



# ODYSSEY

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**KEYMER ROAD, BURGESS HILL**

**HIGHWAYS APPRAISAL**



**KEYMER ROAD, BURGESS HILL**

**HIGHWAYS APPRAISAL  
ON BEHALF OF CLIENT**

Prepared by

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## DOCUMENT CONTROL SHEET

Project Name: Keymer Road, Burgess Hill

Project No. 14-205

Rev	Issue Purpose	Author	Checked	Reviewed	Approved	Date
-	For Client Review	BM	RJH	BM	RJH	10/07/2020
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B	For Submission 2	BM	RJH	BM	RJH	27/07/2020



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14-205-001C Proposed Site Access

14-205-012 Potential Keymer Road Site Access

## APPENDICES

Appendix A Bus Timetables and Map



## 1.0 INTRODUCTION

- 1.1 Odyssey have been instructed by Thakeham Homes to prepare this Highways Appraisal relating to the proposed residential development on the site at Land East of Keymer Road and South of Folders Lane, Burgess Hill.
- 1.2 The site has a total draft allocation for 300 dwellings in the Mid-Sussex District Council (MSDC) Site Allocations Development Plan Document (DPD) – Regulation 18, Consultation Report. The Regulation 18 consultation was carried out between 9 October 2019 and 20 November 2019. Subsequent to this consultation, the Site Allocations DPD Draft Submission (Regulation 19) has been published prior to the Regulation 19 consultation stage, in which this land parcel has been included as Policy Reference SA13 for 300 dwellings. This report forms part of the evidence base for this Regulation 19 consultation stage.
- 1.3 This Highways Technical Note sets out the background to the SA13 site, including its existing approved access from Keymer Road and how the site access is able to cater for access to the wider site allocation. Accordingly, **Section 2.0** of this note summarises responses previously received from statutory consultees. The aforementioned Keymer Road site access is discussed in **Section 3.0**, along with other potential accesses to the site. **Section 4.0** sets out the accessibility of the site to existing public transport services. **Section 5.0** discusses the ability of the site access and off-site junctions to cater for the existing, committed and proposed development traffic. **Section 6.0** concludes the note.



## 2.0 STATUTORY CONSULTEE RESPONSES

- 2.1 A number of statutory consultee responses were received in relation to the SA13 site allocation, as set out in the Site Allocations DPD – Regulation 18 Consultation Report.
- 2.2 West Sussex County Council (WSCC), as local highway authority, stated the following with respect to the SA13 site:
- *‘Provide on-site passenger information including RTI display(s) for bus and rail services*
  - *Contribute to the improvements to the bus and rail interchange at Burgess Hill station*
  - *Provide new bus stopping facilities on the Keymer Road south of Keymer Gardens*
  - *Provide enhanced bus stop facilities including bus shelters and passenger information improvements on Folders Lane*
  - *Contribute towards enhancement of cycle parking provision at Burgess Hill station*
  - *Contribute towards improvements in cycling facilities to Burgess Hill station’*
- 2.3 The above list relates to sustainable transport infrastructure to be delivered by and / or for which a contribution would be provided by the developer(s) of the site.
- 2.4 A number of statutory consultee comments were received with respect to the traffic impact of the proposed SA13 site, including from Lewes District Council and Burgess Hill Town Council. **Section 5.0** discusses the implications of the off-site traffic impact.



### 3.0 SITE ACCESSES

- 3.1 This section sets out the potential vehicular, emergency, pedestrian and cycle site accesses into the SA13 site allocation.

#### ***Vehicular Access***

- 3.2 Approved planning application MSDC reference DM/16/2607 permitted seven dwellings to be constructed on land at Greenacres, with access to that scheme provided from Keymer Road. The approved and implemented site access junction from the Greenacres development onto Keymer Road is shown on **Drawing 14-205-001C**. This Keymer Road / Greenacres priority junction was designed to cater for possible future development on the now SA13 site. Internally the site access road was designed for both the seven-dwelling scheme and for future widening to allow for suitable access to the SA13 site.
- 3.3 A Stage 1 Road Safety Audit was undertaken for the proposed junction as part of the aforementioned planning permission. The safety audit did not highlight any material safety concerns with the site access and the junction was accepted by WSCC Highways as being suitable. It is not expected that this position would change; however, it is acknowledged that the safety audit would need to be updated with the site access now being proposed to cater for the wider site allocation for further development.
- 3.4 The potential to suitably extend the route from the Greenacres site into the wider SA13 site was safeguarded, at the time of designing the Greenacres site access, as shown on **Drawing 14-205-012**. The proposed junction caters for a 5.5m wide carriageway with a 2.0m footway either side.
- 3.5 The junction visibility with Keymer Road caters for the 85<sup>th</sup> percentile vehicle speeds (recorded in 2015), southbound and northbound towards the access of 42mph and 43mph respectively. The recorded vehicle speeds correspond to a Y-distance visibility at the proposed site access of 120m in accordance with the Design Manual for Roads and Bridges (DMRB) and as set out in WSCC's 'Local Design Guide – Supplementary Guidance for Residential Development Proposals'.

