

2.1.2 Hayfield in the 21st century

The working population of the village now is largely employed outside the Parish: in manufacturing in Chapel en le Frith or Glossop, or further afield in the conurbations of Stockport and Manchester. Employment in agriculture has shrunk to less than 1% of the workforce, and employment within the Parish is largely in the remaining shops, pubs and restaurants and or in low-paid domestic or service employment.

The decline in local employment has been accompanied by a slow decline in local shops and retail outlets. At the beginning of the 20th century Hayfield boasted its own gas works, its own water supply, some 17 public houses as well as a thriving co-op and dozens of small shops supplying most local needs. At the beginning of the 21st century there are less than a dozen shops in operation and seven public houses. In contrast, house prices are some of the highest in the High Peak, with the *average* house in the Parish costing more than the national average at around £170,000.



Donkey Street, Hayfield

Hayfield is a much sought after residential area, with large numbers in recent years moving into the village from the relatively affluent metropolitan conurbations of the region. The open countryside, low crime rates, low pollution and no crowding make this a highly desirable rural area, close as it is to the major conurbation of Greater Manchester to the west.

This ‘influx of affluence’ however disguises many severe underlying problems that rarely surface in statistical surveys. Much of the public housing stock has been disposed of under the ‘right-to-buy’ policies of the eighties and nineties, so that affordable rented accommodation is in extremely short supply, where it exists at all. Affordable accommodation to purchase has disappeared; the result is that young people on average incomes can no longer afford to live in the village, with a local population gradually being displaced by affluent ‘incomers’.

The almost complete disappearance of local employment has also meant that transport is now a major problem for those in work. The provision of public transport facilities remains at best patchy, causing employment problems for those without private transport, and chronic traffic congestion in the village streets.

A typical Dark Peak gritstone barn, still in use, and dating from the eighteenth century, at the entrance to Hayfield village. Sadly, agriculture has now dwindled to a fraction of its former importance, even though we owe much of the upkeep of the countryside to the farming community. In 2004 Hayfield had only one surviving dairy farm in commercial production. 'Twenty Trees' can be seen top left



The gradual reduction in village retail amenities also means that increasingly much basic shopping is carried out away from the village, a trend unthinkable a hundred years ago. The local bank closed some ten years ago, and now the village has two doctors' surgeries, a pharmacist's and a post office, but only a handful of other commercial premises (See page 16). Perhaps a sign of the current trends is that a large estate agent's recently opened in the village.

Nonetheless there is still a strong and vibrant community spirit with the Parish of Hayfield. Many cultural activities take place, which would be the envy of much larger communities. Such has been the support for the Vital Villages Plan, in its conception, organisation and above all participation by the wider community, we are confident that there is the will, energy and determination to enable and pursue the goals we have set.



Hayfield village from the west, looking towards South Head and the Kinder Plateau.

Hayfield Today: comparisons

2.2.1 Population

The estimated population of Hayfield in 1999 was 2,760 persons. However, this is before the Parish was divided into two Borough Wards, Hayfield Town and Sett, the latter mostly falling within the Town Parish of New Mills, and the figure given refers only to Hayfield Town Ward. The 2001 Census gives Hayfield Town Ward a population of 2,164, and the Sett Ward a population of 2,174. The Electoral register for December 2003 for the voting population of Hayfield Parish gives a registered

population of 2,161 voters, all of whom of course are over the age of 18. With some 23.3% aged 18 or under, the population is calculated at 2,817 people.

Of these, almost a fifth (19.6%) are over the age of 60, and nearly a quarter (24.3%) under the age of 19.

	HAYFIELD	HIGH PEAK	ENGLAND & WALES
Under 16	20.3	20.6	20.2
16 to 19	4.0	4.5	4.9
20 to 29	8.7	9.8	12.6
30 to 59	47.5	44.6	41.5
60 to 74	12.2	13.2	13.3
75 & over	7.4	7.3	7.6
Average age	39.3	39.2	38.6

Source: *National Statistics*: <http://neighbourhood.statistics.gov.uk/area>

The figures seem close to the national averages, and certainly close to those in the High Peak. But we have only two thirds of the national average of young people between the ages of 20 to 29, and almost 12% more than the national average of people between the ages of 30 to 59. This we believe may be in part a reflection of the generally higher house prices in the area that do not allow younger people to begin their family homes until later in life.

