



8. VILLAGE FACILITIES & TYPOLOGIES

CENTRAL FACILITY BUILDING

The Communal Facilities



Ground Floor Plan

The community will include a wide range of shared facilities - such as a café, Revive Spa including gym, pool and hairdresser, activity rooms, outdoor cinema and landscaped gardens featuring an exercise trail. The aim is to create a vibrant, sociable environment tailored to owners' wellbeing, whilst creating an amenity rich place for the wider public to enjoy.

All homes and communal spaces will be thoughtfully designed to meet the needs of older people, offering modern, accessible living that promotes dignity, independence, and peace of mind. Care will be delivered by Rangeford's CQC-registered team, offering 24-hour support and personalised care plans when they are required.



APARTMENT PLANS

Type 01 - 1 Bed Apt 70m²

Dwelling key

1. Generous purpose built storage
2. Space for a 1500mm diameter wheelchair turning circle.
3. Generous Living Area with open plan living for easy access.
4. Electric induction hob with controls at the front for easy access
5. Direct access from bedroom and bathroom
6. Knee space under basin.
7. Glazed shower screen with folding panel.
8. Level access shower, floor to shower room to fall gently to shower area.
9. Shower Room adaptable to accommodate future installation of grab rails and shower seats.
10. M+E equipment and meters contained within Utility cupboard
11. Generous balcony or terrace with wheelchair turning circle.
12. Large windows to provide ample daylight.
13. Full height 'vent' panel to allow for night time ventilation.

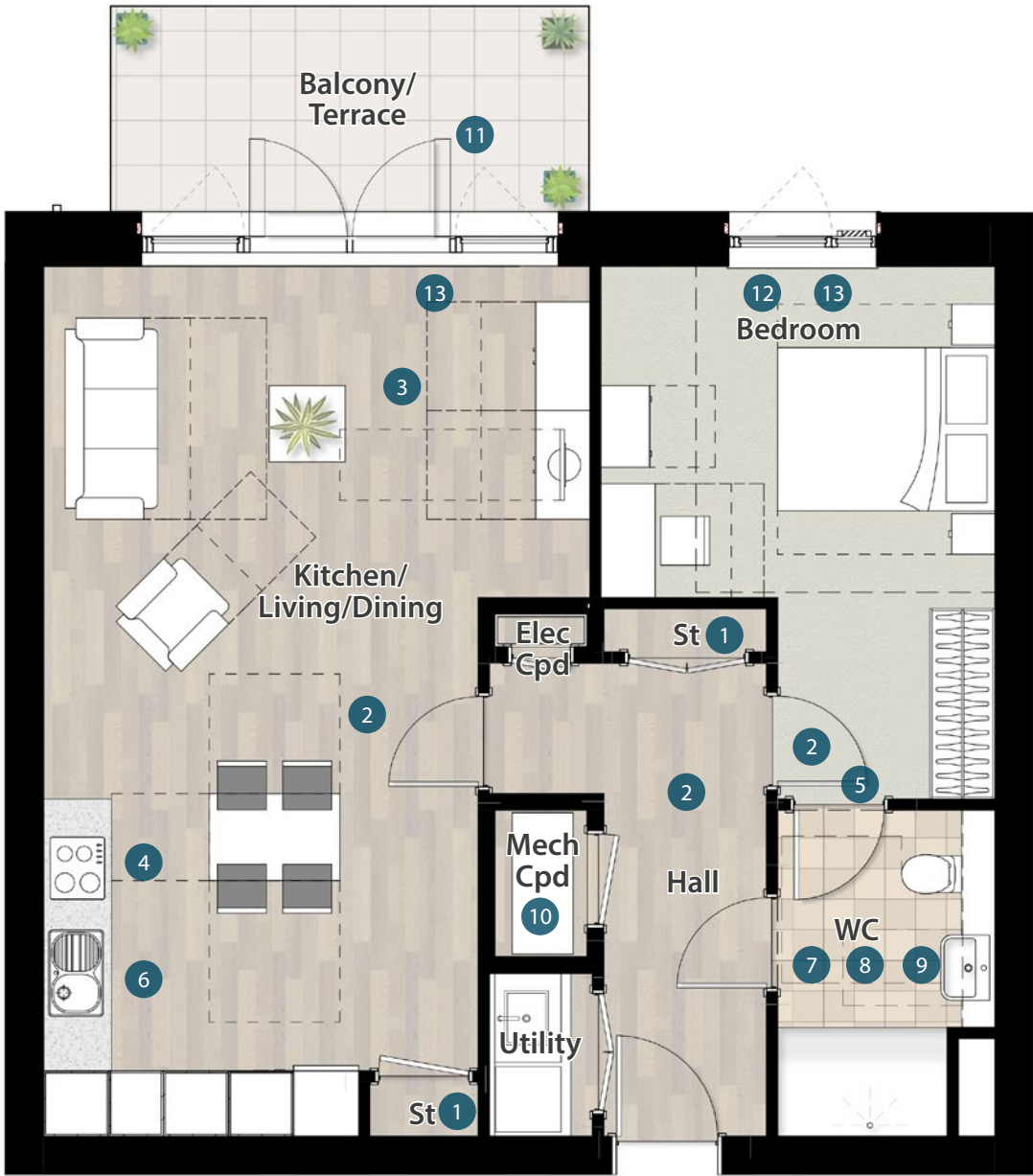
HAPPI Principles include:-

- Generous space standards within dwellings
- Natural daylight maximised with generous full height windows
- Balconies or patios to all apartments with sufficient space for table and chairs
- 'Care ready' apartments designed to flexibly adapt to changing needs
- Generous storage within each apartment
- Dual aspect dwellings at corner locations

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.



