EAST PECKHAM NEIGHBOURHOOD DEVELOPMENT PLAN

TOPIC PAPER 1

DEMOGRAPHIC AND SOCIO-ECONOMIC PROFILE

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Status: Evidence base - aligned to parish-scaled census data

This Topic Paper provides a detailed analysis of the demographic and socio-economic profile of East Peckham. It highlights how the current demography and demographic projections for East Peckham may impact the village community.

It draws on the 2001, 2011, and 2021 Census and a parish-level population projection for 2026–2061. All census figures are expressed at the **parish boundary level (Output Area (OA) best-fit, E04005096)**, using the confirmed parish population of **3,282 residents and 1,349 households** (2021). Where **Lower Super Output Areas** (LSOA) level source data is used for trend analysis, figures have been proportionally scaled to the parish See the Data Models Topic Paper for full methodology.

1. GEOGRAPHY AND DATA

1.0.1 ONS does not publish full census topic breakdowns at civil parish level. Two geographies are used in this paper:

- **1.0.2 OA best-fit (11 Output Areas):** 3,282 residents, 1,349 households (2021). The canonical NDP figure, confirmed by the ONS OA-to-Parish lookup. Used for all headline statistics.
- **1.0.3 LSOA aggregate (E01024743 + E01024744):** Stable boundaries since 2004 - the only geography consistent across 2001, 2011, and 2021. Raw LSOA counts are scaled by ×0.857 before use in this paper. All figures shown are parish-level estimates.

> **Data note**
> All counts in this Topic Paper are parish-level estimates derived from LSOA source data scaled by the ratio 3,282 ÷ 3,828 = 0.857. Percentage distributions are not affected by this scaling. The 2021 OA best-fit total (3,282) is used as the exact base for 2021 figures; 2011 and 2001 totals are estimated as 3,319 and 3,154 respectively.

2. POPULATION: THE CURRENT PICTURE

2.1 Total Population and Trend

2.1.1 East Peckham civil parish had a population of **3,282 residents** at the 2021 Census (1,635 male, 1,649 female). The population has remained broadly stable across the three census years:

Census Year	Parish population (est.)	Change from previous	Source
2001	3,154	-	LSOA aggregate × 0.857
2011	3,319	+165 (+5.2%)	LSOA aggregate × 0.857
2021	3,282	−43 (−1.3%)	OA best-fit (confirmed)

2.1.2 The modest population decline of 43 persons between 2011 and 2021 is a product of natural change (deaths exceeding births in an older population) partially offset by in-migration. This pattern is consistent

with a mature, semi-rural village that has experienced only limited new residential development since the 1990s.

2.2 Age Structure

2.2.1 The age profile is the defining characteristic of East Peckham's demographics. The table below shows the population in 18 five-year age bands across three census years, all at parish scale.

Age band	2001	2011	2021	Change 2001–2021
0–4	164	168	151	−13
5–9	203	193	185	−18
10–14	201	194	171	−30
15–19	184	216	190	+6
20–24	141	153	135	−6
25–29	132	128	153	+21
30–34	228	149	152	−76
35–39	241	178	155	−86
40–44	245	270	188	−57
45–49	246	279	194	−52
50–54	264	243	285	+21
55–59	217	246	273	+56
60–64	174	258	229	+55
65–69	157	200	210	+53
70–74	135	168	228	+93
75–79	105	129	168	+63
80–84	59	83	117	+58
85+	58	64	98	+40
TOTAL	**3,154**	**3,319**	**3,282**	**−128 over 20 yrs**

2.2.2 Key age structure findings (2021, parish-scaled):

- **Aged 65+:** 821 residents = 25.0% of the parish. Comprising 65–69 (210), 70–74 (228), 75–79 (168), 80–84 (117), 85+ (98).
- **Aged 75+:** 383 residents = 11.7%. The oldest-old cohort, requiring the greatest level of care and support.
- **Aged 85+:** 98 residents = 3.0%.
- **Working age (20–64):** 1,764 residents = 53.8%.
- **Under 20:** 697 residents = 21.2%.

- **Old-Age Dependency Ratio (OADR):** ~465 pensioners (65+) per 1,000 working-age (20–64) residents. This compares to approximately 330 in Tonbridge & Malling Borough and 340–360 across Kent - significantly higher than both benchmarks.

