

THE VILLAGE SQUARE

An indicative CGI view towards the main entrance of the Central Facility Building.



CENTRAL FACILITY BUILDING

The Western Terrace

An indicative CGI view standing on the new pedestrian route looking across the pond towards the western terrace of the Central Facility Building.



PARKING STRATEGY

The parking strategy provides a site-wide total of 134 car parking spaces—including 8 designated accessible spaces—with passive provision for electric vehicle (EV) charging across all bays and active charging points installed for 14 spaces from the outset. Parking allocation will be flexibly managed by the site operator to adapt to changing demands. In addition, the development incorporates dedicated external covered spaces adjacent to block entrances for flexible cycle and mobility scooter storage, supplemented by dedicated staff cycle parking near the Central Facility Building, ensuring comprehensive and adaptable transport facilities for residents, staff, and visitors.



- Key
- Site Boundary
 - Standard Car Parking Bay
 - Disabled Car Parking Bay
 - Drop Off Bay
 - EV Ready Charging Bay

ACCESS & MOVEMENT

Active travel is supported by comprehensive walking and cycling routes across the site, alongside cycle parking for residents, visitors, and staff. Dedicated parking and charging areas for mobility scooters are also integrated (see space allocation table below)

KEY

Site Boundary

Walking Route

Primary Road

Secondary Road

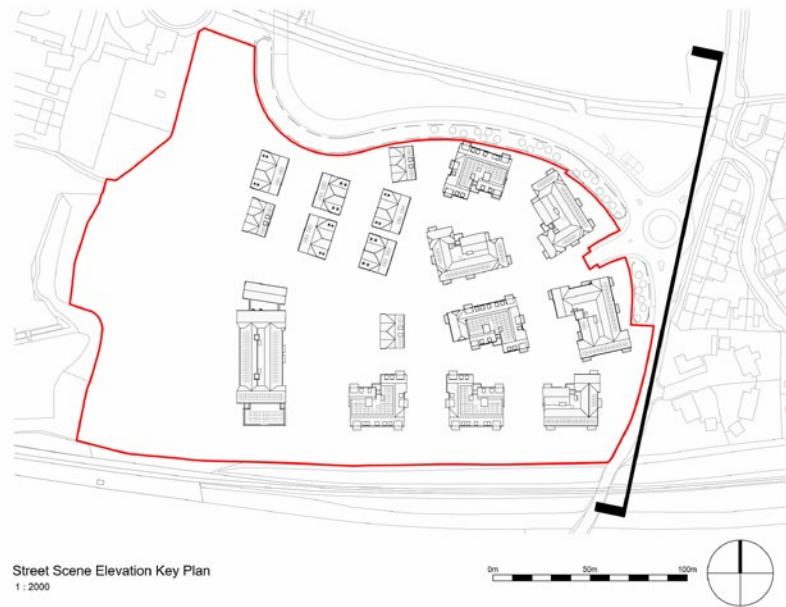
Building Entrance

CFB Service Entrance

Pedestrian entrance



EXISTING & PROPOSED STREET ELEVATIONS



Street Scene Elevation Key Plan
1 : 2000



Existing Street Elevation - Imberhorne Lane
1 : 500
Visual Depth of Elevation : 100 m



Proposed Street Elevation - Imberhorne Lane
1 : 500
Visual Depth of Elevation : 100 m

SITE SECTIONS



6 | Site Section Key Plan - Proposed
1:200

Notes:

- Orange dashed line denotes existing site levels

SCHEDULE OF ACCOMMODATION

Site Area

Development Area	Area M2	Area Ft2	Area H	Area A
Rangeford Site Boundary	46,055.3 m²	495,734.9 ft²	4.6 hectare	11.4 acres

Site Wide Dwelling Schedule

Building Reference	Area m²	Area ft²	Dwelling Count
2 Bedroom Bungalow	436 m²	4691 ft²	4
3 Bedroom Bungalow	719 m²	7744 ft²	6
3 Bedroom Cottage	784 m²	8439 ft²	6
Apartment Building A	1375 m²	14795 ft²	15
Apartment Building B	1157 m²	12456 ft²	12
Apartment Building C	1157 m²	12456 ft²	12
Apartment Building D	1430 m²	15393 ft²	14
Apartment Building E	931 m²	10026 ft²	10
Apartment Building F	1581 m²	17020 ft²	17
Apartment Building G	1360 m²	14634 ft²	15
Apartment Building H	1360 m²	14634 ft²	15
Central Facility Building	692 m²	7445 ft²	8
Grand total	12982 m²	139733 ft²	134

