



# EAST GRINSTEAD TOWN COUNCIL

Council Offices, East Court, College Lane, East Grinstead, West Sussex, RH19 3LT

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[www.eastgrinstead.gov.uk](http://www.eastgrinstead.gov.uk)

**Town Clerk:** Samantha Heynes BA (Hons), FSLCC

Email: [townclerk@eastgrinstead.gov.uk](mailto:townclerk@eastgrinstead.gov.uk)

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## PLANNING COMMITTEE

### Minutes of the meeting held at 7pm on Tuesday 28<sup>th</sup> April 2026

**Committee:** Cllr L Gibbs (Chair)  
Cllr E Godwin (Vice Chair)  
Cllr J Belsey (Town Mayor)\*  
Cllr H Farren  
Cllr J Mockford  
Cllr S Ody\*  
Cllr S Reeves (Deputy Town Mayor)\*  
Cllr T Scott  
Cllr R Whittaker

\* absent

**In Attendance:** Town Clerk  
Deputy Town Clerk

### PUBLIC PARTICIPATION

5 members of the public were present.

1 member of the public spoke against application DM/25/2223, and another spoke in favour of the same application.

#### 104. To receive apologies for absence/substitutions

Apologies were received from Cllr Ody.

#### 105. To receive the minutes of the meeting held on 7<sup>th</sup> April 2026

**RESOLVED:** The previously circulated minutes of the meeting held on 7<sup>th</sup> April 2026 were agreed by the Committee and signed by the Chairman.

#### 106. To receive Members' Declarations of Interest

Cllr Whittaker declared membership of MSDC's District Planning Committee and so reserved his right to amend his views in future based on further information from officers, the public or other representations.

Cllr Whittaker also declared a personal and prejudicial interest in application DM/25/2223 due to an interest in the rugby club and for receiving donations to his nominated charities

from the applicant during his period as Town Mayor. Cllr Farren declared a personal and prejudicial in the same planning application due to her connections with the sports club, and Cllr Mockford declared the same due to receiving entertainment from the applicant.

107. **Chairman's Announcements**

No Chairmans announcements were made.

108. **Presentation by Rangeford Retirement Living and PRP Architects: Land West of Imberhorne Farm, East Grinstead – relating to outline planning application DM/23/2699 (for use Class 2)**

Two members of Rangeford Retirement Living attended the meeting together with a member of PRP Architects to present their planning proposals.

Rangeford Retirement Villages opened their first retirement village in 2014 near Bath, which was quickly followed by others in Cirencester, Yorkshire, Cambridge and Chertsey.

Consisting of bungalows, apartments and cottages set around a central facility of a bar, restaurant, spa, gym, dance studio and swimming pool, they are also run as a CQC care business offering care services to future residents to enable them to remain independent for as long as possible. Use of these facilities will also be offered to the general public, to try and ensure integration with the wider community. Not just the developer but the operator also, and remain focused on the quality of the landscape and environment as well as the internal facilities.

Outline planning permission had been granted for 134 dwellings, located to the south of the Vistry site which had already received approval.

An overview of the site was presented, together with details of how the facilities and proposed 134 dwellings would be integrated with the Vistry housing development already underway. All access roads had been planned separately to the Rangeford site, so they were working within those constraints.

Rangeford were looking to maximise the green views across the site and integrate these with the centre of the retirement village, incorporating connections to the green spaces.

The boundary trees to the south would remain, although it was noted that any works to the Vistry site would be outside their control. The plan was to introduce more trees around this development site, and trees would only be removed if necessary.

The speakers were thanked for their time and presentation. Presentation attached as Appendix A.

7.32pm – the three guest speakers left the meeting.

109. **To note the Planning Action List**

The outstanding planning action item was noted.

110. **To make observations as may be considered necessary in respect of the planning applications (Appendix B)**

7.34pm – Cllrs Farren, Mockford and Whittaker left the meeting due to their interest in planning item DM/25/2223, and returned to the meeting at 7.42pm.

7.42pm – Two members of public left the meeting.

**RESOLVED:** That Mid Sussex District Council be informed of the observations of this Committee in relating to the applications set out in the Appendix B to these minutes, as indicated in column 5.

111. **To note any planning and/or appeal decisions received from Mid Sussex District Council attached (Appendix C)**

The decisions were noted by the Committee as detailed in Appendix C.

The final planning meeting of the civic year was closed at 7.52pm.

The next meeting of the Planning Committee would be held on **Thursday 21<sup>st</sup> May 2026 at 7pm.**

Signed

Chair



RANGFORD  
VILLAGES

PRP

**KINGSCOTE PLACE**  
East Grinstead Town Council  
28 April 2026

prp-co.uk

ARCHITECTURE  
URBAN DESIGN & MASTERPLANNING  
DEVELOPMENT CONSULTANCY  
LANDSCAPE  
COMMUNITY ENGAGEMENT

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RANGEFORD  
VILLAGES

## Rangeford Villages

### Client

Rangeford Villages  
Charter Building  
Uxbridge  
UB8 1JG

PRP

## PRP

### Architect, Landscape Architect

10 Lindsey Street  
Smithfield  
London  
EC1A 9HP

TWENTY5

## Twenty5

### Planning

Twenty5 Cambridge  
20 Station Road  
Cambridge  
CB1 2JD

 Stantec

## Stantec Hydrock Limited

### Civils

Merchants' House North  
Wapping Road  
Bristol  
BS1 4RW

JB

## JB Heritage LTD

### Heritage

The Officers' Mess Business Centre  
Royston Road  
Duxford  
Cambridge  
CB22 4QH

Certified



Corporation

PROJECT LEAD  
STUDIO  
ISSUE DATE  
REVISION & DATE

SIMON ATKINS  
LATER LIVING  
APRIL 2026  
(-) --/--/----

# 1.1 INTRODUCTION TO RANGEFORD VILLAGES



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



HOMWOOD GROVE, SURREY



SIDDINGTON PARK, CIRENCESTER



HOMWOOD GROVE, SURREY



WADSWICK GREEN, WILTSHIRE



HOMWOOD GROVE, SURREY



WADSWICK GREEN, WILTSHIRE

## 1.2 A VISION FOR IMBERHORNE FARM

**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 2.7 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.



# 1.3 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.

Kingscote Place

 <b>Age Appropriate Housing</b> Also known as: • Age-friendly • Age-in-Place	 <b>Retirement Housing</b> Also known as: • Sheltered housing • Retirement flats or communities	 <b>Integrated Retirement Communities</b> Also known as: • Extra care • Retirement villages • Housing-with-Care • Assisted living • Independent living	 <b>Care Homes</b> 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

## 1.4 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 2024, 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.

# 1. THE SITE



# 1.1 SITE LOCATION

## The Site

The 2.7 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.



# 1.2 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)

**Note** - The Scale Parameter Plan should be read in conjunction with the associated topography plan and proposed land cut and fill strategy.

## 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
- Allotments
- Indicative Location of NEAP (Neighbourhood Equipped Area for Play)
- (Refer to detailed drawings for approval)

# 1.3 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.

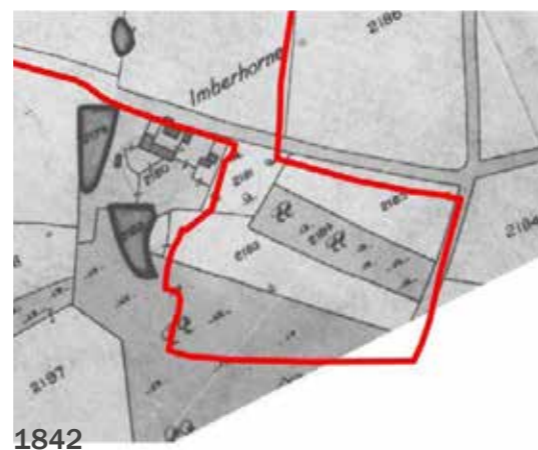
## Historic Mapping

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.



