EAST PECKHAM NEIGHBOURHOOD DEVELOPMENT PLAN
COMMUNITY SURVEY 2026
RESULTS REPORT

Version: v1, October 2026 (results as published July 2026) **Date:** October 2026
Status: Final results

This report sets out the results of the 2026 Community Survey run by East Peckham Parish Council for the Neighbourhood Development Plan. It reports what the 236 respondents said, question by question, with the number of respondents (n) and the percentage for each answer. It does not interpret the results or make recommendations.

The results are reported as they were published in July 2026. Where a survey figure is placed beside a Census 2021 figure, both sources are stated and the comparison is labelled as such.

HEADLINE FIGURES

Key counts from the survey. Each figure is reported in full, with its question and base, in the numbered sections that follow.

236
responses received

185 / 51
online / paper responses

17.5%
of 1,349 households (Census 2021)

49.2%
of respondents aged 65 or over

59.3%
resident for more than 20 years

91.1%
own their home (outright or with a mortgage)

Question (most selected answer)	n	%
What attracted you to East Peckham: **Rural character and countryside**	179	75.8%
Top concerns about the future of the parish: **Overdevelopment**	209	88.6%
Regular transport modes used: **Car / Van (Driver)**	206	87.3%
Barriers to travel: **Limited public transport frequency**	93	39.4%
Preferred locations for development: **Brownfield (land previously developed)**	176	74.6%
Housing types to prioritise: **Conversion of existing buildings**	123	52.1%
Home sizes most needed: **2 bedrooms**	99	41.9%
Housing need in the next 5 years: **No**	120	50.8%
Design and planning priorities: **Respect local character, design and landscape of East Peckham**	198	83.9%
Services or facilities needed more: **Pharmacy or healthcare provision**	120	50.8%
Employment types the NDP should support: **Retail/ Small local shops**	157	66.5%
How respondents find out what is happening: **Word of Mouth/Friends or neighbours**	162	68.6%

Percentages are of all 236 respondents. Where a question allowed more than one answer, the most selected answer is shown.

1. ABOUT THIS SURVEY

1.1 Who ran it and when

1.1.1 The 2026 Community Survey was run by East Peckham Parish Council to inform the East Peckham Neighbourhood Development Plan (NDP). It was open to residents of the parish.

1.1.2 Resident responses were received between 5 May 2026 and 7 July 2026. A separate business survey ran from 18 May to 3 July 2026 and is reported in the companion Business Survey 2026 results report.

1.2 Channels and responses

1.2.1 The survey could be completed online or on paper. 236 resident responses were received: 185 online and 51 on paper. Paper responses were transcribed into the same dataset as the online responses.

1.2.2 Census 2021 records 1,349 households in the parish (ONS, Output Area best-fit footprint). 236 responses from 1,349 households is a household response rate of 17.5%. The survey asked for one response per person rather than per household, so this rate is an indication of reach rather than an exact measure.

1.3 How to read the figures

1.3.1 Every chart and table states the question it reports and the base (the number of respondents the percentages are calculated from). Unless stated otherwise the base is all 236 respondents, including those who did not answer the question.

1.3.2 Many questions allowed more than one answer. For those questions each percentage is the share of respondents who selected that answer, so the percentages for one question do not sum to 100.

1.3.3 Some questions asked for a rating on a scale. For those, the report shows the mean score and, where published, the share of respondents giving each rating. The scale is stated with each chart.

1.3.4 Percentages are shown to one decimal place as published in July 2026. Counts (n) are taken from the published results summary; where a count is not in the summary and has been derived from the percentage and base, the text says so.

1.4 Postcodes

1.4.1 Respondents were asked for their postcode. Mixed-case entries, missing spaces and a small number of transcription errors were corrected before counting; 9 responses gave no usable postcode. Postcode counts are reported only where a postcode has five or more responses. No individual response is located in this report.

1.5 Status of this report

1.5.1 The results are reported as published in July 2026 and are a dated record of the survey. Free-text comments are not reproduced. No names or addresses appear in this report.

> **Data note**
>
> Source for all survey figures: East Peckham Parish Council, 2026 community and business surveys; results summary generated 8 July 2026 (survey_2026_summary.json). Source for census figures: Census 2021 (ONS), parish figures on the Output Area best-fit footprint (11 Output Areas, E04005096): 3,282 residents, 1,349 households.

2. WHO RESPONDED

2.1 Age

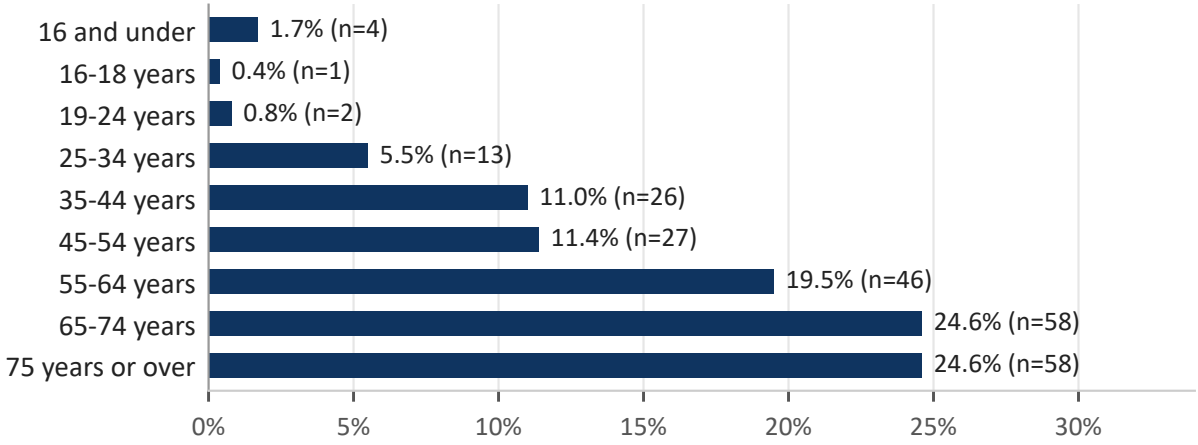


Figure 1. Which age group are you in? Base: all respondents (n=236). Single answer.

2.1.1 58 respondents (24.6%) were aged 65-74 and 58 (24.6%) were aged 75 or over; together 49.2% of respondents were aged 65 or over. 46 (19.5%) were aged 55-64. Seven respondents were aged under 25. Section 10 places the survey age profile beside the Census 2021 age profile.

2.2 Length of residence

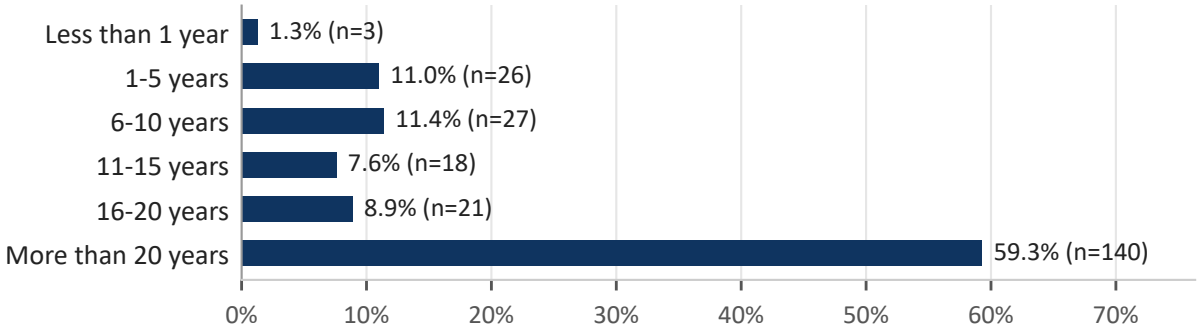


Figure 2. How long have you lived in East Peckham? Base: all respondents (n=236). Single answer.

2.2.1 140 respondents (59.3%) had lived in East Peckham for more than 20 years; 26 (11.0%) for 1-5 years and 3 (1.3%) for less than a year.

2.3 Housing tenure

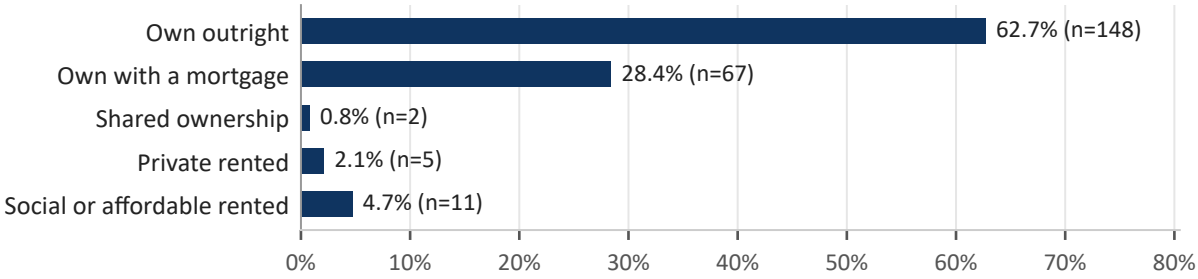


Figure 3. Which best describes your housing? Base: all respondents (n=236). Single answer.

2.3.1 148 respondents (62.7%) owned their home outright and 67 (28.4%) with a mortgage, 91.1% in total. 11 (4.7%) rented from a social or affordable landlord and 5 (2.1%) rented privately.

2.4 Household composition

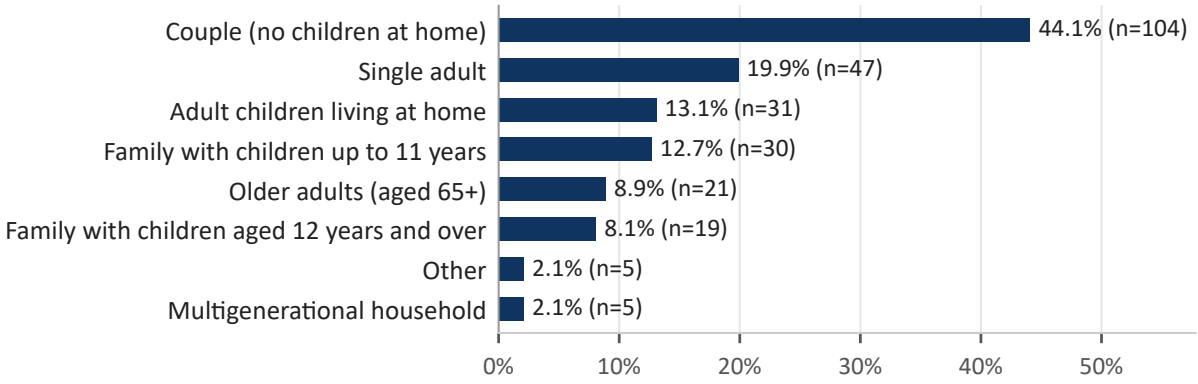


Figure 4. Which best describes your household? Base: all respondents (n=236).

