

## Appendix 1 Results

<b>In favour of development</b>	
In favour of small development of affordable homes for local people	69%

<b>Households</b>	
Households identifying as in need	<b>31</b>

<b>People within households identifying as in need</b>	
people aged 0-15 in housing need	17
people aged 16-24 in housing need	13
people aged 25-44 in housing need	22
people aged 45-59 in housing need	3
people aged 60-74 in housing need	9
people aged 75+ in housing need	2
<b>TOTAL</b>	<b>66</b>

<b>Local Connection of households identifying as in need</b>			
households in need currently in parish	97%	average length of time in parish(yrs)	16
households in need with immediate family in parish	65%	average length of time family in parish(yrs)	24
households in need with employment in parish	35%	average length of time employment in parish (yrs)	4

<b>Timescale for housing requirements*</b>		
total people in need now	27	42%
total people in need within 1 - 3 yrs	20	31%
total people in need within 3 - 5 yrs	17	26%
*total less than total no. people in need as not all respondents answered		

<b>Tenure preference</b>		Expressed as percentage of total preferences
households preferring rented	16	42%
households preferring shared ownership	4	11%
households preferring private ownership	18	47%
<b>TOTAL*</b>	<b>38</b>	
*total more than total no. households in need as some respondents made >1 selection		

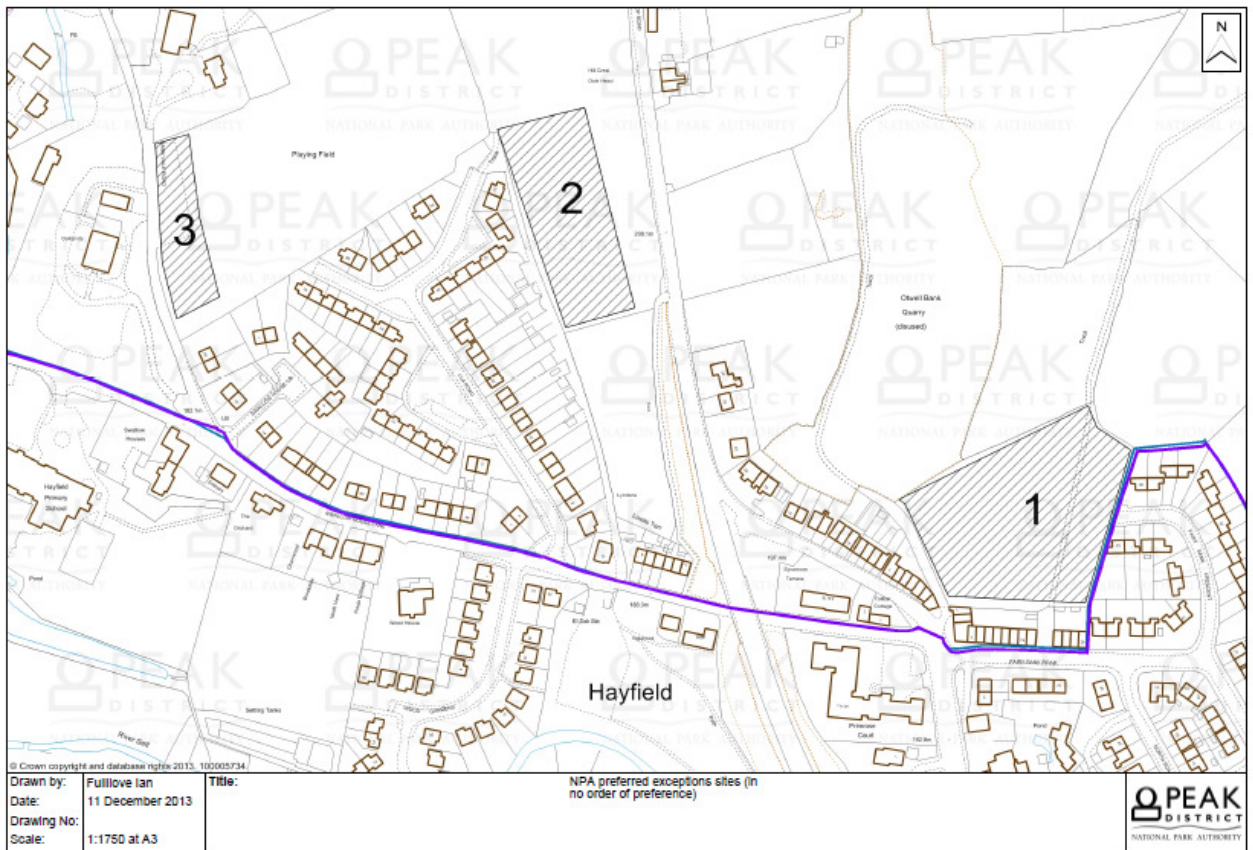
<b>Accommodation requirements</b>		Expressed as percentage of total preferences
households in need whose most suitable property is a flat	9	26%
households in need whose most suitable property is a house	22	63%
households in need whose most suitable property is a bungalow	6	17%
<b>TOTAL*</b>	<b>35</b>	
*total more than total no. households in need as some respondents made >1 selection		

