EAST PECKHAM PARISH HOUSING NEEDS SURVEY

AUGUST 2026



RACE

The Rural and Community Housing Enabling Service

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INTRODUCTION

Kent's Rural and Community Housing Enabling service (RACE) undertook a Housing Needs Survey in the parish of East Peckham. The survey was commissioned by East Peckham Parish Council to gain information for developing their Neighbourhood Plan and to understand the future housing needs of the community and hear residents' opinions on any future housing development in the parish.

The parish of East Peckham lies in the Medway Valley in the Tonbridge and Malling district, around 6 miles northeast of Tonbridge. It is near the River Medway and River Bourne and includes the settlements of East Peckham, Hale Street, Beltring and seven more hamlets. It is a largely rural parish with a wide range of facilities and amenities and a primary school. Census data states a population of 3335. Around one quarter of residents are aged 65 and over which is higher than the England average and suggests that the parish has a relatively older population.

Housing Needs Surveys investigate the housing needs of people who live in or have close ties to a parish or rural area and provide an independent report of that need, using a transparent and robust methodology.

The East Peckham Parish Housing Needs Survey is valid for 5 years, to August 2031.

HOUSING IN RURAL KENT - BACKGROUND INFORMATION

The Kent Rural Housing Protocol 'A Guide to Developing Affordable Homes in Rural Communities' states that 'Over 80% of the land area of Kent and Medway is classed as rural. With around 1 in 3 of its residents living in a rural area, compared to 1 in 5 nationally, Kent has one of the largest rural populations of any county in England. Priced out households will often move from their local rural area to towns and cities where there is a larger private rented sector or greater availability of affordable housing.'

Small developments of local needs housing can provide affordable homes for local people, thereby enabling them to stay in their community, benefit from family and friends' networks and contribute to village life. This can make a real difference to the sustainability of rural communities and the vitality of services and amenities.

The housing needs of older people in rural areas has also been a subject of concern given the growing numbers in that age group whose needs are not being met by the market. A nine-month enquiry starting in 2017 on Housing and Care for Older People concluded in their report[1] that "policy makers must recognise the growing housing needs of older people living in the countryside". It recommends that Local Planning Authorities ensure provision of new homes for older people, noting the value of both the building of small village developments – "perhaps six bungalows on an unused scrap of land" – or larger scale retirement schemes in towns close by.

RACE is an independent service for Kent, delivered through the Kent Housing Group and is supported by Local Authorities across Kent. RACE's Rural Housing Enablers (RHE) will undertake a housing needs survey, analyse the results, and where appropriate, help identify potential suitable sites for the development of new local needs housing. In such cases, a partnership will be established between the Parish/Town Council, the preferred housing provider, e.g. housing association, and the local authority. Proposals for new local needs housing will be developed and the community consulted. The

[1] Rural Housing for an Ageing Population: Preserving Independence. Happi 4- The Rural HAPPI Inquiry. April 2018. Jeremy Porteus

independent role of the RHE helps to ensure any eventual local needs housing scheme proceeds smoothly and for the benefit of the community.

RACE also undertakes housing need surveys required for information purposes only e.g. Neighbourhood Plan input.

EXISTING HOUSING IN EAST PECKHAM PARISH

The Census 2021 tells us that 76% of households in the parish are owner occupiers including shared ownership, 12% live in social housing and 12% live in private rented housing or are living rent free. The housing stock comprises 92% houses or bungalows, 8% flats or maisonettes and 0.2% caravan or other mobile or temporary structure.

Census information indicates there are 165 social/affordable rented homes in the parish. There are no local needs housing developments. Local needs housing is where priority is given to those with a strong local connection to the parish. All other social housing is let in accordance with the Tonbridge and Malling Borough Council Allocations Policy, or direct by the landlord housing association, i.e. a new tenant may not have a local connection to the parish.

The majority of homes in the parish (39%) are two person households followed by one person households (23%). Office of National Statistics (ONS) data says that the median house price in Tonbridge and Malling is 12 times median earnings locally (Sep 2025). Median house price - £418,000/Median earnings £34,735.

At the time of writing the report, searches undertaken on www.rightmove.co.uk showed twenty-one homes for sale. The cheapest property was a 1-bedroom flat for £155,000; for a first-time buyer to afford this property an estimated 10% deposit of £15,000 would be required along with an income of approximately £31,000 based on a mortgage of 4.5 x income. Of the twenty-one homes on the market, six were under £400,000. There was one private rental property available; it was a 4-bedroom house for £2,000 per calendar month; an income of approximately £80,000 per annum would be required to afford this property (affordability is based on rent being no more than 30% gross income).

SURVEY METHODOLOGY

A housing needs survey was hand delivered by the Parish Council to every household in East Peckham Parish in July 2026. Pre-paid envelopes were enclosed for their return to RACE. The survey had two sections; all households were asked to respond to section 1 and only those with a housing need to complete section 2; options were also provided for completion of the survey online. The survey was promoted on local social media, the village magazine and posters placed in locations around the parish. 281 surveys were returned.

SUMMARY OF FINDINGS

In total, two hundred and eighty-one surveys were returned.

SECTION 1. RESIDENTS' VIEWS ON ANY HOUSING NEEDED IN EAST PECKHAM

Affordable housing – 43% of all respondents felt that housing association rented housing for local people was most needed. 33% felt that no affordable housing was needed.

Housing for older people – 53% of all respondents felt that bungalows were most needed for older people. 21% felt that none was needed.

Open market housing – 47% felt that 2-bedroom homes were most needed. 37% felt that no additional open market housing was needed in East Peckham

Fifty respondents (18%) felt that no housing of any type was needed in East Peckham.

Respondents had concerns about flooding, the infrastructure being unable to cope if more homes were built, along with loss of green space and preservation of the village character.

SECTION 2. HOUSING NEED

Thirty-three (12%) of the total survey returns were from respondents wanting to stay in the parish but who needed affordable housing or were older homeowners needing a more suitable home:

Affordable Housing Need (All Ages)

A need for 11 affordable homes, for the following local households was identified:

- 4 single people
- 4 families
- 3 couples without children
- 6 of the 11 respondents were older households
- All 11households currently live in the parish

Older Homeowners – Open Market Housing Need

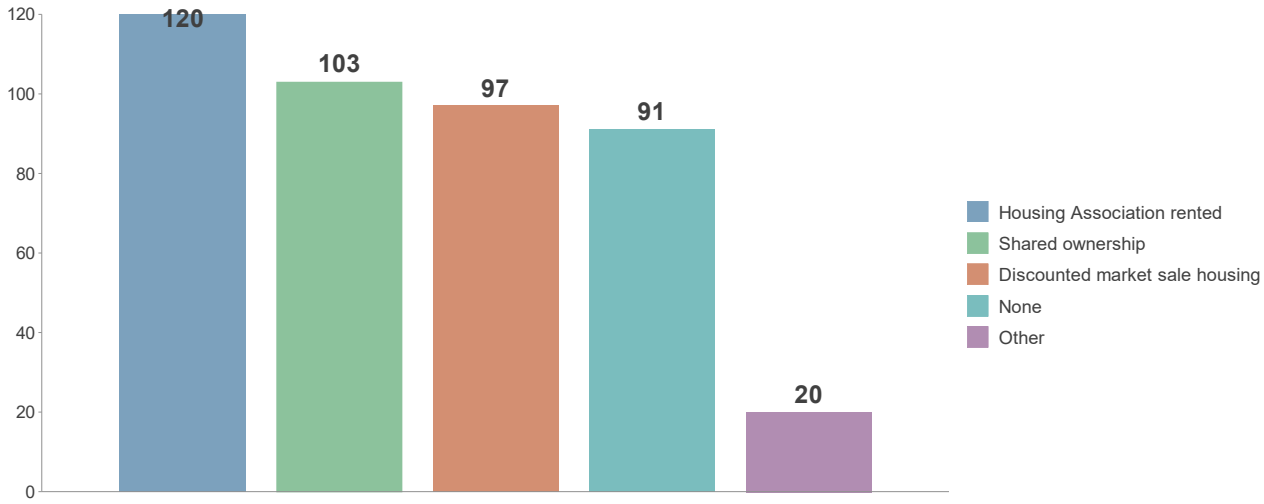
A need for 22 homes for the following older households was identified:

- 11 single people
- 9 couples
- 2 families
- All 22 households currently live in the parish

ANALYSIS AND RESULTS - SECTION 1.

