



Whiphill Farmhouse.

Community Consultation - Stage 2.

The Proposal.

Conversion of the existing building to 6 self-contained flats for teachers and key workers employed by United Learning and Midhurst Rother College, together with a new vehicular access (to reinstate the previous point of access) onto Lamberts Lane, associated parking area and landscaping.

About this leaflet.

On 3rd December 2025, Midhurst Rother College hosted a consultation exhibition (Stage 1), inviting neighbours, local businesses and other stakeholders to view early plans for the proposed development at Whiphill Farmhouse. We would like to thank all those who responded, 17 written comments were received, and your feedback has been carefully reviewed, and where possible, the design has been updated to reflect your comments.

A photomontage, which is based on the layout plan for the proposals, is on the back of this leaflet illustrating the detailed proposals for Whiphill Farmhouse. The design is aimed at delivering a sensitive conversion of this dilapidated, locally important building to provide much needed accommodation for teachers and keyworkers at Midhurst Rother College.

Addressing Key Concerns.

Respondents were broadly supportive of the development however, a range of detailed concerns were raised. The response in the development design and technical work to each issue raised is set out below.

Highways and Access.

- Objections raised in relation to the safety of the new access onto Lamberts Lane due to existing congestion, on street parking pressures and the proximity to Midhurst Nursery Class and Youth Centre at Whiphill Stables. Some respondents requested the access to be routed via the school campus and not off Lamberts Lane.
- Highways assessment and design work has been undertaken and the design refined accordingly. The new access and the adjacent pavement on Lamberts Lane will be delineated using

different surface materials and colours in a ‘crossover’ arrangement giving priority to pedestrians. The boundary of the Farmhouse will also be fenced and gated which includes the area near to the nursery and youth centre pedestrian entrance.

The vehicular access for the farmhouse benefits from good visibility and the highways consultant categorises Lambert Lane as a low trafficked road, the vehicular movements associated with the flats will be low, only six units are proposed and generally residents will be walking to their work at the school. Overall, the proposed access is considered safe.

An on-street car parking survey has established that the main parking demands are generated by local residents and the Nursery and Youth Club; the proposals would not add to the demand, as all resident parking will be accommodated on site. It has been confirmed that the access for the flats cannot be routed through the school campus as all entrances have to be locked at weekends and overnight for insurance purposes. As residential accommodation, the flats must have an access that emergency vehicles can reach unhindered.

In addition, to ensure safeguarding measures are in place, vehicles from the Farmhouse flats will not be able to access the school campus.

Landscaping and visual impact of parking.

- Neighbours would welcome landscaping and screening to ‘soften’ the visual appearance of the development and the parking area together with providing privacy for the future residents of the flats. Some residents suggested moving the parking to the rear or within the school campus. A Landscape and Visual Assessment has been undertaken for the proposals and informs a detailed landscaping scheme which ‘softens’ the appearance of the development and the parking area when viewed from Lamberts Lane and neighbouring houses. Boundary planting will consist of native hedgerow, native scrub and specimen trees, filtering views so that only glimpses of parked cars roofs and garden features such as the pergola will be possible. As set out above, the access and parking for the flats cannot be accommodated within the school campus. The photomontage below illustrates how the site would look 5 years after completion, once the landscaping is maturing. This view would be from the footpath to the North of Wyndham Place off Lamberts Lane.

Flat tenure and management.

- More information required on allocation of flats and leasing and safeguarding the flats for this use into the longer term.
- The management and maintenance of the flats will be the responsibility of United Learning and Midhurst Rother College. This together with the leases, subsidised rent and allocation of the flats will be controlled through a S106 legal agreement attached to the planning permission if approved.

Trees.

- The community expressed a strong wish to see trees retained, particularly the oak tree



adjacent to the proposed access.

All the trees on site are to be retained with the exception of one goat willow. However, the proposals include the planting of five new trees along with hedgerow and shrub planting. The mature oak tree by the access has been identified as a Veteran Tree by the arboricultural consultant. The access construction has therefore been carefully designed to ensure that there will be no damage to the Oak tree’s roots or compaction of the ground.

Need for development.

Since the stage 1 consultation in December, a survey has been carried out at Midhurst Rother College for employees to record their experiences in respect of obtaining accommodation in the local area. Key findings include 94% of staff who have actively searched for housing near the school have found it very or somewhat difficult to find anything affordable. Staff testimony in the survey consistently identifies affordability and supply as barriers to recruitment and retention of teachers and keyworkers at Midhurst Rother College.

Accessibility.

- Ensure at least one ground floor accessible flat is provided.
- Flat no.1 on the ground floor has been designed as a fully accessible flat, it is the only flat with a double bedroom. A designated, accessible parking space is also provided within the curtilage of the farmhouse.

Security.

- Questions were raised about security arrangements between the flats and the school grounds and lighting for the access and parking area.
- The school campus will remain fully secure at weekends and overnight with all entrances padlocked, this is a criterion for the school’s insurance. Although, the new flats will have gates on the Lamberts Lane vehicular and pedestrian accesses, these will not be locked. Low level lighting for the parking and access, has been sensitively designed to minimise impact on this location in the National Park but will provide enough lighting for safety and security.

Noise.

- Concern that the proposed air source heat pumps will create noise disturbing residents.
- A noise impact assessment has been undertaken. Noise levels in any of the external areas around the farmhouse within its curtilage are calculated to be below the guideline lower limit of 50 dBLAeq, 16hr without requiring any further noise mitigation.

Future development pressure on playing fields.

- Concern that the conversion to flats could open up the playing fields to further development.
- The site is not within the defined settlement boundary for Midhurst and is therefore protected through the planning framework from new development without exceptional justification. In this case, the development reuses an existing building for a purpose that supports the long-term future of the school and the community it serves

Further Engagement.

We are now working towards submitting the full planning application this Autumn. We would still like to hear from you as we finalise the proposals.

Take a take a closer look at the proposed layout plan and farmhouse on the school’s website. (www.mrc-academy.org). Please send any comments to info@washbourneconstanti.co.uk by 8th September 2026.

Thank you for your time and interest in these proposals.



Aerial view of proposed site. Image enhanced using A.I. tools.