Ethnically, Hayfield may be considered a virtual ‘monoculture’, in that 98.2% of the population is white, compared to the UK average of 90.9%. 1.3% of the population is classified as of mixed ethnic origin, and the remaining 0.6% either Asian British, Indian, Black British, African or Chinese. This indicates that approximately 17 citizens in a population of 2,800+ are of non-European origin. EU nationals resident in the Parish are not indicated in the source material.

If immigration patterns in the UK have generally been distributed according to the availability of employment, then it is clear that the influx of ‘incomers’ in the latter part of the 20th century has been largely for residency rather than for employment. In common with many settlements in the Peak District, Hayfield has undergone a gradual ‘gentrification’ of the countryside, with manufacturing and clerical employment disappearing, and properties rising in price as a higher paid, highly skilled urban workforce seeks the advantages of rural communities and housing.

	Hayfield	High Peak	England & Wales
Had no qualifications	24.6%	27.1%	29.1%
Qualified to degree level or higher	30.5%	21.9%	19.8%

Source: *National Statistics*: <http://neighbourhood.statistics.gov.uk/area>

These trends are to a large extent corroborated by the table above, showing an astonishing level of degree qualification or more that is 35% **higher** than the national average, and even 14% higher than the High Peak as a whole. At the other end of the scale, the number of those without qualifications of any sort is some 15% less than the national average.

2.2.2 Housing

Other figures bear out this profile of Hayfield. The percentage of owner-occupied properties is slightly higher than the High Peak average, but almost 10% higher than the national ownership figures (78.3% compared to 68.9%).

	Hayfield		High Peak		England & Wales	
	Average price	% in this type of property	Average price	% in this type of property	Average price	% in this type of property
Detached	£250,000*	33.5	£151,874	23.5	£176,806	22.8
Semi-detached	£150,000*	27.1	£83,054	30.1	£101,733	31.6
Terraced	£130,000*	32.8	£62,431	35.7	£89,499	26.0
Flat	£150,000*	5.6	£70,479	10.3	£120,185	19.2
All types	£170,000*		£91,702		£119,436	

Source: *National Statistics*: <http://neighbourhood.statistics.gov.uk/area>

*Hayfield prices taken from approximate figures from local Estate Agents. The National Statistics website only gives neighbourhood statistics for the High Peak.

The basic figures on population characteristics show on the surface a prosperous community, with one third living in detached properties, well above the national average. (See table above).

If the average house price is around £170,000, it is clear that residents on average wages stand no chance of buying a house in the Parish. An income of between £45k and £55k would be needed to afford a reasonable home: salaries of this level are not generally to be found for the majority in either manufacturing or commercial employment, nor in the majority of the professions or in public sector employment. However, in common with much of Rural England and Wales, the soaring prices of rural properties constitute the single greatest threat to the countryside population as we know it, and are bringing about radical changes to most rural areas.

We face then an increasingly disproportionate population shift, with younger people and those engaged in the service sector or in lower paid employment unable to afford property in the village, and having to seek accommodation elsewhere. There is an increasing divide between, on the one hand, long-term and native-born residents, and on the other, the ‘incomers’ who command higher salaries and who can afford the high prices sought and obtained for desirable properties. The mono-cultural nature of the village is fostered and promoted by the housing divide, to the detriment of local employment, services and transport. The rich diversity of village culture seems to be heading inexorably to that of the commuter settlement and the competitive uniformity of suburbia.

2.3 Transport

Ownership of two *or more* cars represents an astonishing 40.9% of households, compared to the national average for England and Wales of just 29%. Two out of every five households owns two or more cars, whilst households without a car represent just 18.7% of the total, much less than the national average of 26.8% of households without a car. We calculate that a resident population of around 2,817 souls owns approximately 1,400 vehicles.

This density of car ownership also indicates a chronic problem that the village suffers, which we shall analyse in the body of the report: that is that there is almost one car for every two people in the Parish, with the concomitant traffic and safety problems this generates, exacerbated by the inadequate public transport facilities endemic in rural areas.

Car ownership can be seen as both the cause and the result of relatively poor public transport. It is the cause, in that as in many rural areas, it is difficult to provide an urban level of public transport to suit all needs –work, leisure, shopping, schools, health, and so on. It is the result, in that if bus and train timetables cannot be made to harmonise effectively, then commuters for example will choose to travel to stations by car, and if and when parking or erratic services become a problem, abandon public transport altogether.