1842



1879

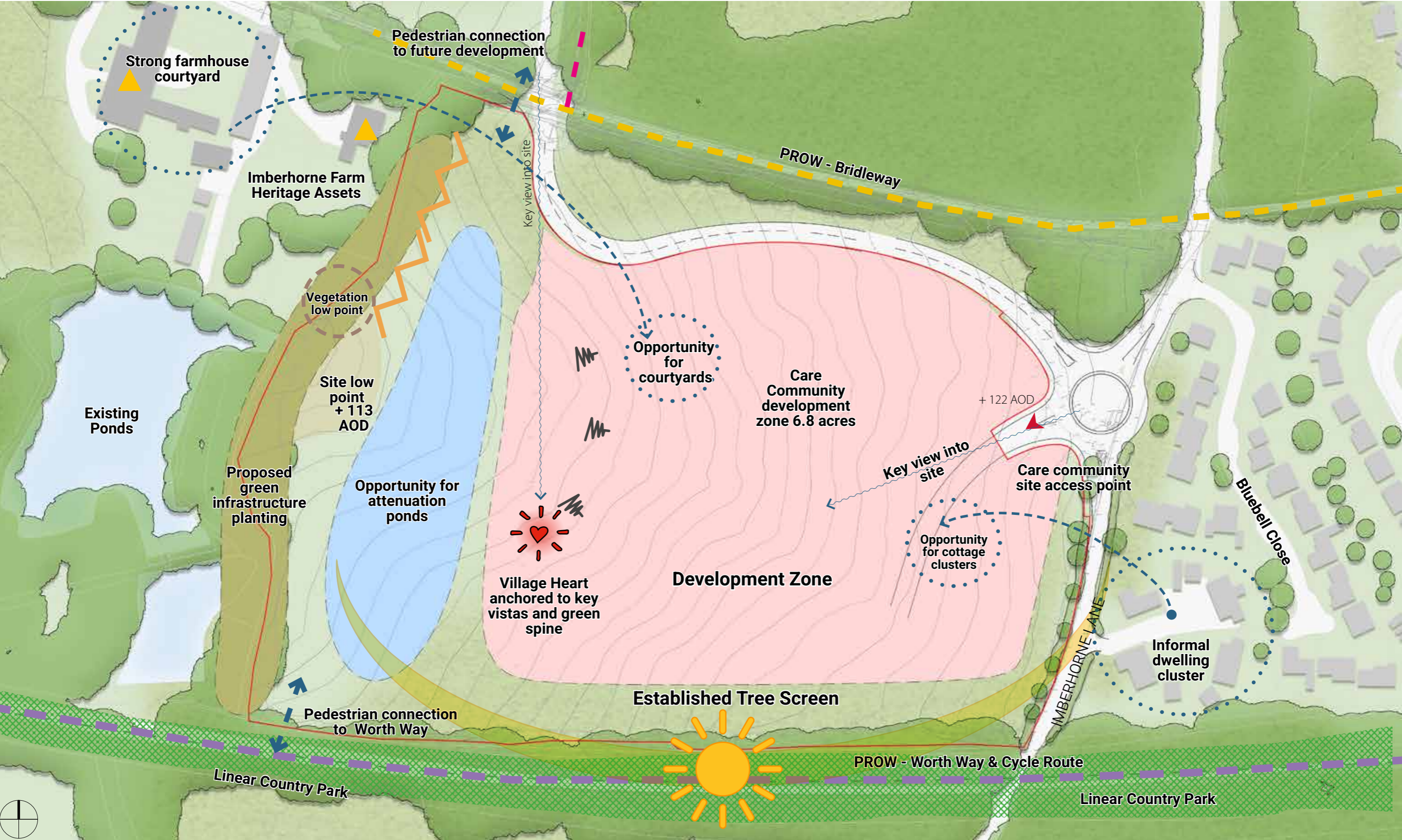


1911



1978

# 1.4 SITE OPPORTUNITIES



# 1.5 SITE PHOTOS

1- View looking west, over the site, towards Imberhorne Farm

2- Detail as view 1 above

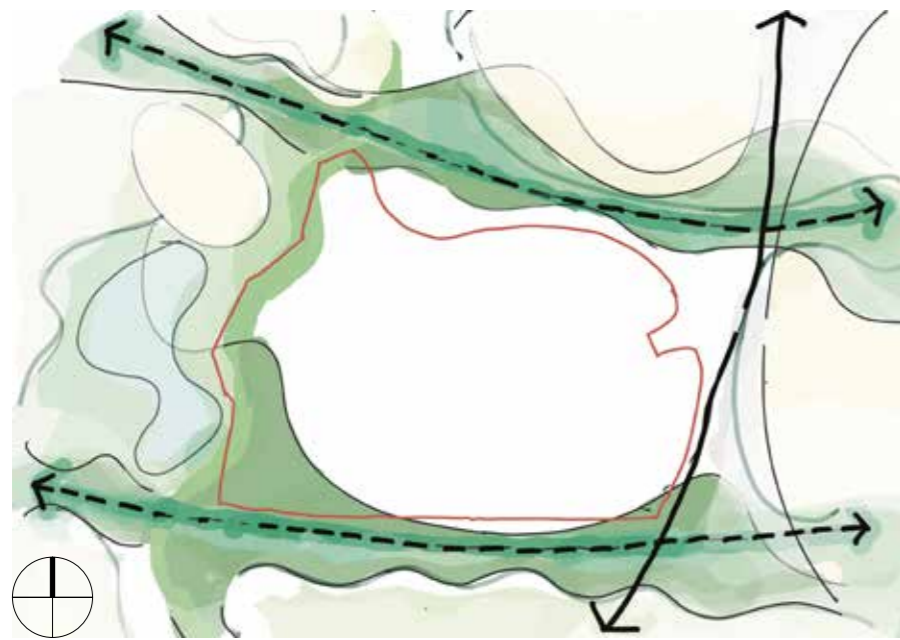
3 - View from the north west boundary looking south east across the site



## 2. THE PROPOSALS

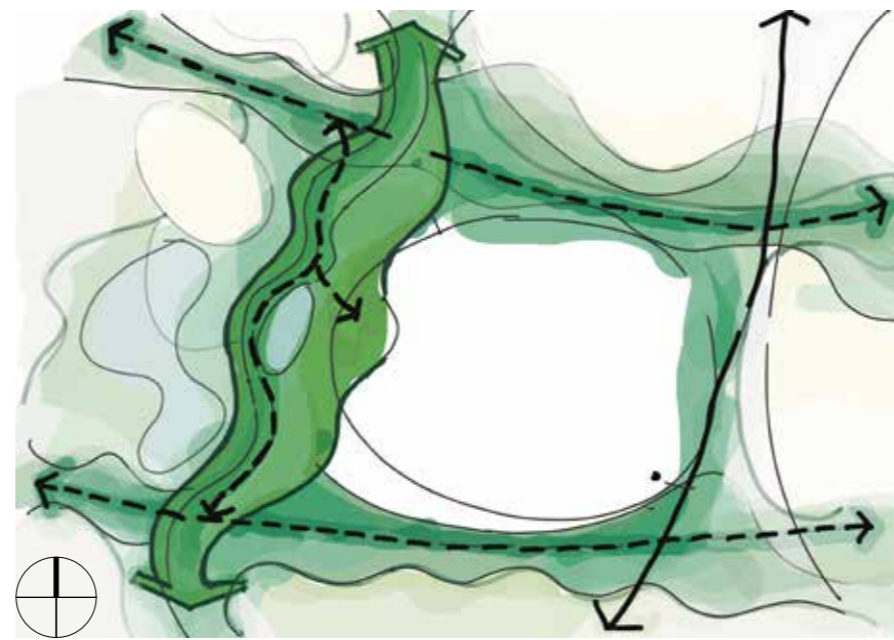


## 2.1 REFINED DESIGN CONCEPT



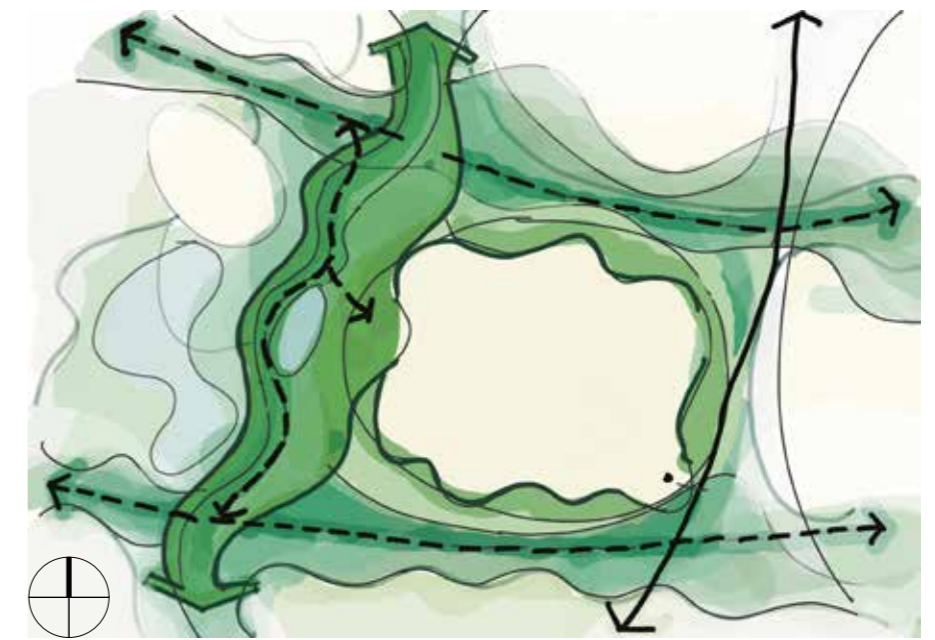
### The Existing Green Infrastructure

Image illustrates the site in its existing condition, with the bridleway running along the northern boundary and the Worth Way Country Park running along the Southern boundary



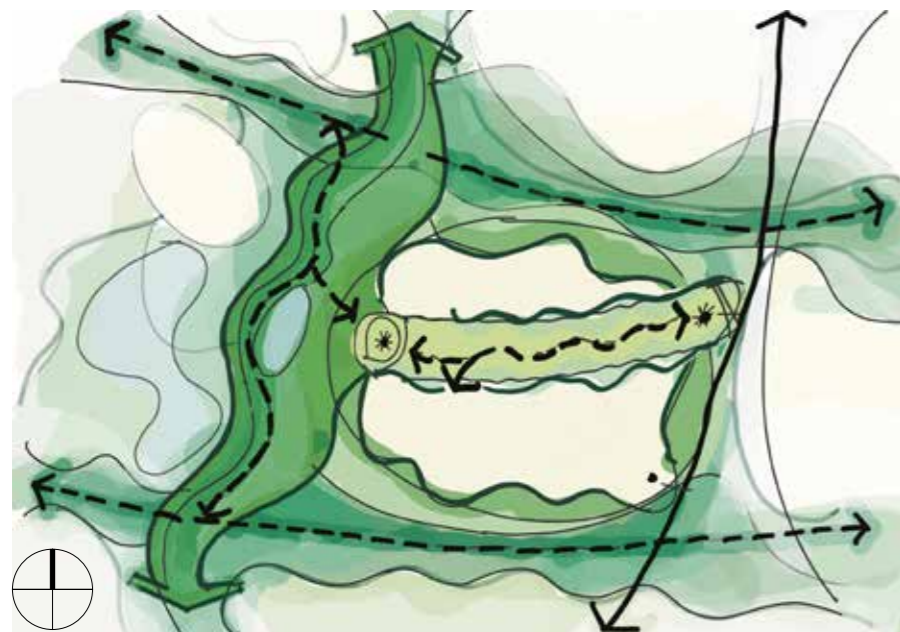
### Linking The Bridleway & Worth Way Country Park

In line with the wider development vision, the western boundary will be enhanced with structural planting to create a green pedestrian link north-south



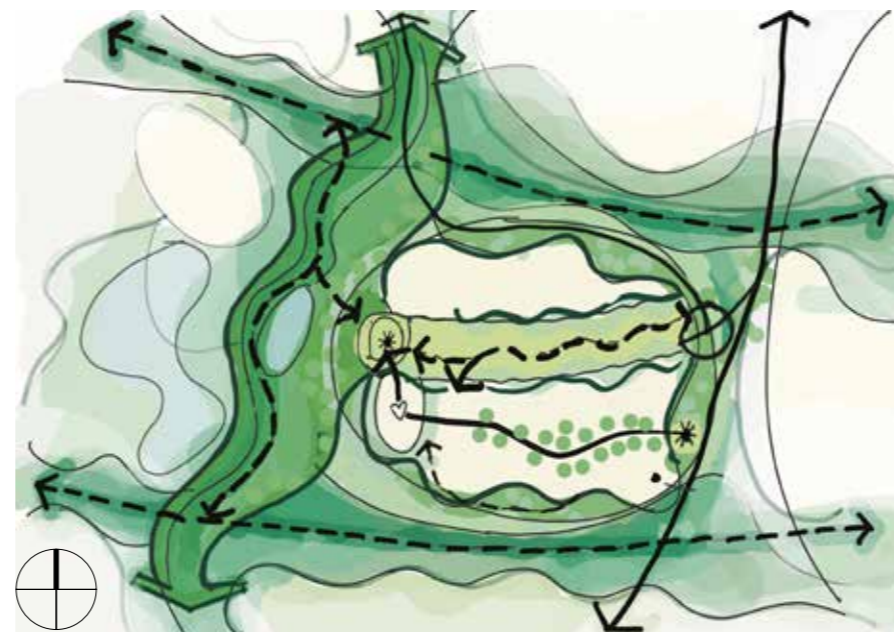
### Enhancing The Existing Boundary Planting

To preserve the sites tree lined character, the development will be contained with enhanced boundary planting



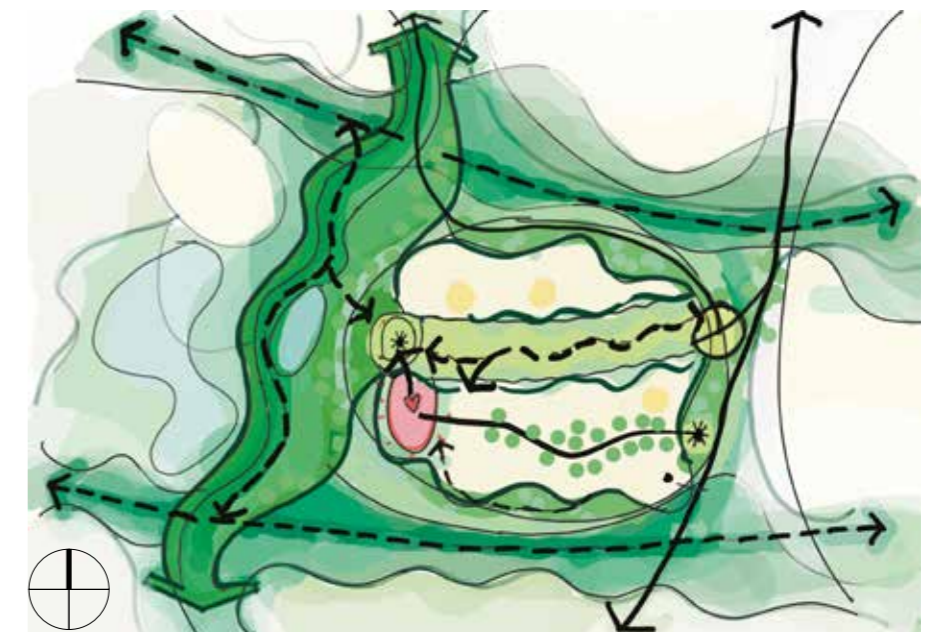
### Establishing New Green Routes

A key design concept for the community will be to re-introduce the green route which ran across the site. This will be a pedestrianised ecological corridor which also maintains the key view from the south-east corner towards Imberhorne Farm