2.2.3 Our largest population cohorts currently sit in the 46–70 age brackets. The "bulge" just below 65 means this senior demographic is set to increase rapidly in the immediate future as they cross the 65+ threshold.

The historical driver

The age profile reflects East Peckham's residential expansion during the 1950s–1980s - when Drage and Westwood Roads, the "Apple" roads, Fell Mead, Stockenbury, Crown Acres, and Golding, Henham and Whitebine Gardens were developed. Many families who moved into these new estates stayed and have grown older together. This has created the distinct, stable senior demographic we see today.

Since the 1990s there has been only limited new residential development, so no significant younger cohort has arrived to balance the profile. The result is the "bulge" visible in the 50–74 age bands: 1,225 residents (37.3% of the total) who will cross the 65+ threshold during the NDP plan period.

2.3 Benchmark Comparison

2.3.1 East Peckham has a significantly older demographic profile than its district and county benchmarks:

Age group	East Peckham 2021	Tonbridge & Malling	Kent	England
Under 20	21.2%	~23%	~23%	~23%
Working age (20–64)	53.8%	~57%	~57%	~58%
Aged 65+	25.0%	~19%	~20%	~18%
Aged 75+	11.7%	~9%	~9%	~8%

2.3.2 East Peckham's 65+ share of 25.0% is approximately 5–6 percentage points higher than the TMBC and Kent averages, and 7 points above the England average.

3. HOUSEHOLD PROFILE

3.1 Number and Size of Households

3.1.1 There were **1,349 households** at the 2021 Census (OA best-fit). Household size distribution (parish-scaled):

Household size	2011	2021	2021 %
1 person	308	322	23.9%
2 people	491	530	39.3%
3 people	220	218	16.2%
4 people	209	195	14.5%
5 people	75	66	4.9%
6 or more	22	19	1.4%

Household size	2011	2021	2021 %
Total	**1,325**	**1,350**	**100%**

3.1.2 Over 63% of all households contain just one or two people. Single-occupancy households account for 23.9% of the total. The high proportion of smaller households reflects both the ageing population and under-occupancy: many older residents continue to live in family-sized homes following the departure of adult children.

3.2 Accommodation Type

Type	2001	2011	2021	2021 %
Detached	375	422	431	32.0%
Semi-detached	522	563	576	42.7%
Terraced	217	250	241	17.9%
Purpose-built flat	84	87	68	5.0%
Converted flat	21	16	10	0.7%
Other flat	13	21	15	1.1%
Mobile/temporary	9	9	8	0.6%
Total households	**1,241**	**1,368**	**1,349**	**100%**

3.2.1 East Peckham is strongly characterised by detached and semi-detached properties (74.7% combined). Flats of any type account for only 6.8% of the stock, compared to a national average of approximately 21%. Only 78 units are flats or apartments in total. This structural undersupply of smaller, more accessible accommodation has direct implications for older residents seeking to downsize, and also younger single people or younger couples seeking smaller accommodation.

3.3 Tenure

Tenure	2001	2011	2021	2021 %
Owned outright	405	506	575	42.5%
Owned with mortgage	538	470	427	31.6%
Shared ownership	13	7	22	1.6%
Social rented (council)	24	22	15	1.1%
Social rented (other)	137	158	144	10.6%
Private rented	73	116	127	9.4%
Other / rent-free	51	46	43	3.2%
Total	**1,241**	**1,325**	**1,353**	**100%**

3.3.1 The most significant tenure trend is the rapid growth in **outright ownership** - from 32.7% in 2001 to 42.5% in 2021 - reflecting the ageing of the mortgage-holding cohort: residents who bought in the 1980s and 1990s have paid off their mortgage loans. Social rented housing (combined) accounts for 11.7% of stock; private renting has grown from 5.9% to 9.4% over the same period.

4. POPULATION PROJECTION 2026–2061

4.1 Method

4.1.1 A **single cohort-component model** is used for all projection years. The model:

- **Base:** 2021 Census age distribution, 18 five-year bands, parish-scaled total 3,282 residents.
- **Survival:** ONS National Life Tables 2020–22 (Persons, England) applied at each five-year step.
- **Fertility:** ONS FM1 Table 10, Age-Specific Fertility Rates, 2020–22 (England and Wales).
- **Migration:** Net +43/yr central (Low scenario +25/yr; High scenario +75/yr).
- **Steps:** Every 5 years from 2021 to 2061. Report years: 2026, 2031, 2041, 2051, 2061.