#### ***Emergency Access***

- 3.6 It is considered that the potential requirement for an emergency access for the SA13 site allocation would be judged through discussion with WSCC Highways given that WSCC and the Association of Chief Fire Officers review such requirements on a case-by-case basis.
- 3.7 WSCC guidance for emergency accesses states:
- 'MfS removes the restriction on the number of units that can be served from a single point of access. The Highway Authority will provide comments on a scheme by scheme basis to assess whether proposals should include suitable provision for secondary/ emergency access.'*
- 3.8 Further to the above, Manual for Streets (MfS), which WSCC refer to in their own guidance, states:



6.7.3 *'The Association of Chief Fire Officers has expanded upon and clarified these requirements as follows:*

- the length of cul-de-sacs or the number of dwellings have been used by local authorities as criteria for limiting the size of a development served by a single access route. Authorities have often argued that the larger the site, the more likely it is that a single access could be blocked for whatever reason. The fire services adopt a less numbers-driven approach and consider each application based on a risk assessment for the site, and response time requirements...'*

3.9 It should be noted that once into the wider site allocation from the proposed vehicular access, at a point c.135m east of Keymer Road, that a loop road(s) through at least part of the site could be realised, albeit noting vegetation restrictions. This potential loop road(s) would provide emergency service vehicles two routes to reach an emergency, accommodating a scenario in which one route might be blocked.

3.10 An emergency access is also achievable via Broadlands onto Keymer Road. Broadlands is an adopted highway that connects to the SA13 site allocation boundary. Broadlands consists of a c.4.9m wide carriageway, with a c.3.7m wide verge on the north side and a c.3.2m wide verge on the south side along the length of the road. The available widths are comfortably able cater for emergency service vehicles in accordance with Building Regulation Approved Document B access requirements.

#### ***Additional Pedestrian and Cycle Accesses***

3.11 As well as being an emergency access, Broadlands could also be used as an additional pedestrian and cycle access for the site. The width and alignment make Broadlands suitable to cater for a greater volume of pedestrians, than currently use the road, without the need for a separate footway, although there is sufficient adopted highway land available along this route to create a footway, if required. Cyclists would be suitably accommodated on the existing carriageway.

3.12 Further to the access via Broadlands, pedestrian and cycle access could also be achieved from the northern end of the SA13 site to Folders Lane, where there is an existing footway on the southern side. This pedestrian and cycle access would be via the strip of land located to the west of Wintons Close. There is sufficient land to achieve a shared footpath / cycle path in this location.

3.13 In addition to the aforementioned pedestrian accesses, another pedestrian access may be realised in the north western corner of the site connecting to Keymer Road; this would be subject to further investigation.