Accommodation Schedule - Cottages

Accommodation	Area m²	Area ft²	Unit Count
2 Bedroom Bungalow	436 m²	4,691 ft²	4
3 Bedroom Bungalow	719 m²	7,744 ft²	6
3 Bedroom Cottage	784 m²	8,439 ft²	6
Grand total	1,939 m²	20,874 ft²	16

Accommodation Schedule - Apartments

Apartment Type	Area m²	Area ft²	Dwelling Count
PRI 1B2P FL	1,435 m²	15,449 ft²	21
PRI 2B3P FL	675 m²	7,268 ft²	8
PRI 2B4P FL	5,891 m²	63,410 ft²	62
PRI 3B5P FL	3,041 m²	32,732 ft²	27
Grand total	11,042 m²	118,859 ft²	118

GIA Schedule

Building Ref	Area	Area ft²
2 Bedroom Bungalow	435.8 m²	4,691.4 ft²
3 Bedroom Bungalow	720.3 m²	7,753.8 ft²
3 Bedroom Cottage	783.8 m²	8,436.8 ft²
Apartment Building A	1,682.6 m²	18,111.3 ft²
Apartment Building B	1,401.4 m²	15,084.7 ft²
Apartment Building C	1,401.4 m²	15,084.7 ft²
Apartment Building D	1,697.6 m²	18,272.3 ft²
Apartment Building E	1,163.9 m²	12,528.1 ft²
Apartment Building F	1,903.8 m²	20,492.5 ft²
Apartment Building G	1,682.6 m²	18,111.3 ft²
Apartment Building H	1,682.6 m²	18,111.3 ft²
Central Facility Building	2,233.2 m²	24,037.8 ft²
	16,789.1 m²	180,715.9 ft²

