

DEVELOPING ARCHITECTURAL TYPOLOGIES

The Village Green (Clubhouse with Apartments on First Floor)

Intent

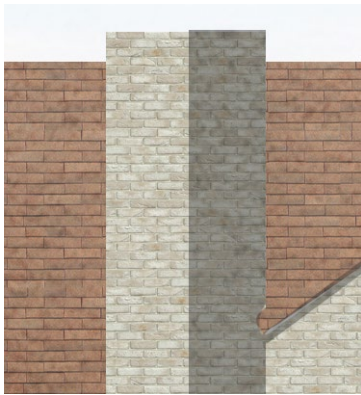
The Central Facility Building as the destination building of the village. Distinct in its material tone, akin to the local manor houses.

A crafted entrance wing and a primary gable end of the building signals the arrival point

Corbelled brickwork, referencing the Imberhorne farm buildings, celebrates the destination building

Asymmetry and a chimney adds play and interest whilst also referencing the local estate buildings

High quality locally found materials composed in a contemporary manner.





5. DESIGN CONSULTATION

DESIGN EVOLUTION TIMELINE

The design evolution for the retirement village has been informed by an extensive and collaborative consultation process since the projects inception back in early 2025. To ensure the scheme achieves the highest possible architectural and urban design standards, the project team has engaged in rigorous iterative reviews with Mid Sussex District Council, statutory bodies, local representatives, and the wider community. This journey of continuous refinement is marked by several key consultation milestones:

13th October 2025 (Pre-Application Meeting 01): Initial discussions with Mid Sussex District Council establishing foundational parameters regarding site levels, contamination capping, layout constraints, and heritage considerations.

15th December 2025 (Pre-Application Meeting 02): A follow-up pre-application review focusing on revised layouts, street scene alignments, architectural massing, and parameter plan flexibility.

28th April 2026 (Town Council Presentation): A formal presentation introducing the emerging proposals to the local Town Council and ward members.

29th April 2026 (Design Review Panel): A comprehensive review by the Mid Sussex Design Review Panel, which commended the overarching “farmstead” concept and bespoke character areas, issuing a “Support with amendments” rating that guided further elevation and massing refinements.

23rd June & 23rd July 2026 (Public Consultation Events 01 & 02): Two in-person public consultation sessions (supported by a digital forum) presenting our vision, design values, and sustainability strategies. Community feedback directly drove key design changes, including the removal of roof accommodation on apartment blocks closest to Imberhorne Lane, significantly enhanced eastern boundary landscaping with long-term maintenance commitments, and refined external material palettes.

Through this thorough, multi-layered engagement process, the proposals have been carefully shaped to respect local context, mitigate heritage impacts, and deliver a high-quality, sustainable retirement community.

The following pages describe in more detail the discussions and feedback received to help shape the current proposals.



PRE APPLICATION MEETING 01

Meeting held on the 13th October 2025.

The first of two collaborative pre-application meetings was held with Mid Sussex District Council on the 13th October 2025. The consultation involved the planning officer, urban designer, conservation officer, and contaminated land specialists. Two masterplan options were presented at the meeting which illustrated two different approaches for the proposed massing and height placement on the site.

The key topics discussed and the feedback received were :

1. Ground Conditions, Contamination, and Site Levels

Capping Approach Agreed: The Council's Contaminated Land Officer agreed in principle to the proposed strategy of capping the site using imported spoil from the adjacent Vistry site to the north, avoiding the need to transport large volumes of material off-site.

Technical Safeguards Required: The Council emphasised that future submissions must carefully manage risks associated with ground gas migration, piling methods, and potential long-term subsidence resulting from landfill material degradation.

Visualizing Level Changes: Officers noted that the site level model was helpful in demonstrating that changes can be made without dramatic impacts at the site boundaries. However, detailed site sections and street scenes will be required in the reserved matters application to fully assess the visual impact of raised levels.

2. Layout, Urban Design, and Architecture

Integration of Lower Buildings: The Council supports the approach shown in the alternative illustrative masterplan (Option 2), which places lower-profile buildings (such as bungalows and cottages) in the northwest section of the site closest to heritage assets. A modest encroachment beyond parameter plans for these elements would likely be viewed as "in broad conformity."

