

8 September 2026



The Inspectors  
Examination of Milton Keynes City Plan 2050

By e-mail: [ian@localplanservices.co.uk](mailto:ian@localplanservices.co.uk)

Neil Rowley

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Dear Mr Kemp,

**Policy GS13 - Strategy for the Walton Campus Strategic Brownfield site  
(Matter 5 – Site Allocations)**

The Open University is based at Walton Hall and the adjacent East Campus. An adjacent site known as the 'Northern Reserve Site' has long been earmarked for future use by the University.

Following on from changing working patterns after the pandemic, elements of Walton Hall campus are now underused and there are opportunities for alternative uses and redevelopment.

Over the course of the Local Plan production, there has been a shift in the strategic direction of the University. At the time of consultation on the Regulation 18 document, the University was considering addressing the underuse of Walton Campus through consolidation and sale of land for residential development. However, the University recently reconsidered this position and is now focussing on opportunities for co-location with business to further potential research prospects and expand employment possibilities for students. Bringing together business and academia could have significant benefits for the University and Milton Keynes.

Our answers to the Inspector's questions are set out below in this light.

**5.14 Is there sufficient certainty that the site will come forward for residential development within the plan period?**

*The University can offer little certainty. The University is not currently seeking opportunities for residential development within Walton Hall Campus.*

*The campus is underused and there are opportunities for residential development if business co-location is unsuccessful or limited. It is a long Plan period (up to 2050) and it is quite possible that residential development could come forward in that time.*

**5.15 How has the overall number of homes for the allocation been identified?**

*This was based on a capacity study for the East Campus site. However, there are a range of densities that are possible and much depends on the balance between flats and houses.*

**5.16 Would the allocation result in the loss of any sports facilities?**

*It has never been the University's intention to develop its sports facilities. Those are needed for the ongoing operation of the University. Indeed the University will continue to expand its sports facilities in line with the needs of its staff and students.*

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**5.17 Is there sufficient detail on the mix of community uses expected to be provided and is the catchment consistent with Policy GS4?**

*Given the reduced number of potential dwellings (compared to the Reg 18 version), we do not consider that there is any need for a policy requirement for community uses.*

**5.18 What quantities of green and blue infrastructure would be required to support the allocation? Is the plan sufficiently clear on the amount of such infrastructure?**

**5.19 Is there sufficient detail on the infrastructure and traffic management measures necessary to mitigate impacts on the wider highway network?**

*Given the small number of dwellings now proposed, we do not believe there is any need for further comments on these points. In the event that a planning application for residential development came forward, these could be dealt with through the planning application process.*

**5.20 What is the Council's justification for the suggested modification (set out in Document CD28) to remove the requirement for 5% of plots to be for custom and self-build dwellings? Is it necessary for soundness?**

*No comment.*

If the Inspectors would prefer an alternative policy given the comments at the top of this letter, the Open University would gladly work with the Council to produce such a policy for the next stage of modifications.

I will attend the Examination on 29<sup>th</sup> September (Matter 5 – Site Allocations) to represent the Open University. However, if the Inspectors do not intend to discuss the site then I would be grateful for advance notice.

Yours sincerely,



**Neil Rowley**  
Director