# AREA PROFILE: GREENHITHE AND SWANSCOMBE

DECEMBER 2025
PLANNING SERVICES

# DARTFORD
BOROUGH COUNCIL

# AREA PROFILE

## CONTENTS

## INTRODUCTION

This profile summarises a range of population data for the wards of Greenhithe & Knockhall and Swanscombe in Dartford Borough. Both wards are represented by Swancombe and Greenhithe Town Council.

As the ward boundaries changed in 2019, direct comparisons to earlier time periods should not be made.
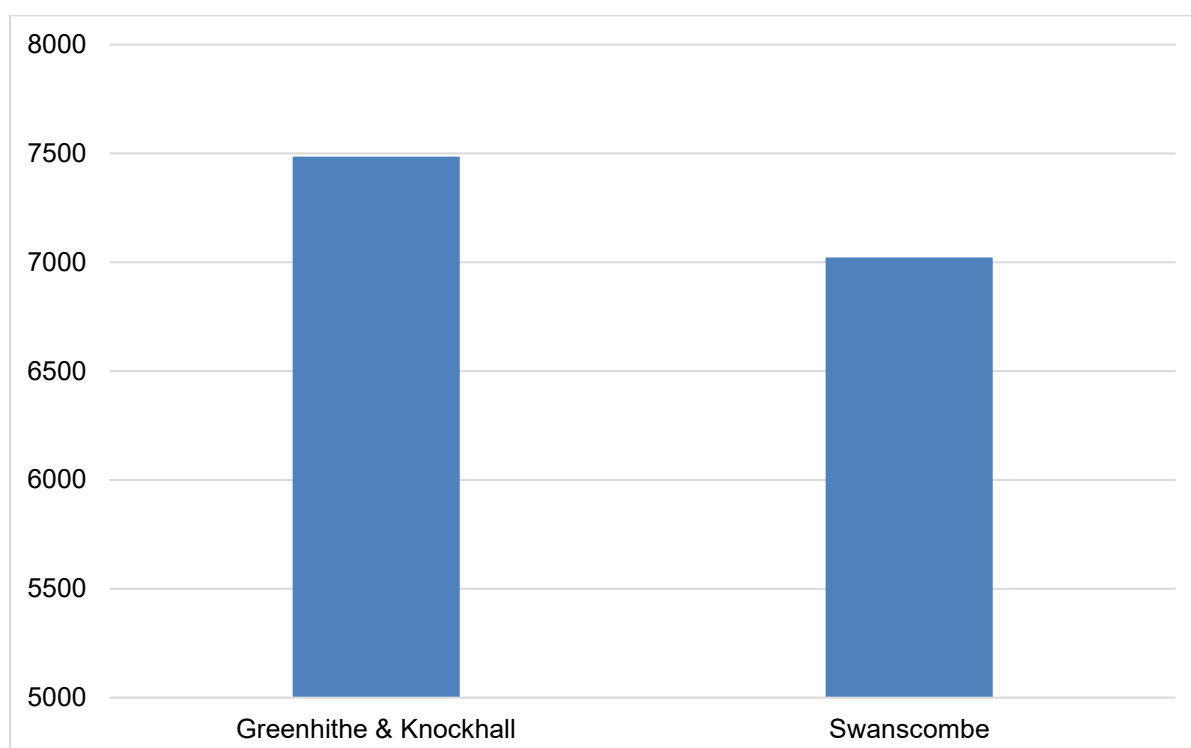
## SUMMARY

- Greenhithe & Swanscombe has an above average young population, with 71.3% of the population under 50 years old.

- Population density is higher than the Borough average at 34 persons per hectare compared to 16 persons per hectare in Dartford overall.

- The rate of unemployment is higher than the Borough average of 3.1%, sitting at 4.1% in Greenhithe & Swanscombe.

- Terraced properties are most common, representing 39.5% of the housing stock, with purpose-built flats making up 27.8% and semi-detached properties are 21.7%. Overall, 57% of dwellings are owner occupied.

- Almost 18% of households in Greenhithe & Swanscombe do not own a car or van.
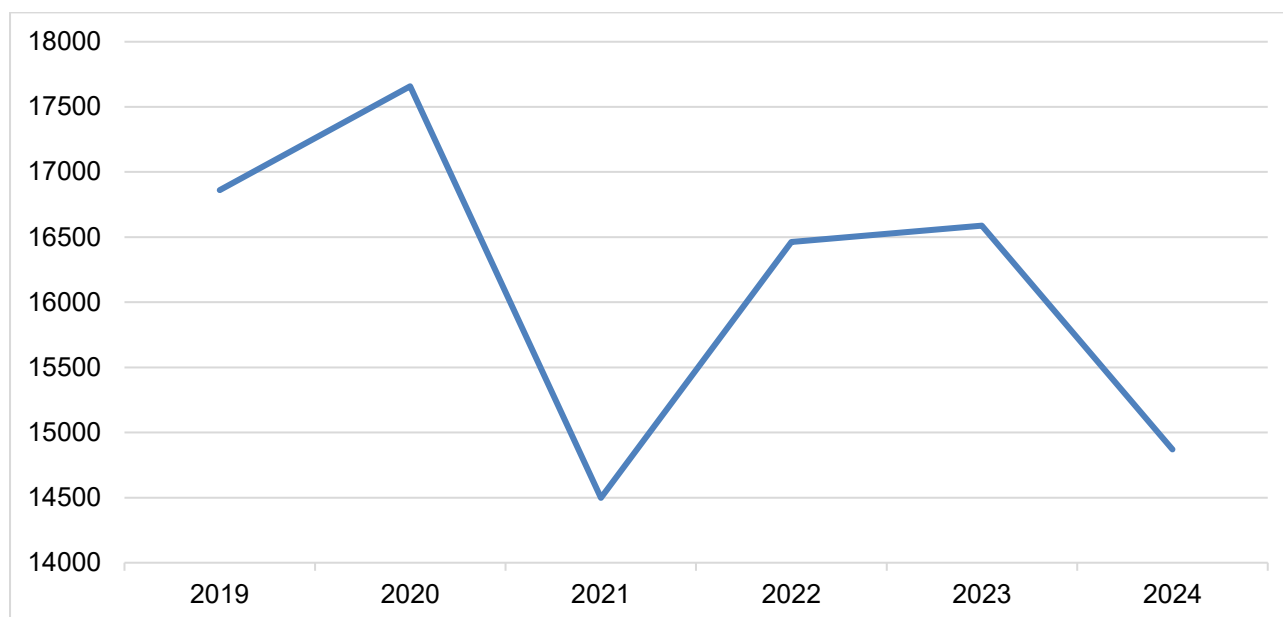
## POPULATION

