



RANGEFORD
VILLAGES

PRP

KINGSCOTE PLACE
Design & Access Statement

August 2026



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URBAN DESIGN & MASTERPLANNING
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Simon Atkins



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1. INTRODUCTION

SUMMARY

Rangeford Villages vision is ‘To create aspirational retirement communities in beautiful surroundings, enabling our owners to live their lives independently and with purpose and fulfilment’.

The Applicant

Rangeford Holdings Ltd is a developer and operator of retirement villages (Integrated Retirement Communities) in England.

Currently Rangeford have 8 villages secured within their portfolio, totalling over 1,250-units with an ambition to deliver an additional 5 sites across the South of England over the next 3 years.

The Site

The 4.6 hectare site forms part of the wider Hybrid planning application seeking (i) outline planning permission for a mixed use development comprising up to 550 dwellings (Use Class C3), a care village of up to 150 dwellings (Use Class C2), land for a 2-form entry primary school (including early years provision and special needs education provision), mixed use neighbourhood centre, allotments, landscaping and sustainable urban drainage; and (ii) full planning permission for playing fields, new sports pavilion, and running track associated with Imberhorne Secondary School, a Suitable Alternative Natural Greenspace (SANG) with associated car park, access from Imberhorne Lane, internal road to the SANG and associated landscaping and infrastructure.

The Vision for Imberhorne Farm

Rangeford Villages vision for Imberhorne Farm is to provide an individual, sector leading, Integrated Retirement Community with people at its core focus.

The village has been planned to celebrate the unique characteristics of the site, with long views into the countryside and its accessibility to the Worth Way, providing a landscape led community with spacious gardens with low rise buildings.



CHARACTERISTICS OF AN INTEGRATED RETIREMENT COMMUNITY

The Associated Retirement Community Operators (ARCO) is the main body representing the Integrated Retirement Community sector in the UK.

ARCO was formed in September 2012, its Members include both private and not-for-profit Members, comprising about half of the Integrated Retirement Community sector.

Integrated Retirement Communities combine high quality housing options for older people with tailored care and support services. They allow residents to own a property and to maintain their privacy and independence, with the reassurance of 24-hour on-site support staff, communal facilities, and tailored care appropriate to the needs of individual residents.

Rangeford Villages create exciting and dynamic environments for those entering the third phase of their life, with wellbeing and care at their core. Rangeford's aim is to enable older people to age in their own home and with their on-village CQC registered Rangeford Care team providing support to residents and their families through their care journeys.

Each one of Rangeford's villages has a CQC registered domiciliary care service onsite, known as 'Rangeford Care' which operates out of a dedicated care office with associated care treatment and consultation areas. All residents are assessed prior to occupation and a tailored care plan is agreed with all residents with on-going re-assessment on an annual basis.



Age Appropriate Housing	Retirement Housing	Integrated Retirement Communities	Care Homes
 Also known as: • Age-friendly • Age-in-Place	 Also known as: • Sheltered housing • Retirement flats or communities	 Also known as: • Extra care • Retirement villages • Housing-with-Care • Assisted living • Independent living	 Also known as: • Nursing Homes • Residential Homes • Old People's Home
 Offers housing which is beyond Cat M4(2) which is aspirational & 'care-ready'	 Offers self-contained homes for sale, shared-ownership or rent	 Offers self-contained homes for sale, shared-ownership or rent	 Communal residential living with residents occupying individual rooms, often with an en-suite bathroom
 As per general needs housing	 Part-time warden and emergency call systems. Typically no meals provided	 • 24-hour onsite staff • Optional care or domiciliary services available • Restaurant / Cafe available for meals	 24-hour care and support. Meals included
 Typical facilities available: • Domestic gardens • As per general needs housing • Ideally close to local amenities	 Typical facilities available: • Communal lounge • Laundry facilities • Gardens • Guest room	 Typical facilities available: • Restaurant and Café • Leisure Club including: gym, swimming pool, exercise class programme • Communal lounge and/or Library • Hairdressers • Gardens • Guest room • Activity (Hobby) rooms • Social event programme	 Typical facilities available: • Communal lounge • Laundry facilities • Gardens • Guest room
 No defined numbers	 Typically 40 - 60 homes	 Typically 60 - 250 homes	 Sizes vary considerably