All respondents were asked to complete Section 1 of the survey:

Question 1. What type of affordable housing do you feel is needed in East Peckham (if any)? 277 respondents answered this question



Housing Association Rented*	43%
Shared Ownership*	37%
Discounted Market Sale*	35%
None	33%
Other	7%

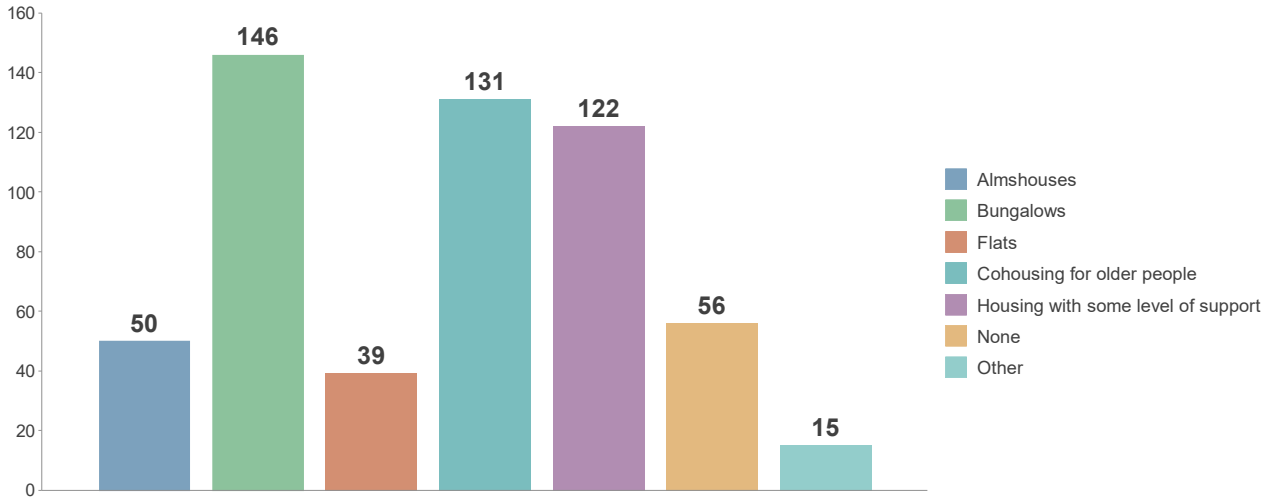
Housing Association rented - *housing of different sizes for people of all ages with a local connection to East Peckham (rented at 50%-80% of market rents).* **Shared ownership** - *part rent/part buy e.g. for young people and families.* **Discounted market sale** - *housing sold at a minimum 20% discount below market value, for people who don't currently own a home e.g. for young people and families*

Responses given under Other were:

- East Peckham has a wide range of housing. It needs people with money to spend in the local economy and pay more taxes
- Starter homes for getting on housing ladder
- Truly affordable starter homes
- Smaller cheaper homes to purchase
- Maybe a handful of shared ownership but only for those moving directly from another East Peckham property (having lived in East Peckham for 20+ years geared towards young people moving out or elderly with long standing local connection) and clause will be sold back to trust and go to the same again. We need a Community Land Trust and only build within this, under 10 properties. Our area cannot take more significant development without severe risk of increased flooding, loss of habitat, environmental impact, harm to culture and structure of area
- Stop right to buy
- Social housing for local people, particularly young people
- Cohousing for the elderly
- Shared ownership helped me 11 years ago post-divorce. Small development in East Peckham. More required

- More for young and old of local village people. For single people ie. divorced, widowed
- Not sure any additional housing is required. Has a need been identified?
- Smaller houses for older people in the middle of the village
- Sheltered housing
- Houses with garages or off-road parking. Flooding to be taken into consideration
- No extra houses needed. Perhaps a few infill projects
- Housing Association need local connection as most go to people in other areas
- It would be helpful to see what percentage of houses in village fall into the above categories in order to determine future need.
- Why is no-one listening, we have a serious water shortage.
- Purpose-built homes for older people to buy at market value
- Maybe modular housing ie. Ability to add bedrooms easily in the future

Question 2. What type of housing do you feel is needed specifically for older residents of East Peckham (if any)? 277 respondents answered this question



Almshouses	18%
Bungalows	53%
Flats	14%
Cohousing for older people*	47%
Housing with some level of support	44%
None	21%
Other	5%

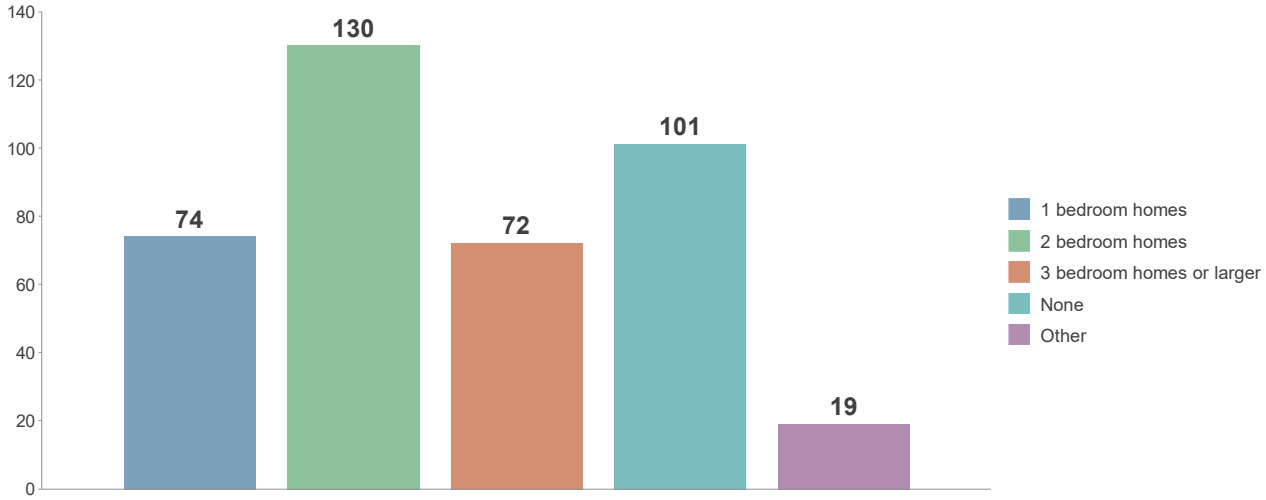
*__*Cohousing for older people*__ - *a small development of self-contained homes for older people that includes shared spaces e.g. communal vegetable garden*

Responses given under Other were:

- EP is an excellent village for old people with enough shops and amenities, apart from a doctor. They can walk in safety around the village. They have time and disposable income.
- Not sure
- I don't know I'm not an older person- they could best answer
- Disabled accommodation
- A mixture, not too many 4-5 bedrooms
- Care home - I believe there is only one, which is full
- Smaller properties to allow for downsizing
- Cohousing for older people sounds great for older people

- 2-bedroom terrace with small gardens
- Close to the village centre.
- Conversion of existing. No extra housing needed
- Can't say - be better to ask older residents what they need.
- We did have Marvillion Court, built on land given to the elderly by Whitbread - demolished for young people housing
- Terrace type housing (terrace of max 6)
- Easy access to village centre

Question 3. What type of open market housing (housing for sale at full market value) do you feel is needed in East Peckham (if any)? 273 respondents answered this question