#### 4.0 PUBLIC TRANSPORT ACCESSIBILITY

- 4.1 The site benefits from existing bus services that operate in close proximity, including Routes 35C and 33, which can be accessed from bus stops on Folders Lane and Keymer Road respectively. Both of these routes provide an hourly service into the centre of Burgess Hill Monday to Saturday, whilst Route 33 also provides onward journeys to Hurstpierpoint and Haywards Heath.
- 4.2 In addition to the services mentioned above, the No. 167 and No. 168 'village rider' bus services, which can be accessed from bus stops on Keymer Road and Folders Lane respectively, both provide limited (c. three times a day from Monday to Thursday) service frequencies. These services do, however, provide access to Lewes to the south. The No. 523 Burgess Hill to Warden Park school bus can also be accessed from the Folders Lane bus stops on schooldays. The (pre-Covid-19) bus timetables and a map can be found in **Appendix A**.
- 4.3 The Draft Site Allocations DPD (September 2019) Policy SA13, Highways and Access states '*A Sustainable transport strategy will be required identifying how the development will integrate with the existing network, providing safe and convenient routes for walking, cycling and public transport through the development and linking with existing networks*'.
- 4.4 All dwellings in the SA13 site allocation are proposed to be within c.600m of either the Keymer Road or the Folders Lane bus stops, based on the Concept Masterplan. As such, it is considered that a bus service does not need to access the site itself and it is noted that WSCC's consultation response did not stipulate the requirement for a bus diversion either.
- 4.5 The above approach, whereby buses do not divert onto the proposed site, is consistent with the nearby consented 'Clayton Mills' residential development (Ref. DM/18/4979) which has not made any provision for buses to route through the site. Of note, the furthest proposed dwellings on the Clayton Mills site are situated over 600m from existing the bus stops on Ockley Road.
- 4.6 In accordance with the above strategy, it is considered that a contribution to, or the direct provision of, improved bus stop infrastructure, including bus stop cages, kerbing and Real Time Passenger Information at the existing bus stops on Keymer Road and Folders Lane would be suitable.
- 4.7 A contribution could be made by the developers towards improvements at Burgess Hill station, including contributions relating to the provision of new or improved cycling infrastructure as suggested by WSCC in their statutory consultee response discussed in **Section 2.0**. It has further been suggested by WSCC that '*on-site passenger information including RTI display(s)*' be provided. The merits of providing RTI on-site, given that a bus service would not route through the site, would be discussed with WSCC Highways during the pre-application process for any future planning application.
- 4.8 It is expected that the developer contribution towards off-site sustainable transport measures would be made via a Total Access Demand (TAD) contribution secured through a Section 106 Agreement. Contributions would be provided to WSCC to enable funding of cycle, bus and rail



improvements. The suggested TAD contribution is set out in the Mid Sussex Infrastructure Delivery Plan, Site Allocations DPD (September 2019).

- 4.9 A comprehensive Residential Travel Plan (RTP) would be submitted with any future planning application, with the RTP expected to be conditioned as part of any planning permission and to be implemented thereafter. The RTP would promote sustainable modes of transport to future residents of the site and would provide suitable information to aid residents to access the site via these modes. The Travel Plan would additionally include incentives for sustainable travel, such as bus and/or cycle vouchers.



## **5.0 JUNCTION CAPACITIES**

- 5.1 In advance of any future planning application(s) for the site allocation, a scoping exercise with WSCC Highways would be undertaken in order to suitably take account of any committed development sites, their traffic generation and the proposed highway improvements these developments are expected to deliver (or had delivered, at the time of this developments planning application).
- 5.2 It is expected that the existing Keymer Road vehicular site access would be able to cater for the additional development traffic generated by the site allocation. Up-to-date junction capacity analysis would be undertaken for a future planning application(s), with all committed development traffic accounted for. It is, however, not considered that the committed development traffic would result in the site access junction operating over capacity.
- 5.3 The Mid Sussex Transport Study was undertaken to assess the potential high-level traffic impacts in the district, including Burgess Hill, due to the Local Plan developments. This document has been verified and validated by WSCC Highways and, as such, is considered suitable for its intended purpose. The developer would work with WSCC Highways in analysing the development traffic impact on key junctions in Burgess Hill at the planning application stage. Mitigation measures would be proposed to minimise the development's impact on off-site junctions where required.



## 6.0 SUMMARY AND CONCLUSIONS

- 6.1 This Highways Appraisal demonstrates that the approved site access from Keymer Road could be suitably widened and extended into the wider SA13 site allocation, as this route was safeguarded for a development extension at the time of its design for the Greenacres application. The proposed junction arrangement would not present any highway concerns with respect to design or safety.
- 6.2 It is considered that the site access could suitably cater, in capacity terms, for the additional dwellings of the SA13 site allocation; however, further analysis in this regard will be required in due course prior to a planning application.
- 6.3 It has been demonstrated that an emergency access would be achievable along Broadlands, which connects with Keymer Road. The requirement for this emergency access would be discussed with WSCC Highways during the pre-application process.
- 6.4 The vehicular site access and the potential emergency access along Broadlands would suitably cater for pedestrians and cyclists. There is the opportunity for a further pedestrian and cycle access to be realised connecting with Folders Lane, and a footpath access in the north western corner of the site onto Keymer Road.
- 6.5 It is considered that a bus service would not be required to access the site; however, the developer would provide material contributions towards improved bus infrastructure, both at the bus stops on Keymer Road and Folders Lane, and at Burgess Hill station.
- 6.6 The development traffic impact on the off-site highway network would be analysed at the planning application stage, with suitable mitigation measures proposed where required.
- 6.7 As set out in this report, it is considered that the SA13 site is suitable for its Local Plan allocation for 300 dwellings from a highways and transport perspective.

