TOPIC PAPER 1 OF 7 · POSTER 1 OF 2

Demographics

Who lives in East Peckham, and how that is changing

The 2021 Census and a parish population projection show a village that is stable in size but ageing faster than the borough or the county.

1

3,282

residents, 2021 Census

A stable village of about 3,300 people

The population was 3,154 in 2001, 3,319 in 2011 and 3,282 in 2021. Deaths now slightly outnumber births, offset by people moving in. Very little has been built since the 1990s.

2

25%

aged 65+ (821 people)

One in four residents is aged 65 or over

That compares with about 19% across Tonbridge and Malling, 20% in Kent and 18% in England. East Peckham has one of the oldest age profiles in the district.

3

383

residents aged 75+ (11.7%)

The oldest groups are growing fastest

98 residents are aged 85 or over. The 70 to 74 group (228 people) is the largest single older cohort and is now moving into the 75+ bracket, where care needs are greatest.

4

1,225

residents aged 50 to 74 (37%)

A large wave is about to cross 65

Families who moved into the 1950s to 1980s estates (Drage Road, Westwood Road, the Apple roads, Fell Mead, Stockenbury, Crown Acres) have grown older together. Many will turn 65 during the plan period.

5

31%

aged 65+ in 2041 (projection v2.0, central)

By 2041 nearly a third will be over 65

The parish projection (version 2.0, July 2026) gives a central population of 3,402 in 2041, with 1,057 residents aged 65 or over, 584 aged 75 or over and 181 aged 85 or over.

Read the full topic paper on the Parish Council website: **eastpeckham-pc.gov.uk**, Neighbourhood Plan pages. Ask a committee member today.

Our Village · Our Voice · Our Plan

Figures are from the topic paper unless stated. Nothing has been decided. Residents have the final say in a referendum.

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6

465

people aged 65+ per 1,000 of working age

Far more pensioners per worker than the borough

Tonbridge and Malling as a whole has about 330. A higher ratio means more demand for health, care and transport support from a smaller working-age base.

7

751

retired adults, up from 415 in 2011

Retired residents nearly doubled in ten years

More than one in four adults (27.5%) is retired. Full-time employment has fallen from 37% of adults in 2001 to 32% in 2021.

8

59%

jobs density (England 77%)

Most people work outside the parish

Jobs density is 59% against 77% for England, so most working residents commute out, and many work from home. The mix of local jobs has shifted towards managerial, professional and technical roles since 2001.

9

16%

residents disabled under the Equality Act

Health and care needs are above average

Nearly one in ten residents (9.9%) provides unpaid care, and 3.8% give 50 hours or more a week. 16.5% report fair, bad or very bad health.

10

203/210

places filled at East Peckham Primary

The village school is nearly full

Spare places fell from 52 in 2020/21 to 7 in 2024/25, and Reception was oversubscribed in two of the last three years (37 first choices for 30 places). Every 100 new homes could need 25 to 35 more primary places.

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