE
E02004407	Wealden 0 Wealden 0 Mayfield &	8103	36	225.0833	0.4% SE	W Hoathly Road NE
E02004408	Wealden 0 Wealden 0 Crowborou	8375	22	380.6818	0.7% SE	W Hoathly Road NE
E02004409	Wealden 0 Wealden 0 Chelwood i	5323	12	443.5833	0.8% SE	W Hoathly Road SE
E02004410	Wealden 0 Wealden 0 Buxted, Fra	7990	24	332.9167	0.6% SW	W Hoathly Road NE
E02004411	Wealden 0 Wealden 0 Uckfield To	8510	26	327.3077	0.6% SW	W Hoathly Road NE
E02004412	Wealden 0 Wealden 0 Heathfield	8080	36	224.4444	0.4% SE	W Hoathly Road NE
E02004413	Wealden 0 Wealden 0 Broad Oak	7323	25	292.92	0.5% SE	W Hoathly Road NE
E02004414	Wealden 0 Wealden 0 Uckfield Sc	6526	26	251	0.5% SE	W Hoathly Road NE

E02004415 Wealden 0 Wealden 0 Five Ash Dc	6699	23	291.2609	0.5% SE	W Hoathly Road NE
E02004417 Wealden 0 Wealden 0 Hailsham C	6517	43	151.5581	0.3% SE	W Hoathly Road NE
E02004418 Wealden 0 Wealden 0 Hailsham S	5791	43	134.6744	0.2% SE	W Hoathly Road NE
E02004419 Wealden 0 Wealden 0 Hailsham E	6332	43	147.2558	0.3% SE	W Hoathly Road NE
E02004420 Wealden 0 Wealden 0 Hailsham N	13949	48	290.6042	0.5% SE	B2110 NE
			55441.58	100.0%	