2.4.1 The most common household type was a couple with no children at home (104, 44.1%), followed by single adults (47, 19.9%). 30 respondents (12.7%) were families with children up to 11 and 19 (8.1%) families with children aged 12 and over.

2.5 When responses arrived

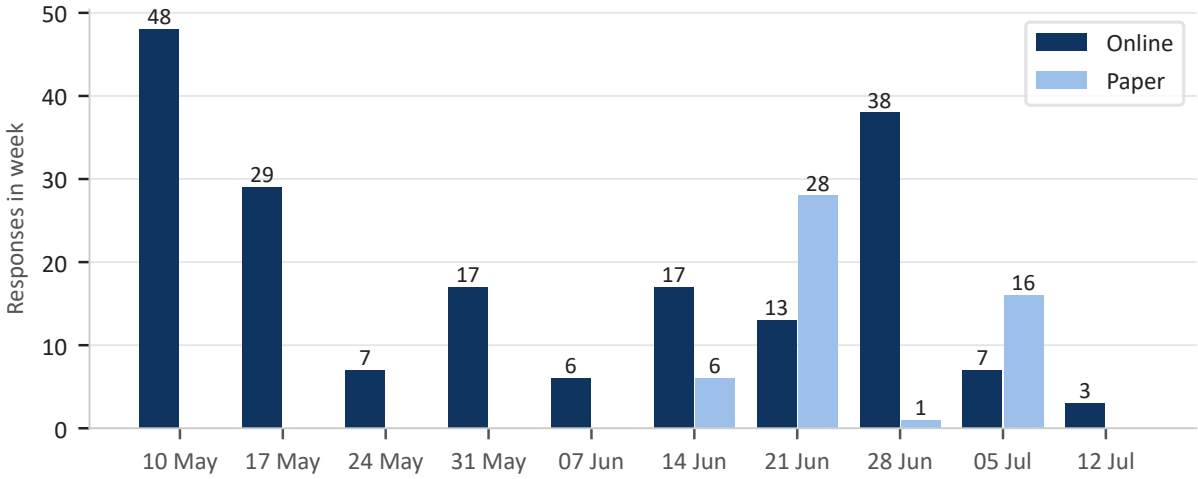


Figure 5. Responses received in each week, by channel. Weeks are labelled by their end date. Base: all respondents (n=236).

2.5.1 Online responses were received throughout the survey period, with the largest weekly counts in the week ending 10 May (48) and the week ending 28 June (38). Paper responses were received from mid June, with 28 in the week ending 21 June and 16 in the week ending 5 July.

2.6 Where responses came from

Postcode	Responses
TN12 5PB	10
TN12 5DE	9
TN12 5ES	8
TN12 5JH	8
TN12 5BJ	7
TN12 5HJ	7
TN12 5BP	7
TN12 5EE	7
TN12 5JA	7
TN12 5PD	6
TN12 5HA	6
TN12 5EQ	6
TN12 5BN	5
TN12 5EX	5
TN12 5AZ	5

Table 1. Postcodes with five or more responses (15 postcodes, 103 responses). Postcodes with fewer than five responses are not listed. Base: all respondents (n=236).

2.6.1 224 responses gave a postcode that could be located (83 distinct postcodes) and 9 gave no postcode; three further postcodes could not be matched to a location. 221 of the located responses were within the parish boundary and 3 were outside it.

3. LIVING IN EAST PECKHAM

3.1 What attracted respondents to East Peckham

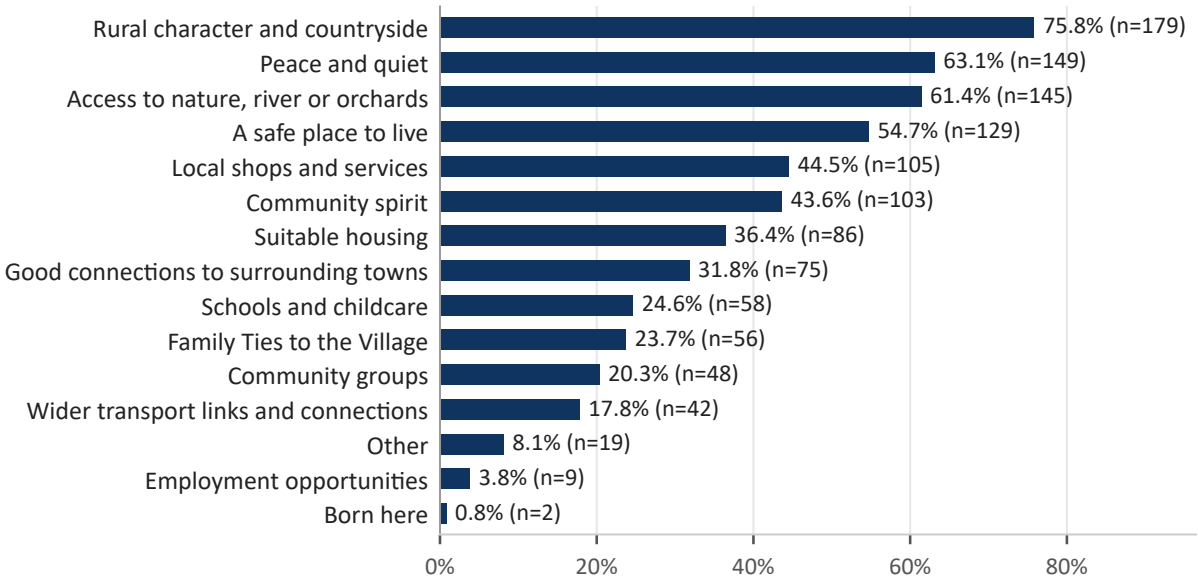


Figure 6. What attracted you to live in East Peckham? Base: all respondents (n=236). Multiple answers allowed, so percentages do not sum to 100.

3.1.1 Rural character and countryside was selected by 179 respondents (75.8%), peace and quiet by 149 (63.1%) and access to nature, river or orchards by 145 (61.4%). Employment opportunities was selected by 9 (3.8%).

3.2 How respondents find out what is happening

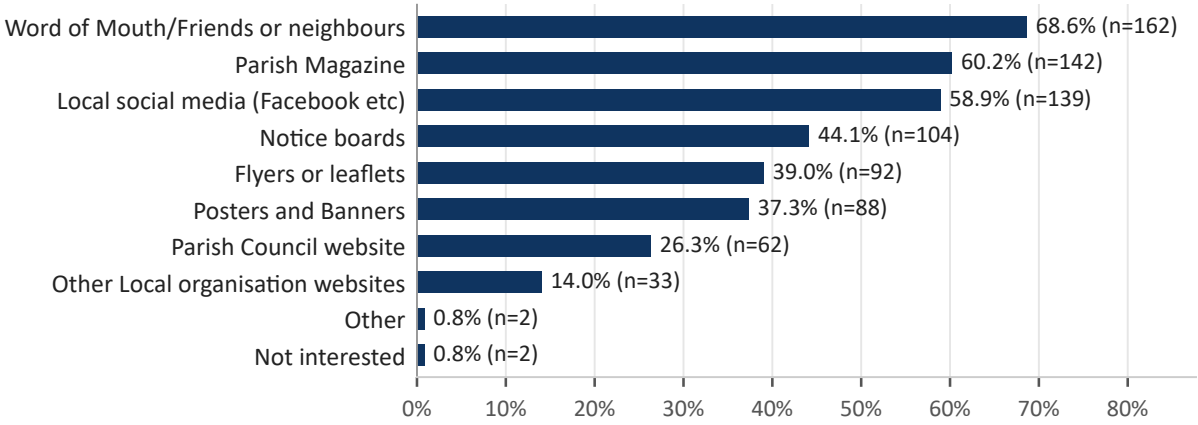


Figure 7. How do you find out what is happening in the village? Base: all respondents (n=236). Multiple answers allowed, so percentages do not sum to 100.

3.2.1 Word of mouth was selected by 162 respondents (68.6%), the parish magazine by 142 (60.2%) and local social media by 139 (58.9%). The Parish Council website was selected by 62 (26.3%). Section 9 shows this question by response channel.

4. CONCERNS AND THE ENVIRONMENT

4.1 Concerns about the future of the parish

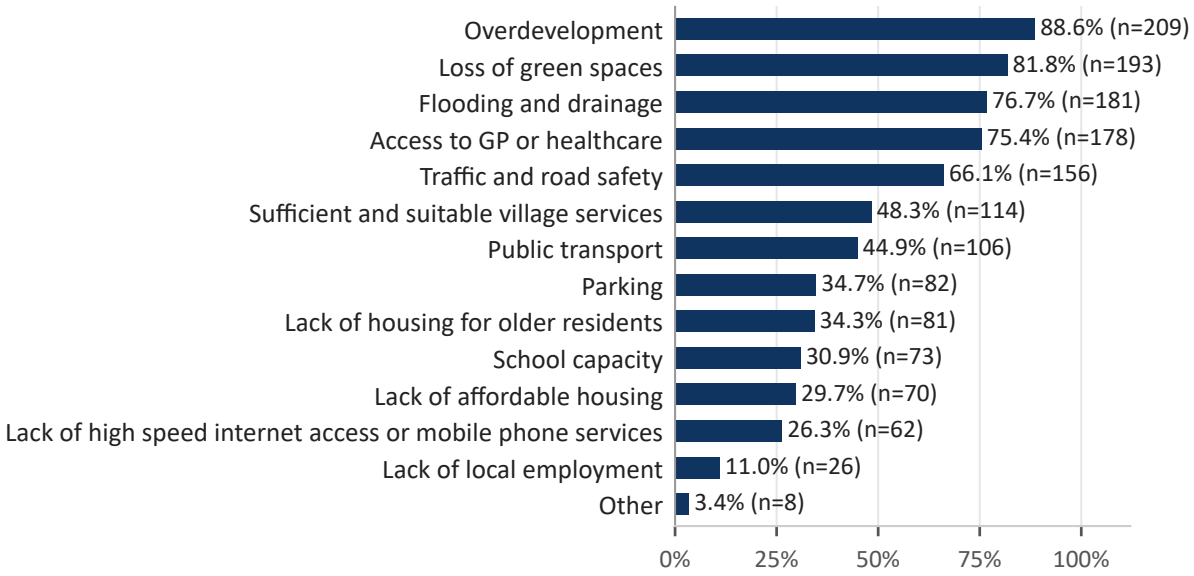


Figure 8. What are your top concerns about the future of the parish? Base: all respondents (n=236). Multiple answers allowed, so percentages do not sum to 100.

4.1.1 Overdevelopment was selected by 209 respondents (88.6%), loss of green spaces by 193 (81.8%), flooding and drainage by 181 (76.7%) and access to GP or healthcare by 178 (75.4%). Lack of local employment was selected by 26 (11.0%).