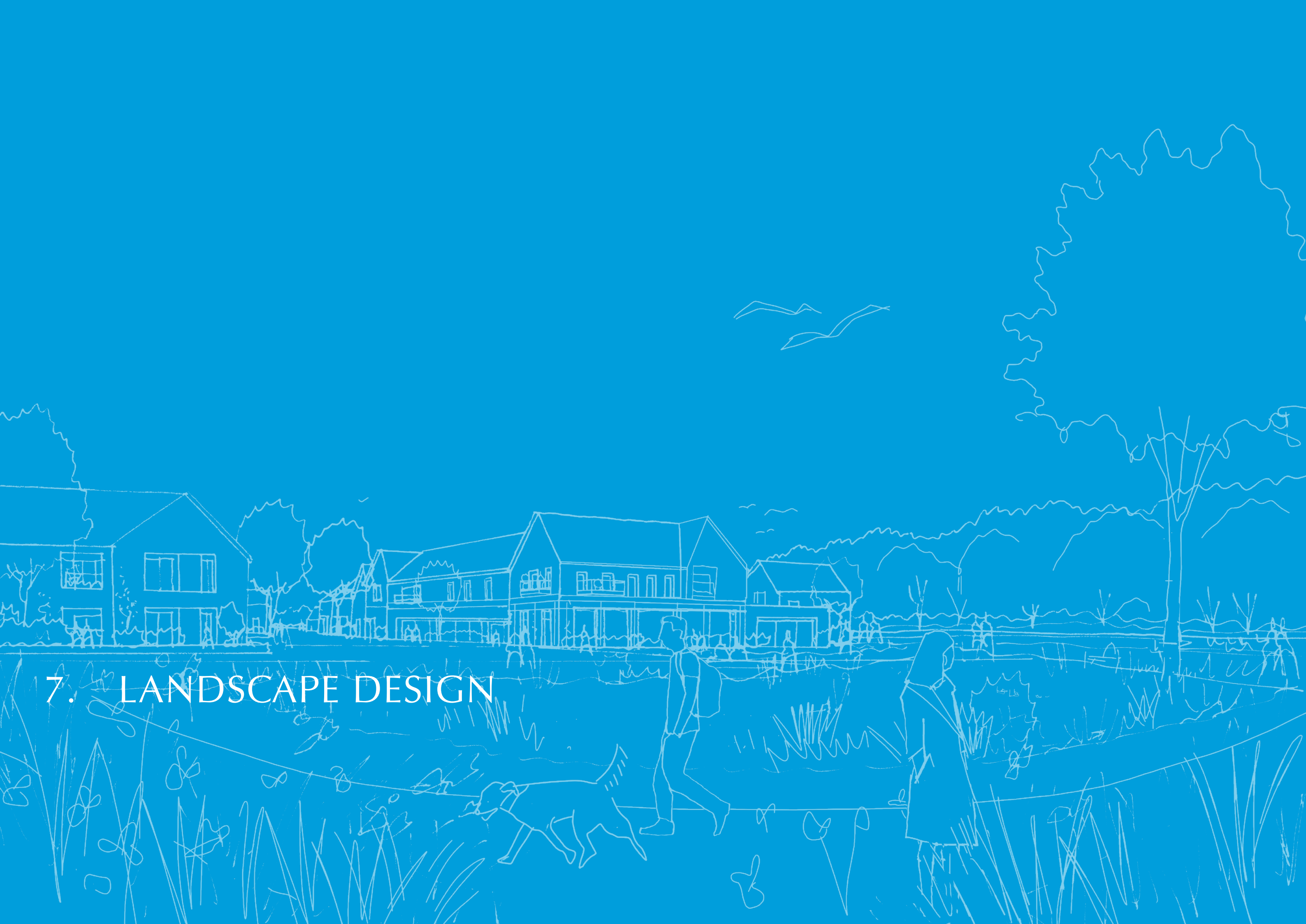
Apartment Block Breakdown

Block Ref	Storey Height	Apartment Type	NSA m²	NSA ft²	No. Units
Apartment Building A	2.5 Storey	PRI 1B2P FL	204 m²	2,191 ft²	3
Apartment Building A	2.5 Storey	PRI 2B3P FL	169 m²	1,818 ft²	2
Apartment Building A	2.5 Storey	PRI 2B4P FL	670 m²	7,214 ft²	7
Apartment Building A	2.5 Storey	PRI 3B5P FL	332 m²	3,573 ft²	3
Apartment Building A: 15			1,375 m²	14,795 ft²	15
Apartment Building B	2 Storey	PRI 1B2P FL	140 m²	1,507 ft²	2
Apartment Building B	2 Storey	PRI 2B4P FL	559 m²	6,013 ft²	6
Apartment Building B	2 Storey	PRI 3B5P FL	459 m²	4,936 ft²	4
Apartment Building B: 12			1,157 m²	12,456 ft²	12
Apartment Building C	2 Storey	PRI 1B2P FL	140 m²	1,507 ft²	2
Apartment Building C	2 Storey	PRI 2B4P FL	559 m²	6,013 ft²	6
Apartment Building C	2 Storey	PRI 3B5P FL	459 m²	4,936 ft²	4
Apartment Building C: 12			1,157 m²	12,456 ft²	12
Apartment Building D	2 Storey	PRI 2B4P FL	752 m²	8,094 ft²	8
Apartment Building D	2 Storey	PRI 3B5P FL	678 m²	7,298 ft²	6
Apartment Building D: 14			1,430 m²	15,393 ft²	14
Apartment Building E	2.5 Storey	PRI 1B2P FL	140 m²	1,507 ft²	2
Apartment Building E	2.5 Storey	PRI 2B4P FL	573 m²	6,164 ft²	6
Apartment Building E	2.5 Storey	PRI 3B5P FL	219 m²	2,355 ft²	2
Apartment Building E: 10			931 m²	10,026 ft²	10
Apartment Building F	2 Storey	PRI 1B2P FL	203 m²	2,186 ft²	3
Apartment Building F	2 Storey	PRI 2B3P FL	169 m²	1,815 ft²	2
Apartment Building F	2 Storey	PRI 2B4P FL	752 m²	8,098 ft²	8
Apartment Building F	2 Storey	PRI 3B5P FL	457 m²	4,921 ft²	4
Apartment Building F: 17			1,581 m²	17,020 ft²	17
Apartment Building G	2.5 Storey	PRI 1B2P FL	204 m²	2,191 ft²	3
Apartment Building G	2.5 Storey	PRI 2B3P FL	169 m²	1,818 ft²	2
Apartment Building G	2.5 Storey	PRI 2B4P FL	768 m²	8,269 ft²	8
Apartment Building G	2.5 Storey	PRI 3B5P FL	219 m²	2,356 ft²	2
Apartment Building G: 15			1,360 m²	14,634 ft²	15
Apartment Building H	2.5 Storey	PRI 1B2P FL	204 m²	2,191 ft²	3
Apartment Building H	2.5 Storey	PRI 2B3P FL	169 m²	1,818 ft²	2
Apartment Building H	2.5 Storey	PRI 2B4P FL	768 m²	8,269 ft²	8
Apartment Building H	2.5 Storey	PRI 3B5P FL	219 m²	2,356 ft²	2
Apartment Building H: 15			1,360 m²	14,634 ft²	15
Central Facility Building	2 Storey	PRI 1B2P FL	202 m²	2,170 ft²	3
Central Facility Building	2 Storey	PRI 2B4P FL	490 m²	5,275 ft²	5
Central Facility Building: 8			692 m²	7,445 ft²	8
Grand total			11,042 m²	118,859 ft²	118

M4(3)(2)(a) Adaptable Dwellings

A minimum of 7 dwellings (representing 5% of the total 134 dwellings) are to be adapted to meet the requirements of M4(3)(2)(a).