CONSULTANT TEAM

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Client
Rangeford Villages
Wadswick Green, Corsham
Wiltshire,
SN13 9RD



Architecture & Landscape
PRP
10 Lindsey Street, Smithfield
London
EC1A 9HP



Planning Consultant
Twenty5 Cambridge
20 Station Road
Cambridge
CB1 2JD



Trees
ACD Environmental
Rodbourn Rail Business Centre,
Malmesbury
SN16 0ES



Civil & Structural Engineer
Stantec Hydrock Limited
Merchants' House North
Bristol
BS1 4RW



Heritage
JB Heritage LTD
The Officers' Mess Business Centre
Duxford, Cambridge
CB22 4QH



Transport Consultant
TPHS
7th Floor Regal House, 70 London Road
Twickenham
TW1 3QS



M&E / Energy
CPWP
Interface 100, Arlestone Way
Solihull
B90 4LH



Employers Agent
TSA Riley
3 Dorset Rise
London
EC4Y 8EN



Ecology
The Ecology Partnership
Thorncroft Manor, Leatherhead
Surrey
KT22 8JB



Fire Engineer and Safety Consultant
PB Safety Consultancy Limited
Priory Business Park, Stannard Way
Bedford
MK44 3WH



Air Quality Assessment
EPS
109 Borough High Street
London
SE1 1NL



Lighting
CPWP
38 Samor Way
Oxfordshire
OX11 8RF

RANGEFORD VILLAGES

Who We Are



STRAWBERRY FIELDS, CAMBRIDGE



SIDDINGTON PARK, CIRENCESTER



BRAMSTON PARK, HAMPSHIRE

“At Rangeford Villages we create exciting and dynamic environments for those entering the third phase of their life, after the children have left home, when there is time for living and enjoying life. Our mission is to build beautiful places for people to live long, healthy and satisfying lives in lovely surroundings.” Rangeford Villages develops and operates new retirement villages for people aged over 60, providing aspirational accommodation within a secure environment, which includes shared facilities and a 24 hour care presence from an in-house care team.”

Rangeford's Vision & Values

Rangeford Villages specialises in developing and managing new later living communities exclusively for the over 60s. Creating exciting, innovative and contemporary environments for residents to live life to the full. Our villages feature a wide range of leisure activities, services, support and care. Rangeford Villages' mission is to create beautiful places for residents to enjoy later life, in safe, secure and homely surroundings. This site provides the unique opportunity to create an extensive landscaping proposal for residents to enjoy whilst also making a positive environmental impact on the surrounding area.

Rangeford Village's aim is to be a premier retirement village operator in England and strive to build the next generation of innovative retirement communities, creating long term benefits for our residents, staff and local communities.

Rangeford Village's on-site care team offer services in a way which is both compassionate and nurturing, our residents come to rely on Rangeford Care as their primary care provider, reducing call on the local NHS infrastructure and services. Industry Leadership & Quality Assurance

Rangeford is a proud member of the Associated Retirement Community Operators (ARCO), the representative body setting rigorous standards for the UK sector. Their CEO's position on the ARCO Board and Steering Committee underscores our commitment to shaping the future of retirement living.

Furthermore, Rangeford's dedicated in-house care provider, Rangeford Care, is a CQC-registered entity, guaranteeing that the domiciliary care and support services offered in their villages meet the highest independent regulatory standards.

Rangeford Villages Care

Rangeford Care is a private limited company registered in England. It was established in 2014 to offer professional personal care services to residents living in their own home at a Rangeford Village.

Rangeford Care is CQC registered and able to provide a variety of services to assist residents who need or want some help at home. Specific re enablement packages are offered, for example after a fall or a stay in hospital; assistance to remain independent in your own home; and compassionate end of life care.