In 2021, Greenhithe & Swanscombe had a population of 14,507 people. This comprised of 7,153 males and 7,354 females, representing a 49.3% and 50.7% split respectively.

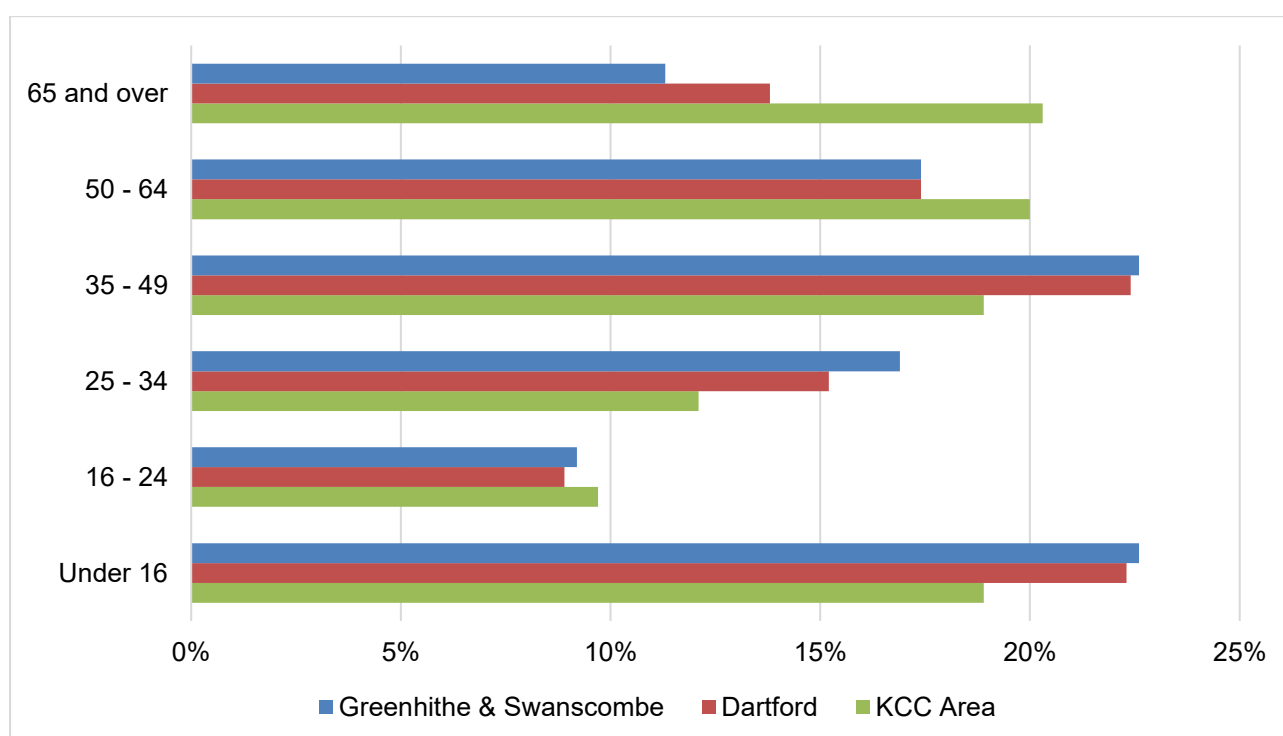**Chart 1: Population by ward within Greenhithe & Swanscombe, 2021**



Source: ONS – 2021 Census (TS008)