The exact location and requirements will be dependent on the end users personal needs.



7. LANDSCAPE DESIGN

LANDSCAPE SITE ANALYSIS

Constraints

The site occupies a semi-rural setting, contained within substantial swathes of mature woodland on three sides.

To the north an east-west bridleway is nestled within the woodland, while the southern boundary is bordered by a linear country park, a former railway now a well-utilized public right-of-way and cycle route that serves as a vital artery for the local community.

To the east, the site adjoins the low-density suburban development of Imberhorne Lane; here, the landscape strategy must be sensitive to the residential amenity and visual outlook of these adjacent properties.

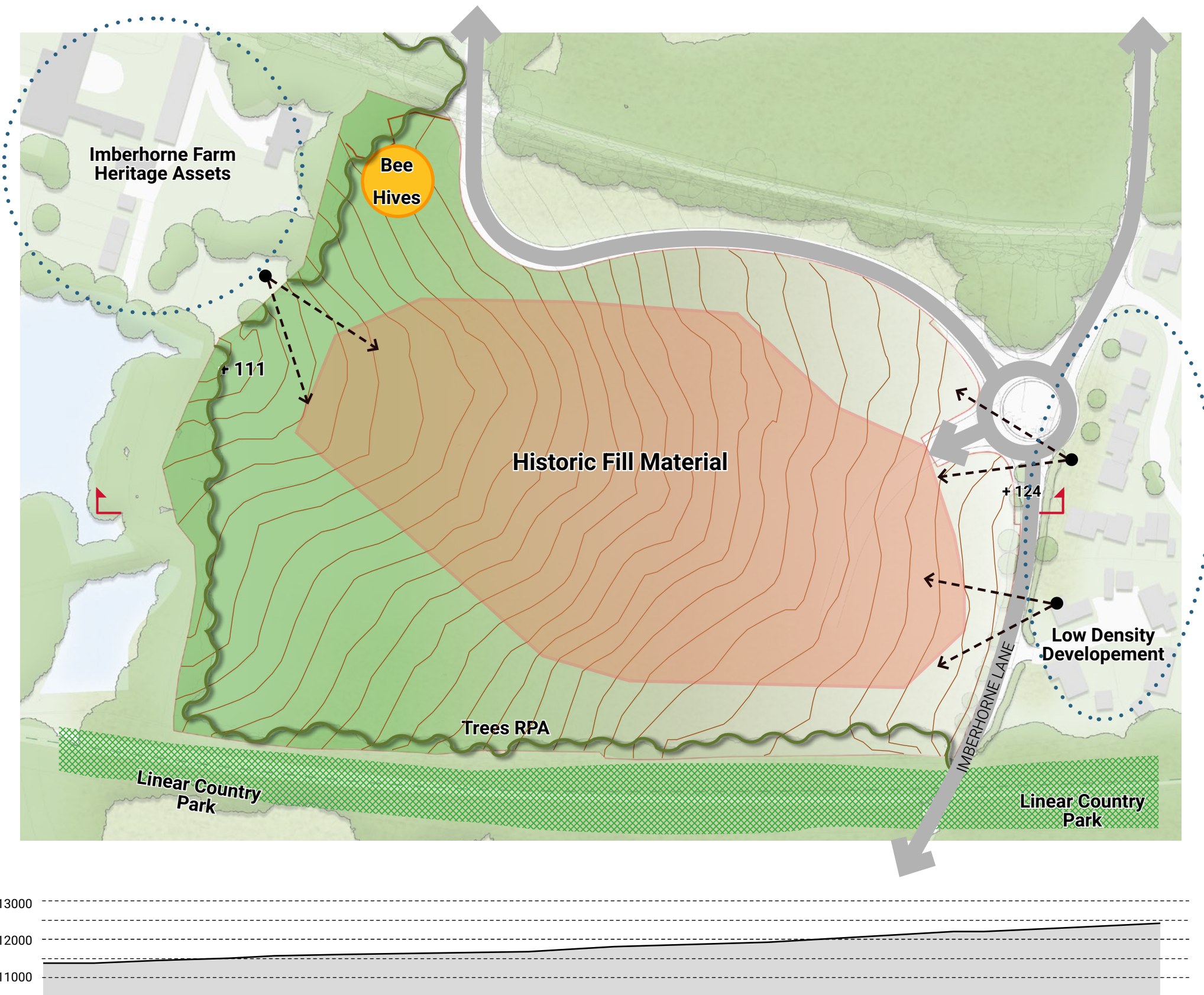
The existing topography rises 12 meters from the low-lying western boundary to the higher eastern edge. This slope creates prominent visual links toward the listed Imberhorne Farm and cottage located near the north-west corner.