4.2 Importance of environmental topics

Topic	Mean score (max 4)	Rated Very Important
Managing Flood Risk	3.88	88.7%
Green Spaces & Countryside	3.84	85.7%
Village Character & Hamlets	3.78	82.7%
Sustainable Drainage	3.58	68.4%
Local Views	3.57	67.4%
Biodiversity & Wildlife	3.44	54.7%
Pollution (air/noise/light)	3.37	50.2%
Climate Change	2.99	35.1%
Renewable Energy	2.90	30.7%

Table 2. How important are the following environmental topics to you? Four-point importance scale; mean score and share of respondents rating the topic Very Important. Base: all respondents (n=236).

4.2.1 Managing flood risk (3.88) and green spaces and countryside (3.84) had the highest mean scores; renewable energy (2.90) and climate change (2.99) the lowest. The share rating a topic Very Important ranged from 88.7% (managing flood risk) to 30.7% (renewable energy).

4.3 Use of green space

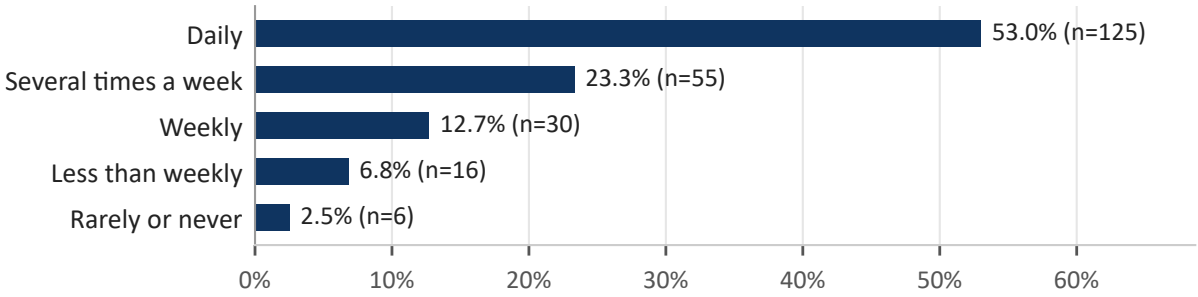


Figure 9. How often do you use local green space? Base: all respondents (n=236). Single answer.

4.3.1 125 respondents (53.0%) used local green space daily and 55 (23.3%) several times a week; 6 (2.5%) rarely or never.

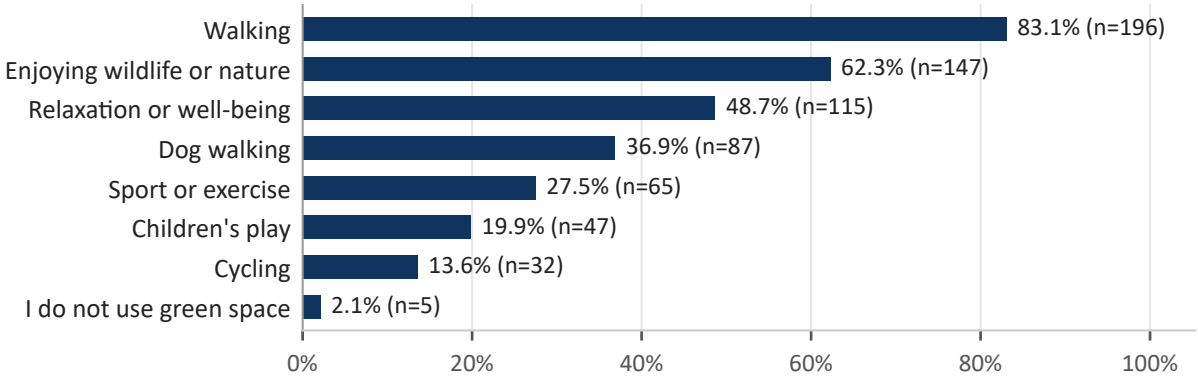


Figure 10. What do you use local green space for? Base: all respondents (n=236). Multiple answers allowed, so percentages do not sum to 100.

4.3.2 Walking was selected by 196 respondents (83.1%), enjoying wildlife or nature by 147 (62.3%) and dog walking by 87 (36.9%).

5. TRANSPORT AND MOVEMENT

5.1 Transport modes used regularly

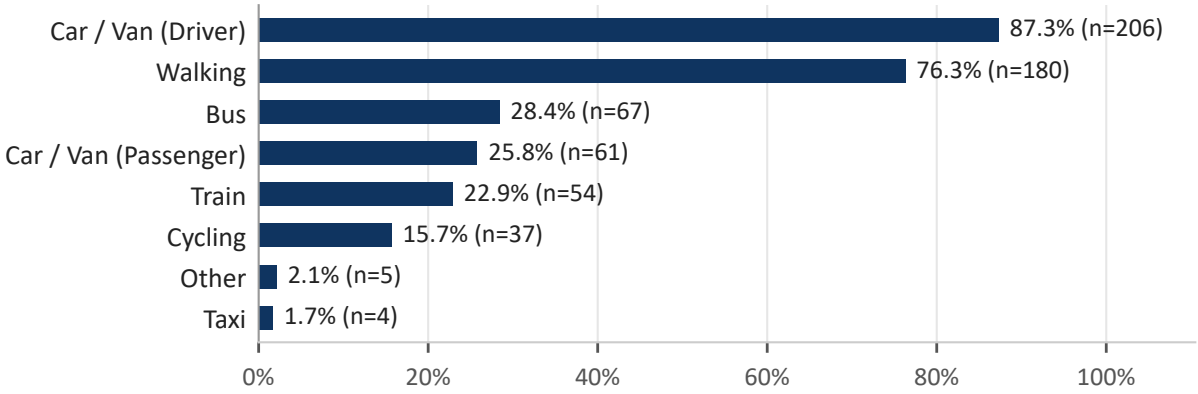


Figure 11. Which forms of transport do you use regularly? Base: all respondents (n=236). Multiple answers allowed, so percentages do not sum to 100.

5.1.1 Driving a car or van was selected by 206 respondents (87.3%) and walking by 180 (76.3%). Bus was selected by 67 (28.4%), train by 54 (22.9%) and cycling by 37 (15.7%).

5.2 How often respondents travel out of East Peckham

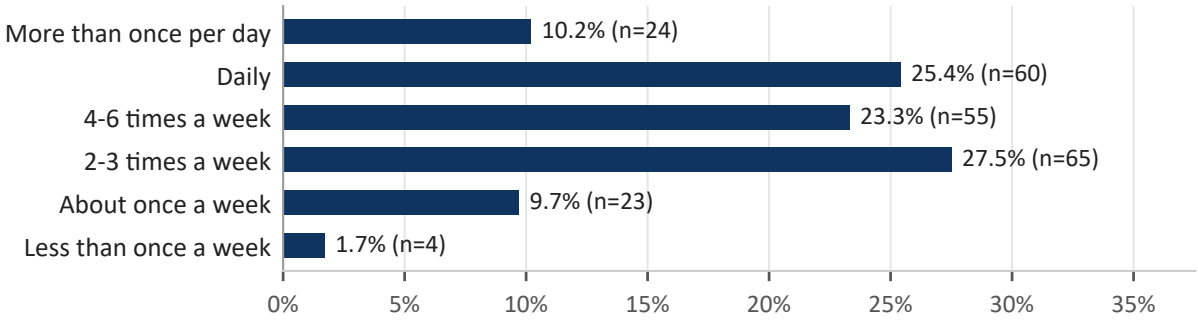


Figure 12. How often do you travel out of East Peckham? Base: all respondents (n=236). Single answer.

5.2.1 65 respondents (27.5%) travelled out of the parish 2-3 times a week, 60 (25.4%) daily and 24 (10.2%) more than once a day.

5.3 Reasons for travelling

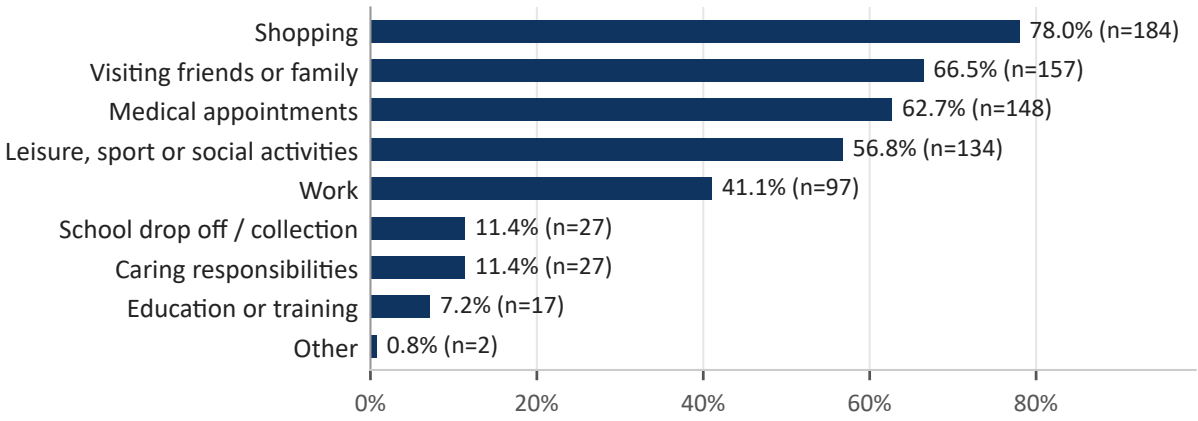


Figure 13. What are your main reasons for travelling out of East Peckham? Base: all respondents (n=236). Multiple answers allowed, so percentages do not sum to 100.

5.3.1 Shopping was selected by 184 respondents (78.0%), visiting friends or family by 157 (66.5%), medical appointments by 148 (62.7%) and work by 97 (41.1%).

5.4 Barriers to travel

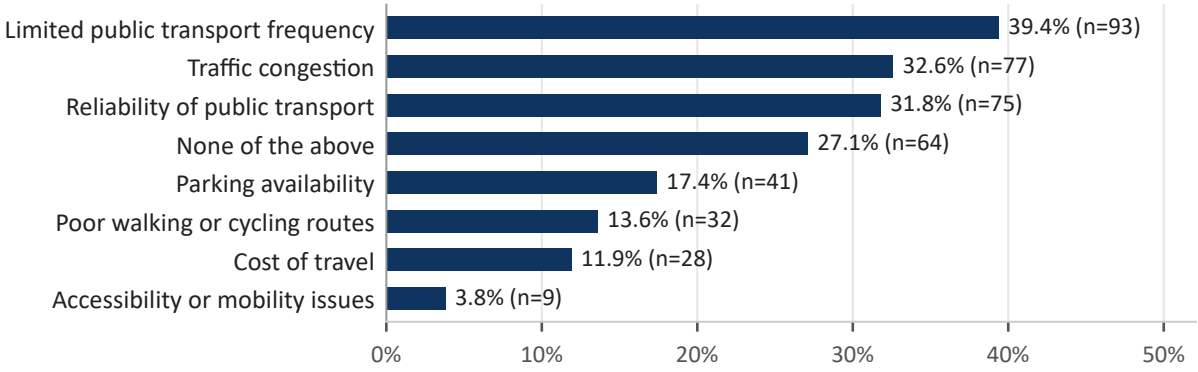


Figure 14. What, if anything, makes travel difficult for you? Base: all respondents (n=236). Multiple answers allowed, so percentages do not sum to 100.