Floor Plan



APARTMENT PLANS

Type 10 - 2 Bed Apt 98m²

Dwelling key

1. Generous purpose built storage
2. Space for a 1500mm diameter wheelchair turning circle.
3. Generous Living Area with open plan living for easy access.
4. Electric induction hob with controls at the front for easy access.
5. Utility Room
6. Direct access from bedroom and bathroom
7. Knee space under basin.
8. Glazed shower screen with folding panel.
9. Level access shower, floor to shower room to fall gently to shower area.
10. Shower Room adaptable to accommodate future installation of grab rails and shower seats.
11. M+E equipment and meters contained within Utility cupboard.
12. Generous balcony or terrace with wheelchair turning circle.
13. Large windows to provide ample daylight.
14. Full height 'vent' panel to allow for night time ventilation.

HAPPI Principles include:-

- Generous space standards within dwellings
- Natural daylight maximised with generous full height windows
- Balconies or patios to all apartments with sufficient space for table and chairs
- 'Care ready' apartments designed to flexibly adapt to changing needs
- Generous storage within each apartment
- Dual aspect dwellings at corner locations

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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.



Floor Plan



APARTMENT PLANS

Type 12 - 3 Bed Apt 113m²

Dwelling key

1. Generous purpose built storage
2. Space for a 1500mm diameter wheelchair turning circle.
3. Generous Living Area with open plan living for easy access.
4. Electric induction hob with controls at the front for easy access.
5. Utility Room
6. Direct access from bedroom and bathroom
7. Knee space under basin.
8. Glazed shower screen with folding panel.
9. Level access shower, floor to shower room to fall gently to shower area.
10. Shower Room adaptable to accommodate future installation of grab rails and shower seats.
11. M+E equipment and meters contained within Utility cupboard.
12. Generous balcony or terrace with wheelchair turning circle.
13. Large windows to provide ample daylight.
14. Full height 'vent' panel to allow for night time ventilation.

HAPPI Principles include:-

- Generous space standards within dwellings
- Natural daylight maximised with generous full height windows
- Balconies or patios to all apartments with sufficient space for table and chairs
- 'Care ready' apartments designed to flexibly adapt to changing needs
- Generous storage within each apartment
- Dual aspect dwellings at corner locations

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.



Floor Plan



BUNGALOW PLANS

Dwelling key

- 1. Generous Living Area with open plan living for easy access.
- 2. Recess to apartment entrance to allow customers time to open their front door without blocking circulation.
- 3. Electric induction hob with controls at the front for easy access
- 4. Direct access from bedroom and bathroom
- 5. Knee space under basin.
- 6. Glazed shower screen with folding panel.
- 7. Level access shower, floor to shower room to fall gently to shower area.
- 8. Shower Room adaptable to accommodate future installation of grab rails and shower seats.
- 9. M+E equipment and meters contained within Utility cupboard.
- 10. Large windows to provide ample daylight.
- 11. Full height 'vent' panel to allow for night time ventilation.

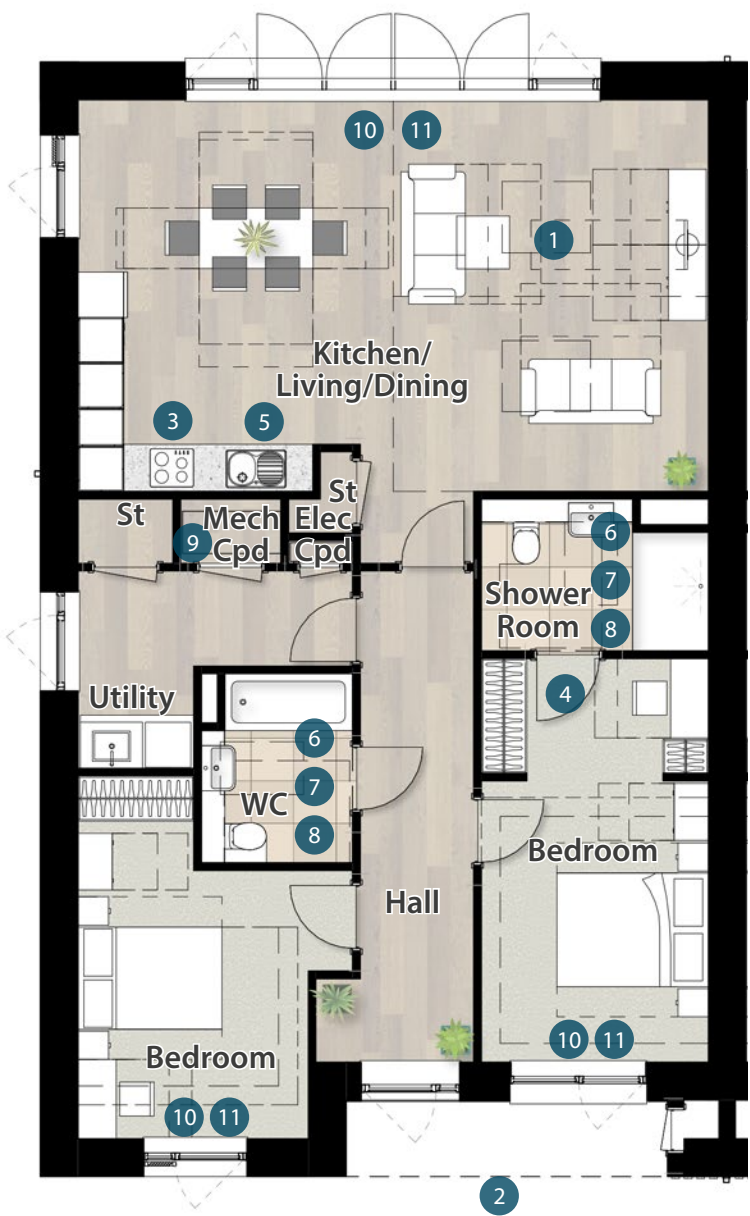
HAPPI Principles include:-

- Generous space standards within dwellings
- Natural daylight maximised with generous full height windows
- Balconies or patios to all apartments with sufficient space for table and chairs
- 'Care ready' apartments designed to flexibly adapt to changing needs
- Generous storage within each apartment
- Dual aspect dwellings at corner locations