Site is constrained by the presence of historic fill material from former clay extraction, requiring engineered land formation and remediation to establish suitable development platforms.

External to the site, a new roundabout and access road - part of the wider masterplan - will be adjacent the northern boundary. A raised, vegetated bund will be implemented alongside this road to provide screening for the site.

Finally, the site retains existing private beehives in the north-west corner, which are to be integrated into the proposed landscape design for their local value.

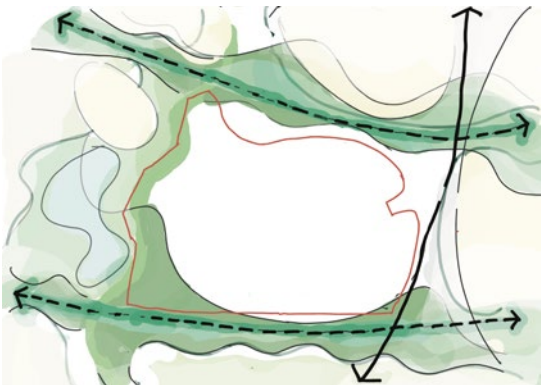
- KEY
- Existing tree and RPA
 - Contour lines
 - Neighbouring properties
 - Sensitive view
 - Historical fill material
 - Bee hive
 - Main road/ access road to wider masterplan



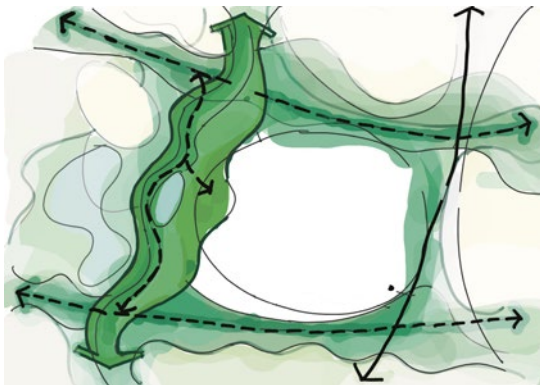
LANDSCAPE CONCEPT

The Vision

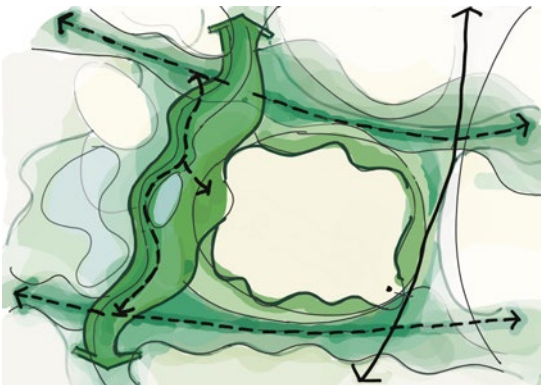
The landscape vision preserves and enhances existing green infrastructure, establishing a north-south pedestrian corridor connecting the northern bridleway to the Worth Way Country Park. The site layout is anchored to primary view corridors, including a main green route that preserves vistas toward Imberhorne Farm. A secondary network of internal routes ensures permeability and accessibility, culminating in a central village heart positioned within the south-west corner.



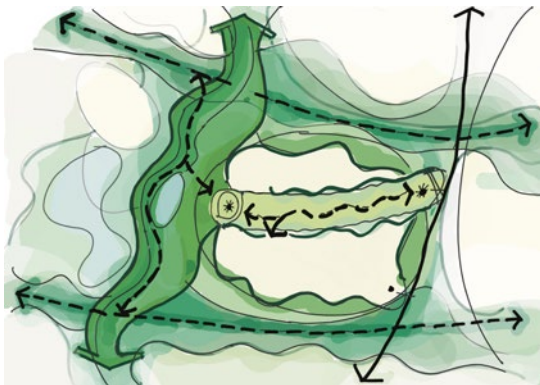
Existing Green Infrastructure



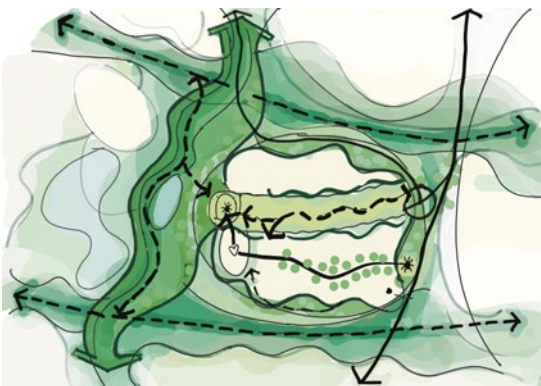
Linking the Bridleway & Worth Way Country Park