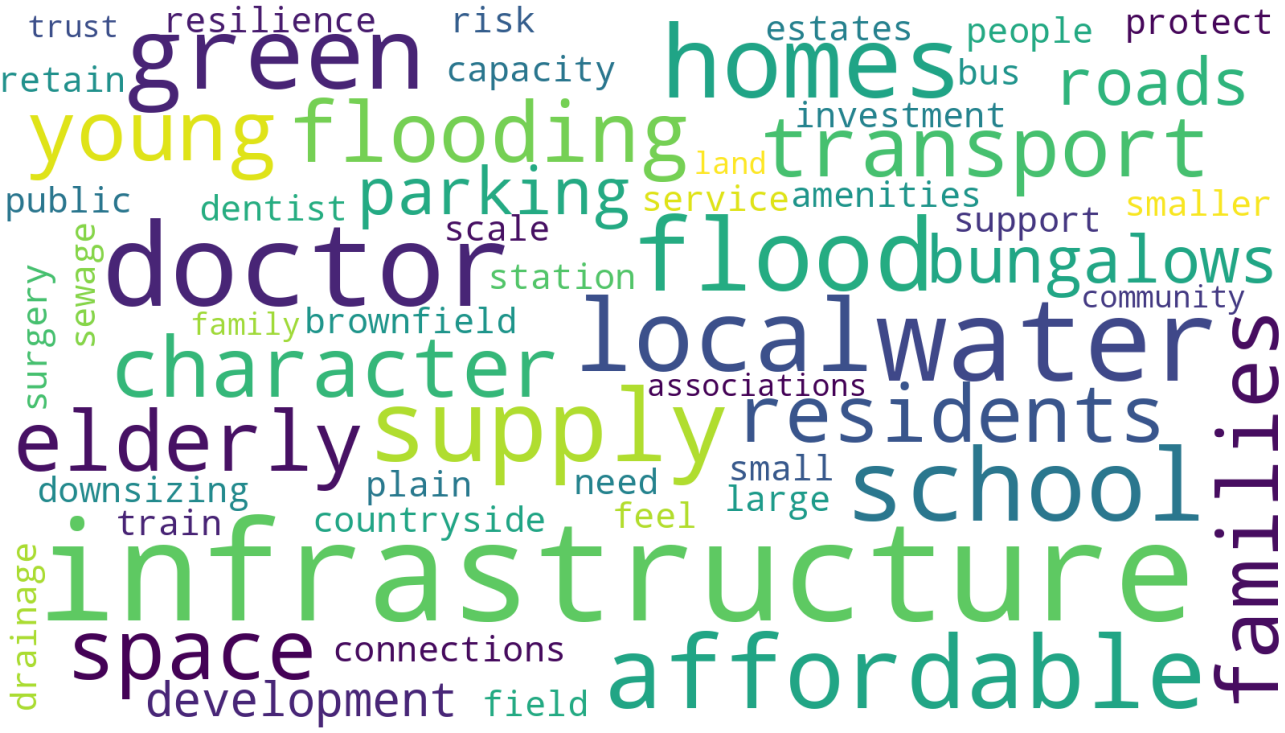
1-bedroom homes	27%
2-bedroom homes	47%
3-bedroom homes or larger	26%
None	37%
Other	7%

Responses given under Other were (4 respondents did not explain this choice):

- 2-bedroom homes with office spaces for work from home jobs
- If any it needs large family homes. There are plenty of 2 up 2 down starter homes. Green space should not be built on, however. Only brownfield.
- Maybe 'modular' housing. IE the ability to add bedrooms easily in the future.
- Bungalows are a must.
- For cohousing for the elderly.
- 2 and 3 beds for younger people and older downsizers.
- Starter homes 1 and 2 beds.
- 1 and 2 beds for older people who want to downsize.
- If any is needed, then should be a mix
- No more homes (infrastructure can't cope)
- No extra houses needed
- Looking at Rightmove, property is not selling, being reduced and on the market for a long time
- Bungalows for older as most aren't private but Housing Association
- Unsure - 75% of homes are 3+ bedrooms and 60% are under occupied so 1-2 bed homes would mean the older residents could downsize and stay in the village

- Flats and other types of housing built on small plots at high density

Question 4. Please let us know any other comments you may have about housing in East Peckham.
There were 130 comments. All comments can be found at Appendix 1.



ANALYSIS AND RESULTS - SECTION 2.

Only respondents with a need for an affordable home and/or older residents needing alternative housing were required to complete this section. A total of 33 households (12% of all respondents to the survey) were identified as having a housing need. The following section shows a breakdown of need by 2 categories: Need for Affordable Housing (all ages) and Need for older Homeowners.

Identified need for Affordable Housing (all ages): 11 (4%) of all respondents to the survey said they needed affordable housing.

Total Number of Affordable Homes Required	**11**		
		Number	**Percentage %**
Respondent Current Location	Live in Parish	**11**	**100**
Respondent Current Housing	Private rented Renting from local authority Renting from housing association Shared ownership Living with relatives	**5** **1** **3** **1** **1**	**45** **9** **27** **9** **9**
Household Composition	Family Single person Couple	**4** **4** **3**	**36** **36** **27**
Tenure Preference (more than one choice allowed)	Affordable Rent – 50%-80% market rent Shared Ownership (Low-cost homeownership) Discounted market sale (Low-cost homeownership)	**9** **2** **4**	**82** **18** **36**
Type of housing required (more than one choice allowed)	House Flat Bungalow Level access without support	**7** **3** **9** **1**	**64** **27** **82** **9**
Number of older households requiring affordable housing		**6**	**55**
Number of bedrooms required (for rented housing the number of bedrooms a household is eligible for would be in accordance with the local authority housing allocation policy)	1 bedroom 2 bedrooms 3 bedrooms	**3** **4** **4**	**27** **36** **36**
Specialised housing requirement due to disability or special need	Both were mobility issues	**2**	**18**
Age ranges of all household members	16 and under 17 – 30 31 – 40 41 – 50 51 and over	**4** **3** **4** **1** **10**	**18** **14** **18** **5** **45**
Analysis shows that 2 respondents indicated potential sufficient finance available to afford a low-cost home ownership option. This indicates that the majority need is for affordable/social rented housing.			

Identified need for alternative housing for older homeowners: 22 (8%) of all respondents to the survey said they were older households needing alternative housing.

Total Number of Homes for older homeowners required	22		
		Number	Percentage %
Respondent Current Location	Live in Parish	**22**	**100**
Respondent Current Housing	Owner occupier	**22**	**100**
Current no. bedrooms	3 bedrooms 4 bedrooms 5+ bedrooms	**15** **5** **2**	**68** **23** **9**
Household Composition	Single person Couple Family	**11** **9** **2**	**50** **41** **9**
Tenure Preference (more than one choice allowed)	Open market homeownership	**22**	**100**
Type of housing required (more than one choice allowed)	Bungalow House Level access without support Cohousing for older people Level access with support Flat	**18** **9** **7** **7** **3** **3**	**82** **41** **32** **32** **14** **14**
Number of bedrooms required	1 bedroom 2 bedrooms 3 bedrooms 4 bedrooms	**1** **17** **2** **2**	**5** **77** **9** **9**
Specialised housing requirements due to a disability or special need	Mobility issues	**5**	**23**
Age ranges of household members (there were an additional 4 x people under 50 living with the families in this category)	50-65 66-79 80 and over	**5** **18** **9**	**16** **56** **28**
In terms of why respondents were seeking a new home, the most frequently given reasons were needing a smaller home and alternative accommodation needed due to age/infirmity			

CONCLUSION

Section 1.

There was a total of 281 responses to the survey.

When asked what type of affordable housing people felt was most needed in East Peckham, 43% of respondents indicated Housing Association rented housing of different sizes for people of all ages with a local connection to East Peckham (rented at 50%-80% of market rents). 33% felt that none was needed.

53% of all respondents felt that bungalows were most needed specifically for older residents of East Peckham. 21% felt that no housing for older residents was required.

In terms of general open market housing, 47% of all respondents felt that 2-bedroom homes were most needed and 37% felt that none was needed.

130 respondents submitted additional comments on housing in East Peckham. Many respondents had concerns about flooding in the parish should any more homes be built and the infrastructure being unable to cope with more homes and people. This included pressure on the local school, roads, parking, water supply and the lack of a GP surgery. Comments about the loss of Marvillion Court to the village which had provided housing for older residents were also made alongside concerns about preserving the character of the village and loss of green space.

50 (18%) respondents felt that no housing of any type should be built in East Peckham.

Section 2.

33 respondents (12% of all respondents to the survey) had a housing need.