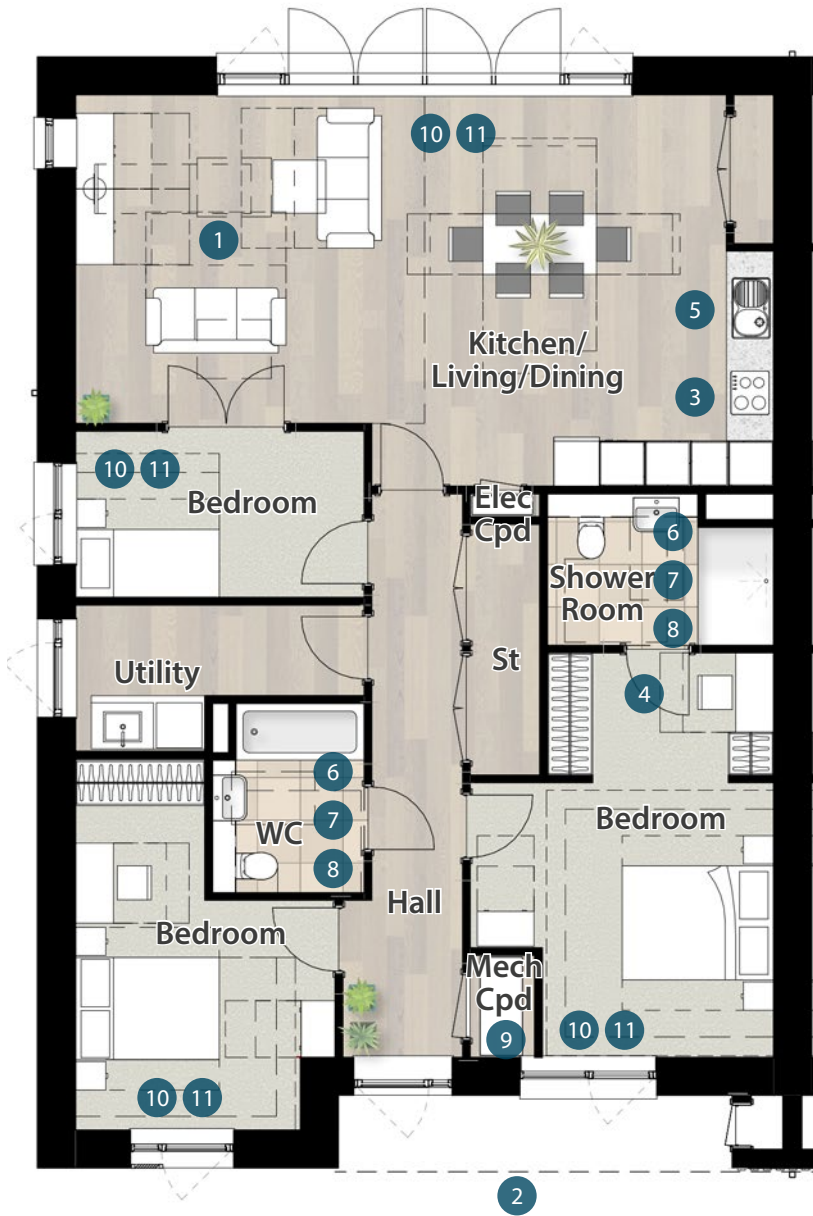
M4(3)(2)(a) Adaptable Dwellings

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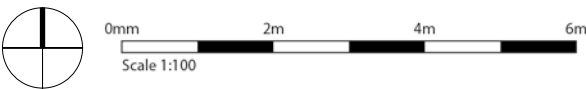
The exact location and requirements will be dependent on the end users personal needs.