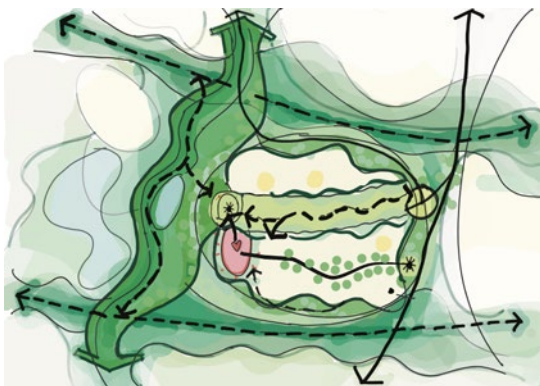
Enhancing The Existing Boundary Planting



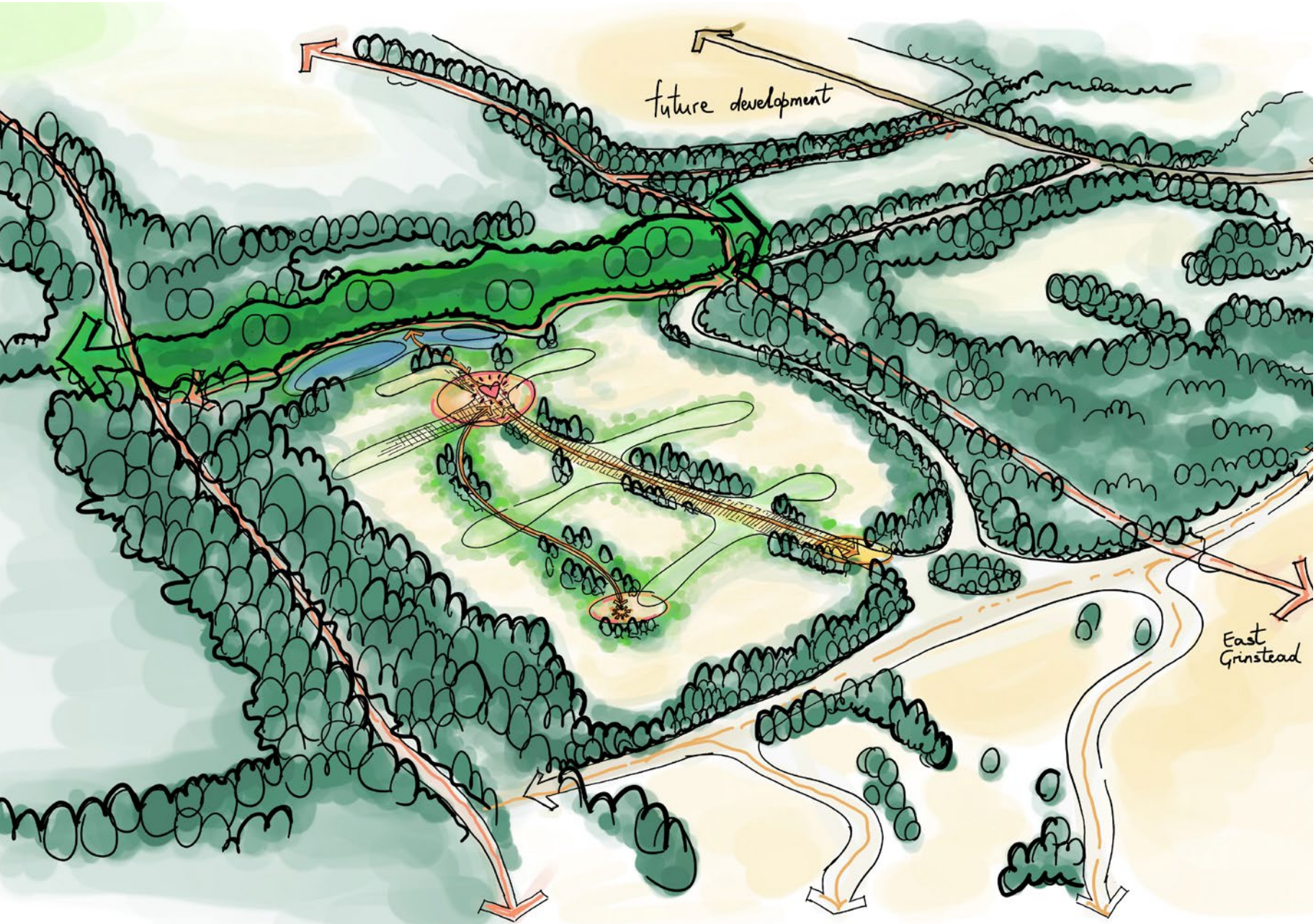
Establishing New Green Routes



Establishing The Circulation Routes & Pedestrian Connections



Locating The Heart Of The Development



LANDSCAPE OPPORTUNITIES

The proposed layout is informed by the landscape-led concept that prioritizes the enhancement of existing green infrastructure and improves site-wide accessibility.