## DRAWINGS



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- KEY**
- SITE BOUNDARY
  - ROOT PROTECTION AREA CATEGORY A
  - ROOT PROTECTION AREA CATEGORY B
  - 2.4 x 120m VISIBILITY SPLAY (upto 44mph DMRB)

Rev	Amendments	Drn	Chk	App	Date
C	MINOR AMMENDMENTS	MS	BM	BM	23.05.16
B	VISIBILITY SPLAY REQUIREMENTS CONFIRMED VIA SPEED SURVEY RESULTS	ZB	BM	BM	18.09.15
A	215m VISIBILITY SPLAY ADDED	MS	RJH	RJH	02.07.14

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Job Title	KEYMER ROAD, BURGESS HILL	Scale	1:1000 @A3	Date	JUNE 14	Designed	MS
Drawing Title	PROPOSED SITE ACCESS	Drawn	MS	Checked	RJH	Approved	RJH
Client	HPW HOMES LTD.	Job No	14-205	Drawing No	14-205-001	Rev	C

\\odyssey04\data\14-205 - Land at Keymer Road, Burgess Hill\Tech\Acad\Drawings\14-205-012 Proposed Keymer Road Site Access.dwg



EXISTING BUS STOPS



EXISTING CHANGE  
IN SPEED LIMIT

KEYMER ROAD

KEYMER ROAD

LB

Southlands

Paddocks

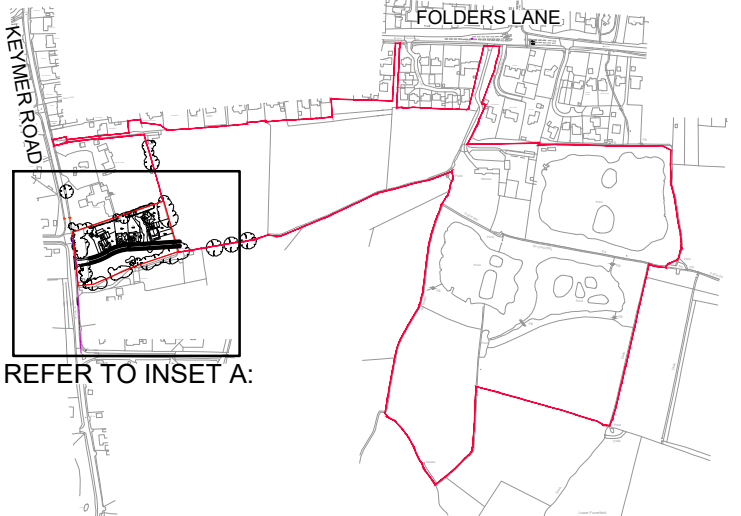
Hurdles

Track

INSET A: PROPOSED KEYMER ROAD SITE ACCESS ROAD  
SCALE 1:1000

POTENTIAL 5.5m WIDE  
ACCESS ROAD WITH  
2m WIDE FOOTWAYS

OVERALL SITE PLAN  
SCALE 1:10000



KEY

- 2.4 x 120m VISIBILITY SPLAY  
(upto 44mph DMRB)
- INDICATIVE SITE BOUNDARY

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Job Title	KEYMER ROAD, BURGESS HILL
Drawing Title	PROPOSED KEYMER ROAD SITE ACCESS

Client	THAKEHAM HOMES
--------	----------------

Scale	AS SHOWN @A3	Date	JULY 20	Designed	MS
Drawn	MS	Checked	BM	Approved	BM
Job No	14-205	Drawing No	14-205/012	Rev	-

## **APPENDIX A**

### **Bus Timetables and Map**

# HURSTPIERPOINT - Hassocks - Burgess Hill - HAYWARDS HEATH

Including school route 331 from Sayers Common to Downlands School

33

Mondays to Fridays (except Public Holidays)