5.4.1 Limited public transport frequency was selected by 93 respondents (39.4%), traffic congestion by 77 (32.6%) and reliability of public transport by 75 (31.8%). 64 (27.1%) selected none of the above.

5.5 Transport infrastructure priorities

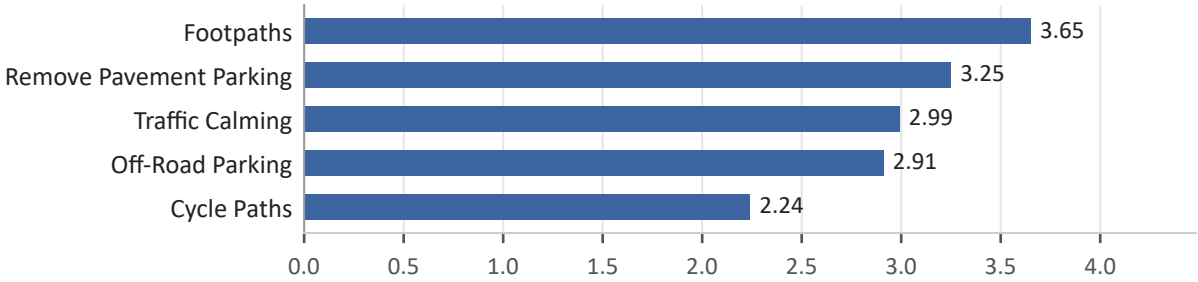


Figure 15. How important are the following transport measures to you? Mean score on a four-point importance scale (max 4). Base: all respondents (n=236).

5.5.1 Footpaths had the highest mean score (3.65), followed by removing pavement parking (3.25). Cycle paths had the lowest (2.24).

6. HOUSING AND DEVELOPMENT

6.1 Preferred locations for development

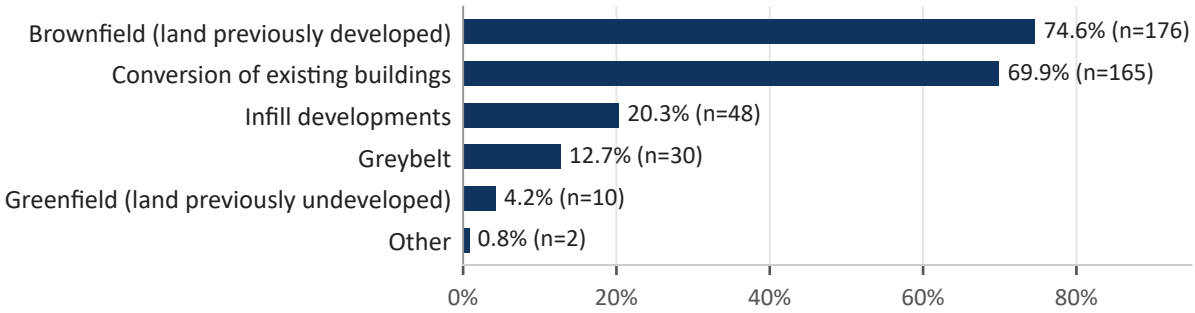


Figure 16. Where should any new development be located? Base: all respondents (n=236). Multiple answers allowed, so percentages do not sum to 100.

6.1.1 Brownfield land was selected by 176 respondents (74.6%) and conversion of existing buildings by 165 (69.9%). Greenfield land was selected by 10 (4.2%).

6.2 Housing types to prioritise

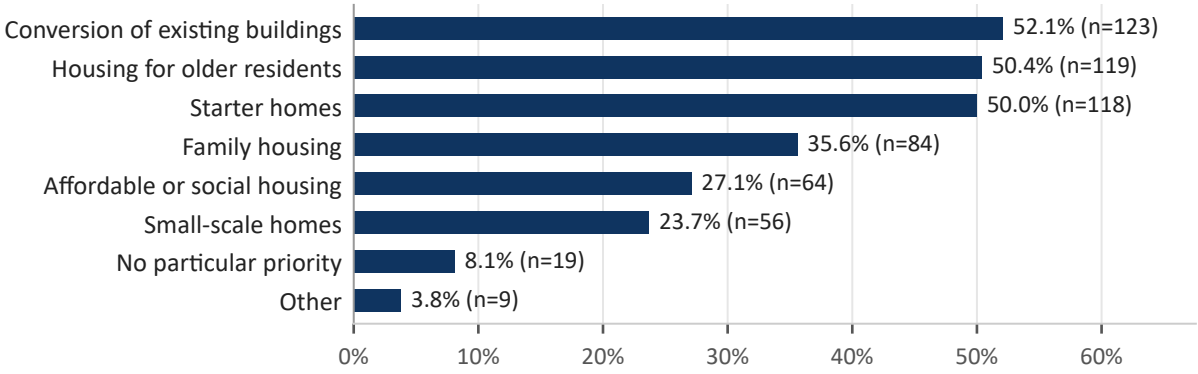


Figure 17. Which types of housing should be prioritised? Base: all respondents (n=236). Multiple answers allowed, so percentages do not sum to 100.

6.2.1 Conversion of existing buildings was selected by 123 respondents (52.1%), housing for older residents by 119 (50.4%) and starter homes by 118 (50.0%). 19 (8.1%) had no particular priority.

6.3 Home sizes most needed

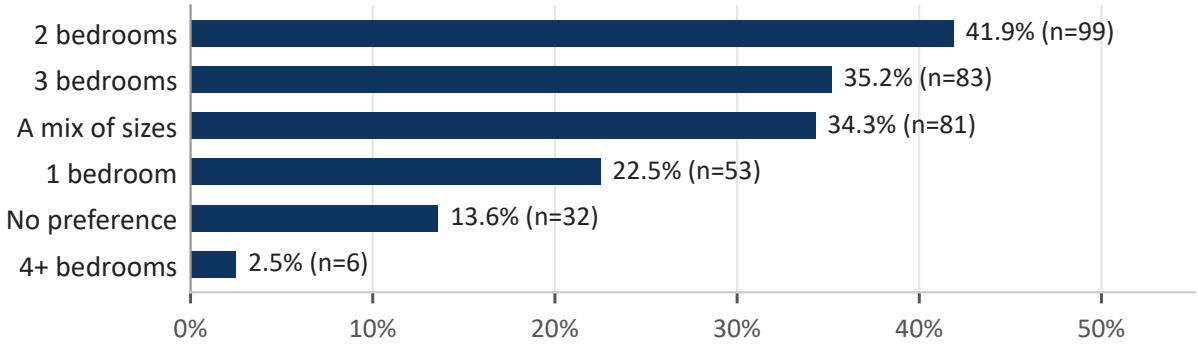


Figure 18. Which home sizes are most needed? Base: all respondents (n=236). Multiple answers allowed, so percentages do not sum to 100.

6.3.1 Two-bedroom homes were selected by 99 respondents (41.9%), three-bedroom homes by 83 (35.2%) and a mix of sizes by 81 (34.3%). Homes with four or more bedrooms were selected by 6 (2.5%).

6.4 Housing need in the next five years

Answer	n	%
No	120	50.8%
Don't know	68	28.8%
Yes	45	19.1%

Table 3. Do you or anyone in your household expect to need different housing in East Peckham in the next 5 years? Base: all respondents (n=236). Single answer.

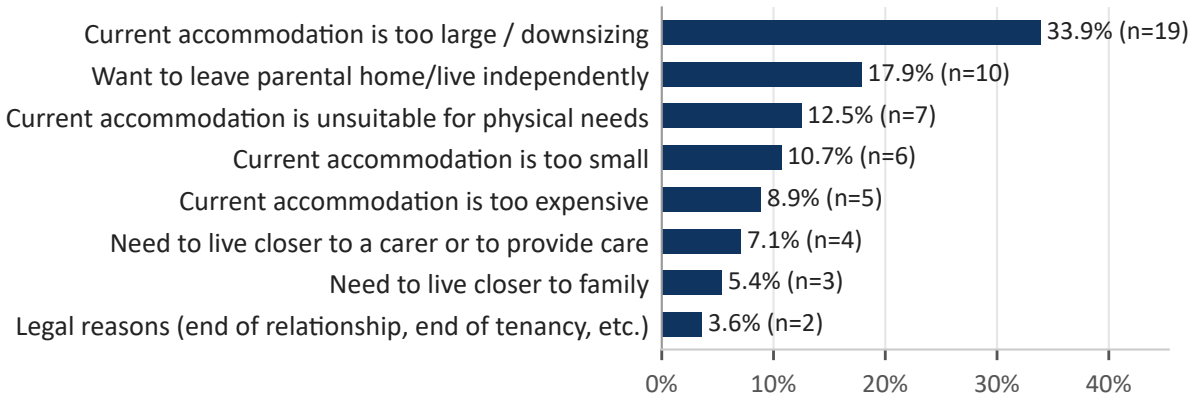


Figure 19. If yes, why? Base: respondents answering Yes (n=56, derived from the published count of 19 at 33.9%). Multiple answers allowed.

6.4.1 45 respondents (19.1%) expected a housing need in the next five years, 120 (50.8%) did not and 68 (28.8%) did not know. Of those expecting a need, the most selected reason was that the current home is too large or they wish to downsize (19, 33.9%), followed by wanting to leave the parental home or live independently (10, 17.9%).

6.5 Design and planning priorities

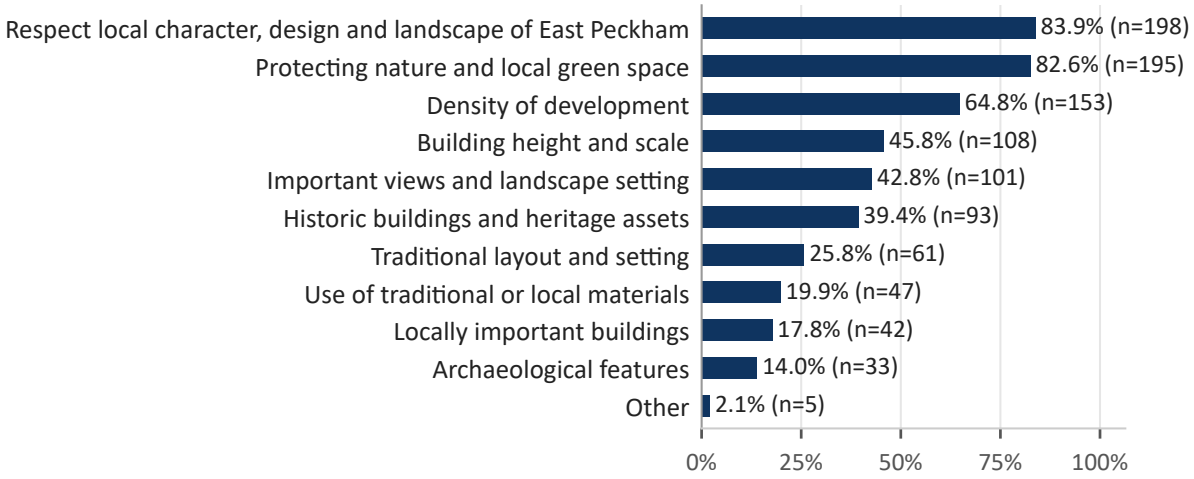


Figure 20. Which of the following should new development respect or protect? Respondents were asked to choose up to four. Base: all respondents (n=236). Multiple answers allowed, so percentages do not sum to 100.