### Establishing The Circulation Routes & Pedestrian Connections

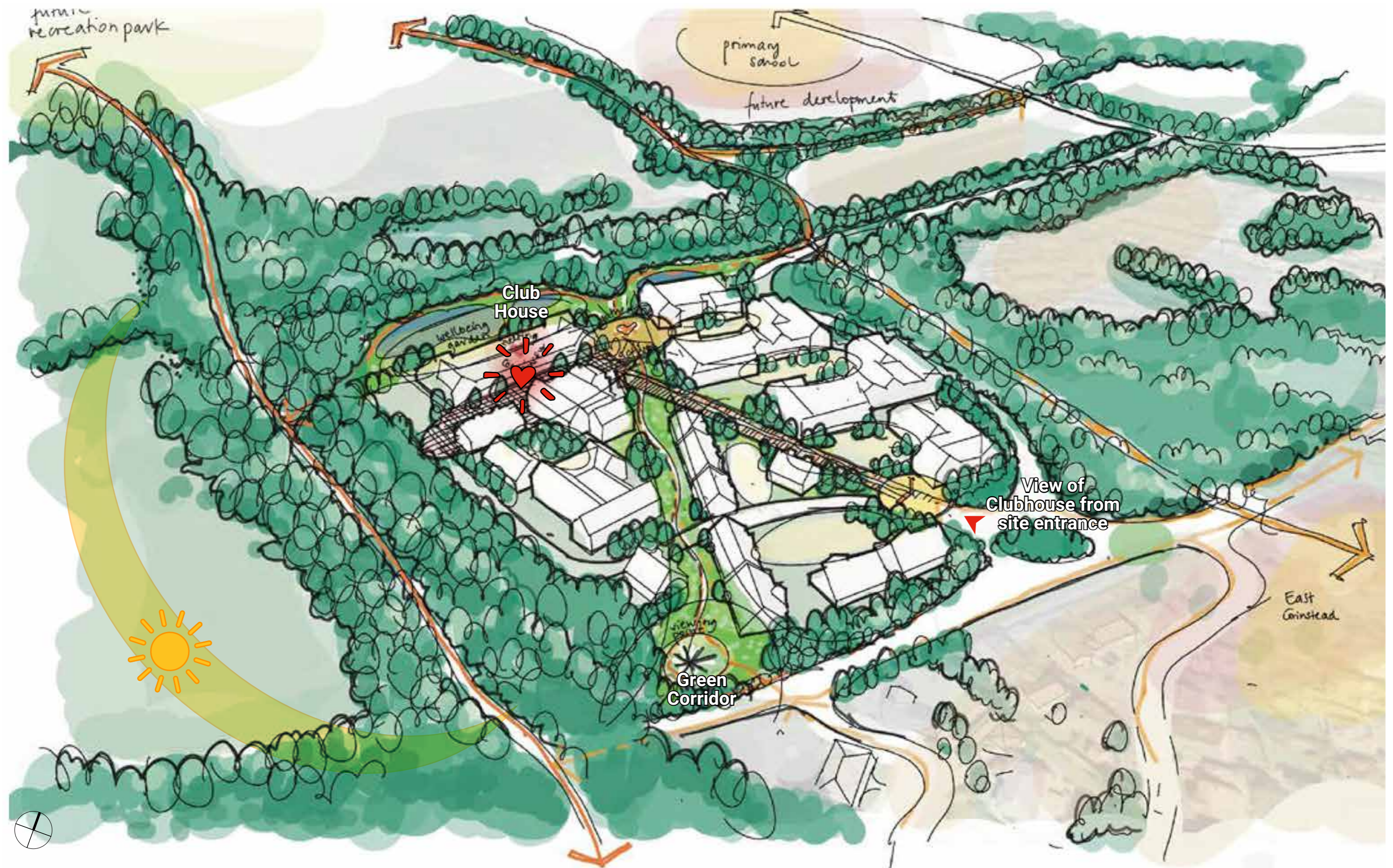
Once the green landscape framework has been established, circulation routes will be formed which promote pedestrian movement, site accessibility and permeability



### Locating The Heart Of The Development

Anchored to the established site axis, view corridors and open space the village heart can be located. The south-west corner has prime aspect with good pedestrian links and visibility.

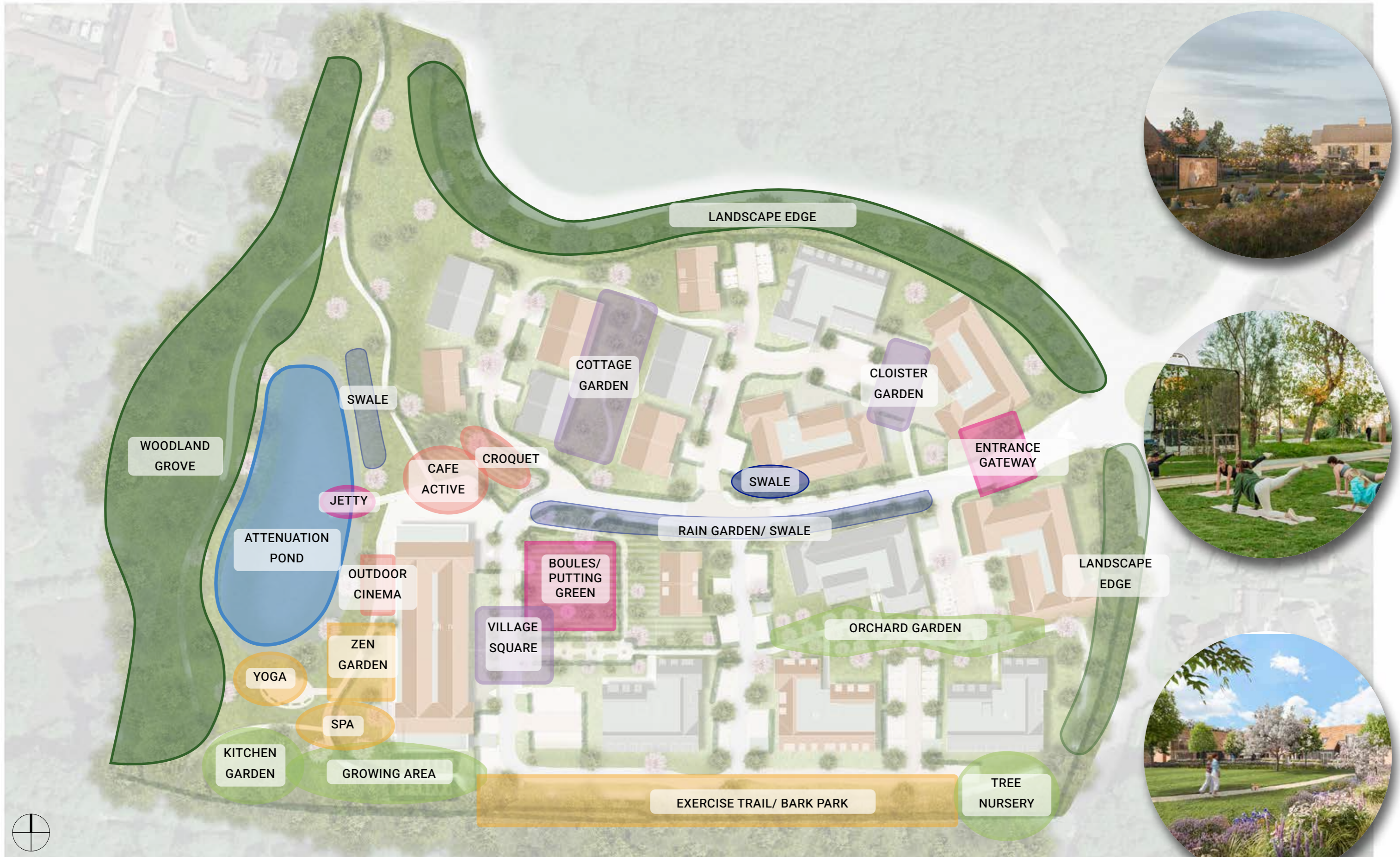
## 2.2 INITIAL CONCEPTUAL SKETCH



## 2.3 ILLUSTRATIVE MASTERPLAN



## 2.4 LANDSCAPE FUNCTIONS



# 2.5 FLOOR PLAN SUMMARY



FIRST FLOOR PLAN



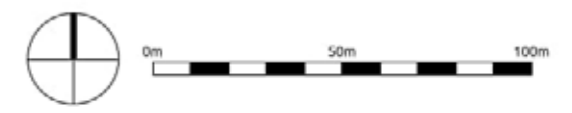
GROUND FLOOR PLAN

## INDICATIVE SCHEDULE OF ACCOMMODATION

DWELLING TYPE	NO. PROVIDED	INDICATIVE SIZE M <sup>2</sup>
2 Bedroom Bungalows	4	110
3 Bedroom Bungalow	6	119
3 Bedroom Cottage	6	130
1 Bed Apartment	22	70
2 Bed Apartment	68	98
3 Bed Apartment	28	113
<b>Total Dwellings</b>	<b>134</b>	

- Communal & Ancillary
- 1 Bedroom Apartment
- 2 Bedroom Apartment
- 3 Bedroom Apartment
- 2 Bedroom Bungalow
- 3 Bedroom Bungalow
- 3 Bedroom Cottage

- Key**
- Site Boundary
  - Site Vehicular Entrance
  - Pedestrian Connection
  - Development Zone Parameter Boundary
  - Existing Fence Line
  - Building Entrance
  - Service Entrance
  - Pavillion - 2 Storey
  - Block A - 2.5 Storey
  - Block B - 2 Storey
  - Block C - 2 Storey
  - Block D - 2 Storey
  - Block E - 2.5 Storey
  - Block F - 2 Storey
  - Block G - 2.5 Storey
  - Block H - 2.5 Storey