		Sch	33A Sch		331 Sch	Sch							
<b>HURSTPIERPOINT</b> , Willow Way	0645			0745	<b>B</b>	0815	0850	0950	1050	1150	1250		
Hurstpierpoint Church	0649			0750	0812	0821	0854	0954	1054	1154	1254		
Hassocks, Stone Pound	0654			0756	0819	0828	0900	1000	1100	1200	1300		
Hassocks, Post Office	0656			0759	0821	0830	0902	1002	1102	1202	1302		
Grand Avenue, Thatched Inn	0659			0802	<b>D</b>	<b>D</b>	0905	1005	1105	1205	1305		
Burgess Hill Station	0704		0733	0810			0911	1011	1111	1211	1311		
<b>BURGESS HILL</b> , Church Road	0705		0735	0812			0912	1012	1112	1212	1312		
Maple Drive, Petworth Drive	0709		0743 <b>A</b>	0817			0917	1017	1117	1217	1317		
Wivelsfield Station	0713	0745	0748	0821			0921	1021	1121	1221	1321		
Valebridge Road	0716	0748	0751	0824			0924	1024	1124	1224	1324		
Ashenground Estate, Sheppeys	0724	0756	0759	0832			0931	1031	1131	1231	1331		
Princess Royal Hospital	0728	▼	▼	0856 <b>#</b>			0936	1036	1136	1236	1336		
<b>HAYWARDS HEATH</b> , South Road	0731	0802	0804	0837			0939	1039	1139	1239	1339		
Perrymount Road	0735	▼	0808	0841			0943	1043	1143	1243	1343		
Haywards Heath Sainsbury's	▼	▼	▼				0945	1045	1145	1245	1345		
Cuckfield, Warden Park School	0744 <b>S</b>	0810	0818										

		Sch	H										
<b>HURSTPIERPOINT</b> , Willow Way	1350	1450	1450	1550	1650	1800							
Hurstpierpoint Church	1354	1454	1454	1554	1654	1804							
Hassocks, Stone Pound	1400	1500	1500	1600	1700	1810							
Hassocks, Post Office	1402	1502	1502	1602	1702	1812							
Grand Avenue, Thatched Inn	1405	1505	1505	1605	1705	1815							
Burgess Hill Station	1411		1511	1612	1713	1823							
<b>BURGESS HILL</b> , Church Road	1412		1512	1614	1715	1825							
Maple Drive, Petworth Drive	1417		1517	1619	1720								
Wivelsfield Station	1421		1521	1623	1725								
Valebridge Road	1424		1524	1626	1729								
Ashenground Estate, Sheppeys	1431		1531	1633	1736								
Princess Royal Hospital	1436		1536	1638	1741								
<b>HAYWARDS HEATH</b> , South Road	1439		1539	1641	1744								
Perrymount Road	1443		1543	1645	1748								
Haywards Heath Sainsbury's	1445			1647	1750								

**Sch** - operates on schooldays only

**S** - serves this point on schooldays only

**A** - operates via Lower Church Road, London Road, Maple Drive & Bramber Way

**B** - operates from Sayers Common at 0800

**D** - continues to Downlands School

**H** - operates in school holidays only

**#** - serves Princess Royal Hospital on the return journey; passengers may stay on the bus



01903 690025



**COMPASS BUS**

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# HAYWARDS HEATH - Burgess Hill - Hassocks - HURSTPIERPOINT

33

Mondays to Fridays (except Public Holidays)

	Sch	H							Sch	Sch	
Haywards Heath Sainsbury's				0950	1050	1150	1250	1350			1450
Perrymount Road		0750	0850	0952	1052	1152	1252	1352			1452
<b>HAYWARDS HEATH</b> , South Road		0754	0854	0956	1056	1156	1256	1356			1456
Princess Royal Hospital		0757	0856	0959	1059	1159	1259	1359			1459
Ashenground Estate, Sheppeys		0802	0901	1004	1104	1204	1304	1404			1504
Valebridge Road		0807	0909	1011	1111	1211	1311	1411			1511
Wivelsfield Station		0813	0912	1014	1114	1214	1314	1414			1514
Maple Drive, Petworth Drive		0817	0916	1018	1118	1218	1318	1418			1518
<b>BURGESS HILL</b> , Church Road		0821	0922	1022	1122	1222	1322	1422			1522
Burgess Hill Station		0823	0925	1025	1125	1225	1325	1425			1525
Grand Avenue, Thatched Inn		0829	0931	1031	1131	1231	1331	1431			▼
Keymer Library		▼	▼	▼	▼	▼	▼	▼	1518t	1518t	1531
Hassocks, Post Office	0830	0832	0934	1034	1134	1234	1334	1434	1520	1520	1534
Hassocks, Stone Pound	0833	0834	0936	1036	1136	1236	1336	1436	1522	1522	1536
Hurstpierpoint Church	0840	0840	0942	1042	1142	1242	1342	1442	1528	1528	1542
<b>HURSTPIERPOINT</b> , Willow Way	0844	0844	0946	1046	1146	1246	1346	1446	1532	1532	1546