6.5.1 Respecting the local character, design and landscape of East Peckham was selected by 198 respondents (83.9%), protecting nature and local green space by 195 (82.6%) and density of development by 153 (64.8%).

6.6 Affordable housing types

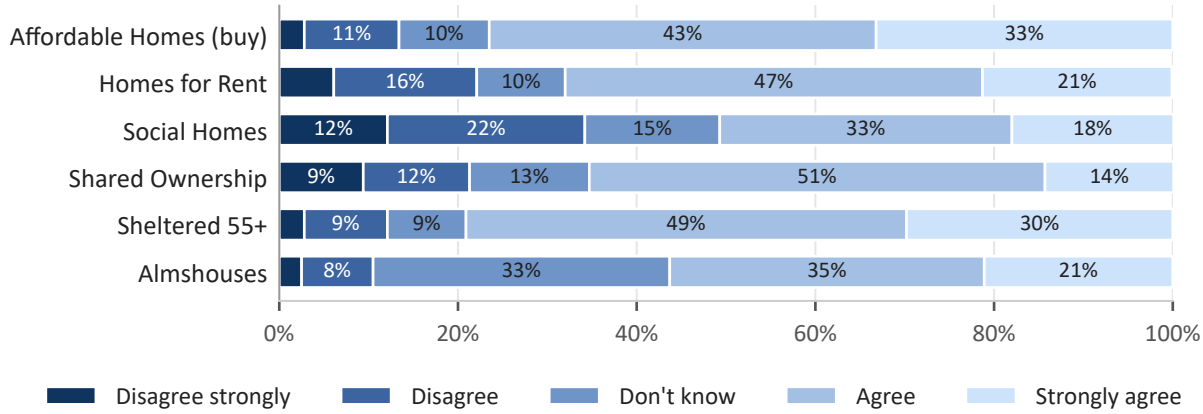


Figure 21. To what extent do you agree that East Peckham needs the following types of affordable housing? Five-point agreement scale; share of respondents giving each answer. Base: all respondents (n=236).

Housing type	Mean score (1-5)	Agree or strongly agree
Affordable Homes (buy)	3.94	76.5%
Sheltered 55+	3.94	79.1%
Almshouses	3.64	56.3%
Homes for Rent	3.61	67.9%
Shared Ownership	3.49	65.4%
Social Homes	3.23	50.8%

Table 4. Mean agreement score (1 = disagree strongly, 5 = strongly agree) and combined share agreeing (the two agree categories in Figure 21 added together). Base: all respondents (n=236).

6.6.1 Affordable homes to buy and sheltered housing for over 55s had the highest mean scores (3.94 each); social homes the lowest (3.23). The combined share agreeing or strongly agreeing ranged from 79.1% (sheltered 55+) to 50.8% (social homes).

6.7 Importance of infrastructure and services for new development

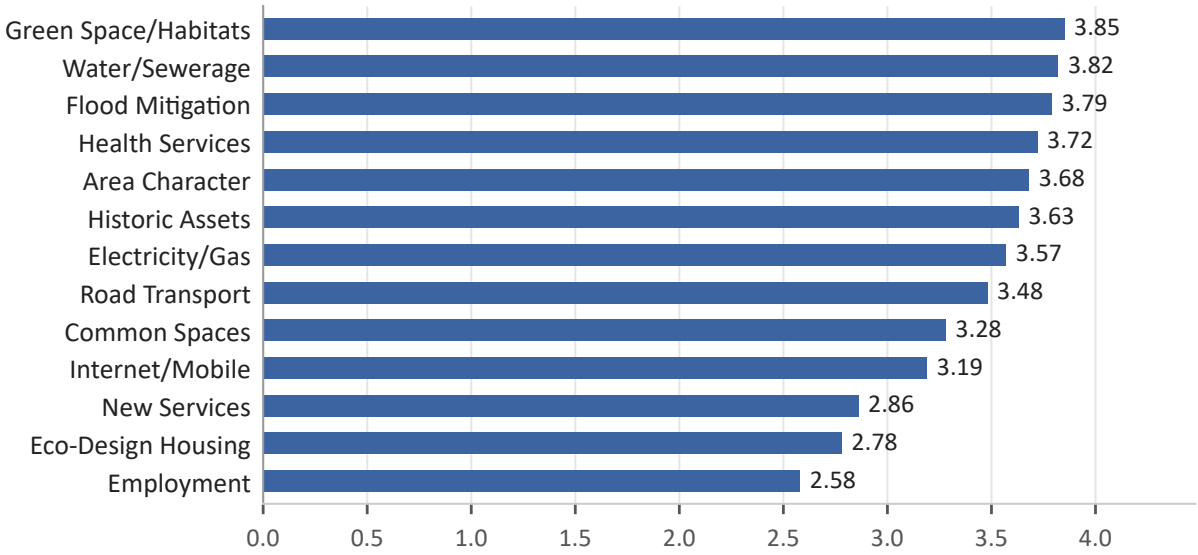


Figure 22. How important are the following in relation to new development? Mean score on a four-point importance scale (max 4). Base: all respondents (n=236).

6.7.1 Green space and habitats (3.85), water and sewerage (3.82) and flood mitigation (3.79) had the highest mean scores; employment (2.58), eco-design housing (2.78) and new services (2.86) the lowest.

7. SERVICES AND COMMUNITY

7.1 Use of services and facilities

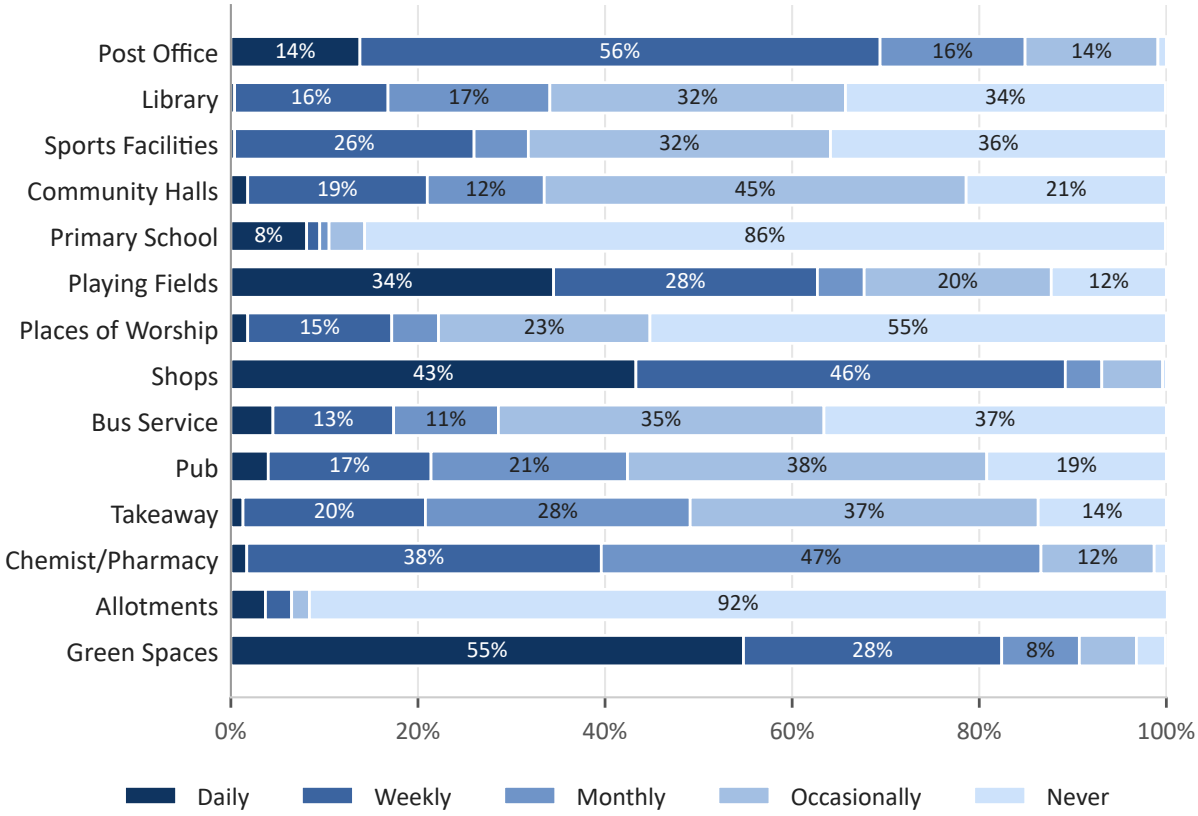


Figure 23. How often do you use the following services and facilities? Share of respondents giving each answer. Base: all respondents (n=236).

Service or facility	Mean score (0-4)	Used daily	Never used
Shops	3.25	43.3%	0.4%
Green Spaces	3.25	54.8%	3.1%
Post Office	2.67	13.8%	0.9%
Playing Fields	2.53	34.5%	12.3%
Chemist/Pharmacy	2.27	1.7%	1.3%
Takeaway	1.58	1.3%	13.7%
Pub	1.49	4.0%	19.2%
Community Halls	1.35	1.8%	21.4%
Sports Facilities	1.22	0.4%	35.9%
Library	1.17	0.4%	34.2%
Bus Service	1.14	4.5%	36.6%
Places of Worship	0.86	1.8%	55.2%
Primary School	0.43	8.1%	85.6%
Allotments	0.25	3.7%	91.7%

Table 5. Mean frequency score (Daily = 4, Weekly = 3, Monthly = 2, Occasionally = 1, Never = 0) with the daily and never shares from Figure 23. Base: all respondents (n=236).

7.1.1 Shops and green spaces had the highest mean frequency scores (3.25 each), with 43.3% and 54.8% of respondents using them daily. Allotments (0.25) and the primary school (0.43) had the lowest, with 91.7% and 85.6% of respondents never using them.