Bungalow A Floor Plan



Bungalow B Floor Plan



COTTAGE PLANS

Dwelling key

- 1. Generous purpose built storage
- 2. Generous Living Area with open plan living for easy access.
- 3. Electric induction hob with controls at the front for easy access
- 4. Utility Room
- 5. Knee space under basin.
- 6. Glazed shower screen with folding panel.
- 7. Level access shower, floor to shower room to fall gently to shower area.
- 8. Shower Room adaptable to accommodate future installation of grab rails and shower seats.
- 9. M+E equipment and meters contained within Utility cupboard.
- 10. Large windows to provide ample daylight.
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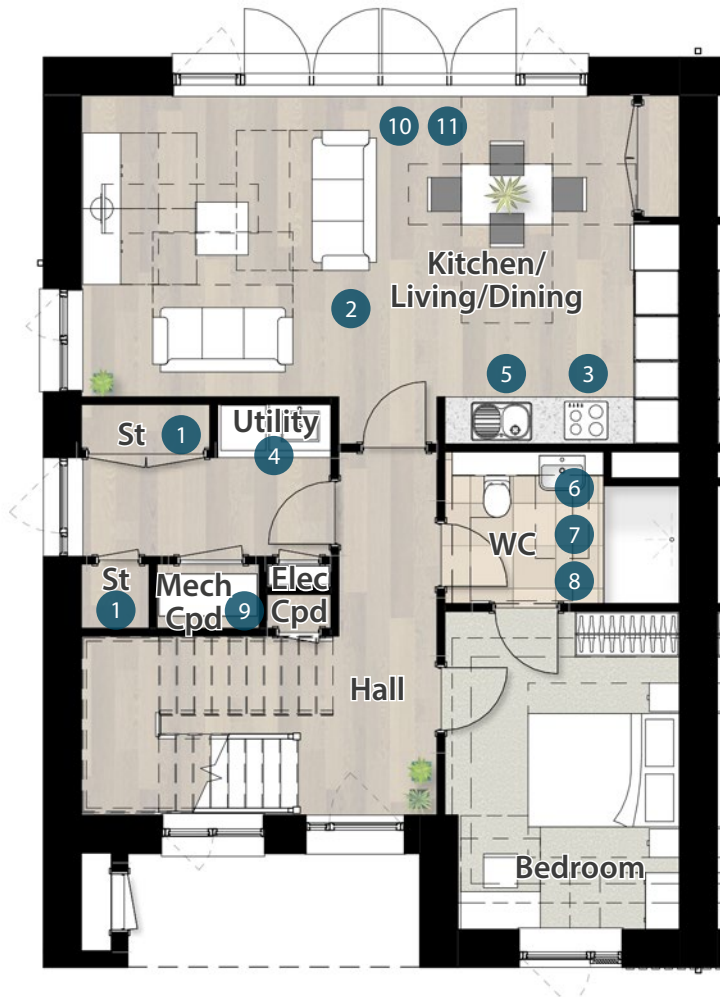
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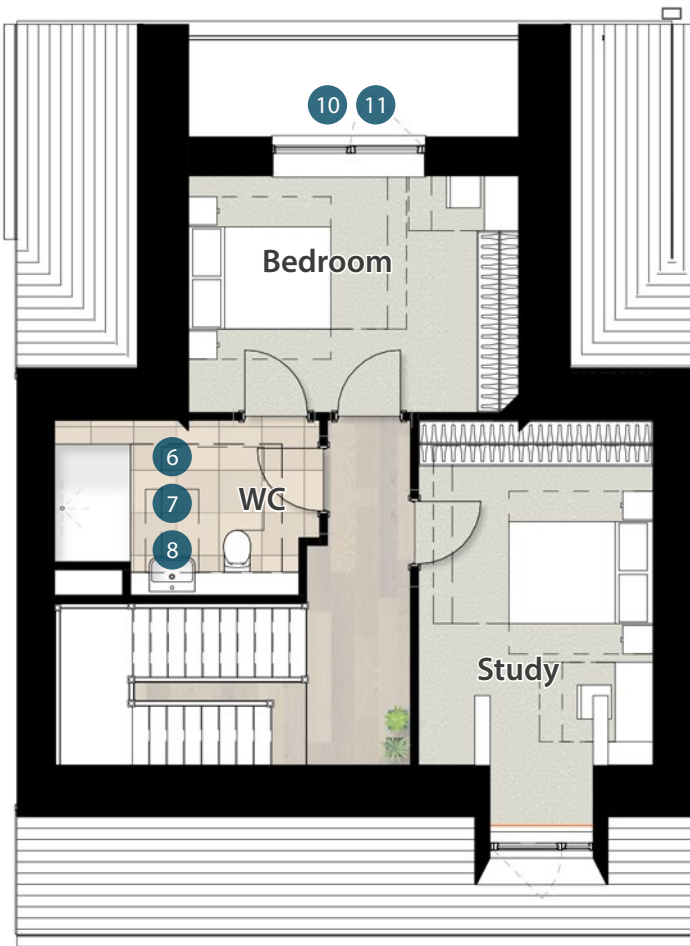
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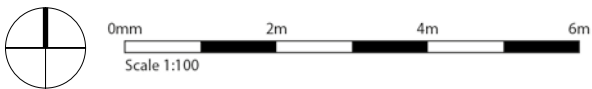
The exact location and requirements will be dependent on the end users personal needs.



Ground Floor Plan



First Floor Plan





9. HERITAGE & BUILDING FOR THE FUTURE

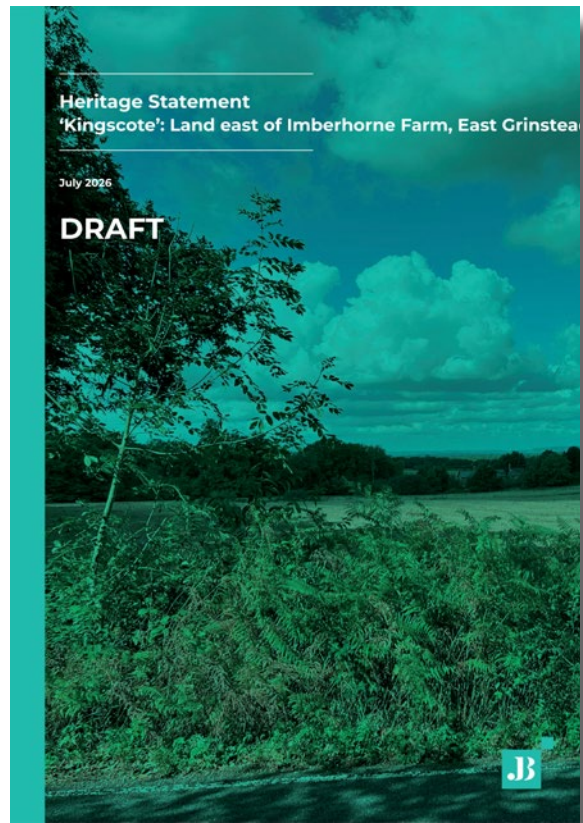
HERITAGE

The scheme arranges the blocks into a series of character areas. The built form across the whole of the proposed development has sought to respond to the local context. It seeks to employ an agricultural typology to the blocks as a response to the adjacent farmstead, and draws from the local vernacular and traditional building materials palette local to the region.

At the eastern end of the site is a series of blocks creating courtyards inspired by the farmstead group. The same agricultural typologies are utilised in the quarter to the south-east of the site; these are arranged around a landscaped spine proposed to be planted with trees to reflect the orchard and wooded character of historic uses of part of the site.

To the west is a more formal village green character focussed around the Central Facility Building which overlooks a large area of open landscaping occupying the western portion of the site. The architecture of the Central Facility Building, the principle building on site, draws on the local manor house typologies found in the area both in form and materiality.

In the north-western quadrant is 'The stables': an area of smaller units following a more domestic, cottage typology. For the Full Heritage Impact Assessment please refer to the Heritage Report prepared by JB Heritage.