The Care Team specialises in providing dependable, high quality personal care and support services for individuals in their own homes. Rangeford Villages select only those staff with the special skills and personal qualities needed to provide the first-class level of care that their residents expect. The flexible care services are carefully tailored to meet the specific needs of each resident.

Rangeford Villages Care team offer services in a way which is both compassionate and nurturing and are always dependable and reliable, such as:

- Getting up and going to bed
- Personal Hygiene
- Medication management
- Meal preparation and advising on healthy eating
- Therapeutic activities, e.g. swimming and gym
- Companionship visits
- Pursuing personal interests, hobbies and leisure activities

RANGEFORD VILLAGES



PRP ARCHITECTS

For nearly sixty years, PRP has been designing high quality buildings that enrich the lives of users and their communities. Whether regenerating inner-city estates, masterplanning new neighbourhoods or designing homes for older people, our ethos is always the same – intelligent, responsive and sustainable solutions, delivered with professionalism and total integrity.

We've built our enviable reputation and in-house expertise across a wide range of disciplines.

PRP architects, urban designers, project managers, landscapers, and sustainability engineers, develop schemes that embrace modern thinking, not the latest fads. Developers like what we do because our solutions are commercially viable. Contractors like our ideas because they are build able.

Elegant, practical, affordable – that's why clients return to us, time and time again and why we've garnered over 100 awards for our work.



PRP Retirement Living Team

PRP has a dedicated market-leading team of over 30 architects who operate entirely within the older persons housing and care sector, completing over 10,000 retirement living units and care home beds in the UK since 1998.

We work with housing associations, charities, local authorities and private developers, covering all stages of the design process from inception to completion. Our projects range from small specialist dementia care homes to large retirement villages offering a range of tenures.

Our drive for design quality complements our expertise in this sector, resulting in award-winning, truly innovative buildings which are efficient to run and make a real difference to the people who live within them.

WA100

In 2025, PRP's Later Living team were listed 1st in the UK, and 7th in the world, in the WA100 as Elderly Living market sector leaders.

Retirement Living Trends

From our unique position as architects specialising in the retirement living sector we are able to see and influence trends some years before they become built into our communities.

Well-being and active living

It is well known that focussing on well-being in terms of mind and body are crucial to a better quality of life. Living longer and living more healthily is a key objective for us all. As architects we can look to design spaces that enable activities or promote services that improve well-being but we must also focus on the materials we use, the chance to interact with outside and nature and on reducing pollution from all sources. The Covid -19 pandemic focussed our minds on what needs to change and what our priorities in life are. Central to this is access to good quality outside space, both private and communal.

Sustainability

Climate change and our responsibility to respond to this has never been more apparent. Our older generation are often keen activists demanding a more responsible approach. Cycling and walking and ease of movement reduces the need to rely on the car. Pursuing a zero carbon approach has to be considered on projects from the outset. It is also evident from the demise of our high streets that sustainable communities are important to give them longevity and a future.

Thought leadership

Following decades of collective practice in older people's housing, we are also informed opinion leaders:

- Regularly asked to speak at leading industry events and seminars.
- Provide expert comment/opinion in the press – we are the go-to retirement living experts for many publications.
- Contribute to design publications and books, and create bespoke design guidance for clients, local authorities, and policymakers.

RELEVANT DESIGN POLICY & GUIDANCE

The proposed retirement village (Use Class C2) is being brought forward in accordance with the strategic framework established by the hybrid outline planning permission (Ref: DM/23/2699) for land south and west of Imberhorne Upper School, East Grinstead. The 4.6 hectare site is specifically designated for a retirement or care community within the approved Land Use Parameter Plan, complementing the wider residential-led masterplan.

The detailed Reserved Matters application has been designed to generally conform with the parameters approved under the outline consent, including maintaining a maximum ridge height of approximately 11 metres (2 to 2.5 storeys), utilizing the approved access from Imberhorne Lane, and integrating seamlessly with the site's designated green infrastructure and landscape buffers.