SECOND FLOOR PLAN

# CLUBHOUSE VIEWED FROM WETLANDS



# ILLUSTRATIVE VIEW THROUGH THE SITE



## 2.6 CHARACTER AREAS

### 1. KINGS WAY



1. TREE LINED SENSE OF ARRIVAL



2. WELL DEFINED STREET SCAPE



3. BUILDINGS SET AMONGST BIODIVERSE PLANTING



4. ARCHITECTURE AND LANDSCAPE IN HARMONY



5. FOCAL POINTS IN THE LANDSCAPE



6. PLACE MAKING FIRST

# CHARACTER AREAS

## 2. WOODLAND PARK



1. DESTINATION BUILDING SET ONTO A LANDSCAPE



2. WATER SIDE TERRACE



3. WATER IN THE LANDSCAPE PROVIDING A PICTURESQUE SETTING



4. CONTEXTUAL BUILDING FORMS IN THE LANDSCAPE



5. BIODIVERSE AND ECOLOGY RICH

# CHARACTER AREAS

## 3. THE VILLAGE GREEN



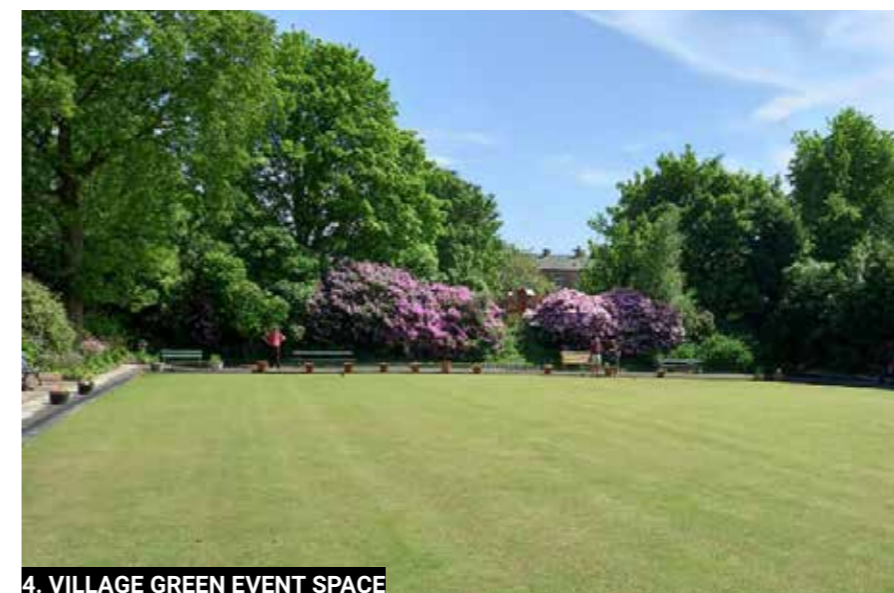
1. COMMUNITY FIRST PLACE MAKING



2. ACTIVE FRONTAGES



3. ENTRANCES PRONOUNCED



4. VILLAGE GREEN EVENT SPACE



5. PLAY SPACES

# CHARACTER AREAS

## 4. THE FARMSTEAD CLOISTER



1. WELL DEFINED ENTRANCES



2. CONTEXTUALLY DISTINCT ARCHITECTURE



3. TRADITIONAL MATERIALS, CONTEMPORARY DETAILING



4. BUILT FORM FRAMING A COURTYARD



5. CAR PARKING CONTAINED



6. FARMSTEAD VERNACULAR

# CHARACTER AREAS

## 5. THE ORCHARDS



1. ACCESSIBLE WALKING ROUTES



2. RICH COMMUNAL GARDEN SPACES



3. DISTINCT MOMENTS IN THE LANDSCAPE



4. COURTYARD GARDENS

# CHARACTER AREAS

## 6. THE STABLES



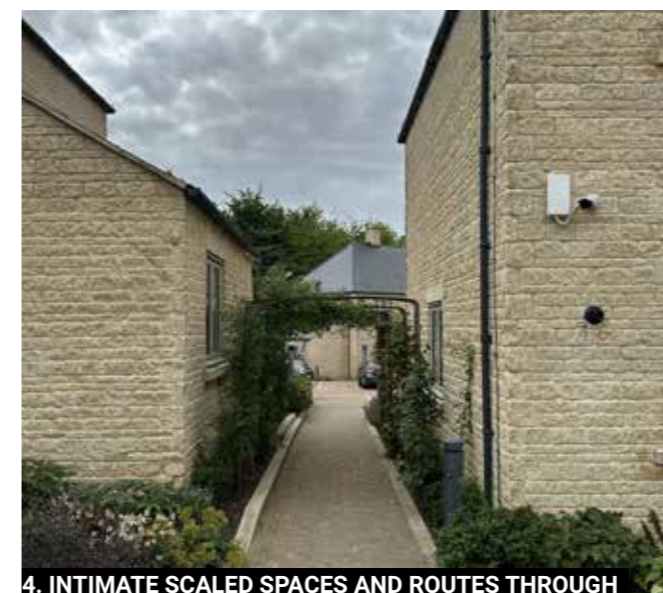
1. SINGLE STOREY, SMALLER SCALED BUILDINGS



2. COMMUNAL GARDENS



3. RICH ARCHITECTURAL CHARACTER

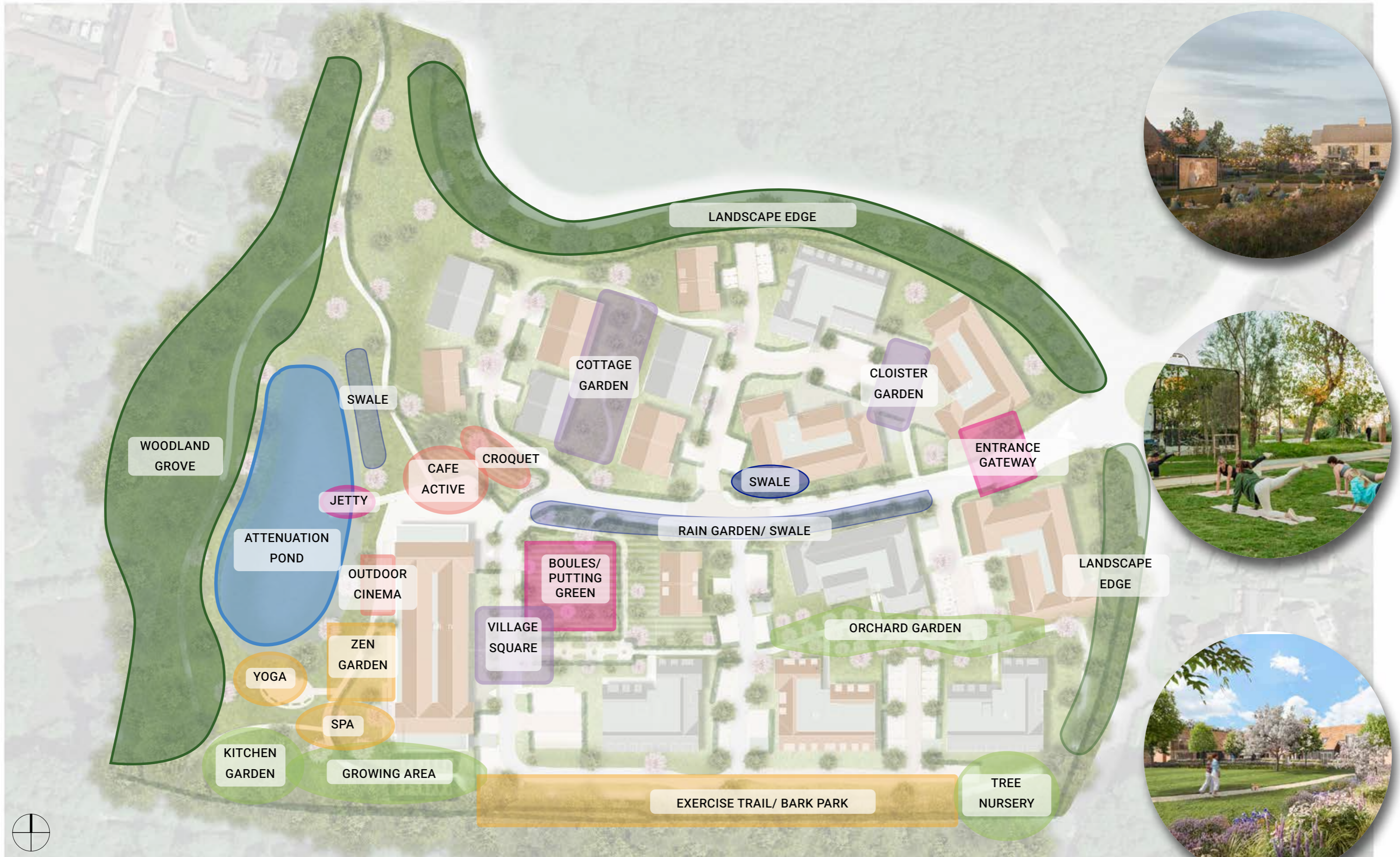


4. INTIMATE SCALED SPACES AND ROUTES THROUGH

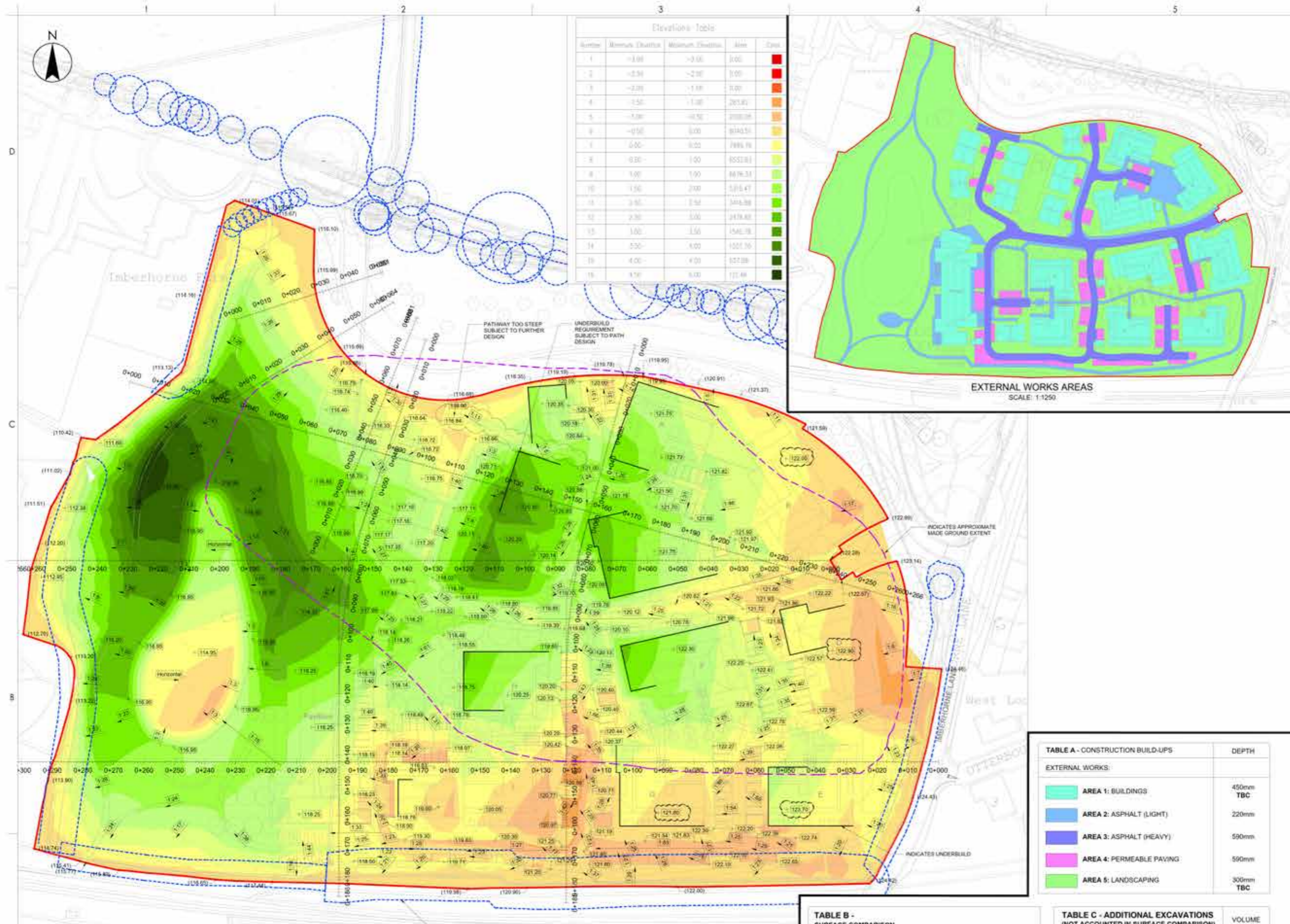


5. SIMPLE BUILDING FORMS

## 2.7 LANDSCAPE FUNCTIONS



# 2.8 PROPOSED CUT AND FILL LEVELS



Number	Minimum Elevation	Maximum Elevation	Area	Color
1	-3.00	-2.00	0.00	Red
2	-2.50	-2.00	0.00	Red
3	-2.00	-1.50	0.00	Orange
4	-1.50	-1.00	205.00	Orange
5	-1.00	-0.50	200.00	Orange
6	-0.50	0.00	610.50	Yellow
7	0.00	0.00	286.70	Yellow
8	0.00	1.00	852.00	Light Green
9	1.00	1.00	6476.30	Light Green
10	1.50	2.00	516.47	Light Green
11	2.00	2.50	304.38	Light Green
12	2.50	3.00	2478.60	Light Green
13	3.00	3.50	156.70	Light Green
14	3.50	4.00	102.30	Light Green
15	4.00	4.00	157.00	Light Green
16	4.50	5.00	171.40	Light Green



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 The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing. Any errors or omissions shall be reported to Hydrock without delay.