7.2 Services and facilities needed more

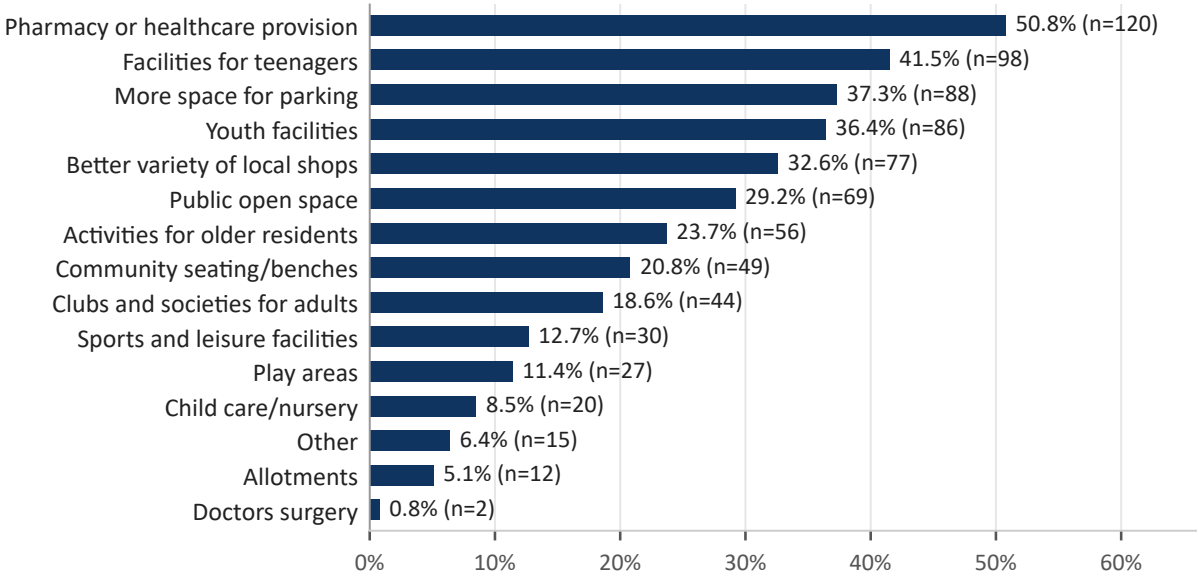


Figure 24. Which services or facilities does East Peckham need more of? Base: all respondents (n=236). Multiple answers allowed, so percentages do not sum to 100.

7.2.1 Pharmacy or healthcare provision was selected by 120 respondents (50.8%), facilities for teenagers by 98 (41.5%), more space for parking by 88 (37.3%) and youth facilities by 86 (36.4%).

7.3 Home delivery and online shopping

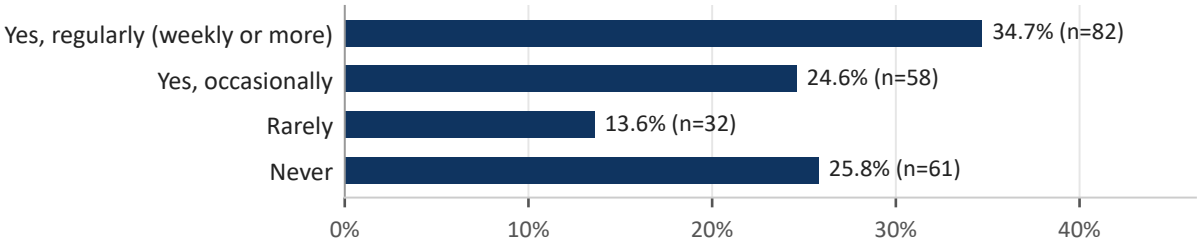


Figure 25. Do you use home delivery or online shopping? Base: all respondents (n=236). Single answer.

7.3.1 82 respondents (34.7%) used home delivery or online shopping weekly or more often, 58 (24.6%) occasionally, 32 (13.6%) rarely and 61 (25.8%) never.

8. ECONOMY AND EMPLOYMENT

8.1 Employment types the NDP should support

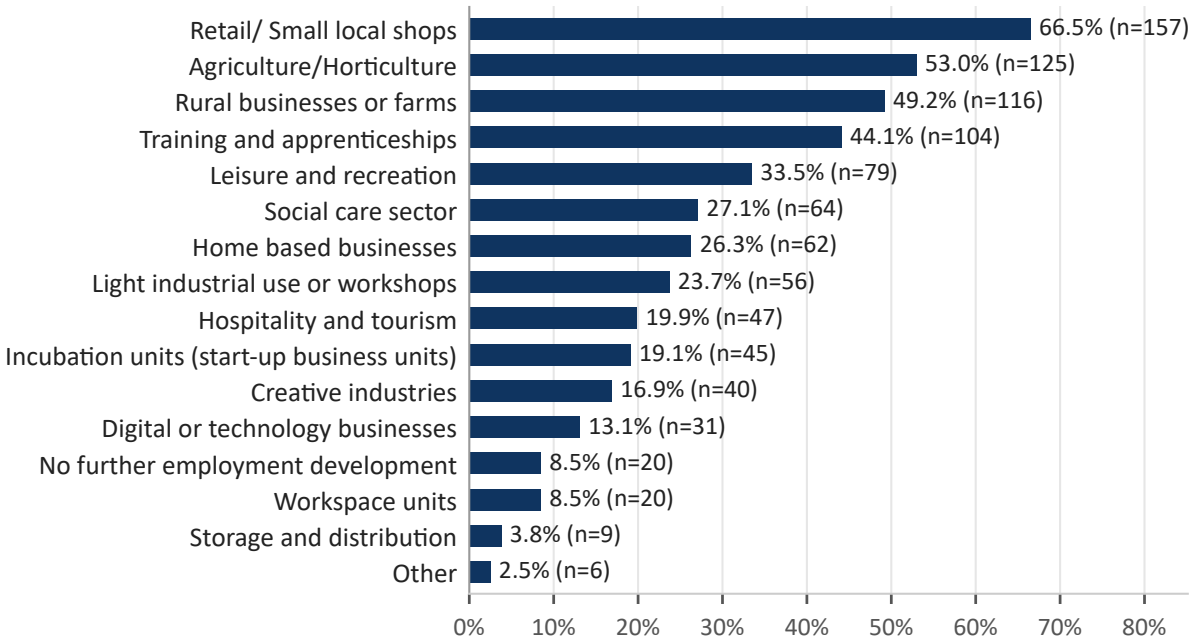


Figure 26. Which types of employment should the NDP support? Base: all respondents (n=236). Multiple answers allowed, so percentages do not sum to 100.

8.1.1 Retail and small local shops was selected by 157 respondents (66.5%), agriculture and horticulture by 125 (53.0%) and rural businesses or farms by 116 (49.2%). 20 (8.5%) selected no further employment development.

8.2 Distance to main workplace

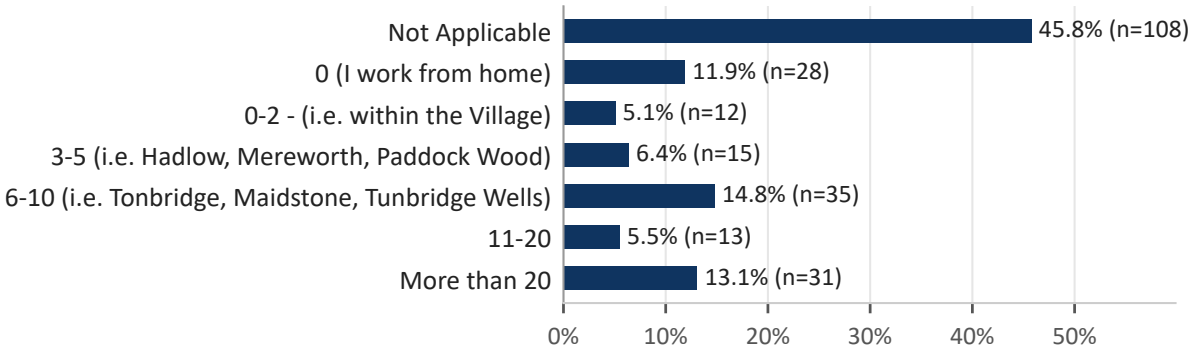


Figure 27. How far is your main place of work (miles)? Base: all respondents (n=236). Multiple answers allowed for hybrid working.

8.2.1 108 respondents (45.8%) answered Not applicable. 28 (11.9%) worked from home, 35 (14.8%) worked 6-10 miles away and 31 (13.1%) more than 20 miles away.

8.2.2 Counting respondents who gave a workplace distance, 116 respondents were in work and 28 of them (24.1%) worked from home.

9. RESPONSES BY CHANNEL: PAPER AND ONLINE

9.0.1 This section shows selected questions separately for the 185 online and 51 paper responses. Percentages are of the respondents in each channel. The paper base is small, so one paper response moves its percentage by about two points.

9.1 Age

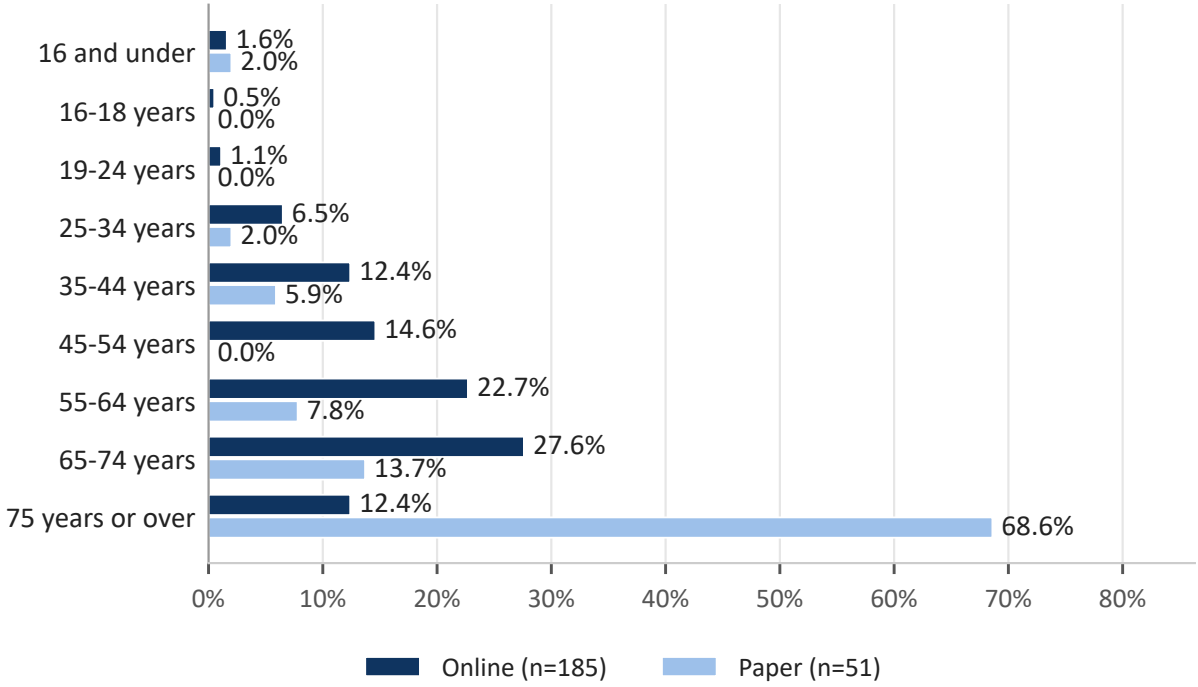


Figure 28. Which age group are you in? By channel. Bases: online n=185, paper n=51.