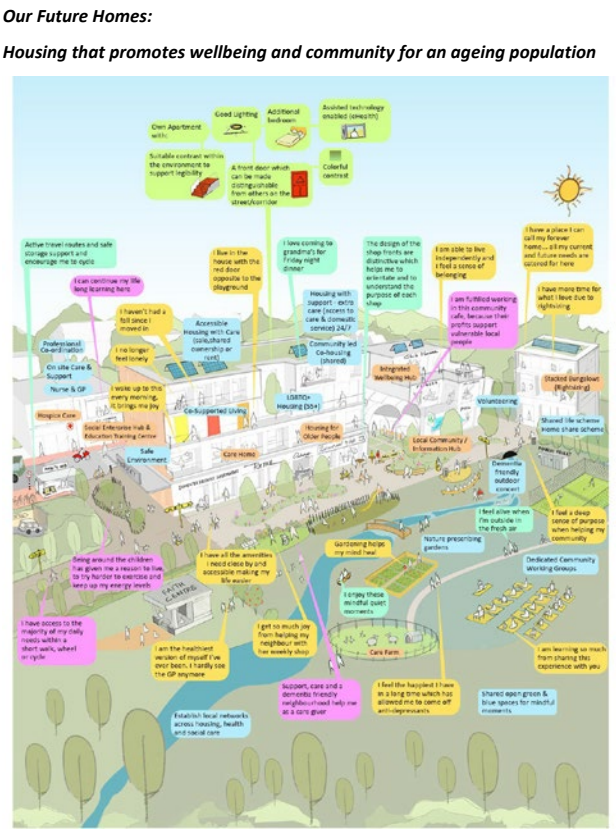
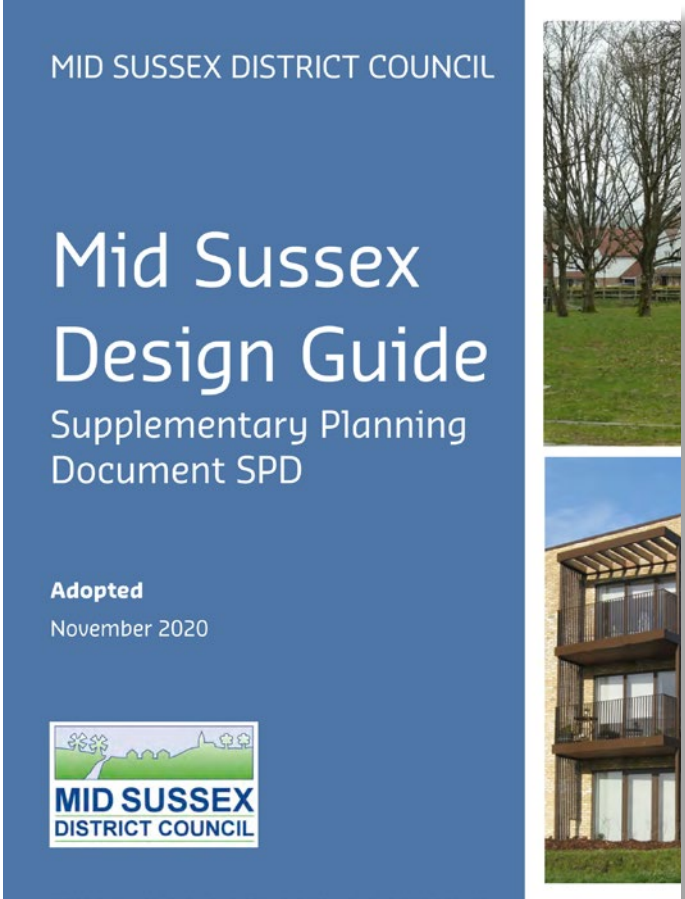
At the local level, the development responds directly to the strategic objectives of the Mid Sussex District Plan (2014–2031), aligning particularly with:

Policy DP30 (Housing for Older People) and Policy DP19 (Housing Mix), by delivering much-needed specialist older persons accommodation and contributing to a mixed, balanced community.