4.1.2 The cohort-component method was chosen because it applies nationally published demographic rates consistently across the full plan period, producing results that are smooth, traceable to primary sources, and free from method discontinuities.

4.2 Projection Results

Year	Total population	65+ share	65+ count (est.)	Under 20 share	Working age (20–64)
2021 (census)	**3,282**	**25.0%**	**~821**	**21.2%**	**53.7%**
2026 (central)	3,259	23.9%	~779	21.3%	54.8%
2031 (central)	3,256	23.9%	~778	21.8%	54.3%
2041 (central)	3,348	22.6%	~757	23.1%	54.4%
2051 (central)	3,524	18.4%	~648	25.8%	55.8%
2061 (central)	3,758	15.5%	~582	25.9%	58.6%

4.2.1 Scenario range at 2041: Low (constrained growth, +25/yr migration): **2,886** | Central (+50/yr): **3,348** | High (increased growth, +75/yr): **3,810**

Key projection finding

The 65+ share stabilises at approximately 23–25% throughout the plan period 2026–2041 rather than continuing its rapid upward trend from 2001–2021. This reflects the baby-boomer cohort having already entered the 65+ bracket by 2021 and now being subject to higher mortality rates. The absolute count of residents aged 65+ falls slightly from ~821 (2021) to ~757 (2041) before declining further as those cohorts age further. However, approximately 750–820 residents - around 1 in 4 of all residents - will be aged 65+ throughout the NDP plan period. The 75+ and 85+ sub-groups may continue to grow in absolute terms in the near term as the 70–74 cohort (228 persons in 2021) ages into the 75+ bracket.

5. ECONOMIC PROFILE

5.1 Economic Activity

5.1.1 The economic activity table below covers residents aged 16+ (total base 2,728 in 2021):

Economic status	2001	2011	2021	2021 %
Employee (full-time)	996	917	873	32.0%
Employee (part-time)	316	353	366	13.4%
Self-employed	268	344	298	10.9%
Total in employment	**1,580**	**1,614**	**1,537**	**56.3%**
Unemployed	33	62	91	3.3%
Full-time student (active)	45	76	0	0.0%
Inactive: Retired	**340**	**415**	**751**	**27.5%**
Inactive: Student	59	86	82	3.0%
Inactive: Home/family	160	105	124	4.5%
Inactive: Long-term sick	63	59	73	2.7%
Inactive: Other	42	26	70	2.6%

5.1.2 The most striking change between 2011 and 2021 is the near-doubling of **retired residents** from 415 to 751 (+81%). This directly reflects the ageing of the population. By 2021, 27.5% of all adults 16+ were retired - more than 1 in 4. The full-time employment rate has fallen from 37.4% (2001) to 32.0% (2021), partly a reflection of this demographic shift.

5.1.3 Unemployment (91 persons, 3.3%) remains below regional and national benchmarks (TMBC 9.10%, England 13.40% on the Indices of Deprivation (IoD) Employment Deprivation domain). Approximately 11.03% of working-age residents were claiming out-of-work benefits in August 2025, below the England average (15.14%) but marginally above Tonbridge & Malling Borough (10.3%).

5.2 Occupation

5.2.1 Of the 1,531 residents in employment at the time of the 2021 Census:

Standard Occupation Classification (SOC) group	2001	2011	2021	2021 %
1. Managers, directors & senior officials	314	219	290	18.9%
2. Professional occupations	150	251	267	17.4%
3. Associate professional & technical	222	211	191	12.5%
Higher-skilled (SOC 1–3)	**686**	**681**	**748**	**48.9%**
4. Administrative & secretarial	256	220	181	11.8%
5. Skilled trades	186	225	190	12.4%
6. Caring, leisure & other service	90	123	136	8.9%
7. Sales & customer service	108	155	111	7.3%
8. Process, plant & machine operatives	119	114	72	4.7%
9. Elementary occupations	178	159	93	6.1%
Total in employment	**1,623**	**1,677**	**1,531**	**100%**

5.2.2 Nearly half of employed residents work in higher-skilled roles (SOC groups 1–3). The proportion in higher-skilled occupations has grown from 42.3% (2001) to 48.9% (2021). Lower-skilled occupations (process/plant/machine and elementary, SOC 8–9) have declined from 18.3% to 10.8%.