The East Peckham Housing Needs Survey 2026 identified a need for at least 11 new affordable homes to meet the needs of local people. It also identified that at least 22 open market properties for older homeowners wanting to downsize or move to more suitable housing, are required.

Affordable Housing – 11 homes – 4% of respondents to the survey needed affordable housing
The tenure most required for the affordable homes is rented at either social or affordable rents. 36% of households requiring an affordable home are families and 55% are older households. Most of all households requiring an affordable home are currently renting privately (45%). The most frequently given reasons for needing a new home were private tenancy ending, current home too expensive and need a larger home. 55% of respondents need new housing within the next 3 years. 22 people including 4 children aged 16 and under need affordable housing; 45% are 51 years and older. (See Appendix 2 for further information on this category).

Housing for older homeowners – 22 homes – 8% of respondents to the survey were older homeowners needing more suitable housing
Most older homeowners (82%) indicated they would like to buy a bungalow, and most wanted 2 bedrooms. 14% (3 households) said they needed level access housing with support. There was also an interest in cohousing as an option for alternative housing (32%) – respondents could indicate more than one option. 5 respondents indicated a need for specialised housing due to a disability or special need; they include mobility problems, needing grab rails and ground floor bedroom/bathroom. The most frequently given reason for needing alternative housing was needing a smaller home followed by needing alternative accommodation due to age/infirmity. 55% need new housing within the next 5 years. (See Appendix 3 for further information on this category).

Appendix 1. Question 4. Please let us know any other comments you may have about housing in East Peckham.

130 comments were received.

- We have very little in the way of amenities, no doctor or dentist, no railway, minimum bus service with nothing after 5pm, so any large development would not fit.
- East Peckham does not need any further housing.
- It would be better for East Peckham to have smaller groups of houses, than large estates. Keeping the hamlets as identifiable areas. That's what makes the village unusual.
- I'd like to see brown field and re-purposed land built upon, and not green field.
- Only for locals only.
- New housing welcome, but any new developments should seek to improve local infrastructure and amenities, not just add residential units.
- East Peckham is a fantastic village. It would lose all its character if it grew. It needs to remain a village, separate from adjoining ones. The used green spaces need to be retained. There is a wasted piece of land in the centre of the village between Whitebine Gardens and Hail Street. It's scrub, covered in brambles and nobody uses it for walking or activities. It has good access off Hail Street. It would allow more housing stock within the village with the curtilage of the village growing.
- I think the risk of flooding is severe, and no further houses should be added without risking current residents. If so, current residents are likely to move away.
- I would really like more housing associations and cheaper places. I have lived in this village for 20 years my mum has lived her 47 years, and my great nan has lived her 93 years. I think this village is a wonderful place, and I would love my daughter to grow up here. I currently live in a housing association home due to cost of housing around here I would love to see a change so I'm able to stay here like my family.
- I am a resident of East Peckham, and I am absolutely against any form of housing development. There is currently not the infrastructure to support development, and it will ultimately impact the character of the village. It is also an area of high flood risk that will be worsened by any development. I believe this is the view of the majority of residents and wish the parish council to support this perspective.
- Before any new housing is built the infrastructure, in particular water and sewerage, needs to be improved.
- There isn't the infrastructure and the risk of flooding is prohibitive.
- East Peckham character is dependent on its smaller size. I believe that any development should not exceed 10% of its present size. Also, infrastructure should be in place before building in any project commences.
- Housing developments should not be greater than 10% of the existing number of houses and infrastructure should be in place BEFORE building may commence. Residents should have the final say if a development may proceed.
- Not to take away green belt land to build large developments. Not enough services in village to accommodate more large-scale housing. Dr no longer in East Peckham and it's difficult to get appointments generally. This is a village not a town.
- Sort out water supply and drainage and flood resilience first.
- Keep housing development to 1- 2-bedroom properties for young people to help keep the village thriving. In addition, developing housing for the increasing elderly population, will free up the existing larger properties in East Peckham and keep a balanced age demographic within the area.
- No more houses are needed until the water issue and schools are provided.
- The infrastructure needs to match any new house building, and improvements over existing infrastructure should be prioritised. E.g. parking options on roads such as Westwood Road should be considered. There should be options to build on existing land to create parking opportunities and dropped curbs, that would create safer main roads and more desirable homes. There is still

very much a 'village feel' to East Peckham, and any large-scale building projects may change this and therefore, existing infrastructure would need to be updated.

- Family homes with access to gardens are needed for young families.
- Rural areas don't new developments or affordable housing.
- There is insufficient housing that represents the needs of the community. There are not enough houses for families available to buy or rent and nowhere for older residents to move to who own some of the larger houses but would like to downsize or move to somewhere with some level of support.
- Guarantees need to be in place to ensue connection local connection.
- We don't need any more houses.
- The infrastructure should be able to cope with the increase of homes, for example roads, parking and public transport. Also, the amenities needed in the village, in particular Doctors and maybe larger capacity for Primary School.
- Housing should be mainly for existing villagers. Infrastructure needs prioritising before anything is built.
- There is no point in building anything unless the infrastructure is improved with it. My opinion is that the developers should be responsible for enlarging the school, training extra doctors etc.
- We do not need any more households or people in East Peckham. We have noticed enough changes in the 38 years we have lived here.
- Give the stats provided, 65+ residents will increase by 60% by 2060. It makes sense that these homeowners would benefit from more suitable housing i.e. bungalows as their lifestyles change. This would free up 2 and 3 bedroom homes to be sold to existing young people of East Peckham if so desired.
- There is a major shortage of housing suitable for first time buyers/social housing. There are virtually no bungalows for elderly living.
- We have enough housing in a relatively small village, and it seems new housing is used for London boroughs to offload their surplus residents to small villages rent free, at taxpayers (like me) expense. Also, they don't integrate in village society/life.
- For the elderly housing with a resident warden would be ideal - like Marvillion Court. In general, the village population is large enough - the infrastructure is nowhere large enough for further support.
- I don't feel East Peckham needs any more housing.
- More amenities (e.g. GP practice) needed, not more people. Preserving green space should be prioritised.
- Before any building, we need a secure, reliable water supply. Listen to this survey. Not just 3, 4 and 5 bed houses, a mix to keep the village alive.
- There is no doctor's surgery and hardly any useful public transport currently in East Peckham. There is early always a water shortage (hosepipe ban) or flood risk. Therefore, more housing would be very unwise.
- East Peckham does not have resources to support more housing. It is liable to flood, has very few shops and many roads are narrow with insufficient parking. Bus service is terrible, so everyone needs to drive.
- There is very little green space that doesn't get built on around town. People choose to live in villages for quieter areas. East Peckham is in a high flood alert area. It would affect the school, local community and increase traffic in a village that doesn't have the services to support more housing. Don't take away a village community.
- Any development should retain the character of the area, particularly the separate structure of the individual hamlets of East Peckham.
- Total lack of infrastructure to support increase in housing.
- Open market should not be sold to any London boroughs. We have seen first-hand what this does to villages. Crime rate goes up.
- I am concerned at the effect on water supply that building new homes might have. South East Water has warned that supply would be a problem should more houses be built.

