

**KEYNSHAM
REGENERATION**



USE: Mixed residential, office space, innovation and infrastructure improvements

CURRENT STAGE/STATUS: Strategic planning/consultation

LOCATION: Keynsham

PLANNING AUTHORITY: Bath & North East Somerset Council

Keynsham has been identified as part of the Bristol to Bath corridor where strategic growth could support both new housing and jobs, drawing on its transport links and proximity to existing services.

The regeneration action plan includes repurposing vacant and under-used sites, public realm and active travel projects, park and weir improvements.

Delivery, strategic planning and consultation are underway, and practical completion targeted for 2035.

KEY FACTS:

- Part of a coordinated £35m+ regeneration masterplan
- Repurposing of significant ground-floor units for independent "Maker-Retailers"
- Includes removal of the weir to enable fish passage and significant urban greening (Targeted 20% biodiversity net gain)
- Strategic overspill for the Bristol-Bath "Connected Corridor"

INVESTMENT PROPOSITION:

Seeking commercial occupiers and social impact capital, with refurbished flagship units offering immediate opportunities for leisure and boutique workspace operators.

Longer-term growth will be enabled by new employment land and strong alignment with Bristol and Bath's sector strengths.