5.3 Qualifications

Level	2001	2011	2021	2021 %
No qualifications	638	617	502	18.4%
Level 1	400	393	287	10.5%
Level 2	517	484	450	16.5%
Apprenticeship	n/a	123	169	6.2%
Level 3	204	321	440	16.1%
Level 4 and above	**391**	**671**	**778**	**28.6%**
Other qualifications	172	110	99	3.6%
Total (16+)	**2,322**	**2,719**	**2,725**	**100%**

5.3.1 Consistent with national trends, qualification levels have risen significantly: the proportion with Level 4 qualifications or above increased from 16.8% (2001) to 28.6% (2021). The proportion with no qualifications has fallen from 27.5% to 18.4%.

5.4 Jobs Density and Local Employment

5.4.1 Jobs density reflects the number of jobs in the local area as a ratio of the working-age population. In East Peckham, jobs density was **59.4%** in 2024 (Business Register and Employment Survey, BRES). This is below both England (77.1%) and Tonbridge & Malling Borough (81.8%), confirming East Peckham's character as a commuter community rather than an employment centre.

5.4.2 There are approximately **943 full-time and 298 part-time jobs** in East Peckham. The sector split is heavily weighted to private sector employment (93.4% vs England 82.1%), with public sector roles at just 6.6% (vs England 17.9%). The proportion of professional, scientific and technical jobs is 4.9%, below England (9.4%) and Tonbridge & Malling Borough (6.6%).

6. HEALTH AND DISABILITY

6.1 Self-Reported Health (2021 Census)

Health status	2011	2021	2021 %
Very good health	1,632	1,602	48.8%
Good health	1,159	1,141	34.8%
Fair health	389	403	12.3%
Bad health	110	105	3.2%
Very bad health	29	32	1.0%
Total	**3,319**	**3,283**	**100%**

6.1.1 83.6% of residents report being in good or very good health. However, 16.5% report fair, bad, or very bad health - above what would be expected for a younger community. Note: 2001 Census measured

Limiting Long-Term Illness (LLTI), not General Health; the two questions are not equivalent and 2001 data is excluded from the health trend analysis.

6.2 Disability and Unpaid Care

6.2.1 Approximately **16% of residents** were classified as disabled under the Equality Act 2010 (having a long-term physical or mental health condition that limits daily activities). This figure, significantly higher than the national average for a rural community, reflects the ageing demographic.

6.2.2 Nearly **1 in 10 residents (9.9%)** provided some form of unpaid care at the time of the 2021 Census. Of these, **3.8% provided 50 or more hours of unpaid care per week**. As the 75+ population grows, demand for unpaid care within families and for statutory support services will intensify.

7. DEPRIVATION AND CONNECTIVITY

7.1 East Peckham scores above average on accessibility deprivation relative to both national and district benchmarks:

Indicator	East Peckham	England avg	TMBC avg	Direction
Department for Transport (DfT) Connectivity Score (0–100)	45.05	64.81	55.35	Lower = more isolated
IoD 2025 Geographical Barriers rank	4,641	17,061 (avg)	9,952 (avg)	Lower rank = more deprived

7.2 The DfT Connectivity Score of 45.05 places East Peckham well below the England average, reflecting limited public transport provision, the rural road network, and distance from major service centres. The IoD Geographical Barriers rank of 4,641 out of approximately 32,000 LSOAs in England confirms that East Peckham is among the quarter most poorly served communities in England for physical access to services.

8. KEY CHALLENGES AND PLANNING IMPLICATIONS

8.1 Ageing Population and Care Demand

8.1.1 With approximately 821 residents aged 65+ (25.0%) and ~383 aged 75+ (11.7%) in 2021, East Peckham already has a significantly older profile than its borough and county context. The plan period to 2041 will see this cohort maintained at broadly similar numbers (~757 aged 65+), with the 75+ and immediately pre-75 cohorts growing as the baby-boomer generation continue through the demographic timeline. Nationally, the 65+ group accounts for 40% of NHS hospital admissions and two-thirds of inpatient bed-days. Local demand for healthcare, domiciliary support, and dementia services will remain elevated throughout the plan period.

8.2 School Capacity

8.2.1 East Peckham Primary School (URN 118290, 130 Pound Road, TN12 5LH) is a community school with no religious character, with a published admission number of 30 places per year (1–form entry) and a total capacity of 210 places across Reception to Year 6. The school's comparator within the same Kent County Council (KCC) admissions planning area is Hadlow Primary School (URN 118273).