THE APPROACH TO SUSTAINABILITY, HEALTH & WELLBEING

The energy strategy will be developed to ensure the development complies with Part L of the Building Regulations by demonstrating improved performance over the notional baseline. To achieve a high standard of sustainable design, the following measures will be incorporated:

Energy & Carbon Reduction

Fabric First Approach: Prioritised to reduce overall energy demand and mitigate the risk of overheating.

Low-Carbon Heating: A combustion-free, heat pump-led energy strategy utilising Exhaust Air Source Heat Pumps (ASHPs).

Renewable Energy: Photovoltaic (PV) panels located on pitched roofs.

High Energy Performance: Targeting an EPC Rating of 'B' for all dwellings and BREEAM 'Very Good' for the central facilities building.

Indoor Environment & Wellbeing

Ventilation & Air Quality: Mechanical Ventilation with Heat Recovery (MVHR) units installed to maintain good indoor air quality and minimise overheating.

Health and Wellbeing: Design and operation strategies focused on enhancing occupant comfort and wellbeing.

External Lighting: Energy-efficient luminaires specified with automatic daylight controls.

Environmental Impact & Resources

Water Efficiency: A reduced water usage strategy incorporating low-flush toilets and high-efficiency white goods.

Sustainable Drainage: Sustainable Urban Drainage Systems (SuDS) integrated throughout the masterplan.

Green Infrastructure: Green roofs incorporated on external amenity structures (such as external refuse stores) and the Central Facility Building.

Sustainable Materials: Specification of low environmental impact materials where feasible.

Responsible Construction: Contractors will be selected based on their commitment to the Considerate Constructors Scheme.



The landscape led proposals have been sensitively developed to ensure biodiversity is improved across the site. A biodiversity assessment has been carried out and the assessment concludes the proposals would result in a biodiversity net gain of +10.88% for habitats and for hedgerow units there is a net gain. Please refer to the Biodiversity Net Gain Assessment for further details.