	Sch	33A Sch	33A H		
Cuckfield, Warden Park School	1525	1533			
Haywards Heath Sainsbury's	▼	1545		1655	1805
Perrymount Road	▼	1547	1547	1657	1807
<b>HAYWARDS HEATH</b> , South Road	1533	1551	1551	1701	1811
Princess Royal Hospital	▼	▼	▼	1704	1814
Ashenground Estate, Sheppeys	1538B	1556	1556	1709	1819
Valebridge Road		1604	1604	1717	1827
Wivelsfield Station		1607	1607	1720	1830
Maple Drive, Petworth Drive		1613A	1613A	1725	1834
<b>BURGESS HILL</b> , Church Road		1621	1621	1730	1838
Burgess Hill Station		1623	1623	1733	1841
Grand Avenue, Thatched Inn		1629	1629	1740	1847
Hassocks, Post Office		1632	1632	1743	1850
Hassocks, Stone Pound		1634	1634	1745	1852
Hurstpierpoint Church		1640	1640	1751	1858
<b>HURSTPIERPOINT</b> , Willow Way		1644	1644	1755	1902

Please see next page for  
Saturday timetable

**A** - operates via Bramber Way, Maple Drive, London Road and Lower Church Road

**B** - Continues to Bolding Way, Burchetts Close, arriving at 1543

**H** - operates during school holidays only

**Sch** - operates on schooldays only

**t** - time at Orion Parade



01903 690025



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## Saturdays

<b>HURSTPIERPOINT</b> , Willow Way	0750	0850	0950	1050	1150	1250	1350	1550
Hurstpierpoint Church	0754	0854	0954	1054	1154	1254	1354	1554
Hassocks, Stone Pound	0800	0900	1000	1100	1200	1300	1400	1600
Hassocks, Post Office	0802	0902	1002	1102	1202	1302	1402	1602
Grand Avenue, Thatched Inn	0805	0905	1005	1105	1205	1305	1405	1605
Burgess Hill Station	0811	0911	1011	1111	1211	1311	1411	1611
<b>BURGESS HILL</b> , Church Road	0812	0912	1012	1112	1212	1312	1412	1612
Maple Drive, Petworth Drive	0817	0917	1017	1117	1217	1317	1417	1617
Wivelsfield Station	0821	0921	1021	1121	1221	1321	1421	1621
Valebridge Road	0824	0924	1024	1124	1224	1324	1424	1624
Ashenground Estate, Sheppeys	0831	0931	1031	1131	1231	1331	1431	1631
Princess Royal Hospital	0836	0936	1036	1136	1236	1336	1436	1636
<b>HAYWARDS HEATH</b> , South Road	0839	0939	1039	1139	1239	1339	1439	1639
Perrymount Road	0843	0943	1043	1143	1243	1343	1443	1643
Haywards Heath Sainsbury's	0845	0945	1045	1145	1245	1345	1445	1645
Haywards Heath Sainsbury's	0850	0950	1050	1150	1250	1450	1650	
Perrymount Road	0852	0952	1052	1152	1252	1452	1652	
<b>HAYWARDS HEATH</b> , South Road	0856	0956	1056	1156	1256	1456	1656	
Princess Royal Hospital	0859	0959	1059	1159	1259	1459	1659	
Ashenground Estate, Sheppeys	0904	1004	1104	1204	1304	1504	1704	
Valebridge Road	0911	1011	1111	1211	1311	1511	1711	
Wivelsfield Station	0914	1014	1114	1214	1314	1514	1714	
Maple Drive, Petworth Drive	0918	1018	1118	1218	1318	1518	1718	
<b>BURGESS HILL</b> , Church Road	0922	1022	1122	1222	1322	1522	1722	
Burgess Hill Station	0925	1025	1125	1225	1325	1525	1725	
Grand Avenue, Thatched Inn	0931	1031	1131	1231	1331	1531	1731	
Hassocks, Post Office	0934	1034	1134	1234	1334	1534	1734	
Hassocks, Stone Pound	0936	1036	1136	1236	1336	1536	1736	
Hurstpierpoint Church	0942	1042	1142	1242	1342	1542	1742	
<b>HURSTPIERPOINT</b> , Willow Way	0946	1046	1146	1246	1346	1546	1746	