9.1.1 Of paper respondents, 35 (68.6%) were aged 75 or over, against 23 (12.4%) of online respondents.

9.2 Length of residence and tenure

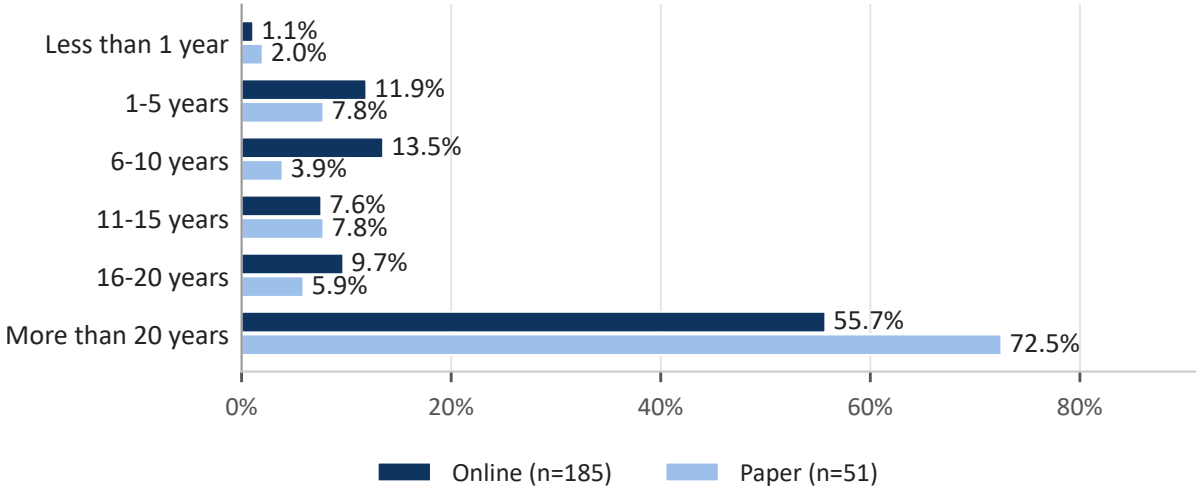


Figure 29. How long have you lived in East Peckham? By channel. Bases: online n=185, paper n=51.

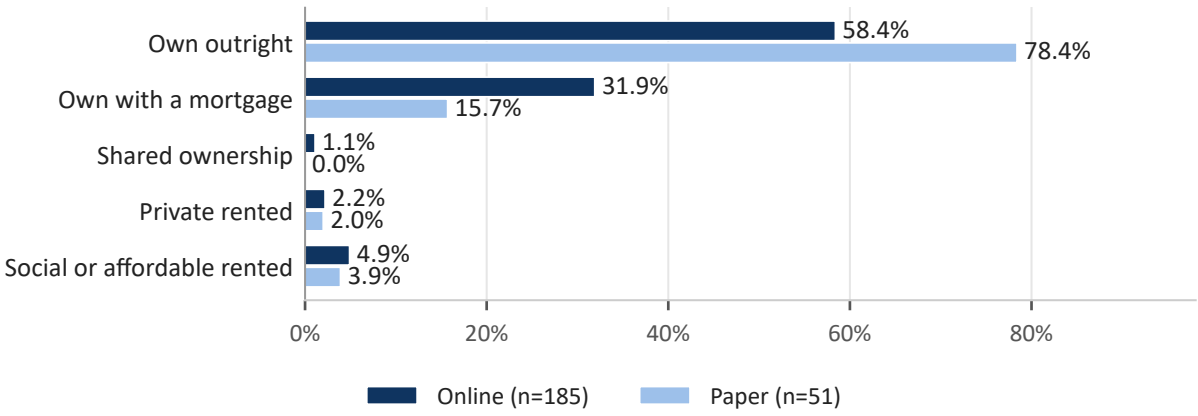


Figure 30. Which best describes your housing? By channel. Bases: online n=185, paper n=51.

9.2.1 72.5% of paper respondents and 55.7% of online respondents had lived in the parish for more than 20 years. 78.4% of paper respondents and 58.4% of online respondents owned their home outright.

9.3 Concerns

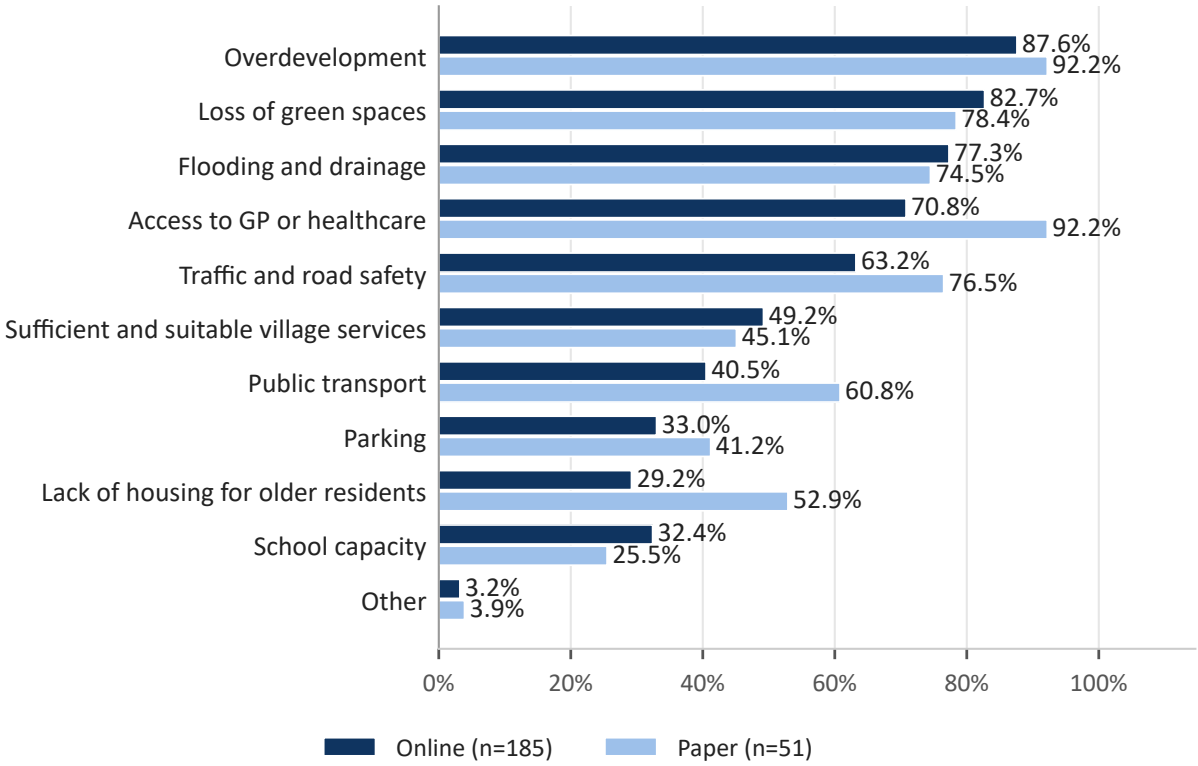


Figure 31. Top concerns about the future of the parish, by channel. Multiple answers allowed. Bases: online n=185, paper n=51. The published channel breakdown covers the eleven answers shown.

9.3.1 Access to GP or healthcare was selected by 92.2% of paper respondents and 70.8% of online respondents; public transport by 60.8% and 40.5%; lack of housing for older residents by 52.9% and 29.2%.

9.4 Information sources and transport

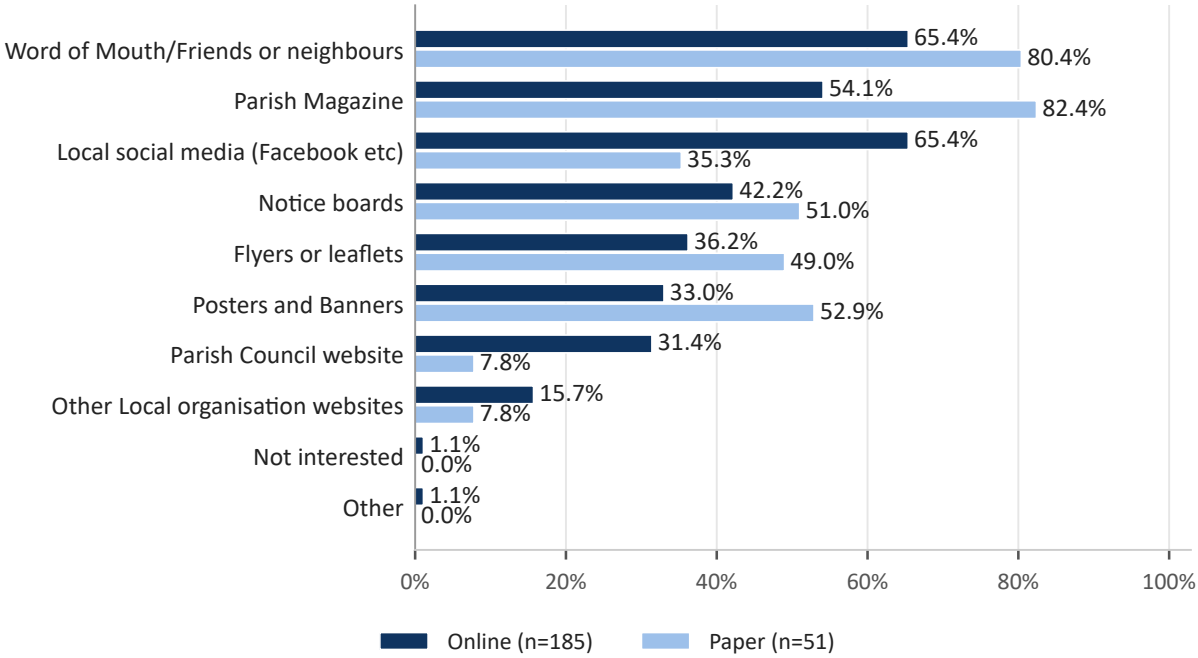


Figure 32. How do you find out what is happening in the village? By channel. Multiple answers allowed. Bases: online n=185, paper n=51.

