ABOUT STAPLE HILL

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Staple Hill has a distinctive demographic profile when compared to its South Gloucestershire neighbours. The population is relatively younger, with a higher proportion of single-occupant households than across the wider area.

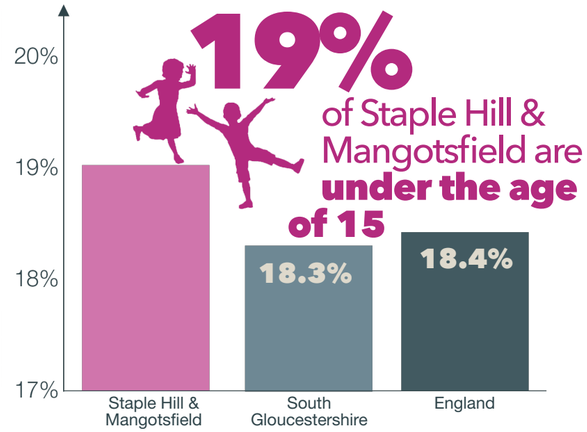
Around 19% of Staple Hill's population have day-to-day activities limited by a long-term health condition or disability, higher than the South Gloucestershire average of 16.3%. In addition, 20.6% of households have no access to a car or van, notably higher than the South Gloucestershire average of 12.3%. These patterns highlight the importance of accessibility, walkability and public transport connections, and the role of the High Street in meeting local day-to-day needs.

Staple Hill & Mangotsfield also experiences higher levels of deprivation than the South Gloucestershire average, based on the Index of Multiple Deprivation (IMD) 2025. This reflects the average level of deprivation across neighbourhoods within the area, where higher scores indicate greater relative deprivation.

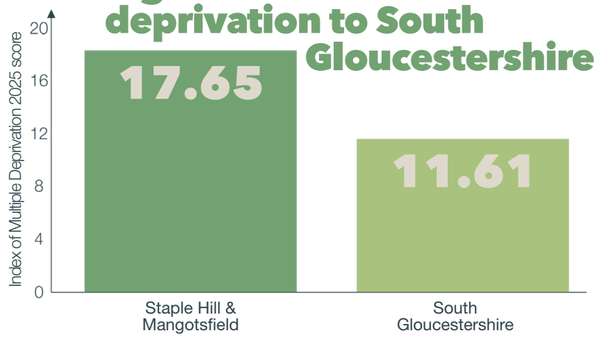
These factors give Staple Hill its distinctive urban character and will shape priorities for future investment.

Sources: Census 2021 (ONS); Indices of Deprivation 2025 (MHCLG), via Local Insight.



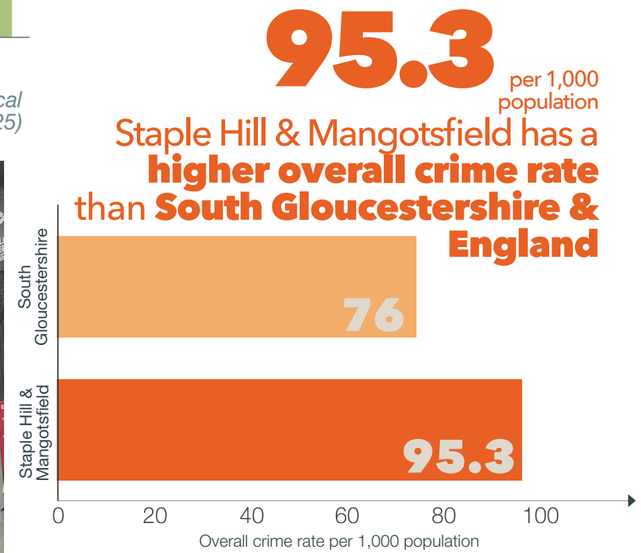


Source: Office for National Statistics (ONS) 2024 Mid-Year Estimates



Source: Ministry of Housing Communities and Local Government (MHCLG; 2025)





Source: Police UK - Mar 2025 to Feb 2026' via Local Insight (OCSI)

Recent high street grants and interventions

2021
Graffiti removal project.

2021
Help Us Thrive grants support businesses and groups post Covid-19 Pandemic and new mural for Fountain Square.

2024
Vacant Unit grants benefitted three new businesses on the high street.

2024
Greening the high street grants awarded to Parish Council.

2025
New wayfinding installed.

2025
Cleaner high streets targeted graffiti removal, weeding and cleansing work.

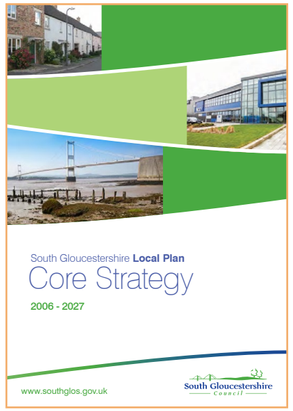
2025
Shop Front and Accessibility grant made available for businesses on the high street.

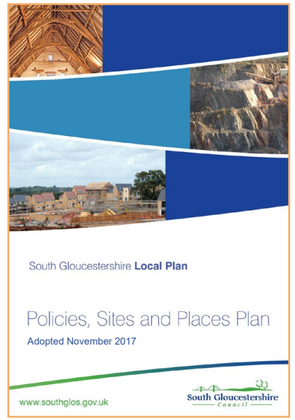
2026
Creative high street grant allows organisations and artists to apply for events and creative installations.