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**COMPASS BUS**

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# 35C BURGESS HILL TOWN SERVICE (East) - Clockwise

**Mondays to Saturdays** *except Public Holidays*

	NS	S	NS	C	C	C	C	C	C	Sch	S&H		
Church Road Shops, Stop A	0720	0820	0830	0935	1035	1135	1235	1335	1435	1525	1535	1645	1745
West Park Estate Denham Road	0725	0825	0835	0940	1040	1140	1240	1340	1440	1530	1540	1650	1750
The Triangle	—	—	—	—	—	—	—	—	—	1535	—	—	—
Maple Drive Petworth Drive	0731	0831	0841	0946	1046	1146	1246	1346	1446	1551	1546	1656	1756
Worlds End Janes Lane	0734	0834	0845	0949	1049	1149	1249	1349	1449	1554	1549	1659	1759
St Andrews Road Northway	0737	0837	0848	0952	1052	1152	1252	1352	1452	1557	1552	1702	1802
Folders Lane Kings Way	0741	0841	0852	0956	1056	1156	1256	1356	1456	1601	1556	1706	1806
Burgess Hill Station 	0744	0844	0858	0959	1059	1159	1259	1359	1459	1604	1559	1709	1809
Church Road Shops, Stop A	0745	0845	0900	1000	1100	1200	1300	1400	1500	1605	1600	1710	1810

# 35A BURGESS HILL TOWN SERVICE (East) - Anticlockwise

**Mondays to Saturdays** *except Public Holidays*

	NS	Sch	H	C	C	C	C	C	C	Sch	S&H		NS
Church Road Shops, Stop A	0655	0748	0800	0905	1005	1105	1205	1305	1405	1500	1505	1615	1715 1815
Burgess Hill Station 	0658	0749	0801	0906	1006	1106	1206	1306	1406	1501	1506	1616	1716 1816
Folders Lane Kings Way	0659	0752	0804	0909	1009	1109	1209	1309	1409	1504	1509	1619	1719 1819
St Andrews Road Northway	0703	0756	0808	0913	1013	1113	1213	1313	1413	1508	1513	1623	1723 1823
Worlds End	0706	0759	0811	0916	1016	1116	1216	1316	1416	1511	1516	1626	1726 1826
Maple Drive Petworth Drive	0709	0802	0814	0919	1019	1119	1219	1319	1419	1514	1519	1629	1729 1829
The Triangle	—	0810	—	—	—	—	—	—	—	—	—	—	—
West Park Estate Denham Road	0713	0820	0820	0925	1025	1125	1225	1325	1425	1520	1525	1635	1735 1835
Church Road Shops, Stop A	0719	0825	0825	0930	1030	1130	1230	1330	1430	1525	1530	1640	1740 1840

**S** - Saturdays only    **NS** - Not Saturdays    **S&H** - Saturdays and Schooldays only    **Sch** - Schooldays only

**H** - Mondays to Fridays during School Holidays only

**C** - These journeys continue across the town during the off-peak period, Mon - Fri only



**COMPASS**

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**EFFECTIVE FROM 03.09.2018**

**167: "VILLAGE RIDER"****LEWES - PLUMPTON - DITCHLING - HAS SOCKS - BURGESS HILL****Revised Times from 7th January 2019****Mondays to Fridays**