- East Peckham does not have the infrastructure for additional housing. Roads, schools, doctors etc would need to be added for it.
- No more housing - infrastructure will be unable to cope, especially as we are already on a flood plain. No other services here.
- There is a lack of infrastructure in the village. Plus, all the open space is flood plain. East Peckham is not suitable for housing growth. Do not sell any new housing to London Boroughs.
- No more houses built on land that would cause flooding and we have not enough facilities e.g. shops/doctor etc. and transport.
- Small housing that people can afford. I would rather none, as I think this village has its quota and we need green space.
- Housing should be the right number, for the right people, for a fair share.
- Housing for East Peckham residents only, not from London etc or immigrants, for our young folk who are still living with their parents.
- There used to be 'meals on wheels' from primary school - does this still exist, is there a need? The Youth Club in the 1970s was well attended - what is there now for teenagers?
- Where do the extra cars go? Where does the additional water come from? Where does the additional sewage go?
- East Peckham has many areas that already flood. Building more houses would cause additional strain on the environment, schools, community structure which is already strained due to many residents. We do not require any additional housing in East Peckham.
- Cohousing for the elderly. Would free up 2, 3 or even 4-bedroom houses for young families to buy or if purchased via the council, to rent out.
- We would suggest no bigger than 3-bedroom semi-detached open market housing.
- We support new house building in East Peckham as currently young people can't afford to stay in the village and there is a lack of suitable homes for the elderly. New homes will ease demand.
- Absolutely no need to ruin a village by adding more houses. Land around villages should be kept for farming and recreation, otherwise a village becomes a town and then you lose the charm.
- The area is rural with an ageing population; new development isn't needed. If 80% of houses are under-occupied, why do we need more houses? It is a rural green area that should not become the victim of development and the houses if built will not be affordable, they will only be affordable to people who don't have to pay for them and can claim benefits.
- More housing = more traffic/longer waiting for doctor's appointments/more cars fighting for parking spaces. I moved to East Peckham from Bromley to get away from all that, so I am vehemently opposed.
- I'm not keen on large developments of new homes, smaller developments spread out i.e. lots of shared ownership properties in smaller developments and discounted properties.
- No more builds.
- We have big mixed village as it is. Also, a lot for family units now. Please do not finish as a ghetto like some parts.
- Insufficient infrastructure for development of new homes. East Peckham is on the flood plain so any development will exacerbate the flood risk.
- We feel EP has had quite enough housing added already. We would say no more. 80% under-occupied households could be encouraged to take in lodgers or sub-let.
- We need a Community Land Trust, very small number of properties carefully protected and preserved only for those with genuine long-term connection to village, to help keep our young people and elderly within our community when their housing needs change. We also might consider priority for carers or concessions, given our aging population - we need a bank of well qualified carers kept within the village.
- Why build one big house when you could get two to three smaller houses on the same plot, then the council will reach their targets quicker.
- Possible flooding in East Peckham could be a huge problem, if you build on the flood plains.
- Please don't take our green spaces away.

- Village is not big enough to accommodate large housing developments. No train line, no doctors, roads will be taking too much traffic.
- This small village cannot cope with large housing developments.
- For a small village there seems to be enough 3+ bedroom homes, so 1- and 2-bedroom homes would seem to make more sense.
- Has a housing need been identified in East Peckham? Has infrastructure required to accommodate increased population been considered? East Peckham is not served well by public transport and connecting roads are just country lanes - how will the village cope with more people?
- I feel we need a variety of housing so people can move around in the local village community - but only small developments - not huge sites that will spoil the village.
- I am 100 years old in a couple of months. No-one has ever helped me; I had to go to work at 14 years old and in wartime.
- Good design is important. A variation in materials, roof pitches and style.
- Infrastructure already struggles. Cannot support further housing without investment.
- Not convinced the town's infrastructure supports any further developments.
- We have enough large houses for families, we need small houses for us to downsize from our large homes, enabling our homes to be used for families.
- Before considering any development ensure water availability and no building on flood plain.
- We also desperately need more infrastructure if we are to build. Water, Doctors - even if we travel it's still difficult to get an appointment. Primary school places.
- All housing needs the appropriate services - medical, schools, transport et. I have a CT scan appointment at Maidstone hospital - I do not drive for medical reasons - no bus goes from East Peckham to the hospital. I hear you say it is not your 'remit' but whose remit is it?
- South East Water cannot cope with the existing numbers of houses in East Peckham and Kent.
- No more houses.
- Why is this survey to be posted to Ashford BC? Their sprawling example is no recommendation.
- We are a village. We do not have the infrastructure to support any new houses. No doctor’s surgery. Bus service poor. School already at full capacity.
- You will destroy the heart of East Peckham if you build more houses. It will feel like a town, those that want to live in a town can choose to. Leave our small village as it is for future generations to grow up in and enjoy a simpler life like we did.
- Due to flooding and water supplies, no more houses should be built in East Peckham.
- Small scale infill estates, no large 50+ developments sat in isolation.
- Housing should not be considered in isolation. The village needs Doctor/Dentist, better water and electricity and mobile phone infrastructure.
- Unless new infrastructure is proposed, new housing would put additional pressure on East Peckham.
- We have flooding if it rains heavily. Small school, no surgery, and SE Water has said publicly that it cannot supply new housing. It has difficulty coping with the present situation.
- East Peckham is a village, should stay as a village and not be swallowed up by close-by towns. It is important to keep our countryside.
- Water infrastructure before housing development. East Peckham is not suitable anyway as it floods. Water company need to build more reservoirs. No building of homes until they can supply all of the residents with water.
- I am sad that Marvillion complex for older people was lost to the village and is now HA. I believe the village owned the land.
- East Peckham sits on flood plain. It's not suitable for further development for this reason.
- There should be no new housing built in East Peckham until the water companies can supply the existing houses and new schools, doctors and dentists are established.
- Do not build on a flood plain. Ensure there is adequate water and mains supply including drainage. Electric supply should be below ground.

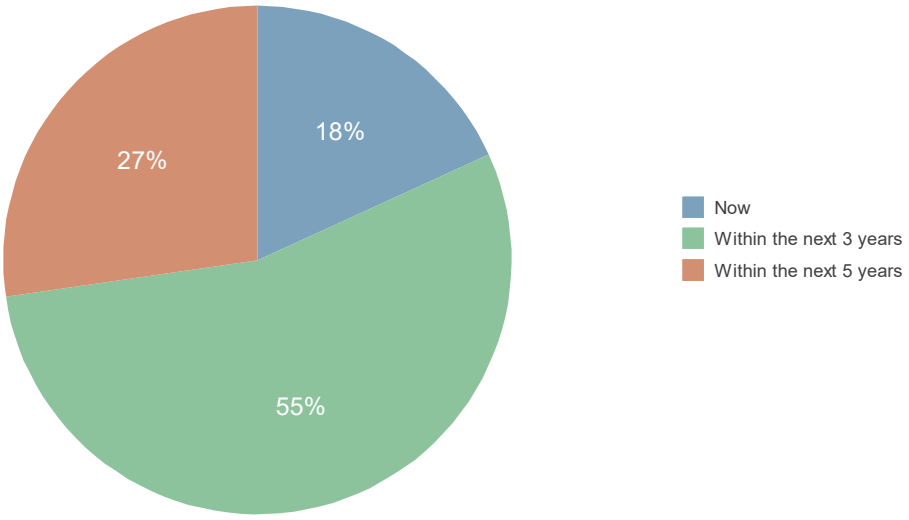
- A development for older people with their own private small gardens.
- East Peckham doesn’t have the infrastructure facilities to support more people in the village.
- The Marvillion Court Development should never have been closed. Serviced elderly villagers who wanted to remain in the village they were born in.
- Before they build any more houses, we need a doctor’s surgery plus the water needs to be upgraded and sorted.
- Being in a flood plain zone it would not be sensible to build houses in these areas in the village.
- I feel this form will be used against the residents of East Peckham. The answers will perhaps justify mass development.
- It would be good to encourage young families to East Peckham, but this would require more school places, doctors’ surgery, reliable power and water. Roads not choked with traffic.
- School, surgeries, water supplies already under pressure in East Peckham, street parking increases rapidly, together with all the extra traffic going through a small village. Don't ruin our village and countryside.
- There should be no new housing development in East Peckham. The infrastructure, especially water, phone, roads are already over-stretched e.g. hose pipe ban due to supply needs, not capacity.
- Anyone with any sense knows there is no room for extra housing. The land should be left as flood land.
- We moved to East Peckham because of the fields and agriculture plus no building.
- I think it is important to have support for older people in the village to enable them to stay in the village, amongst friends.
- East Peckham is a village not a town and it should always stay as a village.
- Housing Association should only be let to those with local connections. The last 2 and 3 beds here were let to a families with no connection. Our children lose community. We need more 1 and 2 bed bungalows for property owners to downsize to - not just housing association bungalows.
- Housing for locals and their family only.
- Whatever housing solution is provided it must be 'passed on', the person who buys a discounted house must not then be able to sell at full price, this is not sustainable to the taxpayers.
- We do not have the infrastructure for additional housing. Water supply is poor and there is no GP surgery in the village. The nearest practice is at capacity as is our village school. The village roads are congested and subjected to large volumes of traffic.
- The UK needs balanced development. More housing with stable, affordable rent. Encouraging leverage to acquire property creates unstable property markets. Houses should be homes.
- There are enough houses and anymore will change the village. Retirement homes often badly managed and cause more harm than good.
- East Peckham doesn't have the infrastructure for any more housing. we are surrounded by beautiful countryside with many species of wildlife and plants which should be protected.
- The school is full. No East Peckham doctor. Shortage of water - new houses that SE water cannot service.
- Although we do need some new houses in East Peckham for certain people, we don't need so many for East Peckham not to be a village anymore.
- Keep it local and then only if all utilities and medical available to all. Tax charge for all London and Medway town people taking local council houses.
- 75% of houses are 3+ bedroom but the reality is the 3rd bedroom is a box room and not really big enough. Any new 3+ bedroom builds should have all bedrooms at a similar size.
- East Peckham does not need any more houses.
- It's a village with one primary school, no doctor now, no train station, buses every hour. East Peckham floods in wet weather because of the rivers around it and flood plain. Nothing for children or teenagers to do, they have to go into town.
- Any new housing must have solar panels, good insulation and air-con run off solar.