8.2.2 A reversing trend – from comfortably undersubscribed to tight: Department for Education (DfE) published school capacity statistics show the school running with a comfortable buffer of 24–52 spare places for over a decade, bottoming out at 158/210 (75.2% full) in 2020/21, then climbing sharply over the following four years to 203/210 (96.7% full) in 2024/25 – just 7 spare places, the tightest in the whole 15-year series.

Academic year	On roll	Capacity	Spare places	% full
2009/10	192	210	18	91.4%
2010/11	186	210	24	88.6%
2011/12	186	210	24	88.6%
2012/13	181	210	29	86.2%
2013/14	186	210	24	88.6%
2014/15	176	210	34	83.8%
2015/16	174	210	36	82.9%
2016/17	163	210	47	77.6%
2017/18	176	210	34	83.8%
2018/19	166	210	44	79.0%
2019/20	**not published (DfE collection disruption)**			
2020/21	**158**	**210**	**52**	**75.2%**
2021/22	164	210	46	78.1%
2022/23	174	210	36	82.9%
2023/24	183	210	27	87.1%
2024/25	**203**	**210**	**7**	**96.7%**

8.2.3 Note on the 2019/20 gap: DfE's published school capacity series has no record for this school for 2019/20, very likely reflecting a known disruption to that year's national data collection round at the onset of COVID-19, rather than an omission in this analysis.

8.3 Admissions Demand – the Oversubscription Signal

8.3.1 The roll figures above show how full the school is, not how many families wanted a place and did not get one. DfE's separate school-level applications and offers dataset records, for each Reception entry year, how many families named the school as their first preference against how many places were actually available.

Reception entry year	Places offered	1st–pref. demand	Demand ratio	Oversubscribed?
2014/15	19	18	0.95	
2015/16	29	27	0.93	
2016/17	23	15	0.65	
2017/18	29	22	0.76	
2018/19	21	20	0.95	
2019/20	26	26	1.00	(exactly full)
2020/21	20	19	0.95	
2021/22	26	24	0.92	

Reception entry year	Places offered	1st–pref. demand	Demand ratio	Oversubscribed?
2022/23	30	30	1.00	(exactly full)
2023/24	**30**	**37**	**1.23**	**Yes**
2024/25	28	28	1.00	
2025/26	**30**	**37**	**1.23**	**Yes**
2026/27	24	23	0.96	

8.3.2 A dateable before/after, not a single-year blip: the Reception application deadline for September entry falls in mid-January of the preceding academic year, so the 2023/24 entry cohort (applications submitted October 2022–January 2023) is the first admissions cycle that could possibly reflect parental awareness of the school's new headteacher, appointed in May 2022. That is precisely the first year the demand ratio jumps to 1.23. The pattern then holds across all three admissions cycles since – 1.23, 1.00, 1.23 – against a 2016–2021 baseline that never once reached 1.00. The DfE admissions data above confirms the 2025/26 Reception cohort recorded 37 first-preference applicants against 30 available places (a demand ratio of 1.23) – the same level of oversubscription as the 2023/24 cycle. On current trends, new Reception-age children arising from further housing in the parish are not guaranteed an in-parish place at the village school, and some would likely need to be educated at schools outside East Peckham. This is a reasonable planning inference from the demand trend set out above, not a settled fact.

8.3.3 A useful comparator: Hadlow Primary School, in the same KCC admissions planning area, moved in the opposite direction over the same period. In 2023/24 – the exact year East Peckham spiked to its highest-ever demand – Hadlow's demand ratio fell to its weakest point in its own series (0.77). If East Peckham's rising demand reflected a general, area-wide effect, both schools would be expected to move together. Instead they moved in opposite directions – consistent with something specific to East Peckham Primary itself, such as the change in leadership, rather than a village-wide effect.

8.3.4 A year-group breakdown of the January 2025 roll was checked against the assumption that spare capacity might be banked in the older year groups who started school during the weaker-demand years. That assumption does not hold: Year 6 – who entered in the leanest demand year (2018/19, ratio 0.95) – is currently tied for the second-largest year group in the school. The school's remaining 7 spare places are spread fairly evenly across year groups, not concentrated at the top of the school, so there is limited scope to absorb additional demand by reorganising existing cohorts.