A key opportunity is the creation of a north-south pedestrian link, connecting the southern country park to the northern bridleway and masterplan.

The remodelled topography provides a strategic opportunity to incorporate a sustainable drainage attenuation pond. Positioned at the lower western end, this feature will serve as a landmark, offering both biodiversity benefits and an attractive focal point for residents. The adjacent slope to the west of the pond offers the potential to create a species-rich wildflower meadow with scattered native trees, which will strengthen existing green infrastructure and expand local habitat corridors.

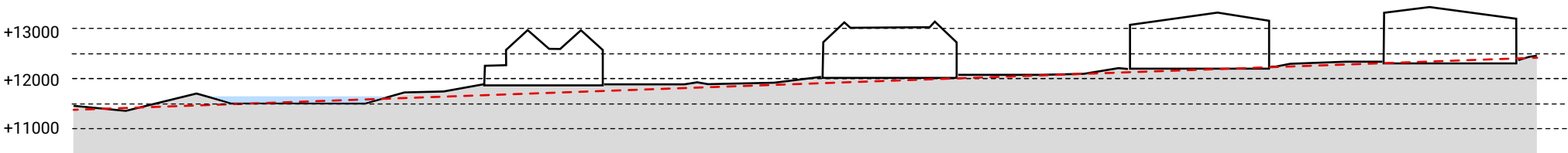
Along the eastern boundary, the retention of the existing 4–5m hedge provides essential biodiversity value and visual screening for neighboring properties.

Internally, the building arrangement provides the opportunity to create a central green spine, framing views towards the heart of the development and the attenuation pond.

Finally, organizing the building into courtyard and cottage-style clusters creates an opportunity for distinct landscape character areas for the residents, while establishing a connection with the local vernacular architecture and traditional rural settlement patterns of the area.

KEY

- ↔ Link to existing PROW
- ➔ Feature path
- ➔ Green belt
- ↔ Enhancing existing green buffer
- ➔ View point
- Existing PROW
- ★ Potential for character area
- 🌊 Attenuation pond



LANDSCAPE PLAN

The landscape proposal translates the site's opportunities into a cohesive vision underpinned by a robust green and blue infrastructure framework which protects and enhances the existing natural assets.

Centring on a high-quality arrival experience, the entrance gateway and the tree avenue provide a legible, welcoming transition into the development, leading toward the heart of the site which is defined by the Central Facility Building and the Village Green. Beyond this, the attenuation pond is established as a primary landscape feature. Set against the backdrop of a species-rich wildflower meadow with scattered native trees, this lake creates a tranquil visual focal point while significantly contributing to local biodiversity and habitat creation.

Key landscape assets includes:

1. Entrance gateway
2. New roundabout and road implemented as part of the wider masterplan infrastructure works
3. Tree avenue
4. Swale
5. Cloister garden and parking area
6. Orchard garden
7. Arrival square
8. Village green
9. Seating area/ social hub
10. Central facilities building terraces
11. Shared surface and service area
12. Parking area
13. Substation
14. Bungalow mews
15. Terraced cottage garden
16. The Lake
17. Pedestrian connections to existing footpaths
18. Putting green
19. Species-rich wildflower meadow with native trees
20. Kitchen garden and growing area
21. Existing trees and woodland trail
22. Landscape maintenance and storage area
23. Landscape edge/ vegetated bund
24. Existing vegetation retained and enhanced



LANDSCAPE PLAN

Spaces and Activities

The landscape proposal is underpinned by a commitment to fostering a vibrant, healthy, and supportive community.

By carefully transitioning the landscape spaces from highly active social hubs to quiet, contemplative retreats, the design ensures that all residents can find spaces that suit their daily needs.

The landscape plan has been zoned into distinct typologies, balancing social interaction, physical wellness, ecological stewardship and local identity.

Gateways and Key Feature Areas (Arrival)

The arrival experience is designed to establish a prestigious “sense of place” and facilitate effortless navigation.

Active Spaces

Located around the central facilities building, the active spaces are designed to encourage physical movement, social cohesion and intergenerational interaction. Those include: outdoor café & restaurant terrace, outdoor cinema, garden rooms, putting green, boules pitch and a central, accessible lawn area for croquet.

Passive, Relaxing and Contemplative Spaces

To support mental health and mindfulness, dedicated quiet zones are strategically located away from the busier communal areas. Those include: a Yoga/ outdoor class area and a Zen Garden, situated adjacent to the spa and the indoor swimming pool.