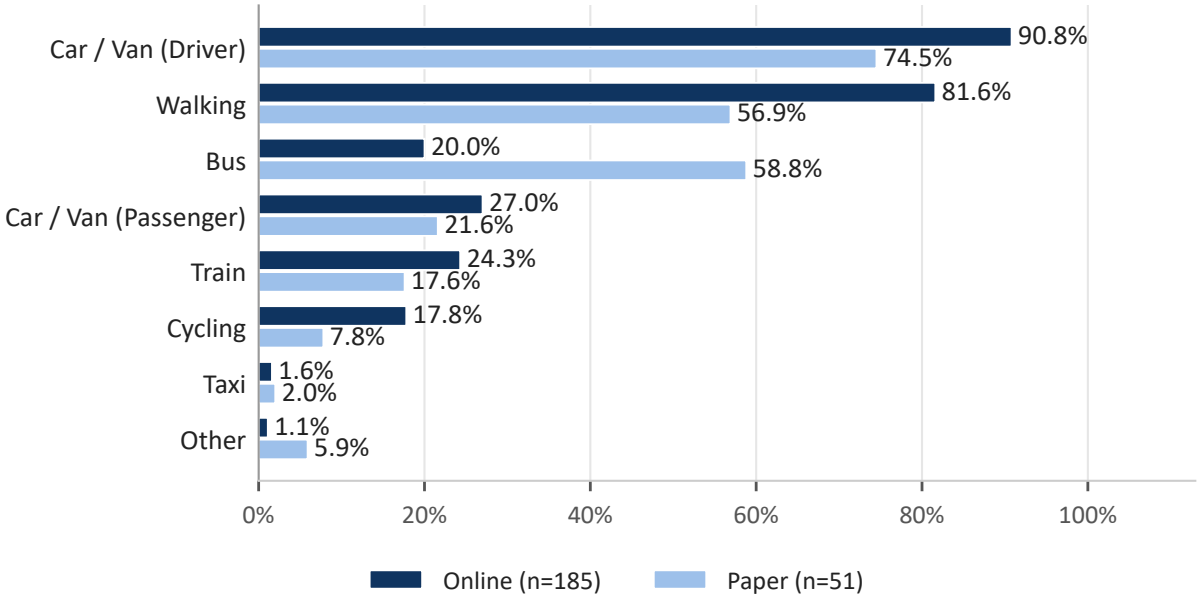


Figure 33. Which forms of transport do you use regularly? By channel. Multiple answers allowed. Bases: online n=185, paper n=51.

9.4.1 Local social media was selected by 65.4% of online respondents and 35.3% of paper respondents; the parish magazine by 54.1% and 82.4%. Bus was selected by 20.0% of online and 58.8% of paper respondents.

9.5 Green space and home delivery

How often do you use local green space?	Online (n=185)	Paper (n=51)
Daily	107 (57.8%)	18 (35.3%)
Several times a week	46 (24.9%)	9 (17.6%)
Weekly	22 (11.9%)	8 (15.7%)
Less than weekly	6 (3.2%)	10 (19.6%)
Rarely or never	2 (1.1%)	4 (7.8%)

Table 6. Green space use frequency by channel. Single answer.

Do you use home delivery or online shopping?	Online (n=185)	Paper (n=51)
Yes, regularly (weekly or more)	74 (40.0%)	8 (15.7%)
Yes, occasionally	44 (23.8%)	14 (27.5%)
Rarely	27 (14.6%)	5 (9.8%)
Never	39 (21.1%)	22 (43.1%)

Table 7. Home delivery and online shopping use by channel. Single answer.

10. COMPARISON WITH CENSUS 2021

10.0.1 This section places survey figures beside the equivalent Census 2021 figures for the parish. The survey counts respondents (people who chose to reply); the census counts all usual residents or all households. The two are not measured in the same way, and the comparison is reported as a comparison only.

> **Data note**
>
> Census 2021 (ONS), parish figures on the Output Area best-fit footprint (11 Output Areas, E04005096): 3,282 residents, 1,349 households. Census age bands are from the parish-scaled age profile published with the survey results. Survey age groups were regrouped to the census bands as published (Under 18 combines the survey's 16 and under and 16-18 groups; 18-24 is the survey's 19-24 group).

10.1 Age

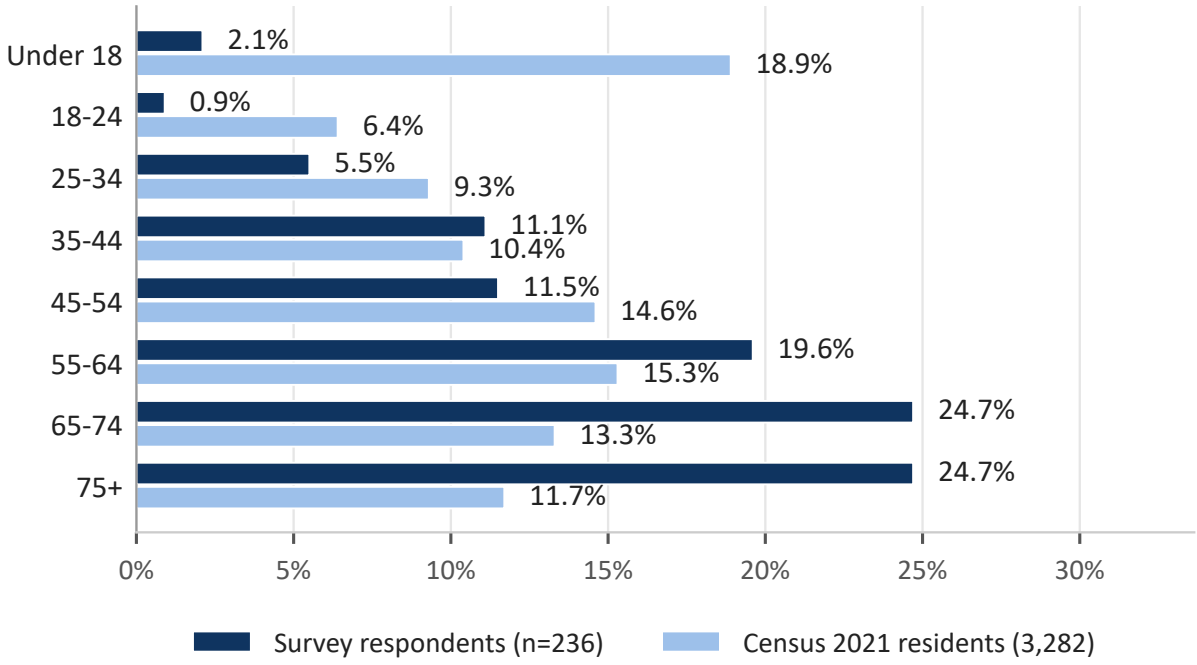


Figure 34. Age profile: survey respondents and Census 2021 usual residents, parish OA best fit. Survey base n=236 (age not stated by 1). Census base: all residents.

10.1.1 49.2% of survey respondents were aged 65 or over; Census 2021 records 25.0% of parish residents (821 people) in that age group. Survey respondents aged 25-44 were 16.6% of respondents (the two bands added together); Census 2021 records 19.7% of residents. The census Under 18 band counts all children from birth; the survey's youngest answer option was 16 and under.

10.2 Tenure

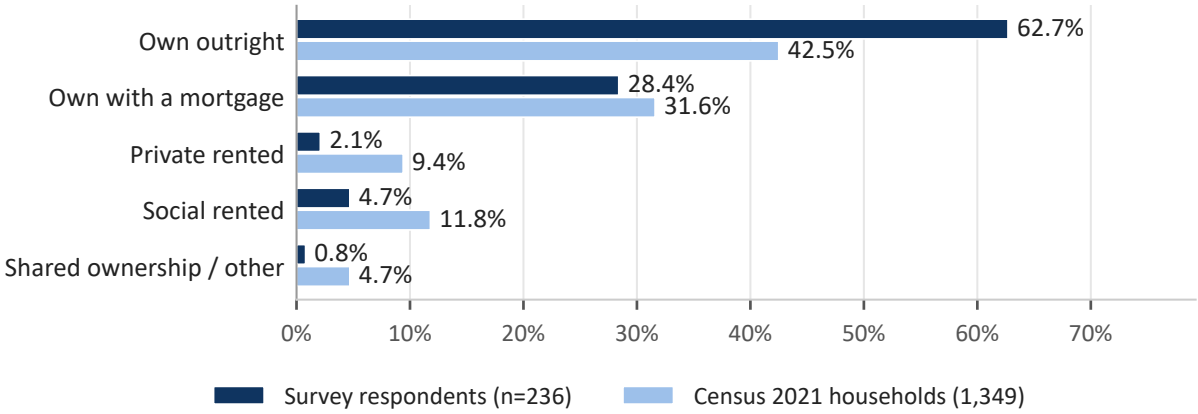


Figure 35. Tenure: survey respondents and Census 2021 households, parish OA best fit. The survey category is shared ownership only; the census category combines shared ownership and other tenures. Survey base n=236 (tenure not stated by 3).

10.2.1 91.1% of survey respondents owned their home outright or with a mortgage; Census 2021 records 74.1% of parish households (1,002) as owner occupied. 4.7% of respondents rented from a social landlord and 2.1% privately; the census figures are 11.8% (159 households) and 9.4% (127 households).

10.3 Cars, working from home and other census reference points

Measure	Survey 2026	Census 2021 (parish)
Car or van driver as a regular mode	87.3% of respondents (n=206)	Not measured in the same way
Households with no car or van	Not asked	9.3% (126 households)
Households with one car or van	Not asked	34.6%
Households with two cars or vans	Not asked	36.0%
Households with three or more cars or vans	Not asked	20.0%
Working from home	24.1% of 116 respondents in work (workplace distance 0)	34.7% of residents in employment worked mainly at or from home (OA best fit); 35.9% on the LSOA footprint
Self-employed	Not asked	19.4% of employed residents (298 people)
Households with one or more spare bedrooms	Not asked	80.7% (1,091 households)
General health fair, bad or very bad	Not asked	16.5%

Table 8. Survey and Census 2021 reference points. The working-from-home measures are not like for like: the survey asked the distance to the main workplace and the census asked the main method of travel to work in March 2021.

11. SOURCES

11.0.1 Survey results: East Peckham Parish Council, 2026 community and business surveys; results summary generated 8 July 2026 (survey_2026_summary.json). The same summary was used for the survey dashboards published by the Parish Council in July 2026.

11.0.2 Census: Census 2021 (ONS), parish figures on the Output Area best-fit footprint (11 Output Areas, E04005096): 3,282 residents, 1,349 households. Nomis and ONS Census 2021 topic summaries, aggregated to the parish by the ONS Output Area to parish lookup. Trend figures for 2001 and 2011 and the age bands are scaled from the two Lower Super Output Areas covering the parish (scaling ratio 0.857).

11.0.3 Prepared for East Peckham Parish Council for the Neighbourhood Development Plan. Version v1, October 2026; results as published July 2026.