Street Scene and Frontages: The urban designer highlighted the need for strong street enclosure, continuous frontages, and avoiding cul-de-sacs that lack pedestrian connectivity. Front parking thresholds should be avoided in favour of side-parking, garages, or discreet courtyard arrangements.

Architectural Articulation: The overall architectural approach was viewed as encouraging, though further refinement is recommended to break up building massing through varied materials, vertical articulation, and dynamic façade design.

3. Heritage and Conservation

Impact on Setting: The Conservation Officer noted that development of the open field will inevitably result in a "less than substantial" level of harm to the setting of nearby heritage assets (including Imberhorne Farm and Gullege manor house).

Mitigation Through Design: To minimize this impact, the Council recommends positioning lower-scale buildings near the northwest boundary to reduce visual prominence and overbearing views from the historic farmstead.

The Clubhouse: While the Conservation Officer expressed concerns regarding the prominence of the Clubhouse on the western edge of the site, planning leads noted that buildings of this scale can be acceptable on the southwestern part of the site, provided their detailed design and relationship to the wider layout are successfully resolved.

Planning Balance: It was acknowledged that a formal balancing exercise (under paragraph 215 of the NPPF) will ultimately be required to weigh any identified heritage harm against the significant public benefits of the retirement village scheme.

What we did

Option 2, the preferred scheme, was subsequently taken forward. This option was considered more appropriate in its placement of built form, with the smaller scaled bungalows and cottages placed on the north east parcel of the site - reducing the impact on the adjacent Imberhorne Farm Heritage Assets.

The placement of built form was subsequently adjusted to give better street enclosure and definition. The structure of the apartment buildings to the east were reconsidered to align with the road layout to offer stronger street definition. Cottage placements were also reconsidered to give clarity to the structure of the masterplan.

Road layouts were reconsidered, avoiding the cul-de-sac like approach.

A series of pedestrian routes were identified across the site to give better pedestrian connectivity. The southern walking route through the orchard garden was strengthened and enhanced.



SITE PLAN - Option 1



SITE PLAN - Option 2

PRE APPLICATION MEETING 02

A further pre-application meeting was held with Mid Sussex District Council on 15th December 2025 to review the revised scheme. Overall, the Council acknowledged the significant design improvements made since the previous consultation.

The key feedback and recommendations from this meeting are detailed below:

1. General Layout and Positive Progress

Praise for Scheme Evolution: The Council's urban designer commended the revised layout, noting that key vistas, overall scale near listed buildings, and massing are now broadly correct.

Promising Architecture: The proposed architectural approach and material selection were highlighted as highly promising—specifically the use of natural materials, flint panels, matching brick palettes, deep reveals, and varied colour palettes for doors and window fittings.

Parameter Plan Flexibility: Planning officers reaffirmed that Condition 20 of the outline planning permission (DM/23/2699) allows for “general conformity,” meaning the modest, previously discussed encroachments of buildings slightly beyond the parameter plan boundaries are acceptable.

2. Urban Design and Street Scene Refinements

Main Access Road Frontages: The “zig-zag” building line on the northern side of the main access road needs to be straightened and aligned more uniformly. Buildings should be rotated to allow car parking to be relocated to the rear rather than defining corners.

Parking Setbacks: All car parking spaces on the southern side of the main access road must be set back securely behind the building line to prevent them from projecting forward.

Pedestrian Connectivity: The orchard walking route and various hammer-head turning areas must be better integrated with pedestrian links to ensure a continuous, highly connected movement network throughout the entire site.

Technical Details Required: Officers requested that upcoming submissions finalize parking numbers, drainage/attenuation pond sizes, and comprehensive level plans (including threshold levels, retaining walls, boundary walls, and long sections including Imberhorne Lane). Early clarity is also required for electrical substations, tree pit/root spread coordination, and boundary treatments (particularly preventing ad-hoc enclosures around bungalows).

3. The Clubhouse and Public Realm

Approach and Visuals: The clubhouse viewing cone from the northern development must remain unobstructed to ensure the building acts as a clear visual destination (supported by section drawings).

Active Frontages & Buffers: Further work is needed to define a clear, accessible “catchment” main entry zone for the clubhouse. A defensible soft landscaping buffer should surround the building, avoiding hard surfaces running directly up to the walls, and the active, permeable nature of the ground floor should be clearly articulated.