Productive Landscapes

The growing area and the Orchard are designed to reconnect residents with the rhythms of nature while providing purposeful physical activity and cognitive stimulation.

Natural Areas and Vegetated Buffers

Providing screening and visual buffers to the development while enhancing ecological value due to the retention and enhancement of existing trees and hedgerows.

Sustainable Drainage and Blue Infrastructure

Water management is integrated as both a functional necessity and an landscape asset. Vegetated swales run throughout the site, while the Lake acts as a retention basin that simultaneously provides a high-value ornamental and ecological feature.

Representative Spaces for Building Clusters

Each residential building cluster is given its own distinctive landscape character, aiding wayfinding and creating intimate, domestic scales while providing a sense of local identity to the residents.



LANDSCAPE CHARACTER AREAS
Location Plan



LANDSCAPE CHARACTER AREAS

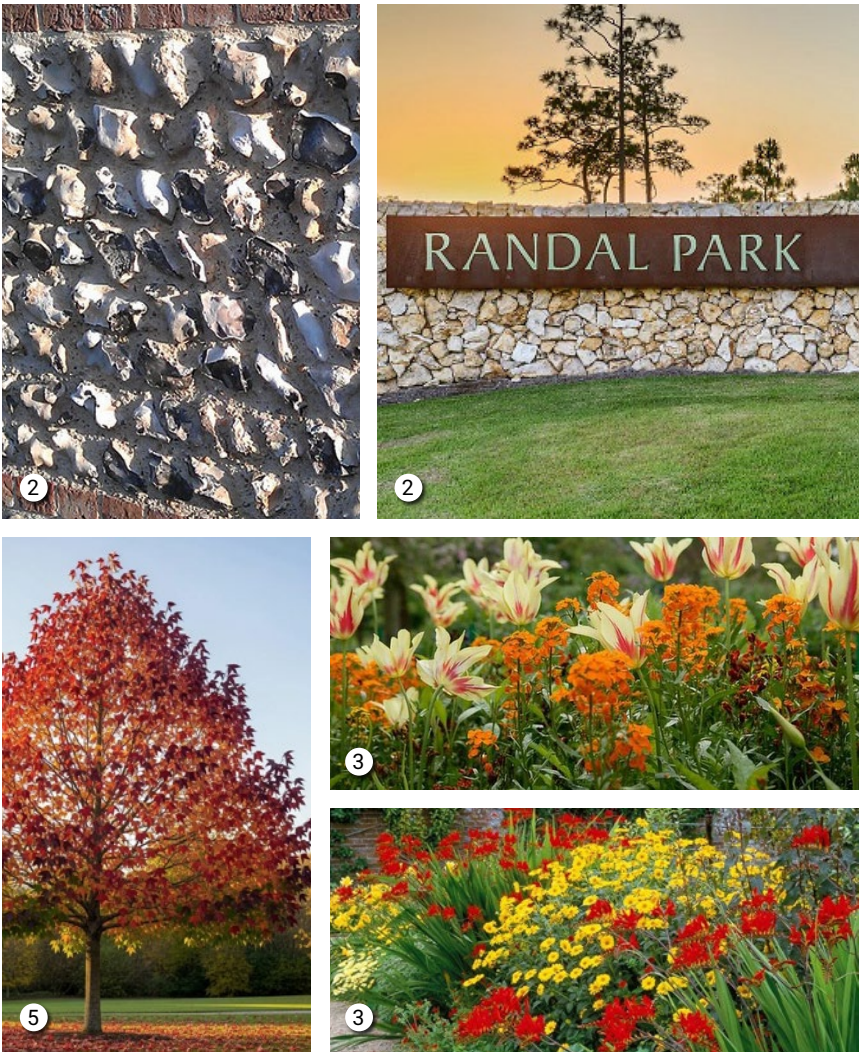
The Arrival

The main entrance into the new development is designed to create a distinct sense of arrival.

A 1.5-meter-high flint walls flanking the road will help framing the view into the site while providing a base for the development’s signage.

The framed view is complemented by four feature trees that offer striking seasonal colour, providing a memorable, sensory experience for those entering the site.

At the base of the flint walls, a curated planting incorporates a warm colour palette of copper, red and yellow.



Look and feel images



Plan



Location Plan

- Key
- 1. New roundabout and road implemented as part of the wider masterplan infrastructure works
 - 2. 1.5-meter-high flint wall with signage
 - 3. Ornamental planting with warm colour palette
 - 4. Footpath/ pedestrian access into development
 - 5. Feature trees with seasonal colour
 - 6. Paved band to mark the transition into the development
 - 7. Tree avenue
 - 8. Crossing point implemented as part of the wider masterplan infrastructure works



Sketch view