Kingscote Place

August 2026

Kingscote Place

August 2026

ECOLOGY

PARTNERSHIP

Biodiversity Net Gain Assessment

Land at Kingscote Place, Imberhorne Farm

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

T +44 (0) 1372 364133 E info@ecologypartnership.com W ecologypartnership.com

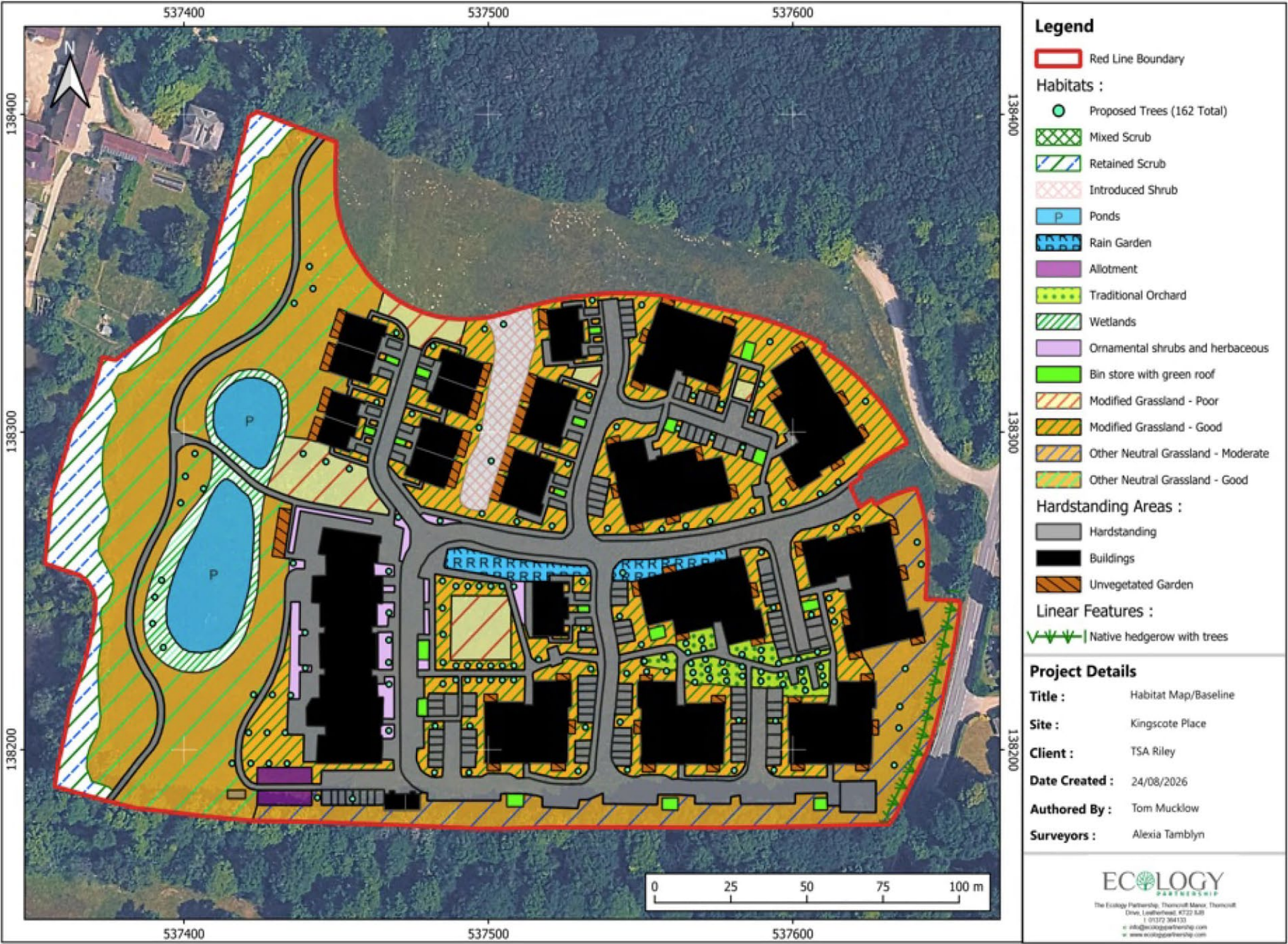


Figure 7: Proposed Habitats



10. PLANNING COMPLIANCE

PARAMETER COMPLIANCE

Land Use

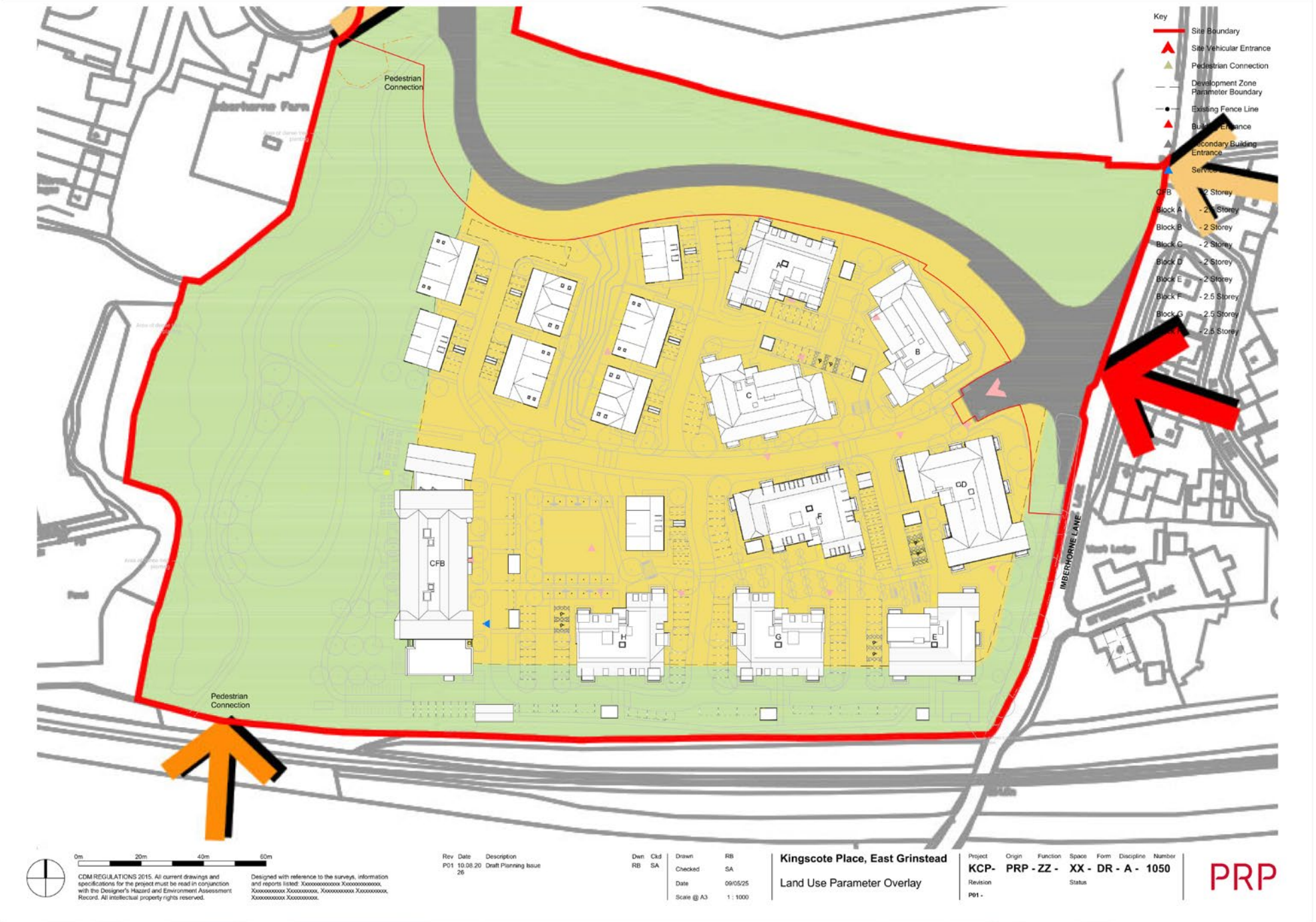
The over lay plan illustrates the approved Land Use parameter plan ref BL-M-01 and the proposed Rangeford Villages site layout plan merged.

The area of the site identified in yellow on the parameter plan is designated for CARE COMMUNITY. The proposals for an IRC are compliant with the parameter.

During the Pre Application meetings held with Mid Sussex District Council, planning parameter compliance was discussed and the consensus from the LPA was that the placement of build form as shown was compliant and in the broad conformity with the parameter plans.

"With regards to the issue of buildings extending slightly beyond the development boundaries that are shown on the parameter plans, condition 20 of the outline planning permission DM/23/2699 provides some flexibility in the requirement for the reserved matters to be 'in general conformity' with the referenced parameter plans. In my view, the modest encroachment beyond the boundaries of the parameter plans that we discussed at our meeting would be allowed for under condition 20"

Mid Sussex Pre app response - Ref : DM/25/2417



PARAMETER COMPLIANCE

Green Infrastructure

The over lay plan illustrates the approved Green Infrastructure parameter plan ref BL-M-08 with the Rangeford Villages proposals.