- There are already many luxury properties appearing on the market in East Peckham (e.g. equestrian or heritage homes). Don't destroy the fields for housing - we walk there every day. Find plots that are disused or under used - how about the BT building off Pinham? Focus on repurposing rather than building new.
- If more housing is planned the supporting infrastructure, at an appropriate scale and mix, needs to be built out first.
- New housing should have adequate parking and should avoid flood plains, plus the local infrastructure should be upgraded as necessary re roads, water supply etc.
- We need housing for young families and accommodation for older residents to stay in East Peckham.
- Housing is needed. There is no escaping it. It is how you make it work for the majority which is key
- Ideally, smaller housing developments in line with the need and respecting the hamlets that make up East Peckham. Tree planting to contribute to flooding protection.
- Don't forget about parking.

Appendices 2 and 3 provide results by category, of Section 2 survey questions not included in the Analysis and Results chapter.

Appendix 2. Additional data: Affordable housing (all ages)

Question 7. When do you think that you will need new housing?

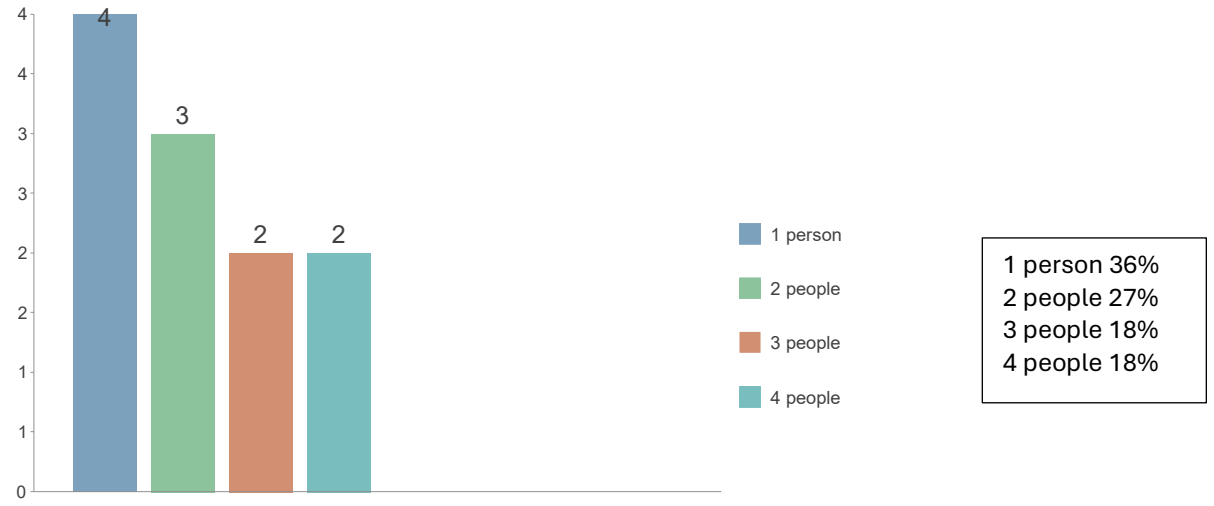


Question 10: What is your connection with East Peckham? Respondents were asked to indicate all options that applied to them.

LOCAL CONNECTION	
I currently live in East Peckham and have done so continuously for at least 2 years	11 (100%)
I have immediate family* living in East Peckham and they have done so for the past 5 years or more	1 (9%)
I am in full or part-time* employment in East Peckham	1 (9%)
I need to move to East Peckham to take up full or part-time* employment	0
I need to move to East Peckham to give or receive to or from an immediate family* member	0
I provide and important service requiring that I live locally	0

**Immediate family = mother/father (inc. stepparents), sister/brother, adult children, grandparents*
**employment = minimum of 16 hours per week*

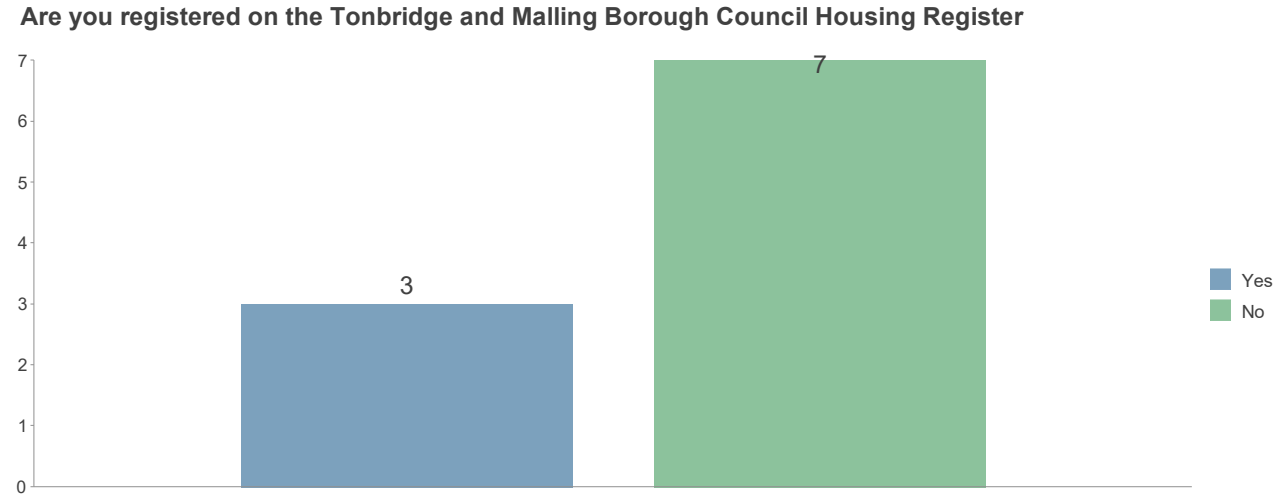
Question 14. What size of household will you be in a new home?



Question 23. Why are you seeking a new home? In order of frequency of response

REASON	No. OF RESPONSES	PERCENTAGE
Need larger home	3	27
Private tenancy ending	3	27
Current home too expensive	3	27
First independent home	2	18
Retirement	2	18
Alternative accommodation due to age/infirmity	2	18
Current home affecting health	1	9
Setting up home with partner	1	9
Current home in need of major repair	1	9
To be nearer family	1	9
Disability/disabled	1	9
Access problems	1	9

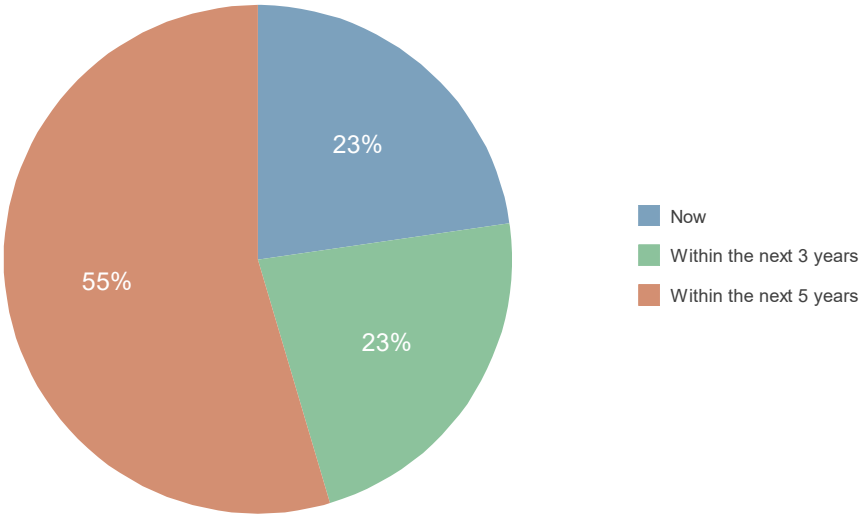
Question 24.