	<b><u>NW</u></b>	<b><u>MTh</u></b>	<b><u>MTh</u></b>	<b><u>Sch</u></b>	<b><u>H</u></b>	<b><u>Sch</u></b>
<b>Lewes</b> , Bus Station	0915	1100	1310	1450	1450	....
Lewes, High Street, Post Office	0917	1102	1312	1452	1452	....
Nevill Road, Nevill Crescent	0921	1106	1316	1456	1456	....
Offham, Blacksmith's Arms	0924	1109	1319	1459	1459	....
Cooksbridge, Rail Station	....	....	1321	....	....	....
Chailey School	....	....	1326	....	....	....
East Chiltington, Chapel Lane	....	....	1330	....	....	....
Plumpton, Half Moon	0929	1114	1334	1504P	1504P	....
<b>Plumpton Green</b> , Station	....	....	....	1508	1508	....
Plumpton Lane, The Plough	....	....	....	1510	1510	....
Middleton Manor	0933	1118	1337	....	....	....
Westmeston, Church	0935	1120	1339	....	....	....
Stoneywish Nature Reserve	0938	....	1342	....	....	....
Ditchling Common, Folders Lane East	0941	....	1345	....	....	....
Ditchling, South View	0942	....	1346	....	....	....
<b>Ditchling</b> , White Horse	0944	1124	1348	....	....	....
Wivelsfield Green, Coppards Close	....	....	....	1512	1512	....
Wivelsfield Primary School	....	....	....	....	....	1522
<b>Wivelsfield Green</b> , The Green	....	....	....	....	1513	1525
Wivelsfield, Ote Hall Chapel	....	....	....	....	1514	1526
Keymer, Library	0946	1126	1350	....	....	....
Hassocks, Rail Station	....	....	....	....	....	....
<b>Hassocks</b> , Grand Avenue	0948	1128	1352	....	....	....
Keymer, Thatched Inn	0950	1130	1354	....	....	....
Burgess Hill, St George's Retreat	....	....	....	....	1515	1527
Ditchling Common, Folders Lane	....	....	....	....	1517	....
Burgess Hill, Charlwood Gardens	....	....	....	....	....	1534
Burgess Hill, Oak Hall Park	0954	1134	....	....	....	....
Burgess Hill School for Girls	0955	1135	1400	....	1520	....
<b>Burgess Hill</b> , Church Road	0957	1137	1402	....	1522	1542

**Codes for 167 & 168****A:** Time at Hassocks Post Office (not Grand Avenue); operates via Friars Oak and Stone Pound Crossroads**B:** Time opposite Ditchling, The Bull, not the White Horse**L:** Operates via Offham Road; then after Bus Station continues to High Street and Nevill Road**P:** Stops in Plumpton Lane - not outside the Half Moon**R:** serves this point only on request by passengers on board the bus**T:** Connects with the 0744 train to Lewes and 1631 arrival from Lewes. Buses will wait up to 5 mins for the afternoon arrival**MTh:** Mondays and Thursdays only**TuF:** Tuesdays and Fridays only**NW** - Does not operate on Wednesdays**Sch** - operates on school days only**H** - operates during school holidays only**COMPASS**

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## 167: "VILLAGE RIDER"

LEWES - PLUMPTON - DITCHLING - HAS SOCKS - BURGESS HILL

Revised Times from 7th January 2019

### Mondays to Fridays

	<u>Sch</u>	<u>NW</u>	<u>MTh</u>	<u>MTh</u>	<u>NW</u>
<b>Burgess Hill</b> , Church Road	0820	....	1000	1145	1405
Burgess Hill School for Girls	....	....	1002	1147	1407
Burgess Hill, Oak Hall Park	....	....	....	1149	1409
Burgess Hill, Charlwood Gardens	0829	....	....	....	....
Burgess Hill, Tesco	....	....	....	....	....
Ditchling Common, Folders Lane	....	....	....	....	....
Keymer, Thatched Inn	....	....	1006	1153	1413
<b>Hassocks</b> , Grand Avenue	....	....	1008	1155	1415
Keymer, Library	....	....	1010	1157	1417
<b>Ditchling</b> , White Horse	....	....	1012	1159	1419
Ditchling, South View	....	....	1014	....	1421
Ditchling Common, Folders Lane East	....	....	1015	....	1422
Burgess Hill, St George's Retreat	0837	....	....	....	....
Stoneywish Nature Reserve	....	....	1018	....	....
Wivelsfield, Ote Hall Chapel	0838	....	....	....	....
<b>Wivelsfield Green</b> , The Green	0839	....	....	....	....
Wivelsfield Primary School	0845	0841	....	....	....
Westmeston, Church	....	....	1022	1203	....
Middleton Manor	....	....	1024	1205	....
Plumpton Lane, The Plough	....	0851	....	....	1426
<b>Plumpton Green</b> , Station	....	0854	....	....	1429
Plumpton, Half Moon	....	0857P	1027	1208	1432P
East Chiltington, Chapel Lane	....	....	1032	....	....
Chailey School	....	....	1036	....	....
Cooksbridge, Rail Station	....	....	1044	....	....
Offham, Blacksmith's Arms	....	0902	1047	1213	1437
Nevill Road, Nevill Crescent	....	L	1050	1216	1440
Lewes, High Street, Law Courts	....	L	1053	1219	1443
<b>Lewes</b> , Bus Station	....	0909	1055	1221	1445

### **Codes for 167 & 168**

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# Compass Bus Routes in Sussex