<b>Bedroom requirements</b>		Expressed as percentage of total preferences
households in need preferring 1 bedroom	7	21%
households in need preferring 2 bedrooms	20	59%
households in need preferring 3 bedrooms	6	18%
households in need preferring 4 bedrooms	2	6%
<b>TOTAL*</b>	<b>34</b>	
*total more than total no. households in need as some respondents made >1 selection		

<b>Accommodation &amp; bedroom requirements matrix (without open market and available social housing filter)*</b>				
*total more than total household need as some respondents made >1 selection				
	<b>1 bed</b>	<b>2 bed</b>	<b>3 bed</b>	<b>4 bed</b>
<b>house</b>	3	14	7	2
<b>flat</b>	6	7		
<b>bungalow</b>	2	3		1

<b>Why current home unsuitable*</b>		
*total more than total household need as some respondents made >1 selection		
too small	4	12%
too big	5	15%
too expensive	9	27%
need to be close to family	1	3%
health or mobility problems	1	3%
need to live independently	13	39%
other	0	

# Hayfield: indicative exception sites within Peak District National Park boundary



Map 1: indicative exception sites

### **Site 1: land off Fairy Bank Crescent**

- Greenfield site bounded by established properties on 3 sides, gently sloping towards Fairy Bank Road. Access via Fairy Bank Crescent or Fairy Bank Road or both.
- Acceptable in principle but would require whole site design.
- Need to consider setting within context of existing built environment
- Need to consider wider landscape setting - concerns due to encroachment into undisturbed land, above the existing built up area of the village. Small dwellings and gardens forming an extension of Fairy Bank Crescent into Fairy Bank Road would be the most acceptable in landscape terms.



Photo 1: land off Fairy Bank Crescent

### **Site 2: land off Swallow House Lane/Lea Road**

- Greenfield site bounded by small lane & rear gardens of properties on Lea Road to west, and A624 to east, sloping east to west.
- Acceptable in principle in planning terms but problematic in landscape terms due to slope and consequent earthworks that would be required
- Possible site of roman road
- DCC highways comment that this site would be difficult to provide adequate access to