30% of respondents needing affordable housing who answered the question, are registered on the Tonbridge and Malling Borough Council Housing Register.

Appendix 3. Additional data: Older homeowners

Question 7. When do you think that you will need new housing?

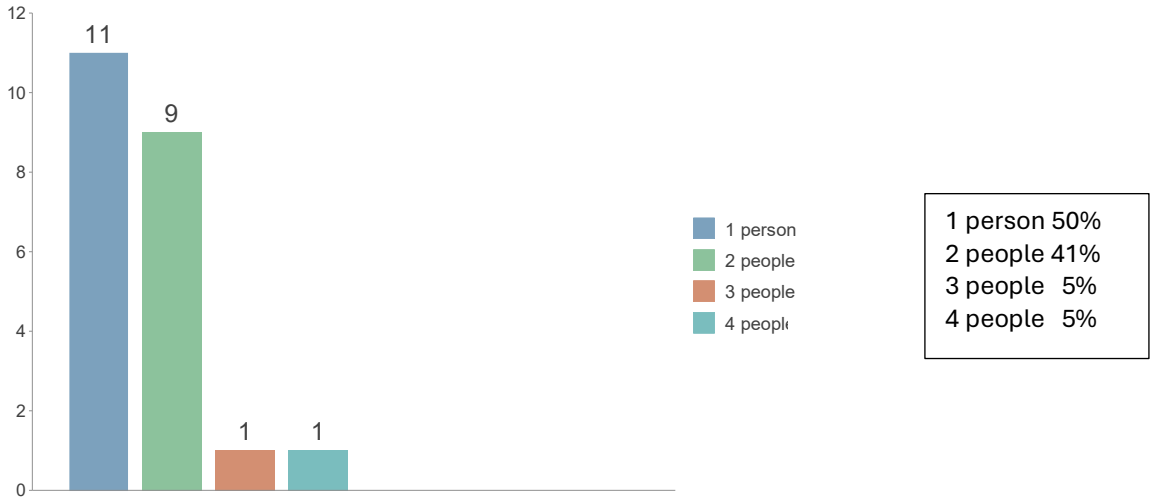


Question 10: What is your connection East Peckham? Respondents were asked to indicate all options that applied to them.

LOCAL CONNECTION	
I currently live in East Peckham and have done so continuously for at least 2 years	22 (100%)
I have immediate family* living in East Peckham and they have done so for the past 5 years or more	2 (9%)
I am in full or part-time* employment in East Peckham	0
I need to move to East Peckham to take up full or part-time* employment	0
I need to move to East Peckham to give or receive to or from an immediate family* member	0
I provide and important service requiring that I live locally	1

**Immediate family = mother/father (inc. stepparents), sister/brother, adult children, grandparents*
**employment = minimum of 16 hours per week*

Question 14. What size of household will you be in a new home?



Question 23. Why are you seeking a new home? In order of frequency of response

REASON	No. OF RESPONSES	PERCENTAGE
Need smaller home	14	64
Alternative accommodation due to age/infirmity	10	45
Retirement	6	27
Difficulty maintaining current home	4	18
Current home affecting health	2	9
Current home too expensive	1	5
Disability/disabled	1	5
Current home in need of major repair	1	5
Access problems	1	5

Appendix 4. Housing Needs Survey and Letter to Residents

RACE
The Rural and Community Housing Enabling Service

EAST PECKHAM PARISH HOUSING NEEDS SURVEY

June 2026

Dear Resident

The Rural and Community Housing Enabling service (RACE) is working with East Peckham Parish Council to understand what housing need there may be in East Peckham.

There are two sections to this survey. Section 1 is for all households to complete so that we can hear the views of all residents. Section 2 is only for households who have a housing need to complete.

As East Peckham Parish Council develops its Neighbourhood Development Plan, one of the most important tasks is to understand the future housing needs of your community. The Parish Council wants to know what types of homes—if any—are needed. Whether you feel more affordable homes for young families are needed, better options for downsizers, or that no further housing should be built at all, your view is vital and your voice counts. Please let us know your views in **Section 1** of the survey.

The Parish Council would also like to find out a number of issues relating to housing need. Housing need refers to the number of households that lack access to safe, secure, stable, and appropriate housing that meets the specific physical or financial requirements of residents. It is widely recognised that people can face real difficulties trying to find an appropriate, secure and/or affordable home in the area where they live and/or work and that young people can find it hard to afford to leave home.

The Parish Council would like to know if there is a need for affordable housing (housing rented at 50%-80% of market rents or low-cost homeownership) for people of all ages with strong connections to East Peckham Parish, this includes young families and younger people looking to move out of the family home. **Complete Section 1 and Section 2 if this applies to you or a member of your household.**

We also know that some older people, including homeowners, can struggle to find alternative housing that better suits their needs whilst enabling them to remain living in their community so the Parish Council would also like to know if there are older homeowners who need, or foresee the need, to downsize or move to more suitable housing for their needs. **Complete Section 1 and Section 2 if this applies to you.**

In summary, if you need alternative housing as above, please complete both Section 1 **and** Section 2 of the survey. Section 2 is designed to understand what the local housing need is and how local people can be supported to stay close to their community, support networks, work or education. You may need housing now or you may **expect to need** alternative housing within the next 5 years. Households might be single people, couples or families. **All other residents only need to complete Section 1.**

The findings of the survey will be produced in a report and published on the Parish Council website https://eastpeckham-pc.gov.uk/neighbourhoodplan/ They will also be shared at forthcoming Neighbourhood Plan consultation meetings.

Please return the survey in the pre-paid envelope provided by **17th August 2026.** RACE is hosted by the Kent Housing Group based at Ashford Borough Council, but we work with communities and local authorities across the whole of Kent.

Alternatively, you can complete the survey **online** at https://online1.snapsurveys.com/EastP or by using the QR code. Please complete **either** a paper survey **or** an online survey.

Thank you. Your input is important and appreciated.

RACE (Rural and Community Housing Enabling)

www.kenthousinggroup.org.uk/race Call. 07825 967570

Rural and Community (Housing) Enabling - (RACE) is the data controller for any personal information collected in this survey. Your information will be used to understand the housing need in the surveyed area. Collection and processing is being conducted under the public task lawful basis. We will always anonymise your data before utilising it in any publicly available reports. We won't share your personal information with any third parties unless we are required or permitted to do so by law. For more information about your data protection rights please see our data protection pages privacy policy Kent Housing Group or contact the Data Protection lead at RACE@ashford.gov.uk

East Peckham: Demographics & Housing Fact Sheet

This sheet provides a snapshot of your community based on the 2021 ONS Census. Its purpose is to provide context for the attached **Housing Needs Survey**, ensuring the Neighbourhood Plan reflects the actual needs of everyone living in the parish.

- **How our history built today's demographics:** The current village profile is largely a reflection of East Peckham's growth over the 1950's-1980's. This saw the developments in turn of Drage and Westwood Roads, the "Apple" Roads, Fell Mead and Stockenbury, Crown Acres, and finally Golding, Henham, and Whitebine Gardens. Since the 1990s, there has been only small residential developments.
- **Many** of the young families who moved into these newly built estates stayed, put down roots, and have grown older together. This has created the distinct, stable senior demographic we see today. Over 65s make up ~27% of our population, compared to just 19% in Tonbridge & Malling Borough Council (TMBC) and 20% across Kent.
- **Projecting forwards:** This is difficult, but by 2060, the number of 65+ individuals is likely to increase by 400+ individuals—a 60% rise. The 85+ group is our fastest-growing cohort and is likely to more than double from 91 (2021) to 240 by 2060. Conversely, the local working-age workforce is projected to shrink steadily, experiencing a ~15% drop by 2060. At the other end of the age range, the primary school is forecast to continue to operate at full capacity for the foreseeable future.