Village Green: Detailed 1:50 scale plans and sections through the village green are required to demonstrate proper spatial proportions and enclosure.

4. Heritage and Planning Balance

Immovable Heritage Impact: The Council reiterated its stance that while the development will alter the setting of nearby heritage assets (resulting in “less than substantial” harm), this impact has been minimized by placing lower-profile buildings in the northwest corner.

Planning Balance Confirmed: Given the outline consent and the clear, evidenced need for a C2 retirement living scheme, the Council noted it expects the scheme's public benefits to outweigh the identified heritage harm, even when giving significant statutory weight to the preservation of listed building settings.

What we did

Apartment buildings B & C were realigned following the Urban Designers comments. This allowed for better street definition and clarity to the approach road.

All parking was removed or set back from the building lines on the main approach route into the site.

The orchard walking route was enhanced and strengthened to now align with an entrance on the Central Facility Building. The orchard space was enlarged with the reduction of the parking court between blocks E & G.

The area in front of the Central Facility Building was revisited and designed as the Village Square, a clear arrival zone in the landscape featuring structural planting, drop off bays and wide circulation areas. Greater green buffer planting was created in front of the building in this area.



MID SUSSEX DESIGN REVIEW PANEL

A formal presentation of the scheme was made to the Mid Sussex Design Review Panel on 29th April 2026, involving the project architects, landscape architects, planning consultants, and the developer, alongside council officers and local ward representation.

The Panel formally assessed the scheme as “Support with amendments” and provided the following feedback:

1. General Praise and Positive Reception

Presentation and Visuals: The Panel commended the clear and engaging presentation—specifically highlighting the effectiveness of the project fly-through.

Design Concept: The overarching “farmstead” concept was very well received, successfully inspiring the architectural language, character areas, and materials palette.

Bespoke Character: The Panel praised the commitment to bespoke design and noted that the proposed division of character areas is strong and well-considered.

2. Recommendations for Architectural and Form Refinement

Height and Variation: To fully realize the farmstead concept, the Panel recommended introducing greater natural variation in building heights and forms across the site.

Northern Boundary Massing: Particular attention is required for the 3-storey block located close to the northern boundary; its massing needs to be broken up, and the building height should be lowered where it sits closest to the road.

Elevation Fine-Tuning: While the overall design direction is strong, the Panel noted that further refinement of the elevations is still required before final submission.

3. Sustainability and Energy Performance

Fabric First Approach: The Panel urged the design team to prioritize building fabric performance from the outset.
Renewable Energy Integration: Given the energy demands of a retirement living scheme, the architects were cautioned not to underestimate the spatial and structural requirements for photovoltaic (PV) panels, and to ensure these are fully integrated into the design thinking.

4. Overall Panel Conclusion

The Panel concluded with an overall rating of Support with amendments, indicating that while minor refinements to elevations and massing are still needed, the project is moving in the right direction and the Panel looks forward to reviewing the final scheme.



What we did

The roof forms within the farmstead cloister were revisited with an emphasis on greater variation. Sussex hip roof forms were strengthened on key building ends.

All roof forms and building elevations were developed in mind of the panels comments regarding fine tuning and refinement. A clear palette of materials together with a contemporary family of details were employed across all the buildings to ensure the proposals are a high quality, contemporary yet appropriate contextual response.

Building fabric for all dwellings will achieve a high performing U-Value target, please refer to sustainability statement for further information.

PV's are incorporated onto the roofscapes of all apartment blocks.

EAST GRINSTEAD TOWN COUNCIL PRESENTATION

On the 28th April 2026, representatives from Rangeford and PRP Architects delivered a presentation to East Grinstead Town Council regarding the emerging proposals.

Overview of Operator and Model:

The presentation introduced Rangeford’s established track record as both developer and long-term operator of high-quality retirement communities (with operational villages near Bath, Cirencester, Yorkshire, Cambridge, and Chertsey).

The Council was briefed on the village model, which combines bespoke bungalows, apartments, and cottages with a central clubhouse (featuring a restaurant, bar, spa, gym, and pool) operating as a CQC-registered care business.

It was highlighted that these central facilities will also be open to the wider local public to foster community integration.