**Chart 2: Estimated population of Greenhithe & Swanscombe, mid-2019 to mid-2024**



Source: ONS – Mid-year Population Estimates

## AGE PROFILE

**Chart 3: Age profile of Greenhithe & Swanscombe, 2021**



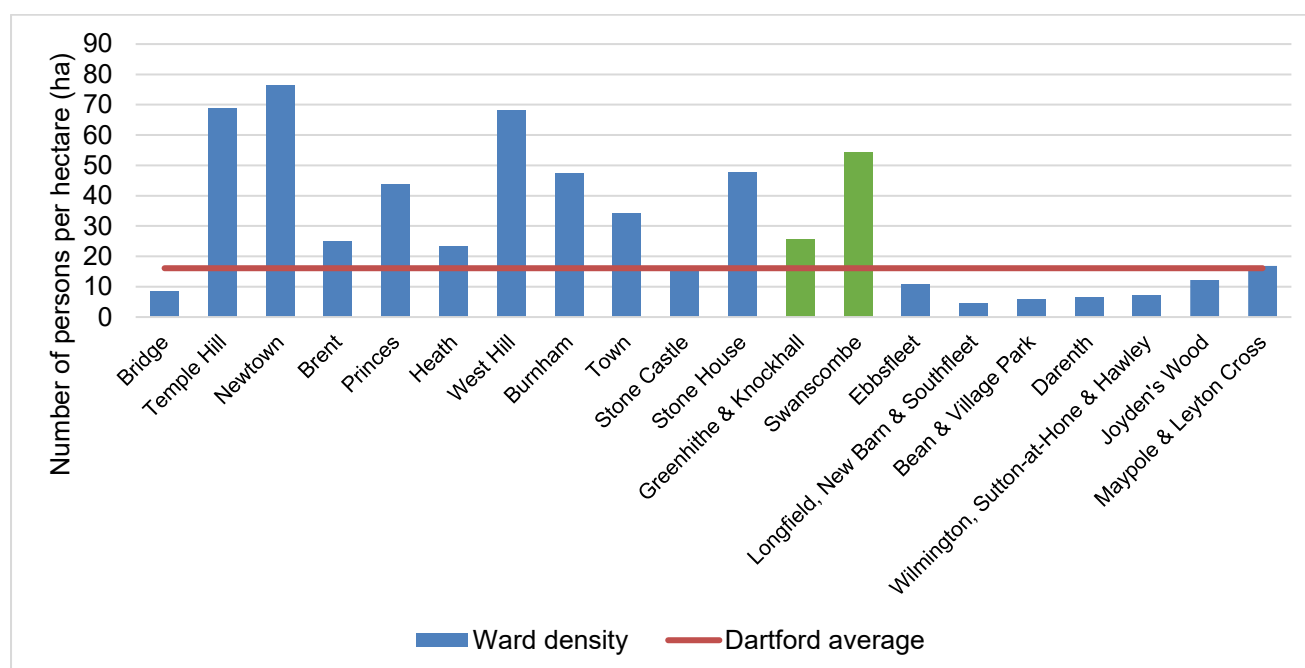Source: ONS – 2021 Census (TS007B)

## POPULATION DENSITY

Greenhithe & Swanscombe has a population density of 34.3 persons per hectare, compared to the Borough average of 16.1 persons per hectare.

**Table 1: Population density, 2021**

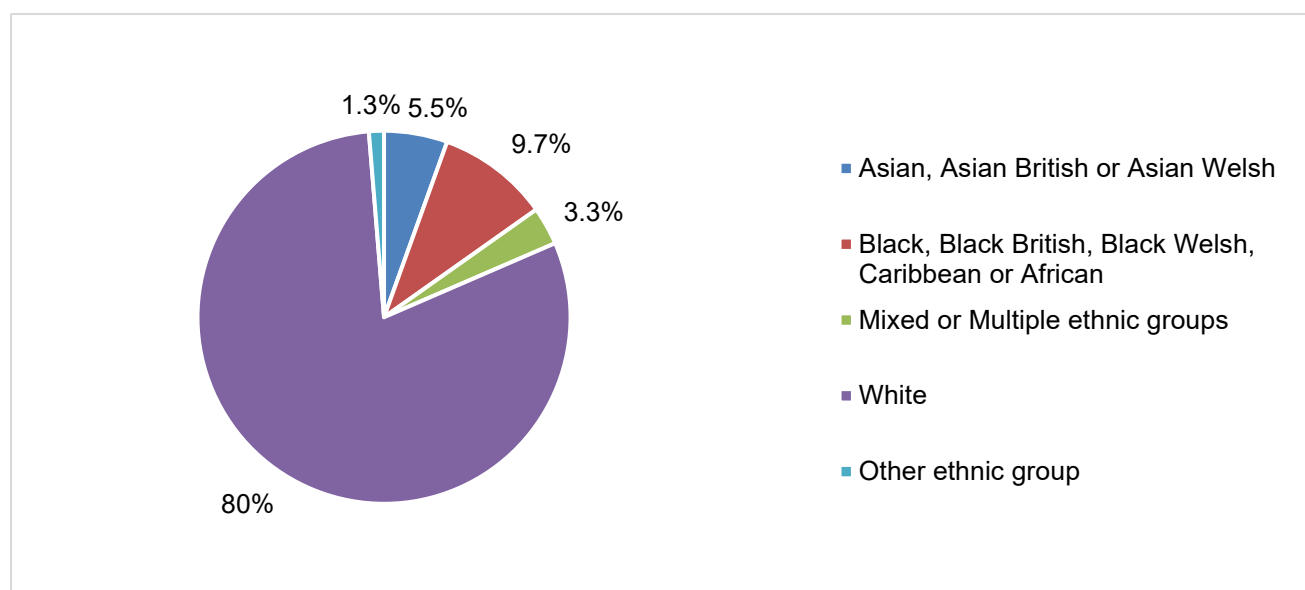| Greenhithe & Swanscombe | | Dartford | | KCC Area | |
|---|---|---|---|---|---|
| Area (ha) | Density (persons per ha) | Area (ha) | Density (persons per ha) | Area (ha) | Density (persons per ha) |
| 422.6 | 34.3 | 7,273.3 | 16.1 | 354,437.1 | 4.4 |