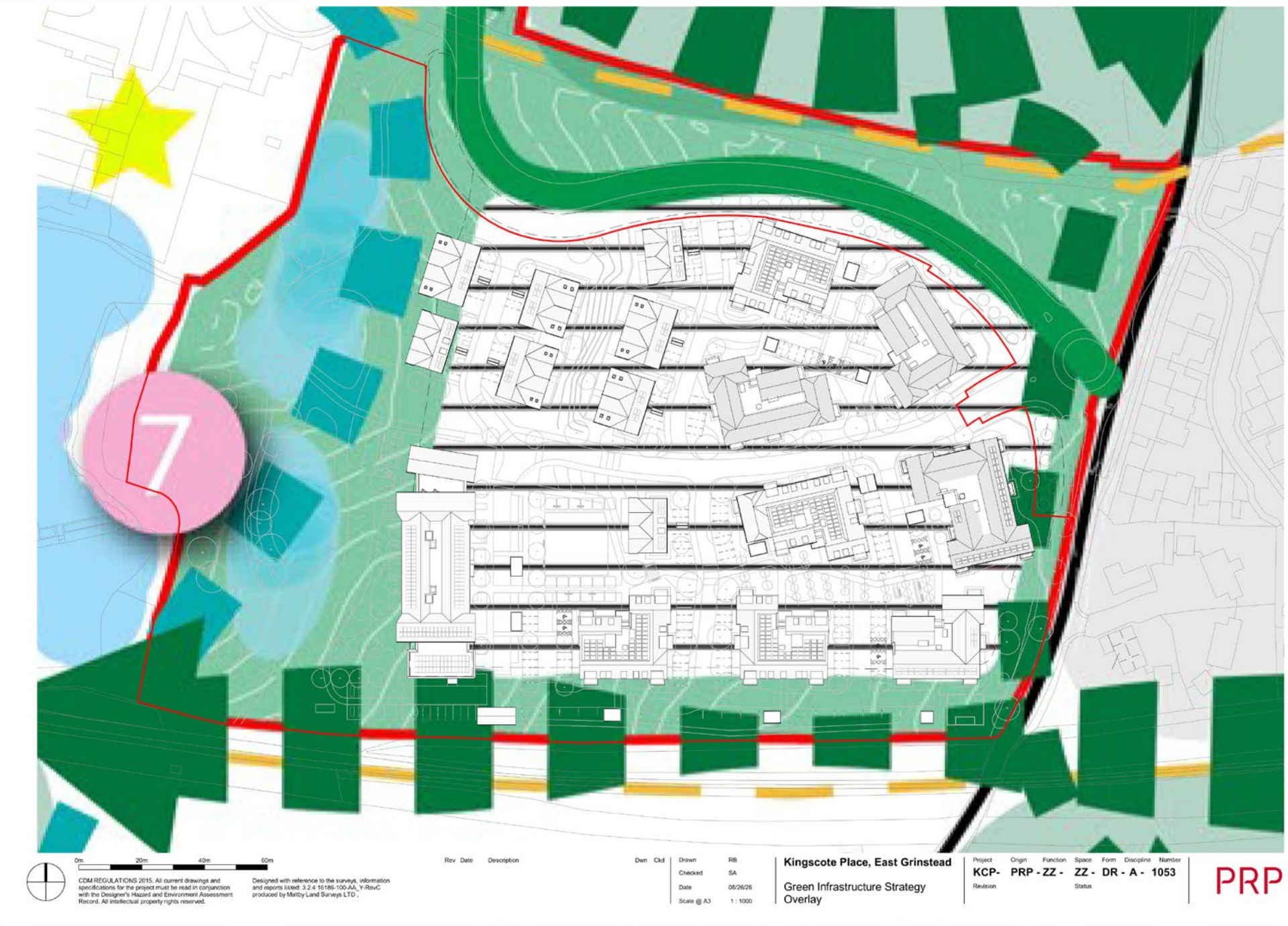
The area of the site identified in dark green on the western boundary of the site shows that the green infrastructure link can be accommodated within the Rangeford Villages proposals and that there is ample area for wetlands to assist with on site attenuation.



PARAMETER COMPLIANCE

Green Infrastructure Strategy

The overlay plan illustrates the approved Green Infrastructure parameter plan ref BL-LP-9 with the Rangeford Villages proposals. The overlay demonstrates thatt the proposals are in the general conformity to the Parameter Plan.



PARAMETER COMPLIANCE

Scale

The illustration shows the approved Scale parameter plan ref BL-M-02 and the proposed Rangeford Villages site layout plan merged.

The area of the site identified in blue on the parameter plan is designated for up to 2 storeys approximately 11m in height. The proposed ridge heights are all under 11m from ground floor FFL. The introduction of limited 2.5 storey development on site, (while all ridge heights remaining under 11m) allows for greater variation within the roof forms. This principle was sort from the Mid Sussex Design Review Panel with their request for greater variation in roof height and form.



BUILDING B,C,D & E- 2 STOREY CONDITION



BUILDING A,F,G & H - 2.5 STOREY CONDITION





11. VILLAGE MANAGEMENT

VILLAGE OPERATIONS



Creating a vibrant and thriving community requires far more than bricks and mortar. It demands a deep respect for the local context and a long-term commitment to custodianship, acknowledging that true communities are built on the relationships between the people who live, work, and spend time there.

With a proven track record of managing exceptional retirement villages across England—renowned for their beautifully maintained grounds and active, engaged residents—Rangeford is dedicated to fostering enduring, positive relationships between its on-site teams and the community.

At East Grinstead, Rangeford has the opportunity to extend this ethos to the wider locality. The overarching aim is to become an active, positive asset to the Sussex neighbourhood, integrating seamlessly and bringing people together for the benefit of all.

The Retirement Community

Rangeford’s dedicated professionals will directly manage the village, ensuring the highest standards of care for all buildings, grounds, and natural assets—including the mature trees and planting that enrich the local environment. This custodianship will be delivered sustainably, with a conscious effort to minimise resource use and support local supply chains wherever possible.

The safety, security, and well-being of residents and visitors is a foundational priority. A comprehensive security strategy, incorporating thoughtful architectural lighting and environmental measures, has been integrated to guarantee public comfort and peace of mind.

Furthermore, the permanent, on-site management team provides continuous reassurance, remaining readily accessible to promptly address day-to-day matters, from general maintenance and noise management to individual well-being and safety.

The Village Landscape

Reflecting a shared appreciation for the Sussex landscape, the proposed soft landscaping and planting scheme is central to the village design. Drawing on extensive experience across its portfolio, Rangeford understands how carefully selected trees and shrubs—chosen for seasonal colour, scent, and ecological value—not only enhance local air quality but also enrich the daily lives of residents and visitors alike.