Site Layout and Integration: The team presented an overview of the 134-dwelling scheme, outlining how the retirement village connects with the wider masterplan while working within the constraints of previously planned access roads.

Key design focuses included maximizing green views, linking internal spaces to surrounding green corridors, and retaining existing boundary trees while introducing new native planting.

Council Procedure Note: Following the presentation, members of the Town Council thanked the team for their comprehensive overview. It was noted that, in line with standard protocol, Town Councillors could not make formal comments or express a definitive view during the session, as doing so might prejudice their ability to participate and vote objectively when the formal planning application is lodged.

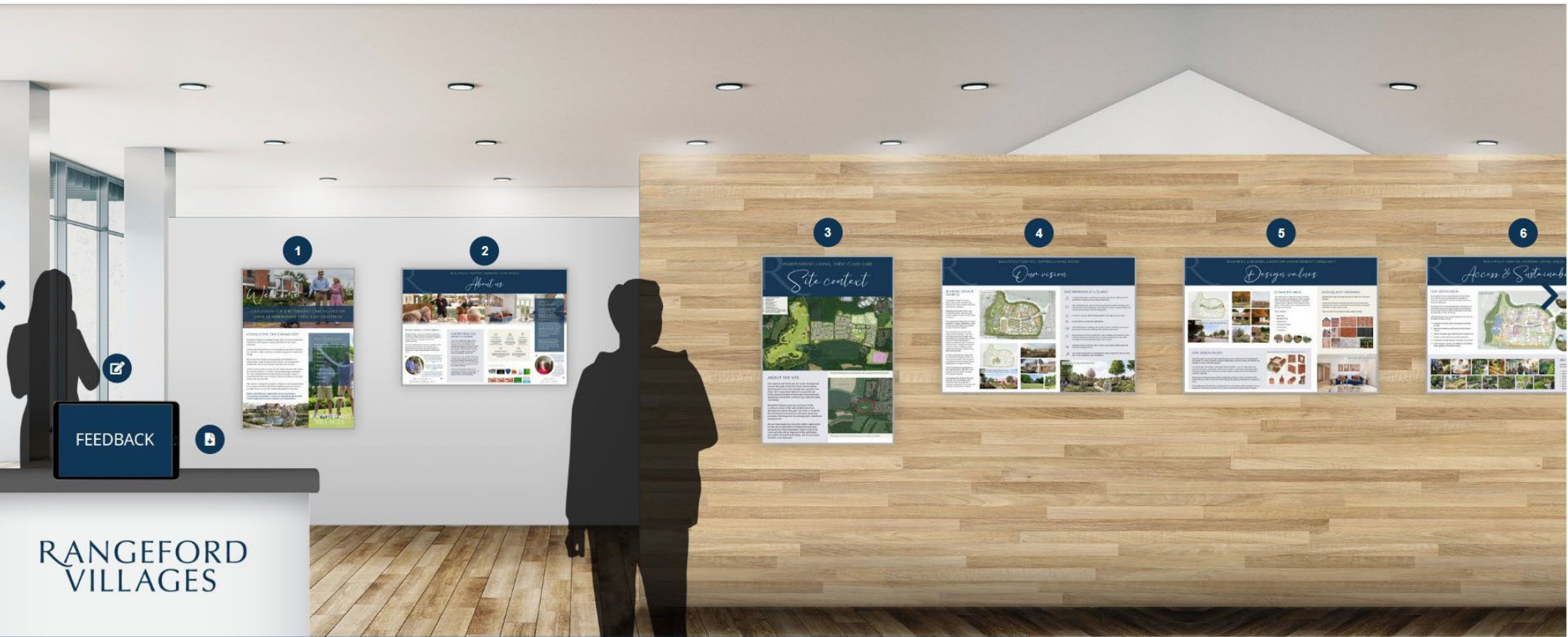


PUBLIC CONSULTATION EVENTS

In addition to ongoing dialogue with Mid Sussex District Council and the Design Review Panel, a comprehensive public consultation programme was undertaken to ensure local residents, stakeholders, and the wider community had the opportunity to help shape the proposals.

This engagement strategy included two in-person public consultation events held on 23rd June and 23rd July 2026, alongside an accessible digital consultation forum.

