



WESTERN HARBOUR

GDV:
£800m

USE: Housing, transport infrastructure, public open space, local services

LOCATION: Western edge of Bristol city centre

PLANNING AUTHORITY:
Bristol City Council

CURRENT STAGE/STATUS:
Pre-planning/master planning stage

Western Harbour is a major regeneration initiative focused on the transformation of the Cumberland Basin and surrounding areas at the western gateway to Bristol city centre.

Led by Bristol City Council, the project aims to modernise ageing transport infrastructure while unlocking land for new housing and public spaces. The area currently contains complex road systems and underutilised land, presenting a significant opportunity for redevelopment.

The vision is to create a new, well-connected neighbourhood with thousands of new homes, enhanced waterfront access, and high-quality public realm. Western Harbour will act as a key western gateway into the city, complementing wider regeneration initiatives across Bristol.

It is anticipated that work could start on site in the late 2020s subject to approvals and funding.

KEY FACTS:

- Early estimate potential for 2,500 to 3,500+ homes
- Significant transport infrastructure reconfiguration required
- Focus on sustainable travel and reduced car dominance
- Flood risk mitigation and climate resilience central to design
- Waterfront regeneration with new public spaces
- Long-term, infrastructure-led delivery

INVESTMENT PROPOSITION:

Western Harbour is a potential large-scale, long-term opportunity for investors and development partners specialising in complex urban regeneration.

The primary investment focus is expected to be residential-led development, with potential for mixed-use elements including local services and community infrastructure.