Source: ONS – 2021 Census

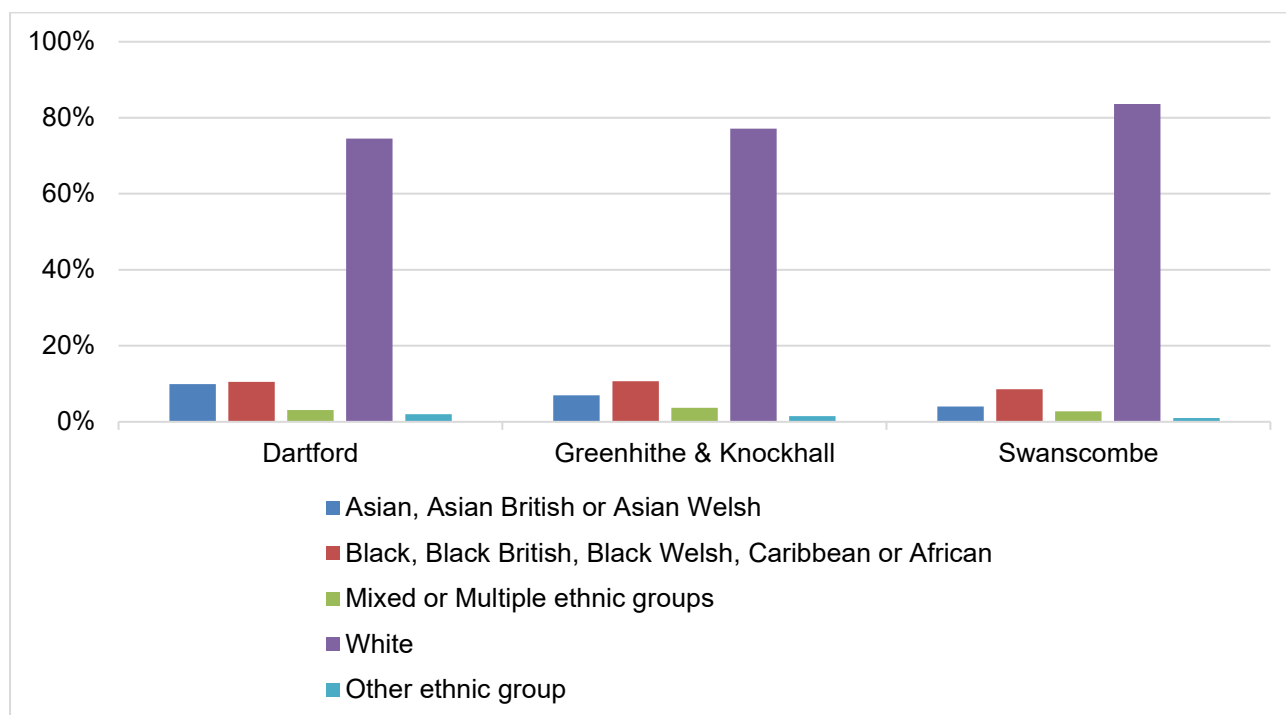**Chart 4: Population density by ward, 2021**



**ETHNICITY**

**Chart 5: Ethnic groups in Greenhithe & Swanscombe, 2021**



Source: ONS – 2021 Census (TS021)

**Chart 6: Ethnic groups by ward in Greenhithe & Swanscombe and Dartford Borough, 2021**
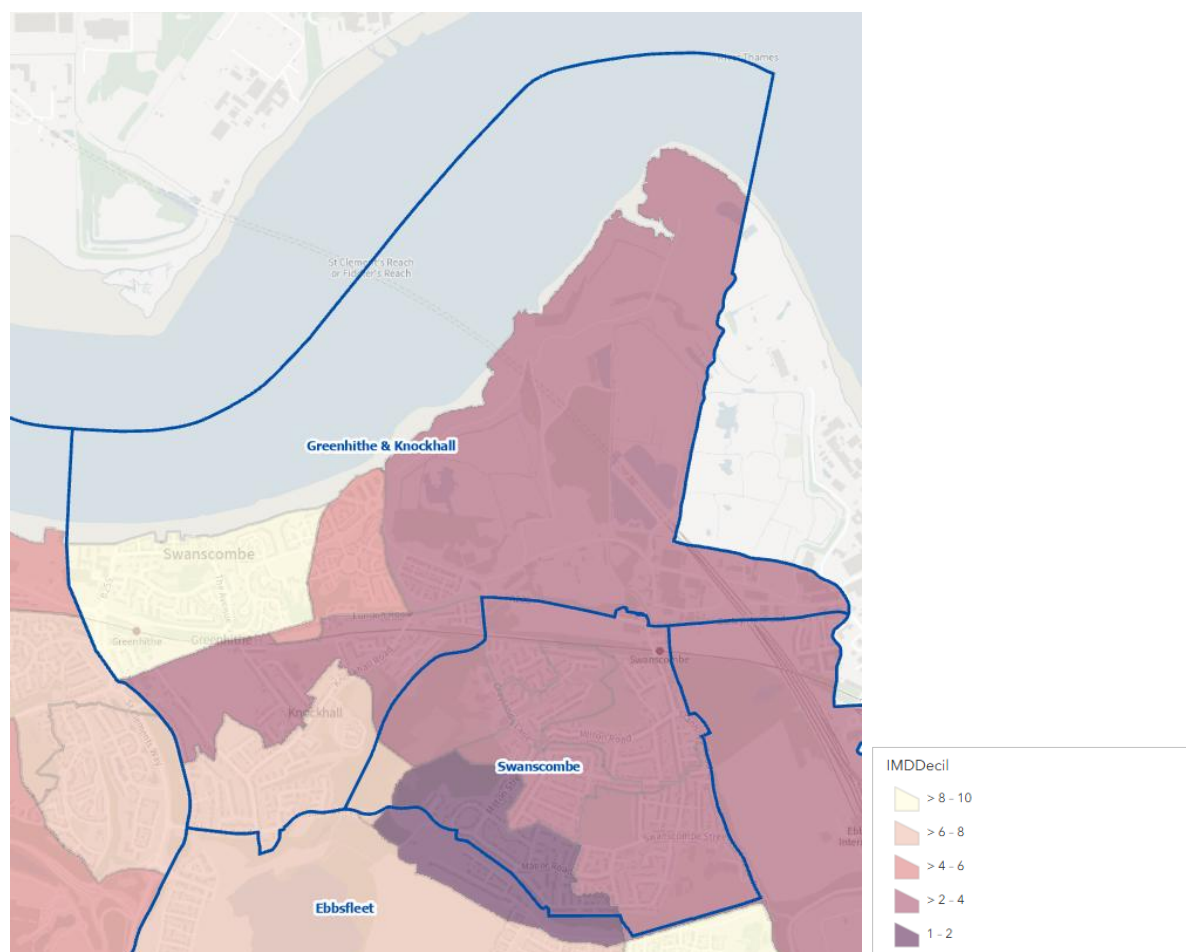


Source: ONS – 2021 Census (TS021)

## DEPRIVATION

The Indices of Multiple Deprivation (IMD) provides data to a localised scale in terms of the most and least deprived neighbourhoods. In 2025 the updated IMD was published, superseding the 2019 IMD.