**Colour Disclaimer**  
 This drawing has been documented in colour. This drawing is required to be printed in colour. Failure to do so may result in loss of information. Black and white printing may use a different color and white documents have been obtained from Stantec.

- All dimensions are to be checked on site before the commencement of works. Any discrepancies are to be reported to the Architect & Engineer for verification. Figured dimensions only are to be taken from this drawing.
- The DWG file is issued for the purposes of coordination only and do not represent formal drawing issue and are not to be reprinted in any form. Formal issue of drawings is via DWG, Adobe PDF files and/or hard copies and their associated information issue sheets.
- Note that all care has been taken with the export of DWG files and their content, but we recommend that you make due dimensional checks before using any DWG file. Information. Any errors found are to be reported to Hydrock immediately.
- All levels are shown in metres above Ordnance Datum (m AOD).
- Cut and fill isopachytes shown on this drawing are calculated from site strip to proposed formation levels. As such, they include existing construction thicknesses unless noted otherwise. They do not include the proposed new construction thicknesses.
- Cut and fill exercise does not allow for a bulking factor.
- The cut and fill isopachytes and volumes assume that all cut material are suitable to be re-used as fill material.
- The site strip thicknesses and volumes shown on this drawing are assumed and to be confirmed on site.
- Additional testing of head deposits is required to certain areas of the site and a volume of material may need to be stabilised prior to reuse as fill material.
- For the purposes of the cut / fill exercise the cut has been assumed as reusable fill material to a CBR of 5% in pedestrian areas. Further testing required in vehicle areas. This is subject to confirmation of the onsite ground conditions and is confirmed as suitable re-use for fill material.
- All earthworks are to be undertaken in conjunction with Hydrock Consulting NBS Specification. Full method statement to be provided for approval by the Engineer prior to any work commencing on site.
- All cut and fill quantities are preliminary and are to be verified by quantity surveyor for cost estimating purposes.
- Refer to construction build ups for depth to formation.
- Volumes above are approx only. The contractor should make their own assessment on their accuracy and highlight any discrepancies where necessary.
- Any 3D models shared by Hydrock should be for information only. The contractor should provide their own model and highlight any discrepancies against the drawings, where necessary.

**A PRELIMINARY CBR VALUE OF 5% HAS BEEN USED FOR PRELIMINARY ANALYSIS.**

**CUT = MATERIAL TO EXPORT FROM SITE**  
**FILL = MATERIAL TO IMPORT TO SITE**

EXTERNAL WORKS:	DEPTH
AREA 1: BUILDINGS	450mm TBC
AREA 2: ASPHALT (LIGHT)	220mm
AREA 3: ASPHALT (HEAVY)	590mm
AREA 4: PERMEABLE PAVING	590mm
AREA 5: LANDSCAPING	300mm TBC

NOT ACCOUNTED IN SURFACE COMPARISON	VOLUME

POS	UPDATE TO SUR COMMENTS	BY	DATE
PO4	UPDATED TO SUR COMMENTS	JA	12/03/2024
PO3	UPDATED TO SUR COMMENTS	JA	04/03/2024
PO2	UPDATED TO SUR LAYOUT	AA	28/02/2024
PO1	UPDATED TO SUR LAYOUT	AT	15/12/2023
PO1	ISSUE	JA	09/07/2023

Issue Status  
**S2 - FOR INFORMATION**  
 This document is suitable only for the purpose noted above. Use of this document for any other purpose is not permitted.

Client/Project  
**RANGFORD VILLAGES**

### 3. CHARACTER STUDY



## 3.1 CONTEXTUAL PRECEDENT

### Imberhorne Farm Buildings

#### Building Form

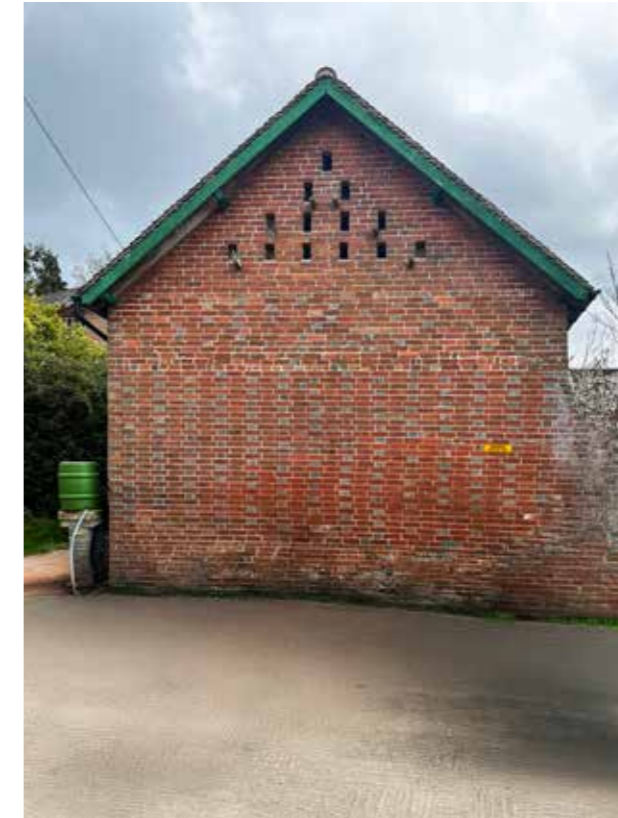
Simple building forms presenting a solidity and robustness to the architecture. Deep brick reveals within openings emphasis the solidity. Roof forms are steeply pitched presenting strong gable ends.

#### Materiality

The buildings are predominately red brick with hand made clay roof tile or slate. A variety of brickwork bonds celebrate the materiality and add interest and play especially on gable ends. Hanging red clay tile and black timber weather boarding is also present. Green coloured metal work, barge boards, door and window frames add warmth and playfulness to the palette.

#### Architectural Features

Entrance canopies, porches and chimneys add a domestic character to the buildings.



# CONTEXTUAL PRECEDENT

## Gullege House

### Built Form:

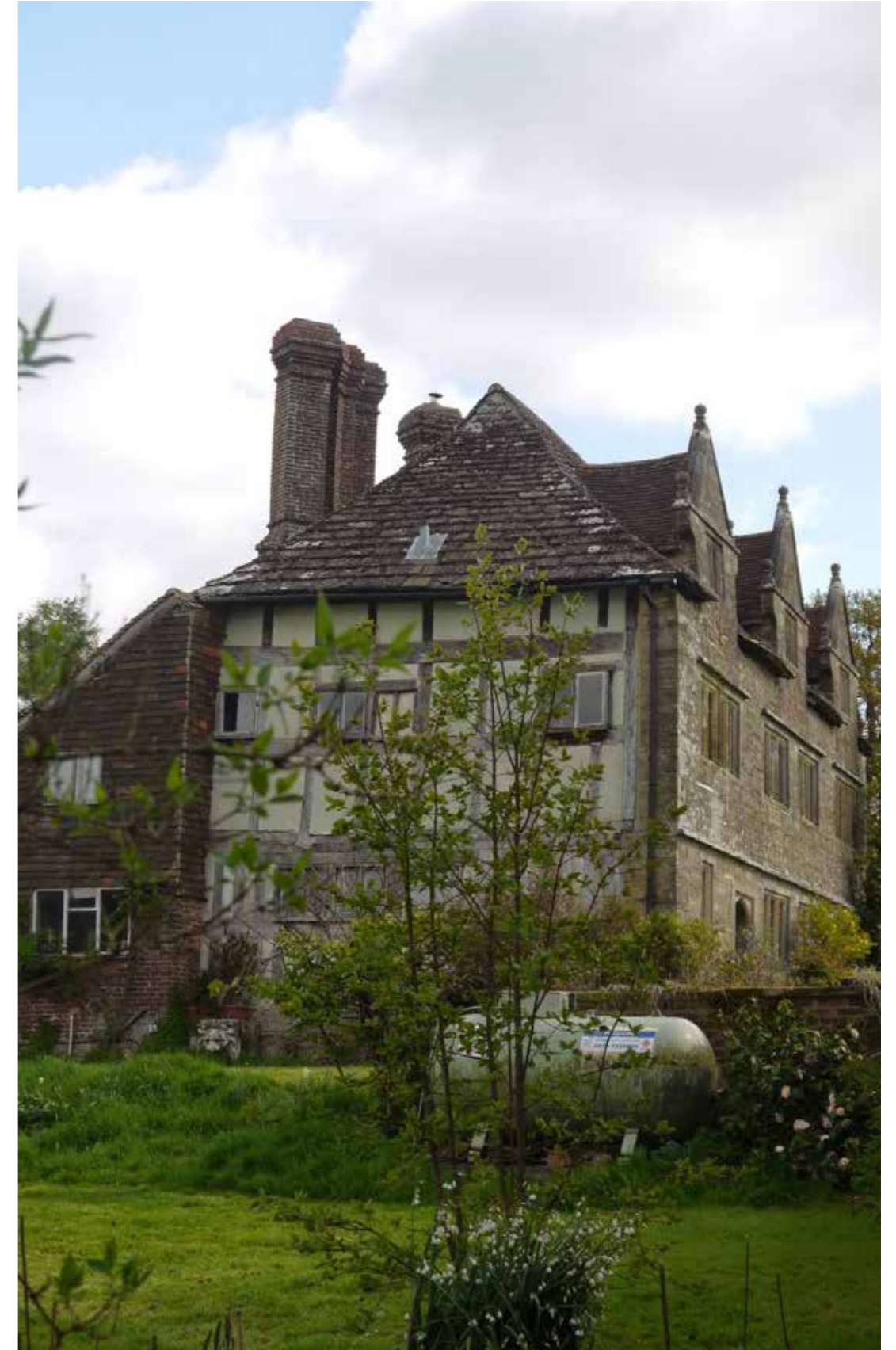
Manor house dating from early 17th century. Grand southern elevation facing an expansive landscape. East and west elevations are timber-framed. Rear North elevation has a distinctive roof that sweeps down to within 5 feet of the ground. Large, impressive chimney stacks pierce the ridge line.

