

**NORTH
KEYNSHAM**



GDV: £600-700m

USE: Residential-led mixed-use including local centre, primary school and strategic green infrastructure

LOCATION: Keynsham

PLANNING AUTHORITY:
Bath & North East Somerset Council

CURRENT STAGE/STATUS:
North Keynsham masterplan and vision established, progressing through planning and delivery strategy

North Keynsham is one of the largest housing-led growth opportunities in Bath and North East Somerset, with capacity for new homes alongside a new local centre, primary school and extensive green infrastructure. It is designed as a high-quality, climate-resilient neighbourhood that integrates with the existing town while maintaining a distinct identity.

The site benefits from strong strategic connectivity, located between Bristol and Bath with access to the A4 corridor and rail connections at Keynsham station. Planned improvements to walking, cycling and public transport infrastructure will support sustainable travel patterns, linking the development to employment centres and regional growth zones.

Subject to planning and enabling infrastructure, delivery is expected to begin in the late 2020s, with phased completion through the 2030s as North Keynsham comes forward as a major residential-led growth location.

KEY FACTS

- Up to 2,000 new homes within a strategic growth location
- 143ha site, with 38ha of accessible green space
- Integrated active travel and sustainable transport connections to Bristol and Bath
- Clear public sector leadership with an established masterplan and delivery framework

INVESTMENT PROPOSITION

North Keynsham offers a policy-backed, large-scale residential opportunity with clear public sector support and strong delivery fundamentals, suited to a master developer, joint venture or phased housing delivery partner.

Alongside infrastructure and long-term capital investment, it supports sustainable, climate-resilient place-making.