8.3.5 Beyond the village school itself, capacity across the wider commissioning area is similarly tight. Without significant new development, primary school numbers in the area will very gradually decline; however, every 100 new homes (50% affordable) would be expected to generate demand for 25–35 additional primary school places. KCC's Commissioning Plan for Education Provision in Kent 2026–2030 identifies no spare capacity in the Hadlow and East Peckham commissioning group: Capel Primary is at 208/212 capacity and Mereworth at 203/218. The nearest schools with any headroom cannot readily absorb a large new housing yield without capital infrastructure investment.

8.4 Wider Area Capacity

8.4.1 Without significant new development, primary place numbers in the Hadlow and East Peckham planning group will remain broadly stable rather than decline: KCC's own 11-year forecast holds the group's capacity flat at 60 and shows roll oscillating in a narrow band (a surplus of 5 to a deficit of 2) for the whole 2024/25–2034/35 plan period, settling back to zero by 2034/35 - not the gradual decline sometimes assumed from the under-15 cohort data alone (see Section 4, for the wider demographic trend this should be read alongside).

8.4.2 Every 100 new homes (50% affordable) is estimated to generate demand for approximately 25–35 additional primary school places. This is broadly consistent with DfE's national pupil-yield methodology -

which finds affordable housing generates a higher pupil yield than market housing - though the precise figure has not been independently verified against Kent's own published local multiplier and should be treated as indicative rather than confirmed.

8.4.3 Kent County Council's (KCC) Commissioning Plan for Education Provision in Kent 2026–2030 (approved by Cabinet, 4 December 2025) does not identify "no spare capacity" in the Hadlow and East Peckham planning group; it forecasts a current surplus of 3 places (2024/25), oscillating between small surpluses and deficits (-2 to +5) through to 2034/35. KCC's own assessment is that it will "monitor the situation carefully" but anticipates "sufficient places in neighbouring planning groups to meet the demand" - independently consistent with the combined actual Reception roll of 53 against 60 capacity (surplus of 7, January 2025 census) set out above. Headroom is real but limited, and is forecast to tighten into deficit in several years of the plan period.

8.4.4 Neighbouring planning groups offer little practical relief. In the adjacent Kings Hill planning group (Discovery School, Kings Hill School, Mereworth Community Primary School and Valley Invicta Primary School at Kings Hill - all four sit within this single KCC group, not as separate areas), two of the four schools are confirmed over capacity on the latest DfE figures: Discovery School (636/630, 101%) and Valley Invicta Primary School at Kings Hill (224/210, 107%); Kings Hill School Primary and Nursery is essentially full (419/420, 99.8%); Mereworth itself stood at 207/210 (98.6%) in 2024/25 - not 203/218 as previously stated. KCC's own forecast for this group shows a 2-place deficit by 2028/29, widening to around 30 places from 2031/32 onwards, with a potential need for an additional permanent form of entry later in the plan period.

8.4.5 Capel Primary School sits in a different KCC group again - the Paddock Wood planning group, alongside Paddock Wood Primary School itself - and was at 211/210 (101%, over capacity) in 2024/25, not 208/212 as previously stated. This group is under the most acute pressure of any in the wider area: KCC's own plan records "significant housebuilding in recent years" driving forecast deficits "throughout the Plan period," reaching close to 50 places by the early 2030s, and confirms a new primary school is being established in Paddock Wood specifically to meet that town's own demand from 2028-29 onwards - confirming this new school has no spare capacity to offer East Peckham and was never intended to.

8.4.6 Taken together: no primary school within practical reach of East Peckham currently has comfortable spare capacity, several are already over their published capacity, and the one new school being delivered in the wider area (Paddock Wood) is earmarked for a different town's own housing growth. The nearest schools with any headroom cannot readily absorb a significant new housing yield in East Peckham without capital infrastructure investment.

8.4.7 Source: Department for Education official statistics published via Explore Education Statistics – "School capacity" 2024/25 release; "Primary and secondary school applications and offers" 2026/27 release (school-level dataset); "Schools, pupils and their characteristics" 2024/25 release. Cross-checked against Get Information About Schools (GIAS); Kent Commissioning Plan for Education Provision in Kent 2026–2030 (KCC Cabinet, 4 December 2025).