Hayfield is served by a number of bus companies, offering varying levels of service. The major links are to the west, to New Mills, connecting with both rail links to Buxton-Stockport-Manchester-Blackpool from New Mills Newtown, and Sheffield-Manchester at New Mills Central. There are through buses to Marple and Stockport. There are buses north to Glossop, although not as regular as those to New Mills. Glossop is a major employment area for many in Hayfield, being a manufacturing, commercial and retail centre. Buses also connect to Whaley Bridge and south to Buxton, also across to Macclesfield: but that is the extent of the public service connection. There is no service to Chapel en le Frith, also a major manufacturing centre.

For the majority of those in employment, the public services offer at best only partial means of transport. Commuting into Stockport, Manchester and Sheffield is relatively easy, subject to the vagaries of train/bus connections. Travelling to work in Glossop or Chapel is not so easy, with services much less frequent or convenient. For many if not most, the private car is the only effective means of transport. Given the chronic parking problems outlined above, it is something which as a village we seek to remedy in this Village Plan.

2.4 Shops, businesses and employment

The village of Hayfield has changed out of all recognition in the past 100 years. True, the physical built environment has retained much of its earlier character, and many of the buildings from the 17th century onwards survive, as does the physical layout of the settlement. But in all other respects it is a different village. In 1901



Old Co-operative Society Building

Hayfield was described as a manufacturing town, and throughout the parish there is still substantial evidence of its dominant industrial past. The table below gives some indication of the main employment in the village.

The total figure for the active population of 1,351 people excludes some 89 ‘scholars’, and a further 69, of whom 13 are listed as ‘retired’, 4 as unemployed, and a further 44 are recorded as ‘living on their own means’. The remaining 8 people are recorded with varying degrees of infirmity and unable to work.

1901 census:	Employment	in Hayfield
Type of employment	Numbers employed	Percentage of total
Manufacturing	788	58.3%
Services	308	22.8%
Retail	140	10.4%
Quarries/mines	69	5.1%
Farming	46	3.4%
Totals:	1351	100.0%

The tiny number of retired people are in the main from the professions or business; in 1901 there was still no universal pensions scheme and many are recorded as still in employment well into their seventies. What is clear from this table is that three out of every five villagers (mostly male) were employed in manufacturing industry, concentrated in three big factories: printing and dyeing, calico printing and cotton weaving. The top ten employment areas in Hayfield in 1900 were in industry and in the service sectors, with surprisingly domestic service being the most populous group after printing and cotton weaving, the giants of industrial employment in Hayfield.

1901 census:	Employment by sector	
top 10 areas of employment	numbers	% total
Calico printworks	268	20.4
Printworks	222	16.9
Cotton weaving	182	13.9
Domestic servants *	75	5.7
Quarrying	67	5.1
Railway	60	4.6
Farming *	46	3.5
Paper Mill	40	3.0
General labourers *	29	2.2
Joiners	23	1.8
Totals:	1012	77.1

**Domestic servants includes housekeepers (14) and housemaids (7). Farming includes gamekeepers (3). General labourers are those not ascribed to a particular company.*

workforce employed in 1901. Farming, the seventh sector of employment in terms of numbers in 1901, is today (2004) less than 0.2% of the total workforce, with the village now having only one dairy farm still in production. Hayfield has long ago ceased to be a manufacturing town: the printworks closed at the beginning of the 20th century, marking the slow decline in manufacturing. Where it stood is now a

It is quite clear from this table that industry and the service sectors were, in 1901, the major employers in Hayfield. Of these the first four have now completely disappeared, with quarrying now a vestigial activity, and the railway having been dismantled in 1970. General labourers are still to be found as are joiners, but their numbers are much reduced. The paper mill still continues in existence, but only with a fraction of

campsite: the Calico printworks is now an expensive housing estate; and the cotton mill, after a variety of uses, is now an upmarket housing complex.



Pictured left is the old cotton mill at Little Hayfield, now a complex of luxury flats.

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This general pattern of decline in local employment can be seen also in the service and retail sectors. 308 people worked or were employed in the service sector in the village in 1901, representing 22.8% of the working population. The largest 10 areas of employment in this sector are shown in the table below.

Domestic service, easily the largest category of employment in the service sector, is entirely composed of female employment, and here includes domestic servants, housemaids, housekeepers and help at home. It must also be remembered that in many of these categories of service employment, those working in this area may well represent a fraction of the total numbers in the trade or profession. In the case of blacksmiths, for example, many more than 8 would be employed by the manufacturing companies to shoe their draught horses. Similarly, the number of carters shown here working independently is but a small proportion of those employed directly by industry or the railway company.