The exhibition materials guided visitors through a thorough overview of the project, covering the welcome, background on the developer, site context, the overarching vision, design values, access and sustainability strategies, key project benefits, and next steps.



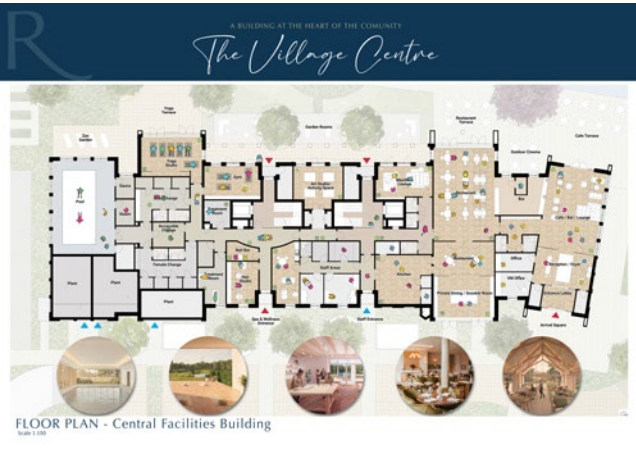
What we did

Following a careful review of the feedback received from the local community, the design team actively refined the emerging proposals to address local concerns where possible. Key design changes made in direct response to public feedback include:

Removal of Roof-Space Accommodation Near Imberhorne Lane: The proposed apartment building E in the south east corner of the site closest to Imberhorne Lane has been redesigned to eliminate residential accommodation within the roof space. This structure is now limited to two storeys (removing any 2.5-storey) to ensure a more sensitive and appropriate relationship with neighbouring properties.

Enhanced Landscaping and Long-Term Screening: The existing eastern boundary will be significantly strengthened with new tree and hedgerow planting to fill existing gaps and reinforce thinner sections. Furthermore, Rangeford will take on long-term responsibility for maintaining this landscape buffer.

Refined Architecture and Materials: The external appearance and material palette of the buildings across the site have been further adjusted to ensure the development sits harmoniously within the established character of the surrounding residential area.





6. THE PROPOSALS

PROPOSED SITE PLAN

The development will provide 134 high-quality later living homes for people aged over 60, comprising a mix of apartments, bungalows, and cottages. All homes and communal spaces are thoughtfully designed to meet the evolving needs of older people, promoting dignity, independence, and peace of mind.

Supported by expertly designed and maintained gardens, the scheme seamlessly integrates with nature. The proposals for the site at Imberhorne Farm, have been carefully crafted to reflect the rural character of its surroundings. Featuring a sensitive, low-rise, and landscape-led approach, the development retains and enhances existing natural features while introducing new habitats to achieve a biodiversity net gain of at least 10%.

Apartment Buildings

- CFB Central Facility Building
- A Apartment A
- B Apartment B
- C Apartment C
- D Apartment D
- E Apartment E
- F Apartment F
- G Apartment G
- H Apartment H

Character Areas

- 1 Kings Way
- 2 Woodland Park
- 3 The Village Green
- 4 The Farmstead Cloister
- 5 The Orchards
- 6 The Stables



ACCOMMODATION OVERVIEW

SCHEDULE OF ACCOMMODATION		
DWELLING TYPE	NO. PROVIDED	TYPICAL SIZE M ²
2 Bedroom Bungalows	4	110
3 Bedroom Bungalow	6	119
3 Bedroom Cottage	6	130
1 Bed Apartment	21	70
2 Bed Apartment	70	98
3 Bed Apartment	27	113
Total Dwellings	134	

Key

Site Boundary

Site Vehicular Entrance

Ancillary

1 Bedroom Apartment

2 Bedroom Apartment

3 Bedroom Apartment

2 Bedroom Bungalow

3 Bedroom Bungalow

3 Bedroom Cottage



SECOND FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

THE FARMSTEAD

An indicative CGI view of the entrance to Apartment Block B within the Farmstead Cloister.



THE FARMSTEAD

An indicative CGI view towards Apartment Block C across the Farmstead Cloister.



THE ORCHARDS

An indicative CGI view towards Apartment Block G within The Orchard garden space.



THE STABLES

An indicative CGI view towards a set of bungalows within The Stables character area.