Neighbourhoods are called a 'Lower-layer Super Output Area' (LSOA) and have an average population of 1,500 people. In Dartford, there are 67 such neighbourhoods and these do not align with electoral ward boundaries.
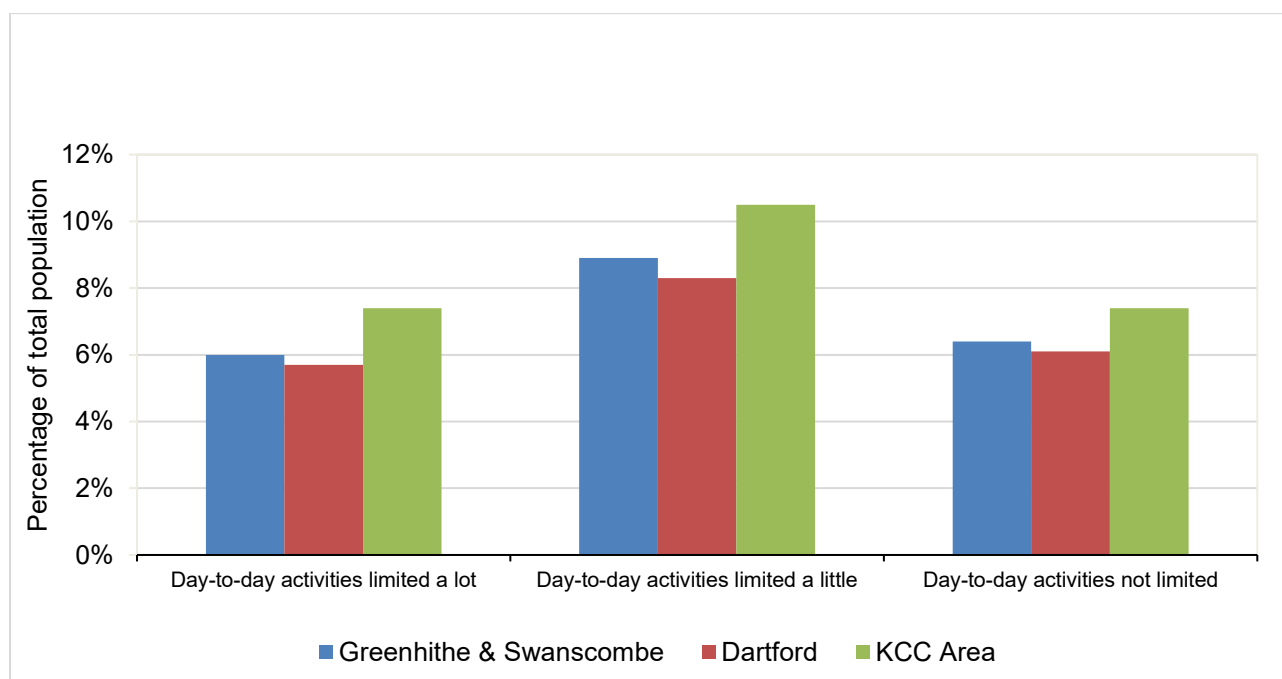
Overall, Greenhithe is within the 70-80% least deprived neighbourhoods nationally. However, much of Swanscombe is 70-90% more deprived than all English neighbourhoods.

**Figure 1: IMD deciles for LSOAs in Greenhithe & Swanscombe, 2025**



## HEALTH AND DISABILITY

**Chart 7: Population with long term health condition or disability, 2021**



Source: ONS – Census 2021 (TS038)