The proposals also unlock significant potential within the green spaces to support local biodiversity, creating rich habitats designed to attract birds, pollinators, and native wildlife.

Community Amenities

Rangeford is proud to integrate a range of high-quality facilities into the scheme, including a restaurant, cafe and a suite of wellness spaces. Prominently positioned, these amenities are designed to be warm, welcoming hubs for both residents and the wider local community.

By opening these communal spaces to local groups and clubs, Rangeford aims to encourage active participation in leisure and social activities that foster intergenerational connections across the wider area.

Parking, Transport, and Servicing

Rangeford’s management strategy ensures a safe, orderly, and convenient environment for all users. On-site teams will actively oversee resident and visitor parking arrangements. To promote sustainable travel, Rangeford will champion greener alternatives to the private car, collaborating with residents, staff, and local organisations to encourage walking, cycling, public transport use, car-sharing, and car clubs.

Routine servicing—such as deliveries and refuse collection—will be carefully orchestrated to minimise disruption and disturbance to both village residents and the surrounding neighbourhood.

Sustainability

Environmental responsibility is embedded across all Rangeford operations. The organisation is committed to reducing its environmental impact by conserving resources, diverting waste from landfill, and actively mitigating its carbon footprint. Rangeford looks forward to collaborating hand-in-hand with residents, local partners, and neighbours to achieve shared sustainability goals.

SECURITY & SITE MANAGEMENT



Designing Out Crime The proposals have been carefully designed to incorporate overarching Secured by Design principles, focusing on the layout, orientation, spatial planning and detailing of the buildings.

Site Circulation – Roads and Footpaths

Routes through the site are designed to be visually open and actively overlooked by dwellings or shared communal spaces occupied by residents and village staff.

The primary access route through the development is clearly defined by road geometry, material finishes, and appropriate lighting. Pedestrian permeability is primarily tailored to support residents and visitors within the village.

Defensible spaces are clearly delineated through changes in surface texture, materials, or considered planting. Public footpaths and cycleways are positioned to the front of properties, connecting principal façades and communal building entrances, and are designed with generous widths to ensure comfort and personal space.

Artificial lighting along footpaths is appropriate to the specific location and anticipated level of foot traffic.

External Communal Areas

Clear defensible spaces are established to both the front and rear of dwellings and apartment buildings, creating a secure sense of community ownership.

Communal external areas are intentionally designed to be overlooked by the primary façades of homes or shared internal spaces occupied by staff and residents, ensuring natural surveillance and peace of mind.



Dwelling Boundaries

The East Grinstead development features distinct housing typologies, each with tailored boundary treatments to suit tenure, privacy, and site safety:

Retirement Cottages and Apartments: Generally feature open or low-height frontages facing the road or footpath to encourage a welcoming street scene, with private rear patio areas defined by low-level walls, fencing, and/or layered planting to maintain privacy.

Layout & Orientation of Dwellings

All buildings are strategically positioned to provide natural surveillance over footpaths, roads, and communal gardens. The active nature of a retirement community ensures regular daytime occupancy, significantly increasing opportunities for natural surveillance and community safety. Windowless gable walls and blank ends of terraces have been avoided where possible to maintain active, engaging frontages.

Vehicle Parking

Vehicular parking is arranged in small, manageable clusters or parking courts, ensuring all spaces remain actively overlooked by nearby homes.

Cycle Parking

Convenient cycle parking facilities for residents will be integrated across the site, alongside accessible visitor cycle parking adjacent to apartment entrances and main communal buildings.



Building Security

The physical security of the building fabric has been considered and attention has been given to the following items :

- Door sets and windows
- Locking systems
- Glazing
- Ironmongery, access controls, and secure mail delivery
- Private external lighting and communal internal lighting within apartment common areas

Construction Safety

A comprehensive Construction Environmental Management Plan (CEMP) / Construction Site Management Plan will be submitted to the Local Planning Authority for approval prior to the commencement of any works on site. This plan will govern general site safety procedures, construction phasing, environmental management, working hours, and local liaison contact details.

12. CONCLUSION



SUMMARY



Rangeford Villages’ mission is to create beautiful places for owners to enjoy later life, in safe, secure, and homely surroundings. Unlike traditional retirement developments, Rangeford Villages are designed around active, independent living, with a core focus on lifestyle, choice and community.

Residents have the freedom to live independently in their own homes, supported by dedicated on-site teams, while enjoying the reassurance of flexible 24-hour care delivered by Rangeford’s CQC-registered care team should they ever need it.

The proposals for the site at Imberhorne Farm, East Grinstead, 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%.

The Community and Well-being proposition for East Grinstead is built around three core principles:

Thriving Communities : Fostering a vibrant, sociable environment both within the village and connected to the wider Sussex surroundings.

A Holistic View of Well-being : Recognising the importance of physical, emotional, and mental health through tailored services, activities, and personalised support.

A Rich Amenity Offering : Providing best-in-class facilities—such as a café and restaurant, Revive Spa (including a gym, swimming pool, and exercise studio), activity rooms, an outdoor cinema, and a boules court—designed to promote positive well-being whilst welcoming the wider public.

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—featuring walking routes, a village green, an exercise trail, a kitchen garden, and raised beds—the scheme seamlessly integrates with nature. Dedicated vehicular access from a new roundabout in Imberhorne Lane, combined with new pedestrian links to the wider development and public rights of way, ensures excellent connectivity.

Furthermore, sustainability is a fundamental pillar of the vision, ensuring the development is future-proofed, energy-efficient, and environmentally responsible. Through energy-efficient construction, sustainable drainage systems (SuDS) including a scenic pond within the Woodland Park character area, and the promotion of greener travel, the scheme delivers a green, pleasant, and sustainable place to live.

The proposals demonstrate Rangeford’s unwavering commitment to design and placemaking quality, delivering an aspirational community that generates local employment and gracefully complements the existing East Grinstead settlement.