2026
Staple Hill Place Plan

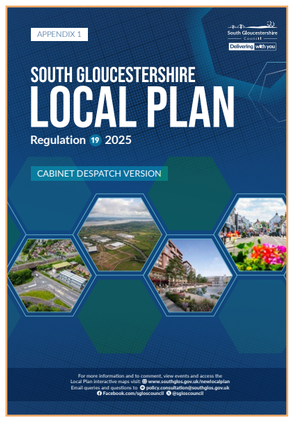


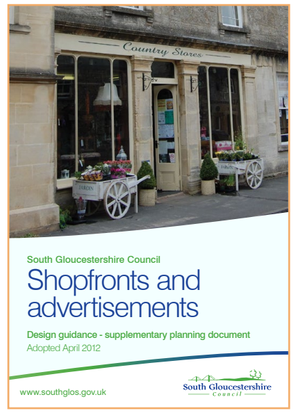
Planning Policy Context











The regeneration of Staple Hill high street aligns with South Gloucestershire Council and wider regional West of England commitments to building better places and supporting thriving local economies. Development must support the regional goals of the West of England Growth Strategy, informed by the South Gloucestershire Local Plan 2025, Core Strategy 2006-2027, PSP Plan 2017. Council strategies such as the Local Health & Wellbeing Strategy, Ageing Better Plan and the Climate Emergency Strategy ensure development meets the requirements of a diverse local population. Key points relevant to Staple Hill:

- **Staple Hill is a designated Town Centre** within the East Fringe of Bristol and is recognised in the Core Strategy (2006-2027) and South Gloucestershire planning policy as a key local service and shopping destination- retail and community uses are prioritised.
- **Proposals must support town centre vitality, diversity and day-to-day footfall**, with a diverse mix of uses that attract visitors throughout the day and evening. Town centre development is expected to support safe, convenient and inclusive movement for pedestrians and other users of the high street.
- **Development must be locally distinctive** and respond positively to its immediate context and the wider character of the high street.

"Asking people what is important to them, working together to design services and taking a **person-centred approach** ensures that services can meet the needs of **diverse communities**."

South Gloucestershire Joint Local Health and Wellbeing Strategy 2025-29, pg 20.



South Gloucestershire Local Plan: Core Strategy adopted December 2013, pg 27.

"Explore **innovative** ways to deliver a variety of employment spaces [...] and to **regenerate** high street and industrial areas, meeting the needs of our current and future employers."

West of England Growth Strategy, 2025, pg 58.



Climate Emergency Strategy 2020-30, pg 3.

"Our vision is of a South Gloucestershire that is **greener, fairer and more inclusive**."

South Gloucestershire Council Plan 2024-28, pg 10.

SITE HERITAGE EGE 3

Staple Hill high street reflects the layered heritage of a settlement that evolved from a woodland hamlet to a suburban centre. Its origins lie in the boundary of the ancient Kingswood Forest, where the original centuries-old Staple Oak served as a rural landmark for travellers moving between scattered hamlets. This ancient tree gave the area its name and anchored early routes that would later form the high street we see today.

The 19th century brought accelerated growth through coal mining, textile production and the arrival of the Midland Railway in 1888. The emerging commercial corridor of Broad Street and High Street is still preserved in the street scale and typology today- Victorian frontages with active ground-floor retail and workshops or dwellings above.

Many of the Victorian-era pubs remain open today, with hints to the industrial past of Staple Hill seen in the old tram depot and ghost signs on shop frontages.

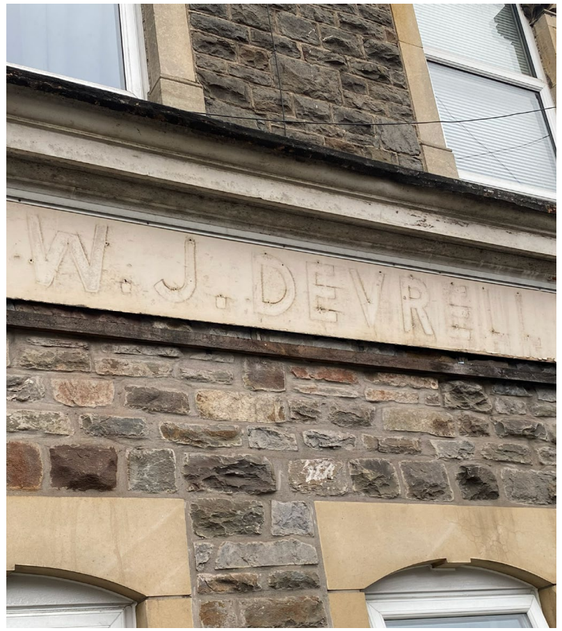
The locally listed tram depot at the eastern end of Broad Street was constructed in 1897, and completed the development of Staple Hill as a major suburb of Bristol.

Post-war development reshaped parts of the urban fabric with the development of Fountain Square as a commercial centre and an increasingly car-dominated public realm.

Today the high street is a resilient local centre, however lacks an informed sense of place and identity. Illustrating and retelling local history can enhance the identity of the area today.



Staple Hill high street c.1904, Kingswood Heritage Museum and Ian Bishop



Former Victorian shopfront, ghost sign on a now residential building



High Street, Staple Hill c.1908, the Regal Cinema (now God's House International Centre), Bristol Archives