## ECONOMY

### EMPLOYEES & HOURS WORKED

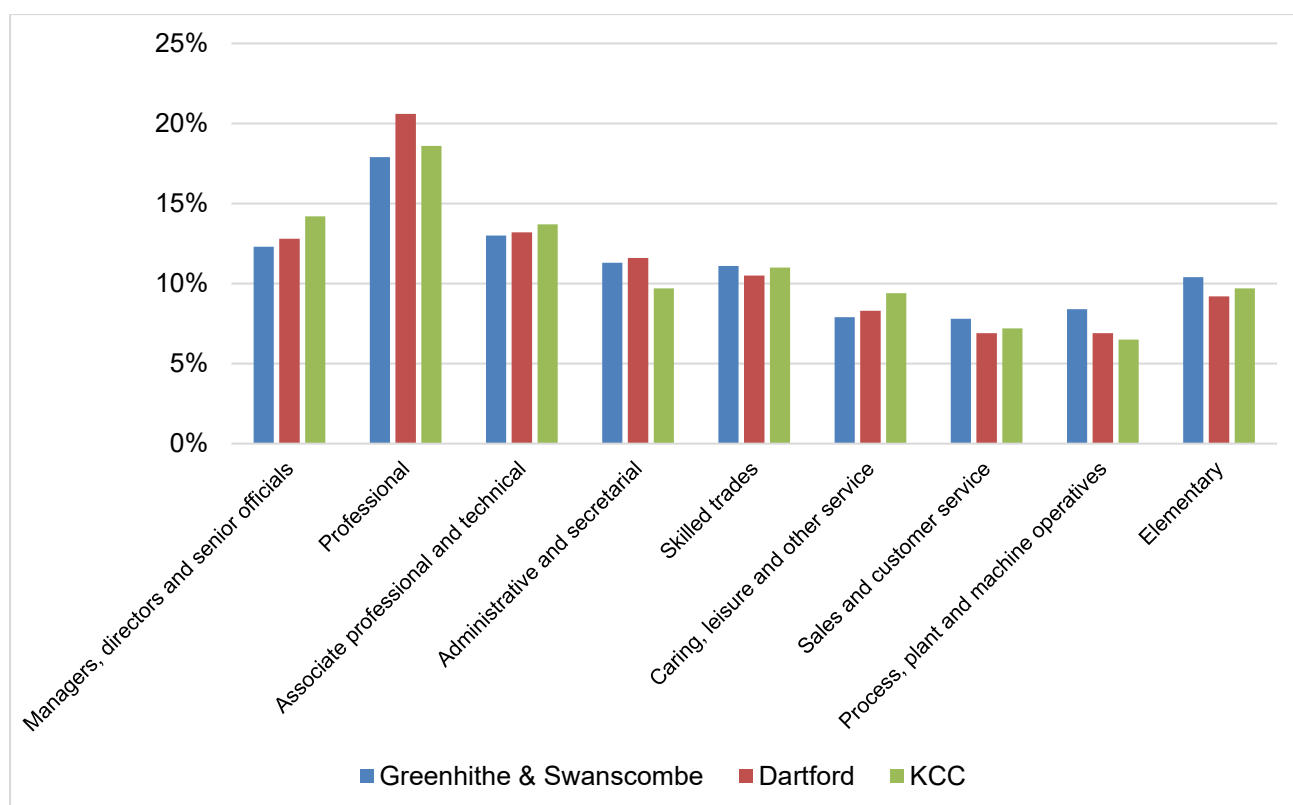Greenhithe & Swanscombe makes up 12.8% of the total employee jobs in the Borough.

**Table 2: Economically active population, 2021**

| | Greenhithe & Swanscombe | | Dartford | | KCC Area | |
|---|---|---|---|---|---|---|
| | **Count** | **% of Total** | **Count** | **% of Total** | **Count** | **% of Total** |
| **Total** | 7,505 | | 58,822 | | 728,618 | |
| **Full Time** | 5,618 | 74.9% | 43,697 | 74.3% | 510,265 | 70.0% |
| **Part Time** | 1,887 | 25.1% | 15,125 | 25.7% | 218,353 | 30.0% |

Source: ONS – 2021 Census (TS059)

### EMPLOYMENT BY OCCUPATION

**Chart 8: Percentage of residents (aged 16+) by employment occupation, 2021**



Source: ONS – 2021 Census (TS063)

The charts below further break down the proportion of residents in different occupation groups.

**Chart 9: 'White collar' occupations by ward in Greenhithe & Swanscombe, 2021**



Source: ONS – 2021 Census (TS063)

**Chart 10: 'Blue collar'/service occupations by ward in Greenhithe & Swanscombe, 2021**



Source: ONS – 2021 Census (TS063)