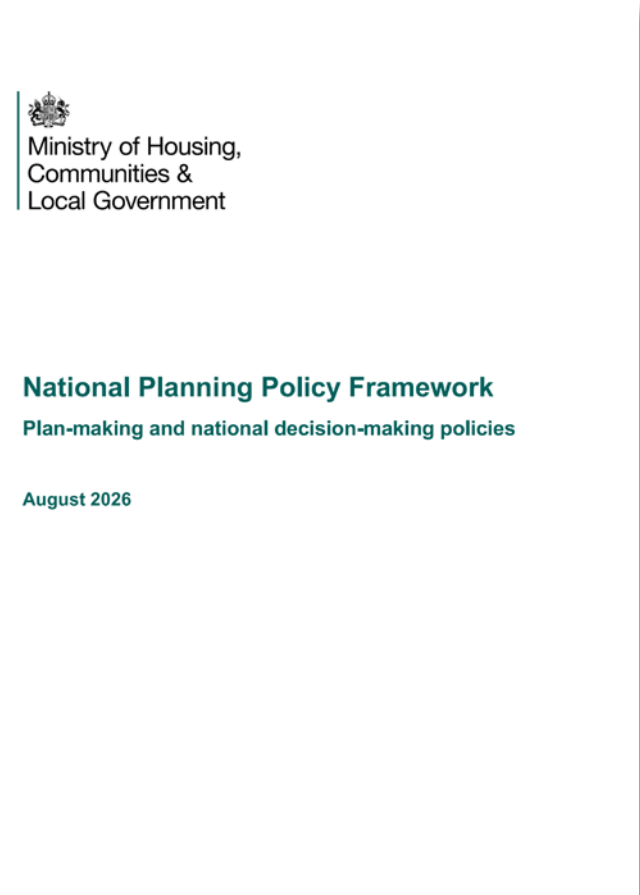
Policy DP26 (Character and Design) and Policy DP37 (Trees, Woodland and Hedgerows), ensuring high-quality architectural and landscape integration that respects the surrounding context—including the nearby Grade II listed Imberhorne Farmhouse.

Policy DP6 (Settlement Hierarchy) and Policy DP12 (Protection and Enhancement of Countryside).

Additionally, the scheme takes account of relevant policies within the East Grinstead Neighbourhood Plan and adheres to the urban design principles set out in the Mid Sussex District Council Design Guide SPD, as well as national guidance on housing for an ageing population.



Report of the Older People's Housing Taskforce, for the Ministry of Housing and Communities and Local Government and Department of Health and Social Care.