Key housing facts:

- Number of households ~ **1,350**
- Detached or semidetached: ~ **75%**
- Owned: **~75%**
- Private rented: ~ **12%**
- Social rented: ~ **12%**
- 3+ bedrooms: ~ **75%**
- Number of one-bedroom properties: ~ **80.**
- Occupancy rating: **80% of all households are under-occupied**, meaning they have more bedrooms than the government standard requires for the number of residents.
- Over **28% of households** are now residents aged 66 and over.
- Single occupancy (over 66): **~14%**
- Single occupancy (all ages): **~23%**

EAST PECKHAM HOUSING NEEDS SURVEY

This survey is in 2 sections. Section 1 is for all households to complete. Section 2 should only be completed by households of any age needing affordable housing and/or by older homeowners needing more suitable housing, either now or within the next 5 years.

SECTION 1 - FOR ALL HOUSEHOLDS TO COMPLETE - WE ARE KEEN TO KNOW YOUR VIEWS

These questions relate to the type of housing you feel might be needed in East Peckham (if any).

1. What type of affordable housing do you feel is needed in East Peckham (if any)? Tick all that apply

- ☐ Housing Association rented housing of different sizes for people of all ages with a local connection to East Peckham (rented at 50%-80% of market rents)
- ☐ Shared ownership (part rent/part buy) e.g. for young people and families
- ☐ Discounted market sale housing (housing sold at a minimum 20% discount below market value, for people who don't currently own a home) e.g. for young people and families
- ☐ None
- ☐ Other

If you answered other, please specify

2. What type of housing do you feel is needed specifically for older residents of East Peckham (if any)? Tick all that apply

- ☐ Almshouses
- ☐ Bungalows
- ☐ Flats
- ☐ Cohousing for older people - a small development of self-contained homes for older people that includes shared spaces e.g. communal vegetable garden
- ☐ Housing with some level of support
- ☐ None
- ☐ Other

If you answered other, please specify

3. What type of open market housing (housing for sale at full market value) do you feel is needed in East Peckham (if any)? Tick all that apply

- ☐ 1 bedroom homes
- ☐ 2 bedroom homes
- ☐ 3 bedroom homes or larger
- ☐ None
- ☐ Other

If you answered other, please specify

4. Use this space for any other comments you may have about housing in East Peckham (include a seperate sheet if required)

THANK YOU. If you are not in housing need, please now return this form in the pre-paid envelope provided. If you need new housing please continue with Section 2.

SECTION 2. YOU ONLY NEED TO COMPLETE THIS SECTION IF YOU HAVE A HOUSING NEED

5. Are you in need of Affordable Housing*?

☐ Yes ☐ No

*Affordable Housing is Housing Association rented housing at 50%-80% of open market rents. Shared ownership (part rent/part buy). Discounted market sale (sold at a minimum 20% discount below market value, for people who don't currently own a home)

6. Are you an older person/household wanting to downsize/move to more suitable housing for your needs?

☐ Yes ☐ No

7. When do you think that you will need new housing?

☐ Now ☐ Within the next 3 years ☐ Within the next 5 years

8. If you currently live in East Peckham do you wish to stay there?

☐ Yes ☐ No ☐ N/A

9. If you live outside of East Peckham do you wish to return/move there?

☐ Yes ☐ No ☐ N/A

10. What is your connection with East Peckham? Please tick all that apply

☐ I currently live in East Peckham and have done so continuously for at least the last 2 years
☐ I have *immediate family living in East Peckham and they have done so for the last 5 years or more
☐ I am in full time or part time *employment in East Peckham
☐ I need to move to East Peckham to take up full time or part time *employment
☐ I need to move to East Peckham to give or receive support to or from an *immediate family member
☐ I provide an important service requiring that I live locally.

*immediate family = mother/father (inc.step parents), sister/brother, adult children, grandparents.
**employment = a minimum of 16 hours per week

11. What is your current housing situation?

☐ Private rented
☐ Renting from Local Authority
☐ Renting from housing association
☐ Shared ownership
☐ Owner occupier
☐ Living with relatives
☐ Other

If other, please specify

12. How many bedrooms does your current home have?

☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5+

13. What type of household will be living in the new accommodation?

☐ Single person ☐ Couple ☐ Family ☐ Other

If other, please specify

14. What size will your household be in the new accommodation (total number of people)?

☐ 1 person	☐ 3 people	☐ 5 people	☐ 7 people
☐ 2 people	☐ 4 people	☐ 6 people	☐ 8 people

Please use the boxes below to state the age and gender of each person who will be living in the new accommodation (include yourself).

15.	Age	**16.**	Gender
Person 1		Person 1	
Person 2		Person 2	
Person 3		Person 3	
Person 4		Person 4	
Person 5		Person 5	
Person 6		Person 6	
Person 7		Person 7	
Person 8		Person 8	

17. Which tenure would best suit your housing need? Indicate any options that apply.

☐ Affordable rented housing	*rent levels are between 50% - 80% of open market rent
☐ Shared ownership	*part rent/part buy. **Deposit required**
☐ Discounted market sale	*For people who don't currently own a home.Purchase with minimum 20% discount below market value **Deposit required**
☐ Open market purchase	*purchase your own home paying full market value
☐ Self-Build	*see your local authority self and custom build register

18. What type of housing would you prefer? Indicate any options that apply

- ☐ Flat
- ☐ House
- ☐ Bungalow
- ☐ Level access accommodation suitable for older persons/persons with disabilities without support
- ☐ Level access accommodation suitable for older persons/persons with disabilities with support e.g. extra care
- ☐ Cohousing for older people - a small development of self-contained homes for older people that includes shared spaces e.g. communal vegetable garden.
- ☐ Other

If other, please specify

19. How many bedrooms would you need in new accommodation?

☐ 1 ☐ 2 ☐ 3 ☐ 4

Please note - If you need affordable rented housing, your local authority housing register allocation policy will determine how many bedrooms you would be eligible for.

20. **Do you or a member of your household have any particular or specialised housing requirements e.g. due to a disability or special need?**

☐ No ☐ Yes

If you answered Yes, please state what they are

21. **Please state the total gross annual income of the household in housing need (joint if a couple). Do not include housing benefit or council tax benefit.**

☐ Under £10,000	☐ £25,000 - £30,000	☐ £50,000 - £60,000
☐ £10,000 - £15,000	☐ £30,000 - £35,000	☐ £60,000 - £80,000
☐ £15,000 - £20,000	☐ £35,000 - £40,000	☐ £80,000 +
☐ £20,000 - £25,000	☐ £40,000 - £50,000	

22. **If you are interested in Shared Ownership or Discounted Market Sale, please tell us how much money you can raise towards a deposit on a new home** (we need this information to assess whether this option might be affordable to you).

23. **Why are you seeking a new home? Tick any that apply**

☐ Current home in need of major repair	☐ Current home too expensive	☐ Current home affecting health	☐ Setting up home with partner
☐ Age/infirmity	☐ Homeless/ threatened with homelessness	☐ To be nearer family	☐ Need smaller home
☐ Need larger home	☐ Disability/ disabled	☐ Access problems	☐ Employment
☐ Private tenancy ending	☐ Retirement	☐ First independent home	☐ Difficulty maintaining current home

If other, please specify

24. **Are you registered on the Tonbridge and Malling Borough Council Housing Register?**

☐ Yes ☐ No

25. **If you are happy to, please complete these details. They will remain confidential to RACE and will not be passed to any third parties (see privacy statement on covering letter).**

Name:

Email, home address or phone number:

Thank you for completing this survey. Please now return it by 17th August in the pre-paid envelope provided. To apply for affordable rented housing you must register on the Tonbridge and Malling Borough Council Housing Register. Go to www.kenthomechoice.org.uk or contact the council on 01732 844522