## UNEMPLOYMENT

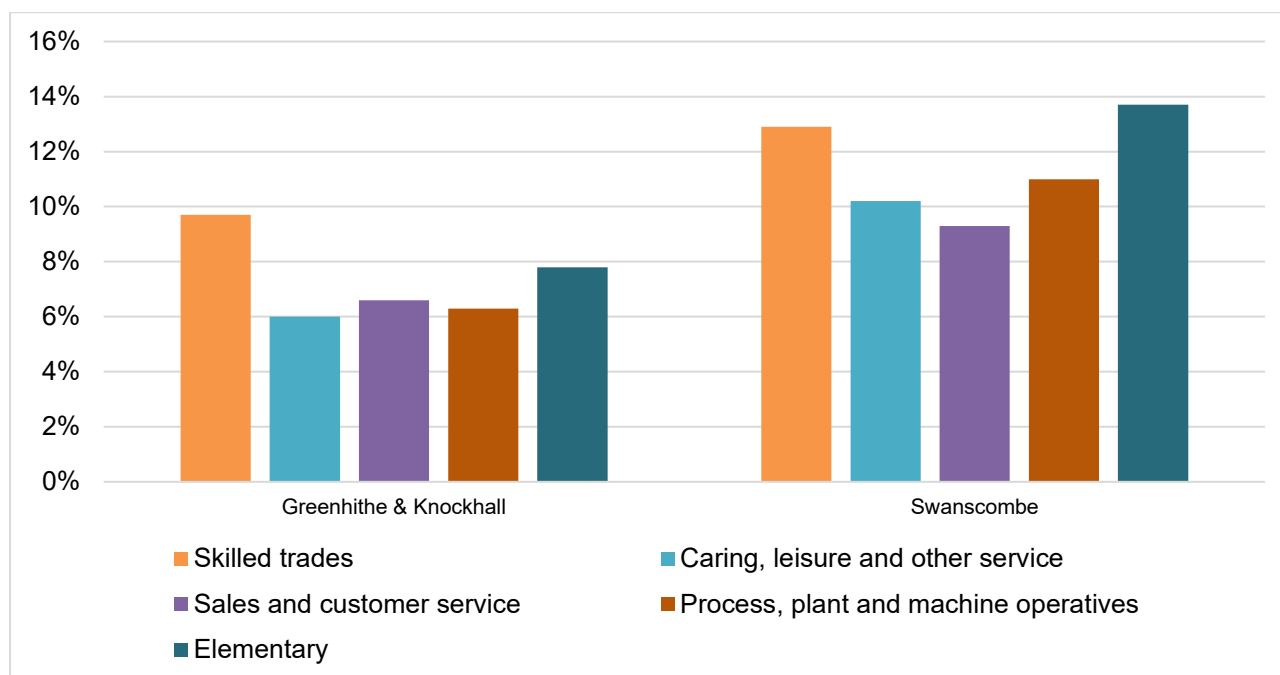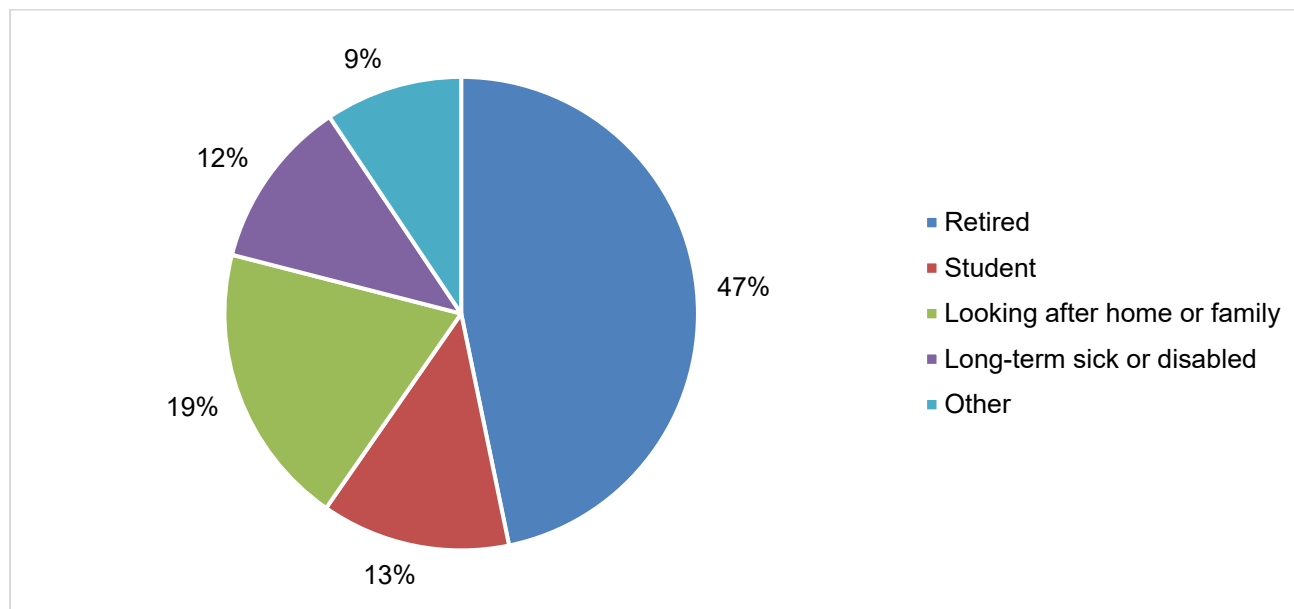Of all usual residents aged 16 years and over in Greenhithe & Swanscombe, 3,300 people (29.4%) were economically inactive in the 2021 Census. The reasons are shown below.

**Chart 11: Reasons for economic inactivity in Greenhithe & Swanscombe, 2021**



Source: ONS – 2021 Census (TS066)

Kent County Council compiles data on unemployment rates at the district and ward levels. The figures are taken from the monthly Claimant Count from the Office for National Statistics, which records the number of people who are unemployed and claiming Jobseekers Allowance or out of work and claiming Universal Credit at local Job Centre Plus offices.

**Table 3: Average unemployment rate in 2024**

| Greenhithe & Swanscombe | Dartford | KCC Area |
|---|---|---|
| 4.1% | 3.1% | 3.4% |

Source: Kent Analytics – Ward Unemployment Bulletin

## METHOD OF TRAVEL TO WORK

The Office for National Statistics (ONS) collected Census 2021 responses during the coronavirus (COVID-19) pandemic, a period of unparalleled and rapid change; the national lockdown, associated guidance and furlough measures. As a result, these factors will have affected the travel to work topic, therefore extra caution should be taken when interpreting the below figures.

**Chart 12: Method of travel to work, 2021**



Source: ONS – 2021 Census (TS061)