2. THE SITE



SITE LOCATION

The Site

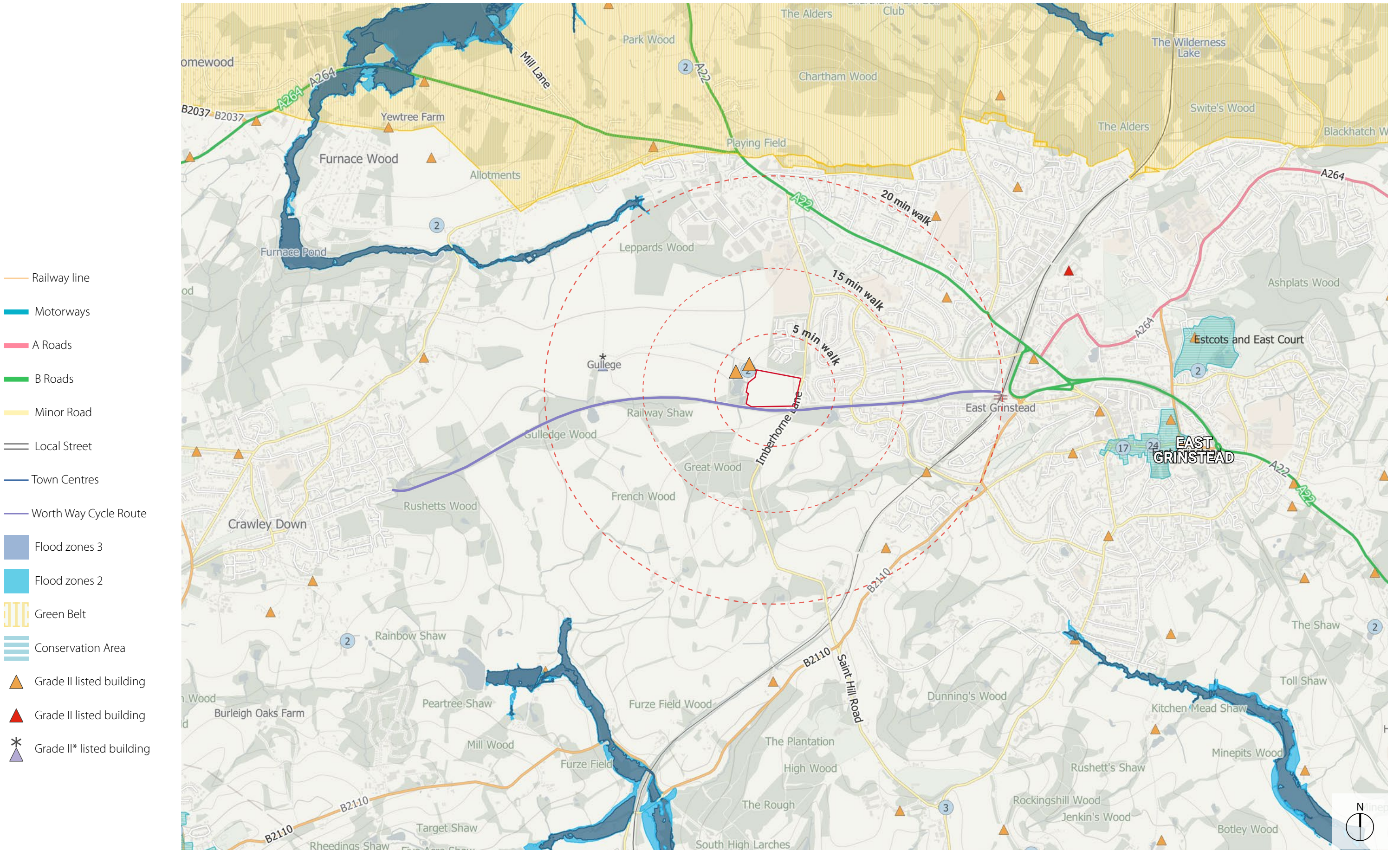
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Note: Site location shown indicatively



WIDER CONTEXT

Site Analysis



SITE SETTING AND HISTORIC MAPPING

Site Setting

The proposed master plan has given consideration to the approved outline application and in particular the extent of development established in the parameter plans.

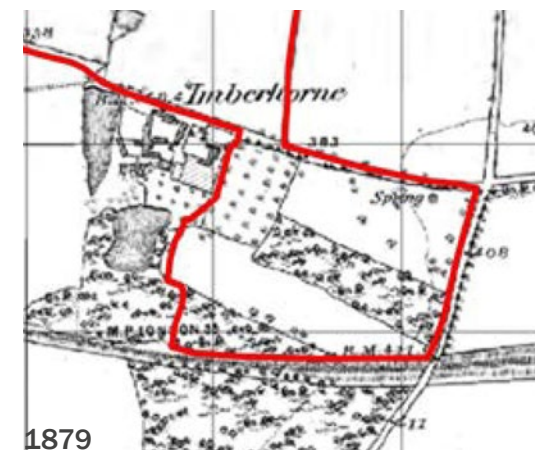
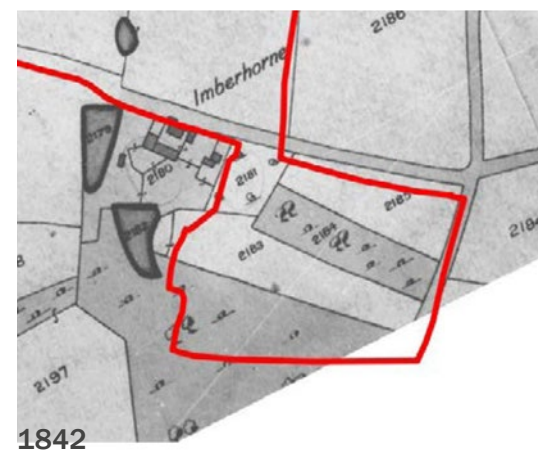
Historic Mapping