### Materiality:

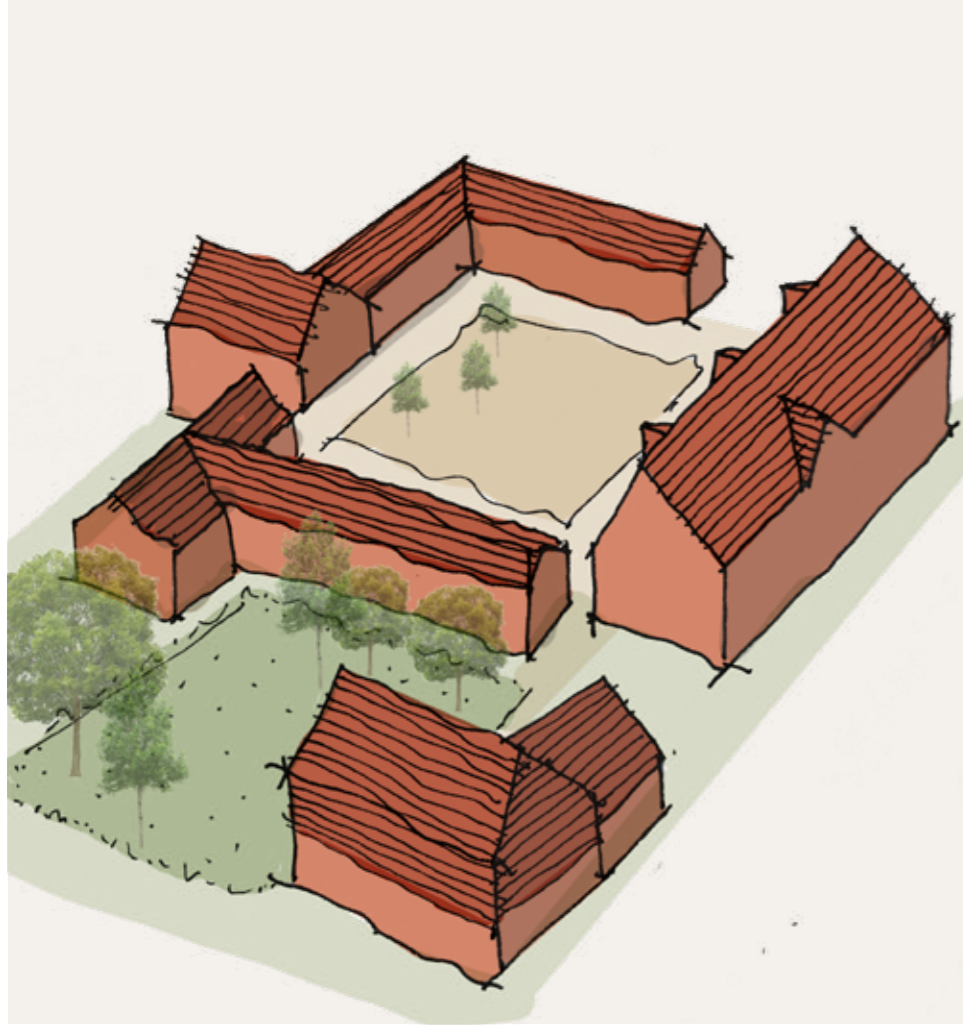
Constructed primarily of local stone on the south elevation. Stone used also in dormers, mullions, gables, finials, and string courses. Timber framing on east and west elevations. Tile hanging also on the western elevation. Roof made of Horsham slabs (a type of stone roofing material).

### Architectural Features:

Stone dormers on the south elevation. Mullioned windows. Gables with finials (decorative pointed features). String courses (horizontal bands of stone). Two magnificent chimney stacks. Asymmetrical roof form on the rear elevation, giving a distinctive character.



## 3.2 ARCHITECTURAL PRINCIPLES



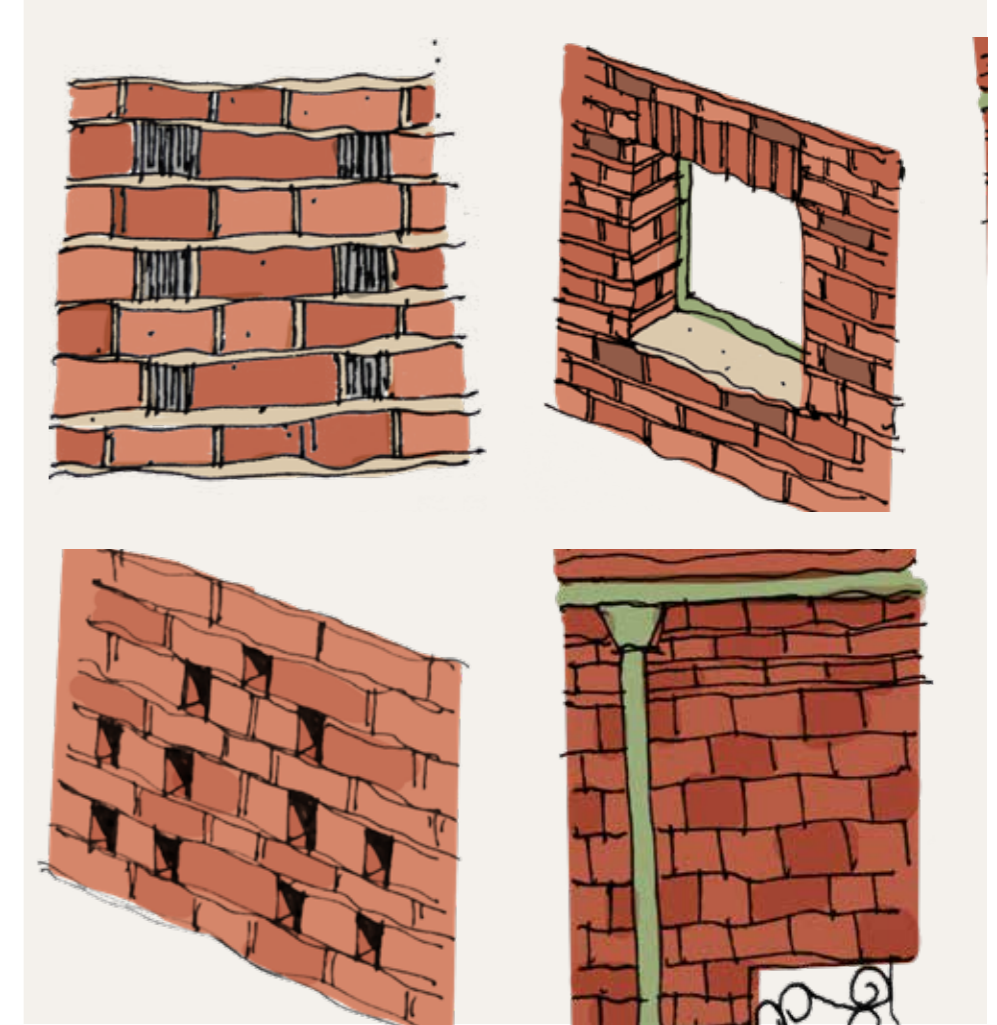
### Building Arrangement

Built form defining courtyards and garden spaces  
High level of containment and enclosure to external spaces  
Patchwork of hard and soft landscape spaces woven between buildings



### Building Form

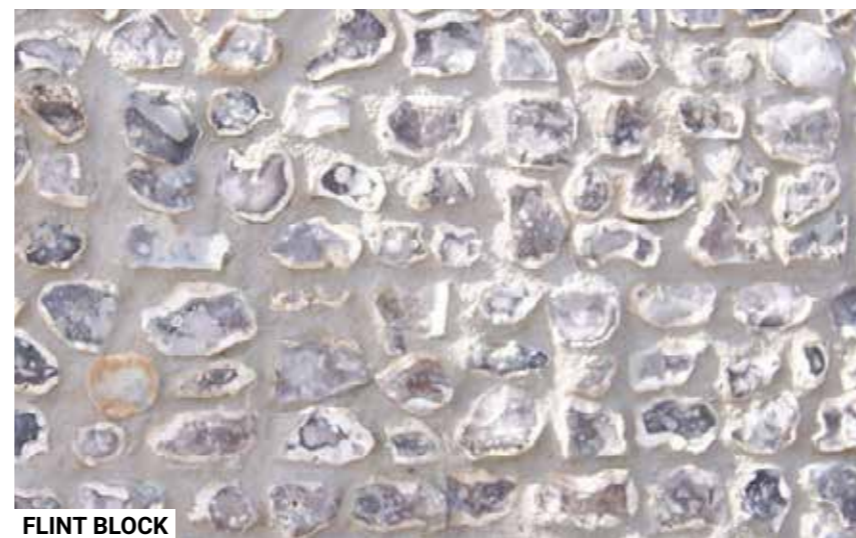
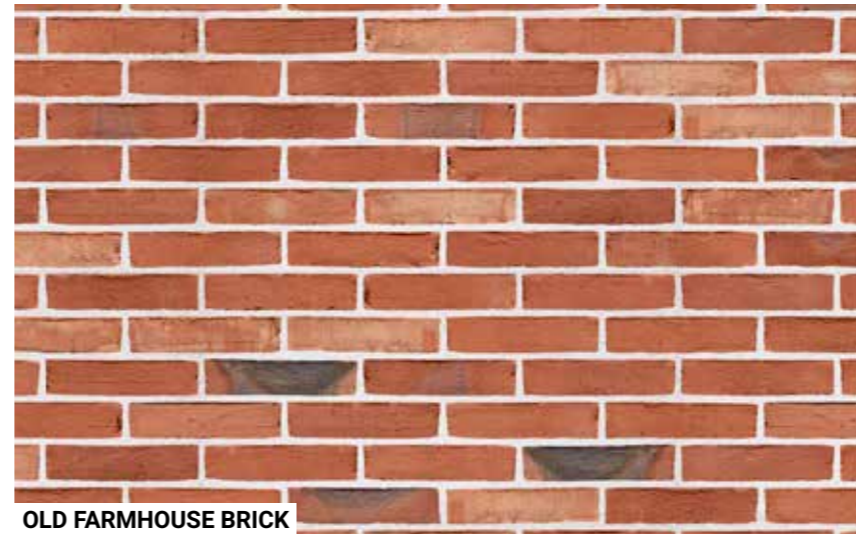
Simple, robust building forms  
Distinct and celebrated gable ends  
Asymmetrical forms adding interest and play to the townscape.  
Play in scale and proportion within the elevation often with tile hanging or weather boarding at first floor level.



### Materials & Details

High quality, locally found materials including brick, hand made clay tile, timber weather boarding and flint block  
Window and door reveals expressing solidity and robustness  
Playful brick work patterns and corbel details celebrating craftsmanship  
High quality metal work