1901 Census:		
Service Sector top 10	Nos.	% total
Domestic service	75	24.4%
Railways	60	19.5%
Joiners	23	7.5%
Teachers	17	5.5%
Post Office	12	3.9%
Stone masons	11	3.6%
Blacksmiths	8	2.6%
Carters	8	2.6%
Clerks	8	2.6%
Nurses	7	2.3%
TOTALS	229	74.5%

In 1901 there were a total of some 51 different trades or professions practised in the Parish of Hayfield, from solicitors and surgeons to coopers and wheelwrights. Just over 1 in 5 of the working population was engaged in the service sector. This proportion of service to manufacturing is tiny compared to today's figure in the UK, which are almost the reverse of those in Hayfield in 1901 (22% manufacturing versus 60+% in service industries). However the most notable feature of the Parish in 1901 is that the majority of these service-sector jobs would have been practised in the Parish or in the immediate locality.



A view from above the cemetery on Ridge Top, looking towards Little Hayfield with Lantern Pike on the left, shows a row of three factories. Closest is Swallow House Paper Mill, then Slacks Paper Mill and Clough Calico Mill in the distance. In Little Hayfield the latter has been converted in to Luxury Flats

The arrival of the railway in 1868 with a direct connection to the city centre of Manchester made commuting easier than today. London Rd Station (now Manchester Piccadilly) was only 15 miles from the centre of Hayfield . Even in 1901 there was considerable commuter traffic into the surrounding metropolitan areas. But for the blacksmiths, coopers, cordwainers, saddlers, wheelwrights and joiners, and a host of others, employment was local and for the most part within the Parish. The details in the 1901 census only record the employment of individuals, not their place of employment, even though in the case of ‘printworks’ and ‘calico printers’ it is obvious that these were in the Parish. So it is in fact not possible to calculate with any accuracy the numbers employed outside the immediate area. But with several passenger trains each day, the numbers could have been considerable.



What the railways did bring however was a massive influx of population. In 1901 some 887 people are registered as being born outside Hayfield. The majority were from surrounding areas such as New Mills, Glossop and Chinley, but large numbers were also from Lancashire, Yorkshire, Derbyshire, Cheshire, and even as far away as Scotland and Wales. The immigration too had been fairly recent. Most had families born in Hayfield, but not a few with children in their teens had arrived from their

place of origin as a complete family. If in 1901, 30% of the population was under the age of 16, this must mean that up to half the village had arrived from elsewhere. In other words, in 1901 Hayfield must have been a boomtown.

The railway did mean that many locals could find work in Manchester and the surrounding areas served by the line.

Perhaps the biggest noticeable difference between 1901 and 2004 is the catastrophic decline in retail outlets, many of which have disappeared in the last quarter century. In 1901, 140 people were directly employed in the retail trade, representing some 10% of the active population. The largest numbers of shops were those devoted to clothes and shoes, followed by food, beer and alcohol, and sundry others.

Hayfield in 1901: FOOD SHOPS

Type	Employees	Shops
Grocer	13	8
Baker	8	2
Greengrocer	7	7
Butcher	7	6
Pork Butcher	3	1
Tripe Dealer	2	2
Confectioner	2	2
Yeast Dealer	1	1
Totals:	44	30

The number of shops is calculated on the entries in the 1901 census of those who state they are owners. So, for example, there were 13 people involved in the grocery trade, of whom 8 stated they were owners or self-employed. It is possible that some were in business as partnerships, in which case the numbers of estimated shops may be slightly high.

However, given the competitive and individualistic nature of the retail trade, we do not believe the totals are out by a large margin. In any case, we have not allowed for any of the service industries to be represented, such as saddlers, basket makers and the like. We think it probable therefore that the figures give a reasonably accurate picture of shops in Hayfield in 1901, and certainly give a good impression of the variety of outlets available.

Hayfield in 1901: CLOTHES SHOPS

Type	Employees	Shops
Shoes/boots	18	12
Dressmakers	17	15
Tailor	8	8
Draper	8	4
Laundry	6	6
Milliner	2	2
Clogger	1	1
Totals:	60	48

Some of the businesses listed under *clothes shops* would most likely have been enterprises carried on from home, particularly dressmaking and laundry workers. In this case 'shops' may be a misnomer, and 'self-employed' the proper categorisation. Nonetheless a service was offered to the public, for payment, and so technically is trade.

Hayfield in 1901: PUBS & INNS

Type	Employees	Outlets
Beerhouse	6	6
Licensed Victuallers	5	5
Innkeepers	2	2
Publicans	2	2
Beersellers	1	1
Barmen	3	-
Totals:	19	16