Historic map data has been examined to understand the land formation and boundary positions which have been recorded in the last 180 years.

These developments give some indication as to how the land has historically been used and accessed.

Local Context

The existing urban grain and massing in Bluebell Close forms a sensitive residential neighbour to the site. Development on the site should give consideration to the proximity and out look of the existing dwellings.



APPROVED OUTLINE PLANNING PARAMETER PLANS



Land Use

- Site Boundary
- Vehicular Access Point
- Indicative pedestrian and Cycle Access Point
- Indicative pedestrian Access Point
- Indicative Access Point to Imberhorne School Expansion Area
- Residential - Including access roads and infrastructure, incidental green space, drainage (Scope for deviation +/- 10m)
- Mixed Use to include residential, A1, A2, A3, and D1 (including access roads and infrastructure)
- Site for Primary and Early Years Education (including access roads and infrastructure)
- Care Community (including access roads and infrastructure)
- Public Open Space - Including access roads and infrastructure, drainage, allotments and associated car park, SANG car park, existing and proposed structural planting, pedestrian and cycle routes, informal/formal play and recreation facilities (Scope for deviation +/- 10m).
- (Refer to detailed drawings for approval)



Scale

- Site Boundary
- Primary School Building approximately 10m ridge height
- Up to 2 storey approximately 11m ridge height
- Up to 2.5 Storey approximately 12m ridge height
- Up to 3 Storey approximately 13m ridge height
- (Refer to detailed drawings for approval)



Green Infrastructure

- Site Boundary
- Public Open Space (including as required: access, formal open space, formal place space, allotments, amenity open space, retained vegetation, drainage, landscaping, incidental open space, pedestrian/cycle links, and necessary infrastructure (Scope for deviation +/- 10m).
- Existing Trees and Hedgerows to be retained and reinforced
- Existing Trees & Hedgerows to be removed as required
- Proposed Green Infrastructure: Structural Planting Areas
- Proposed Green Infrastructure: Structural Planting Areas
- Allotments
- Indicative Location of NEAP (Neighbourhood Equipped Area for Play)
- (Refer to detailed drawings for approval)



Green Infrastructure Strategy

- Site Boundary
- Contours/ Spot heights (Metres AOD) ^
- Public Rights of Way #
- Settlement
- Existing vegetation
- Existing Agricultural fields/ Open space
- Proposed SANGs Area
- Proposed Playing fields (Part of land proposed for Imberhorne School Expansion)
- Proposed Green and Blue Infrastructure
- Proposed Green Infrastructure Links
- Proposed Blue Infrastructure Links
- Street Green Infrastructure
- Listed Building
- Key character zone
- Key character zones
- Zone 1: Northern Parkland
- Zone 2: Local Green
- Zone 3: Neighbourhood Spaces
- Zone 4: Northern Wetland
- Zone 5: Community Edge
- Zone 6: Linear Park
- Zone 7: Woodland Edge

Approved Outline Parameters Plans

The adjacent drawings illustrate the approved Outline Parameter Plans. This detailed Reserved Matters application has been designed to generally conform with the parameters approved under the outline consent, including maintaining a maximum ridge height of approximately 11 metres (2 to 2.5 storeys), utilizing the approved access from Imberhorne Lane, and integrating seamlessly with the site's designated green infrastructure and landscape buffers.

SITE IMAGES

- 1- View looking west, over the site, towards Imberhorne Farm
- 2- Detail as view 1 above
- 3 - View from the north west boundary looking south east across the site