### 3.3 MATERIAL PALETTE



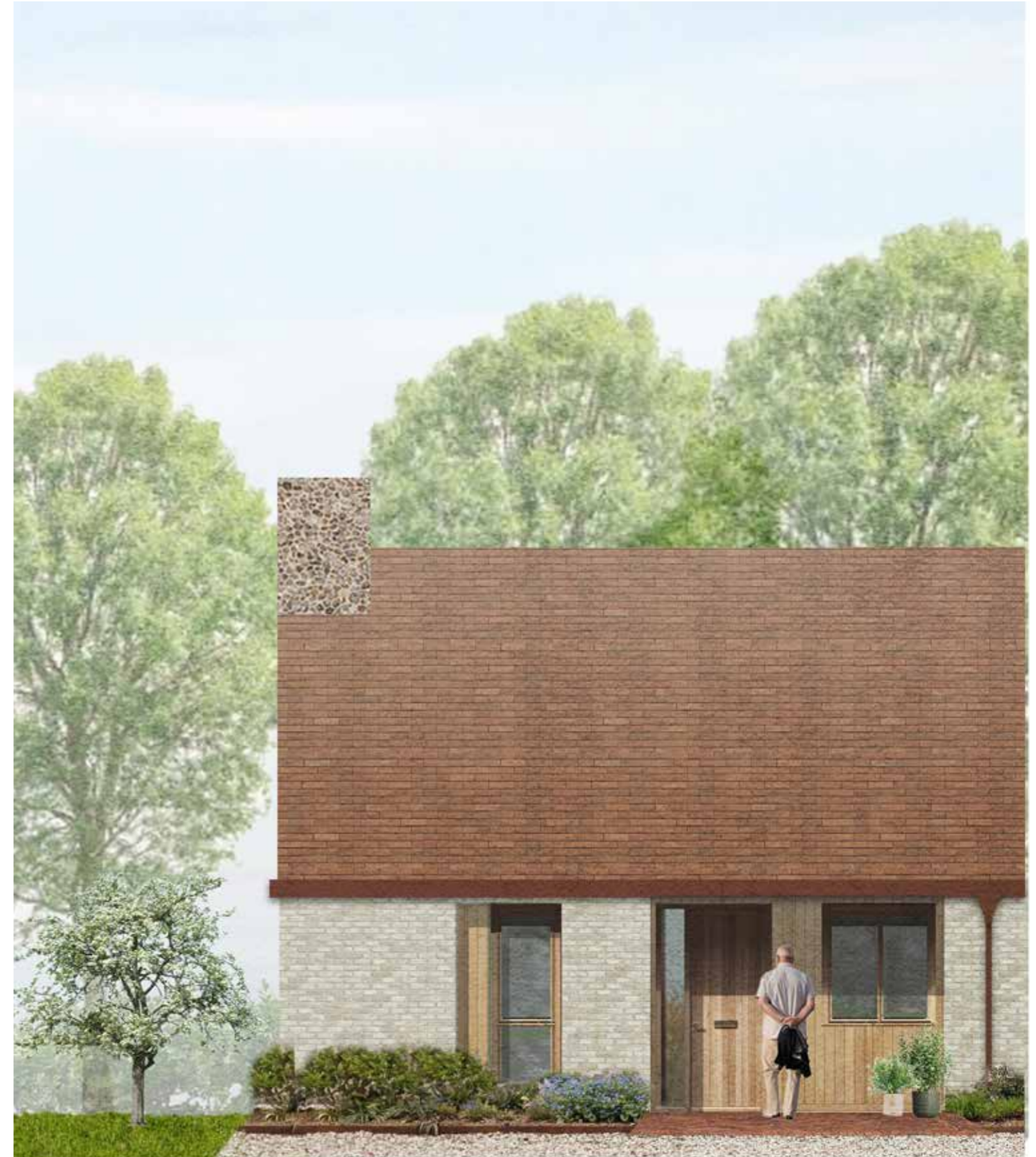
# THE STABLES - ILLUSTRATIVE BAY STUDY

## Intent

Simple forms inspired by the local farm and stable buildings. Gable ends celebrated with decorative brickwork or other architectural features.

High quality locally found materials composed in a contemporary manner.

Recessed dwelling entrance ways providing a solidity and special sense of arrival.



# THE FARMSTEAD - ILLUSTRATIVE BAY STUDY

## Intent

Farmstead style forms referencing traditional rural buildings found in the area.

Play in scale within the elevation with large barn type openings.

First floor level often treated in a different material such as tile hanging or weather boarding.

Cantilevered balconies with high quality metal work



# THE ORCHARDS - ILLUSTRATIVE BAY STUDY

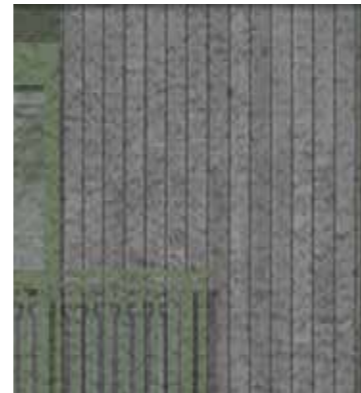
## Intent

Buildings referencing the local East Grinstead rural vernacular.

High quality locally found materials composed in a contemporary manner. Stained timber effect weatherboarding shown here as a back drop to the orchard gardens.

Contemporary detailed dormer windows within the roof forms add interest to the roof-scape.

Cantilevered balconies with high quality metal work



# THE VILLAGE GREEN - ILLUSTRATIVE BAY STUDY

## Intent

The pavilion as the destination building of the village

A crafted entrance way set within the primary gable end of the building signals the arrival point

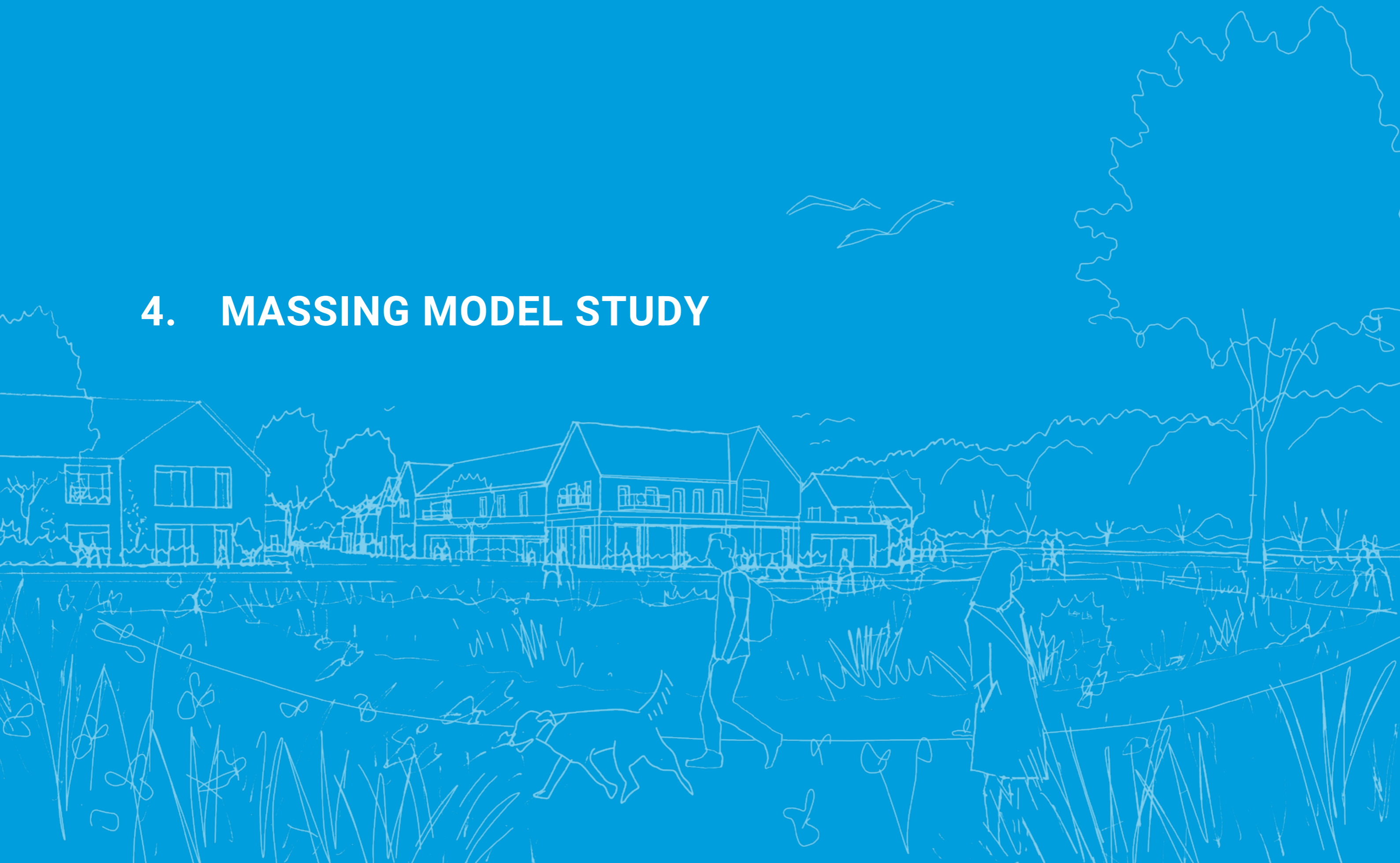
Corbelled brickwork, referencing the Imberhorne farm buildings, celebrates the destination building

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

High quality locally found materials composed in a contemporary manner.



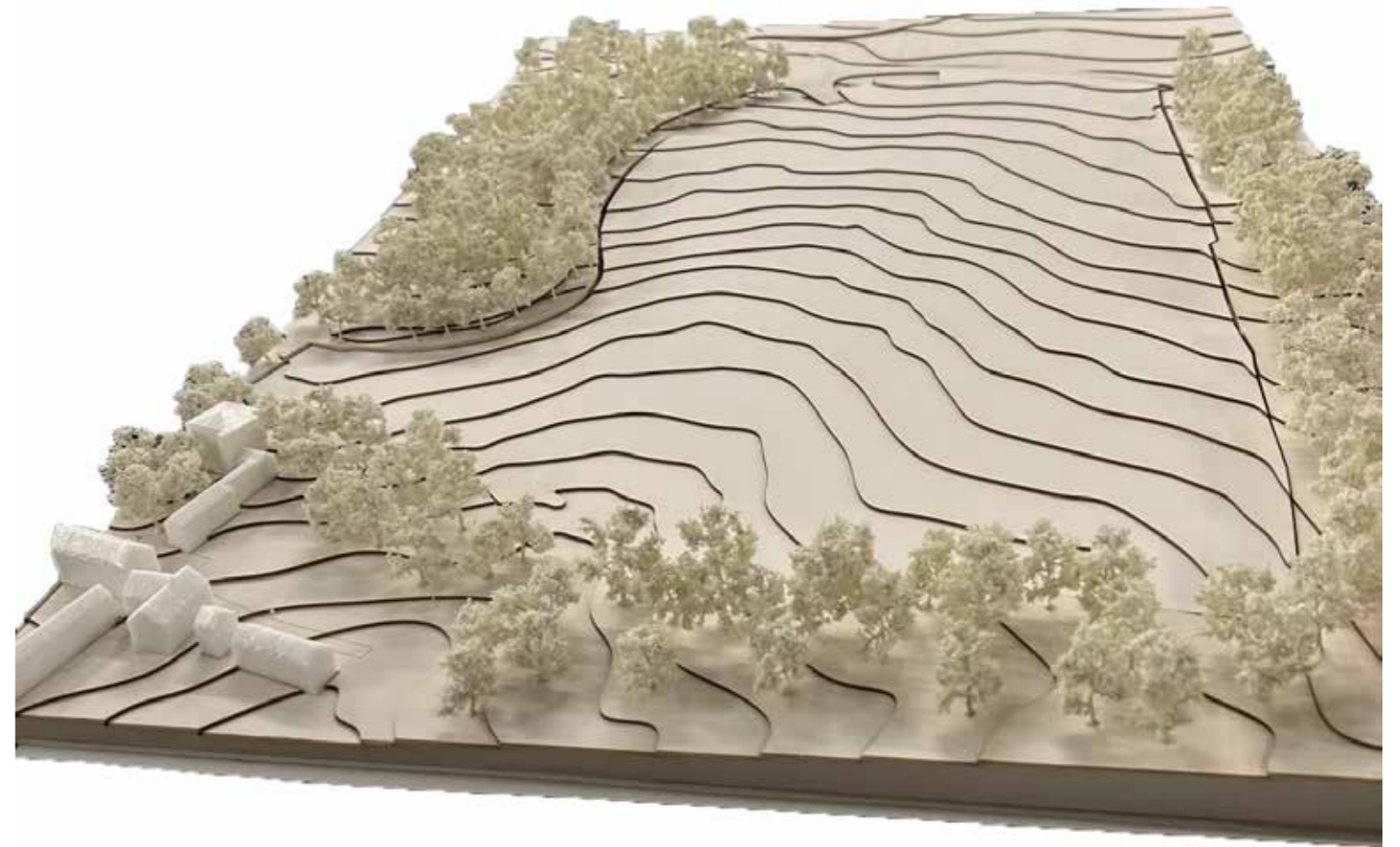
## 4. MASSING MODEL STUDY



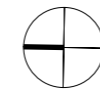
# PHYSICAL MODEL - AS EXISTING



OVERHEAD VIEW



VIEW LOOKING EAST



# PHYSICAL MODEL - AS PROPOSED FOR PRE APP 2 (UPDATE IN PROGRESS)



OVERHEAD VIEW



VIEW LOOKING EAST



## 5. APPENDIX 1

# PARAMETER PLAN COMPLIANCE



# PARAMETER COMPLIANCE - LAND USE

## Drawing 1050

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.