Photo 2: land off Swallow House/Lea Rd

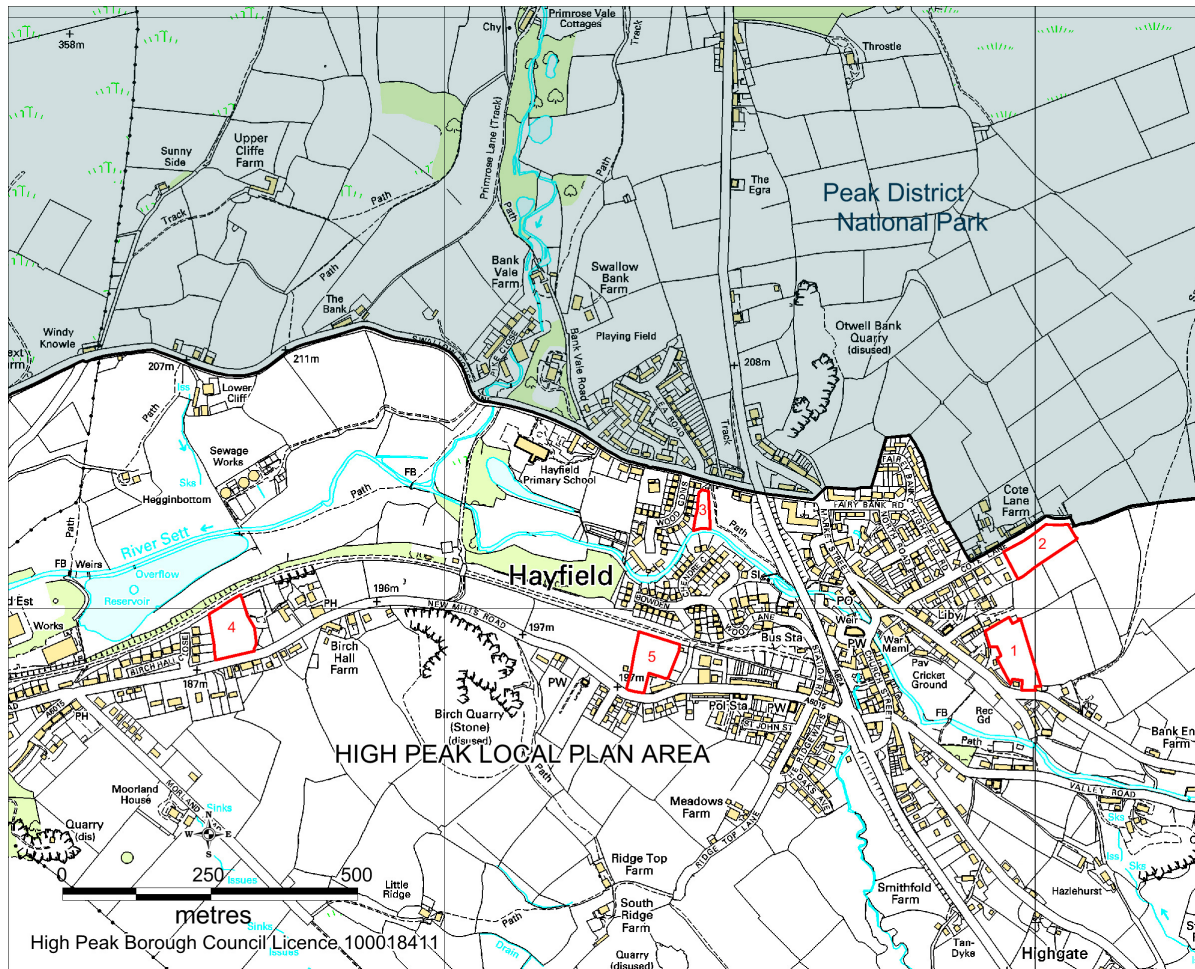
### Site 3: land at recreation ground

- Small development could be accommodated on part of the recreation ground, either on unused ground in south-west corner or preferably along western edge to continue the line of existing houses. (The latter would necessitate provision of parking for the recreation ground on an alternative location within the site). Access via lane off Swallow House Lane or Lea Road West spur.
- Acceptable in principle and ok in visual and landscape terms, especially if only a single row of dwellings. In landscape terms is preferred site.
- DCC highway engineer comments that in principle access from Bank Vale Road and Lea Road is acceptable



Photo 3: land at recreation ground

# High Peak Borough Council - Locations considered for possible affordable housing development



### **Site 1: Land adj Kinder Road (to the rear of The Mount)**

- Greenfield site (countryside, greenbelt and SLA)
- Backland development to rear of terraced dwellings along Kinder Road
- Access could be problematic
- Land rises both easterly and westerly directions, elevated position to existing development
- Proposal to remove the site from the green belt in the current Local Plan consultation following suggestions from the landscape study



Photo of site 1 taken from rear of 'The Mount'

### **Site 2: Land off Cote Lane**

- Greenfield site (SLA, greenbelt and countryside)
- Elevated position at end of lane
- Very prominent on hillside



Photo of site 2 taken from Cote Lane

**Site 3: Old School, Field off Swallow House Lane (May Queen Field)**

- Central location
- Good Access
- Public footpath through centre of site
- Locally important recreational use which would need to be maintained or Replaced



Photo of site 3 taken from Swallow Lane

**Site 4: Site adjacent Birchall Close, Birch Vale**

- Very sloped
- Pylon centrally located on site
- Very heavily treed
- Close to bend
- Green belt location





Photo of site 4 Taken from New Mills Road.

### **Site 5: Land off New Mills Road, Hayfield**

- Greenfield
- Close to development boundary
- Poor Access
- Gently sloped site
- Proposal to include site within the built up area in the current Local Plan Consultation