8.5 Housing Mismatch

8.5.1 74.7% of housing stock is detached or semi-detached, with only 6.8% being flats or smaller accessible units. Over 80% of households are assessed as under-occupied (more bedrooms than the government standard for that household size). If older residents wish to downsize they face a structural absence of suitable, high-quality local retirement properties. There is a clear policy imperative to provide specialist and accessible housing that enables older residents to remain in their community and downsize should they so wish.

8.6 Employment and Local Economy

8.6.1 Jobs density (59.4%) is well below the district (81.8%) and national (77.1%) averages, confirming that most working residents commute out of the parish. The rapid growth in retirees (751 in 2021, up from 415 in 2011) will reduce the employed population further. The village economy benefits from a high proportion

of professional and managerial workers whose skills and spending remain locally available, but who depend on car-based access to employment centres.

8.7 Transport and Accessibility

8.7.1 A DfT Connectivity Score of 45.05 (below both England and TMBC averages) and an IoD Geographical Barriers rank indicating the quarter most poorly served communities confirm that East Peckham's rural location and limited public transport create significant access challenges. As a greater proportion of residents pass the age threshold for driving reduction or cessation, the demand for accessible local services, public transport, and community transport provision will grow. *See Topic Paper 6 for the full transport analysis.*

8.8 Village Finances

8.8.1 A higher proportion of elderly residents qualify for single-person Council Tax discounts or full exemptions, reducing the tax base available to the Parish Council. Increased maintenance demands on assets and services for an older community will compound this fiscal pressure over the plan period and may have implications for the Parish Precept.

9. SUMMARY

9.1 East Peckham faces demographic challenges at multiple levels. The table below summarises the key evidence and implied planning considerations:

Issue	Evidence	Planning consideration
Ageing profile	25.0% aged 65+; OADR 465 per 1,000	Accessible and specialist housing; local services; community transport
Stable 65+ count to 2041	65+ projected ~757 in 2041 (was ~821 in 2021)	No sharp inflection expected in plan period; sustained elevated demand for support services
Growing 75+ sub-group	75+ were 383 in 2021; 70–74 cohort of 228 approaching this threshold	Healthcare capacity; independence; domiciliary support; dementia-friendly design; walking routes and active transport
Housing mismatch	Only 6.8% flats; 80%+ households under-occupied	Downsizing provision; specialist retirement housing; accessible design standards
Primary School capacity	No surplus local primary capacity	Any significant new development requires primary education solution to be demonstrated upfront
Car dependency	90.7% of households have at least one car	Low public transport connectivity constrains car-free development options
Qualifications rising	Level 4+ up from 16.8% (2001) to 28.6% (2021)	Growing professional population; need for quality broadband and home working infrastructure
Jobs density low	59.4% vs 77.1% England	Village is primarily residential; employment policy should focus on home working and local enterprise rather than large-scale employment allocation
Precept and parish finances	42.5% of homes owned outright; higher proportion of	Parish Council should model precept implications of demographic shift; consider

Issue	Evidence	Planning consideration
	elderly households eligible for single-person Council Tax discount; increased maintenance demand on parish assets	long-term financial planning for asset maintenance and service delivery as the dependency ratio rises
Supporting independent living	16% of residents classified disabled (Equality Act); 9.9% providing unpaid care; only 6.8% accessible flat stock; no local GP surgery	Policy support for specialist and accessible housing; enable domiciliary care access; community transport provision; accessible design standards to enable older residents to remain in the village
Attracting and retaining younger families	Under-20 population (21.2%) below national average (~23%); working-age share 53.8% vs 58% England; limited affordable housing stock	Meaningful affordable housing provision; community facilities; child care and school capacity

9.0.2 Data sources: ONS Census 2001, 2011, 2021 (Nomis API); ONS Business Register and Employment Survey 2024; ONS Indices of Deprivation 2025; DfT Connectivity Scores 2024; KCC Education Commissioning Plan 2026–2030.

9.0.3 Population projection: single cohort-component model, ONS National Life Tables 2020–22, ONS FM1 Table 10 2020–22. Script: run_projection.py, East Peckham NDP Data Model.

9.0.4 All census counts are parish-level estimates: LSOA aggregate × 0.857 (ratio 3,282 ÷ 3,828). 2021 totals use the confirmed OA best-fit figure (3,282 residents, 1,349 households).

9.0.5 Source: Office for National Statistics, licensed under the Open Government Licence v3.0. Contains National Statistics data © Crown copyright and database right 2023.