# PARAMETER COMPLIANCE - GREEN INFRASTRUCTURE

## Drawing 1052

The overlay 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.

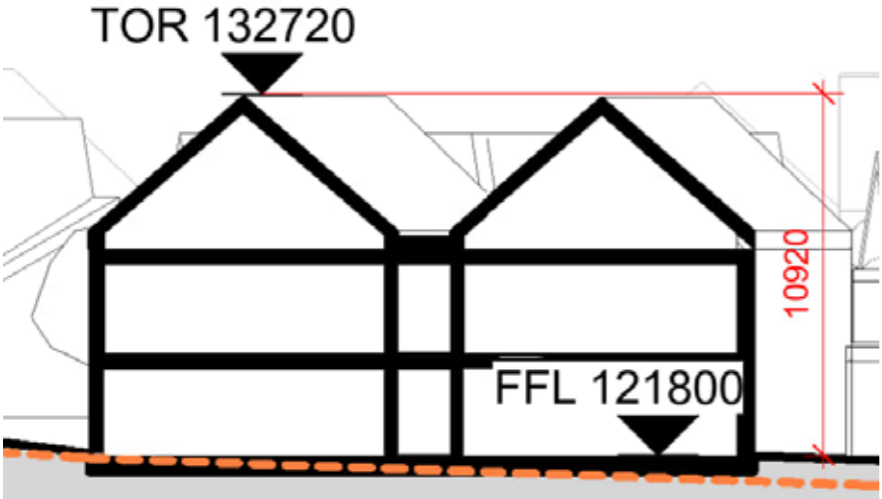


# PARAMETER COMPLIANCE - SCALE

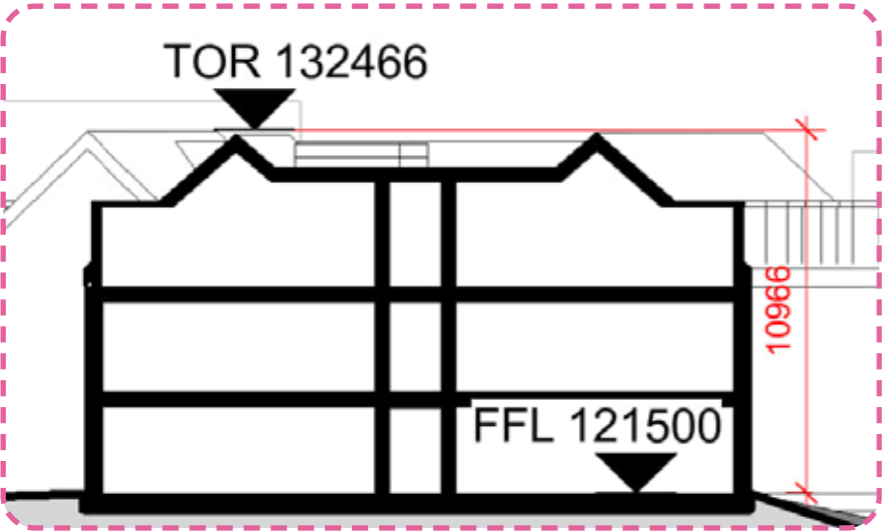
## Drawing 1051

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 proposals are under 11m, however do contain 2.5 storeys and are located on land which has been elevated above existing ground levels.



BUILDING F - 2 STOREY CONDITION



BUILDING E - 2.5 STOREY CONDITION



# SEPARATION DISTANCES





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**ARCHITECTURE  
URBAN DESIGN & MASTERPLANNING  
DEVELOPMENT CONSULTANCY  
LANDSCAPE  
COMMUNITY ENGAGEMENT**

Planning Application No	Ward	Location	Proposal	EGTC Comments
DM/25/2223/FUL	EG South	Juhring And Hobbs Field at Saint Hill Manor Saint Hill Road East Grinstead	Updated application: Change of use of vacant land to event area for use with installation of permanent infrastructure and reinforced ground surfacing (cellular paving grid) to facilitate the erection of annual marquee structures including ground level alterations, wash block and toilets, generator enclosure and concrete ring together with the erection and dismantling of the temporary marquee structure themselves (for a total maximum period of 84 days per year) and overflow car parking for the Church and neighbouring sports clubs consisting of reinforced ground surfacing (cellular paving grid) for up to 683 car spaces (comprising up to 113 cars (Area A) for no more than 30 days per annum, 313 cars (Areas A & B) for no more than 13 days per year and up to 683 cars (Areas A, B & C) for no more than 7 days per year), construction of a new access and internal road, sustainable surface water and foul drainage provision, associated landscaping and ecological enhancements, (Amended Description, Plans, Documents)	<p><b>EGTC comment: 23/09/2025:</b> This planning application was contrary to the following adopted planning policies conflicting with Mid Sussex District Plan policies DP12 (Protection and Enhancement of the Countryside) and DP16 (High Weald AONB).</p> <p>The scale of permanent car parking and associated infrastructure constitutes major development that would not conserve or enhance the natural beauty, tranquility of the AONB, DP37 (Trees, Woodland and Hedgerows), DP38 (Biodiversity) by introducing permanent urbanising features into open countryside, harming the character and tranquility of the High Weald AONB, eroding biodiversity and landscape value.</p> <p>This planning application was inconsistent with the East Grinstead Neighbourhood Plan, in particular EG1 (Protection of the High Weald AONB), which resists major development in the AONB except in exceptional circumstances and the public interest, EG5 (Protection of Landscape Character), EG6 (Natural Environment) and EG7 (Sustainable Infrastructure).</p> <p>Taken together, the adverse impacts significantly outweigh any claimed benefits, and the application should therefore be refused.</p> <p>28th April 2026: Committee reconsidered the application and the changes made to the proposals, and resolved to support approval of the application.</p>
DM/26/0432/FUL	Town North	Development Site At Former Tower Car Sales Tower Close East Grinstead West Sussex	Retrospective application for the internal reconfiguration to provide 1no additional self-contained residential unit.	Recommended for refusal
DM/26/0573/HOU	Herontye & Ashplats South	31 Lower Mere East Grinstead West Sussex RH19 4TB	Proposed replacement single storey rear extension.	No comment
DM/26/0653/HOU	Baldwins	5 Baldwins Field East Grinstead West Sussex RH19 2HE	Proposed single storey rear extension.	No comment
DM/26/0669/FUL	EG South	East Grinstead Sports Club Sports Field Saint Hill Road East Grinstead	Formation of Essential Additional Vehicle Parking at Multi-discipline Sports Facility	No comment
DM/26/0723/LDC	Town South	33 Southlands East Grinstead West Sussex RH19 4DB	Proposed loft conversion and rear dormer.	No comment
DM/26/0769/FUL	EG South	Visitors Centre Standen West Hoathly Road East Grinstead	Extension to existing Visitor Reception Building within main car park to make provision for staff and volunteer welfare facilities	No comment
DM/26/0770/LBC	EG South	Visitors Centre Standen West Hoathly Road East Grinstead	Extension to existing Visitor Reception Building within main car park to make provision for staff and volunteer welfare facilities	No comment
DM/26/0788/HOU	Imberhome	96 Heathcote Drive East Grinstead West Sussex RH19 1NQ	New porch, part conversion of garage and roof alterations, removal of existing conservatory to be replaced with single storey rear extension.	No comment
DM/26/0792/HOU	Imberhome	38 Milton Crescent East Grinstead West Sussex RH19 1TN	Ground floor front window replaced with doors giving access onto raised decking which will have a balustrade.	No comment
DM/26/0810/HOU	Herontye & Ashplats South	1 Pine Way Close East Grinstead West Sussex RH19 4JR	Retrospective application for retention of 2.1m high feather edge timber boundary fence following the replacement of existing boundary treatment.	No comment
DM/26/0842/HOU	Ashplats North	8 Gleave Close East Grinstead West Sussex RH19 3XD	Demolition of existing porch and replacement with new porch.	No comment

Planning Application No	Ward	Location	Proposal	EGTC Comments
DM/26/0872/VOC	Town North	McDonald's 165 London Road East Grinstead West Sussex	Variation of condition no 11 relating to planning application GR/199/96 - to extend the restaurant's opening hours.	London Road was not a car park and Moat Road would at times be blocked due to traffic queuing to use McDonalds. Whilst it was noted that at peak times a staff member would be outside to attempt traffic control, this was difficult to achieve due to the site of the restaurant. A planning condition was requested at the time of the original planning permission, and the Town Council requested that this be enforced especially at all peak times.
DM/26/0892/LDC	Town North	33 St Agnes Road East Grinstead West Sussex RH19 3RP	Loft conversion with rear box dormer	No comment
DM/26/0898/TREE	Imberhorne	The Oak Lodge Standen Close East Grinstead West Sussex	Oak tree - crown reduce by approximately 2.5m - 3m and remove epicormic growth on stem.	The committee supported approval subject to no adverse report from the MSDC tree officer.

Planning Application No	Ward	Location	Proposal	EGTC Comments	MSDC Decision
DM/26/0173/HOU	Imberhome	Nareburn 42 Fairlawn Drive East Grinstead West Sussex RH19 1NT	Proposed first floor dormer to side elevation and new garage to replace existing (revised plans received 11.03.2026)	No comment	Approved 02/04/2026
DM/26/0236/HOU	Imberhome	61 Heathcote Drive East Grinstead West Sussex RH19 1NB	Proposed two storey rear and side extension with first floor dormer and alterations to attached garage to form habitable space	No comment	Approved 30/03/2026
DM/26/0277/TREE	Imberhome	5 Standen Close East Grinstead West Sussex RH19 2RL	Oak Tree - Remove.	No comment	Approved 31/03/2026
DM/26/0301/LDC	Ashplats North	70 Holtye Road East Grinstead West Sussex RH19 3HU	Garage doors replaced with french doors	No comment	Approved 01/04/2026
DM/26/0304/VOC	Town South	9 The Meads East Grinstead West Sussex RH19 4DF	Variation of condition no 1 of planning application DM/23/1237 - to allow for design changes.	No comment	Approved 01/04/2026
DM/26/0315/FUL	Herontye & Ashplats South	Portland Vets 27 Portland Road East Grinstead West Sussex RH19 4EB	Alterations to existing flat residential accommodation within the veterinary practise by conversion of roof space.	No comment	Approved 01/04/2026
DM/26/0349/HOU	Town South	5 Dexter Drive East Grinstead West Sussex RH19 4SU	Demolition of conservatory and erection of ground floor extension.	No comment	Approved 30/03/2026
DM/26/0361/LDC	Imberhome	23 Bluebell Close East Grinstead West Sussex RH19 1RS	Proposed garage conversion.	No comment	Approved 31/03/2026
DM/26/0425/HOU	Town North	31 Blackwell Road East Grinstead West Sussex RH19 3HP	New pitched roof to existing bungalow with 600mm increase in ridge height and first floor dormers to front and rear elevation.	No comment.	Approved 15/02/2026
DM/26/0450/FUL	Imberhome	Fledglings Day Nursery And Pre School North End School North End London Road	Replacement timber shelter.	No comment.	Approved 13/04/2026
DM/26/0452/HOU	Imberhome	Dalby 70 Halsford Park Road East Grinstead West Sussex	Proposed two-storey side and rear extension. Introduction of render to partially replace hung tile cladding at the front elevation and a new enlarged porch	No comment.	Refused 20/04/2026