## HOUSING

## TYPES
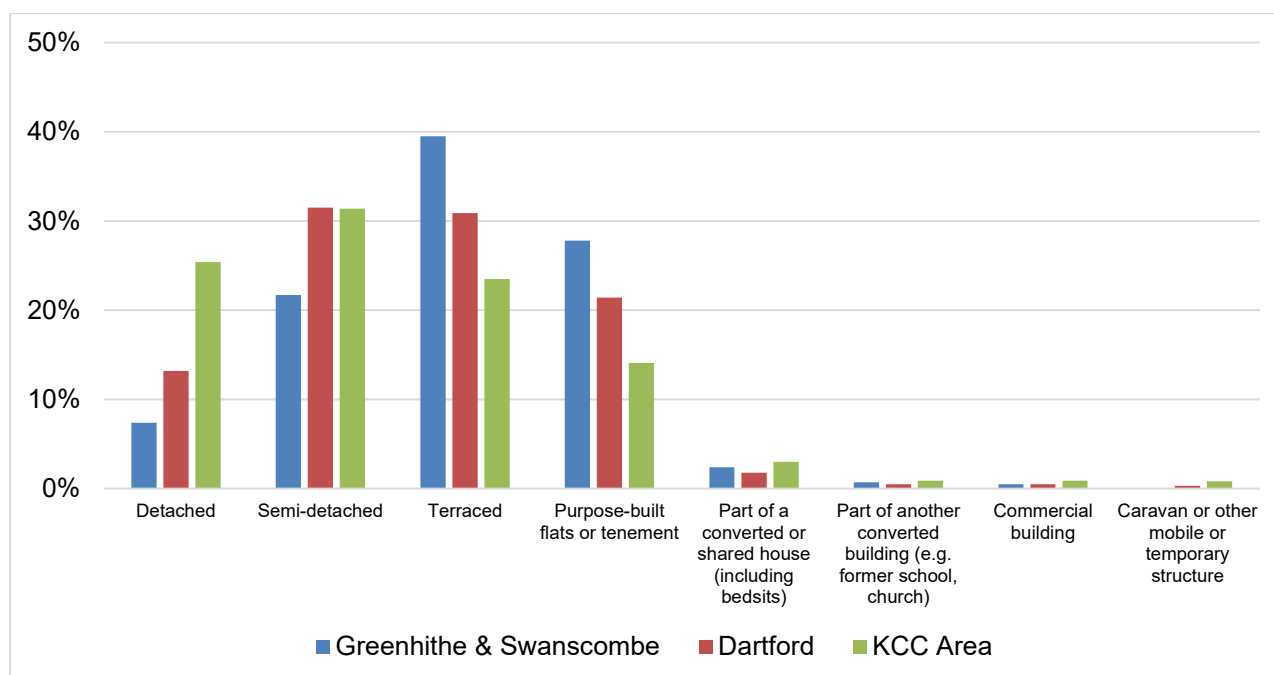
In 2021, there were 5,865 households in Greenhithe & Swanscombe. The types of properties are shown below.
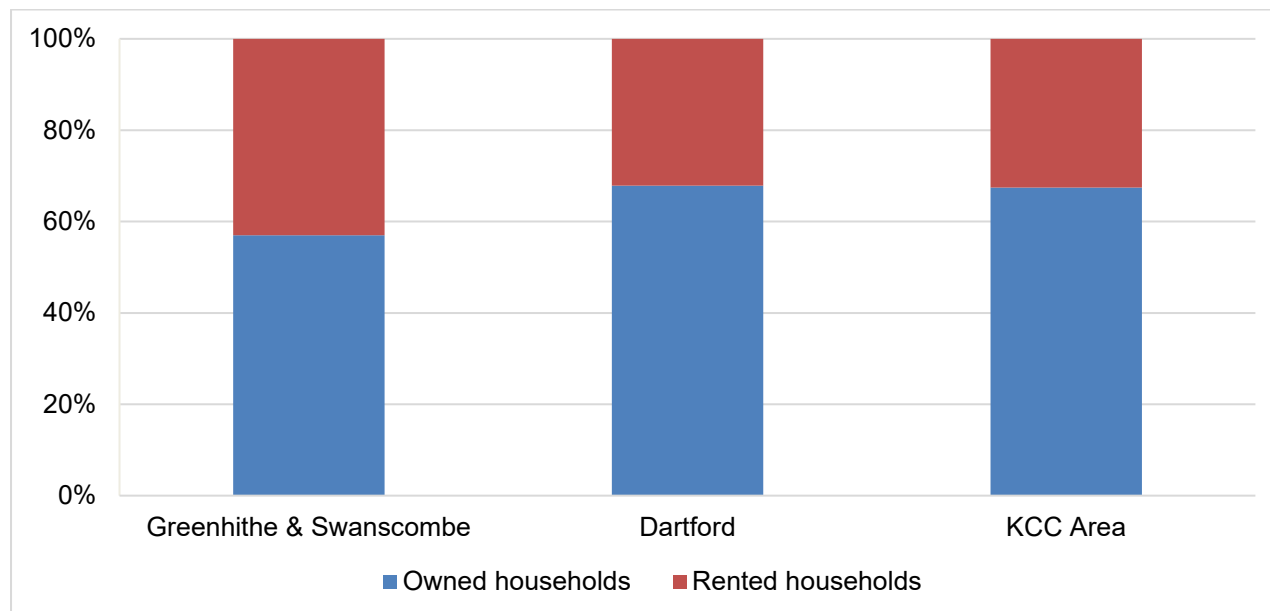
**Chart 13: Types of housing, 2021**



Source: ONS – 2021 Census (TS052)

## TENURE

57% of households in Greenhithe and Swanscombe are owner occupied. Rented households consist of social rented and private rented or living rent free.

**Chart 14: Housing by tenure type, 2021**



Source: ONS – 2021 Census (TS054)

## HOUSEHOLD SIZE & OCCUPANCY RATING

8.2% of households in Greenhithe and Swanscombe have fewer rooms than required, and 6.3% have fewer bedrooms than required. This implies that those households are overcrowded.

**Table 4: Household size and occupancy ratings, 2021**

| | Greenhithe & Swanscombe | | Dartford | | KCC Area | |
|---|---|---|---|---|---|---|
| | **No.** | **% of Total** | **No.** | **% of Total** | **No.** | **% of Total** |
| **All Households** | 5,865 | | 45,696 | | 648,393 | |
| **Average household size (persons)** | 2.5 | | 2.5 | | 2.4 | |
| **Occupancy rating (rooms) of -1 or less**[1] | 482 | 8.2% | 3,401 | 7.4% | 34,764 | 5.4% |
| **Occupancy rating (bedrooms) of -1 or less** | 372 | 6.3% | 2,581 | 5.6% | 23,093 | 3.6% |

Source: ONS – 2021 Census (T2017, TS052, TS053)

---

[1] Occupancy rating measures whether a household is overcrowded, ideally occupied or under-occupied. A rating of -1 or less indicates that a household has fewer rooms than required (overcrowded). The number of rooms is taken from Valuation Office Agency (VOA) administrative data.
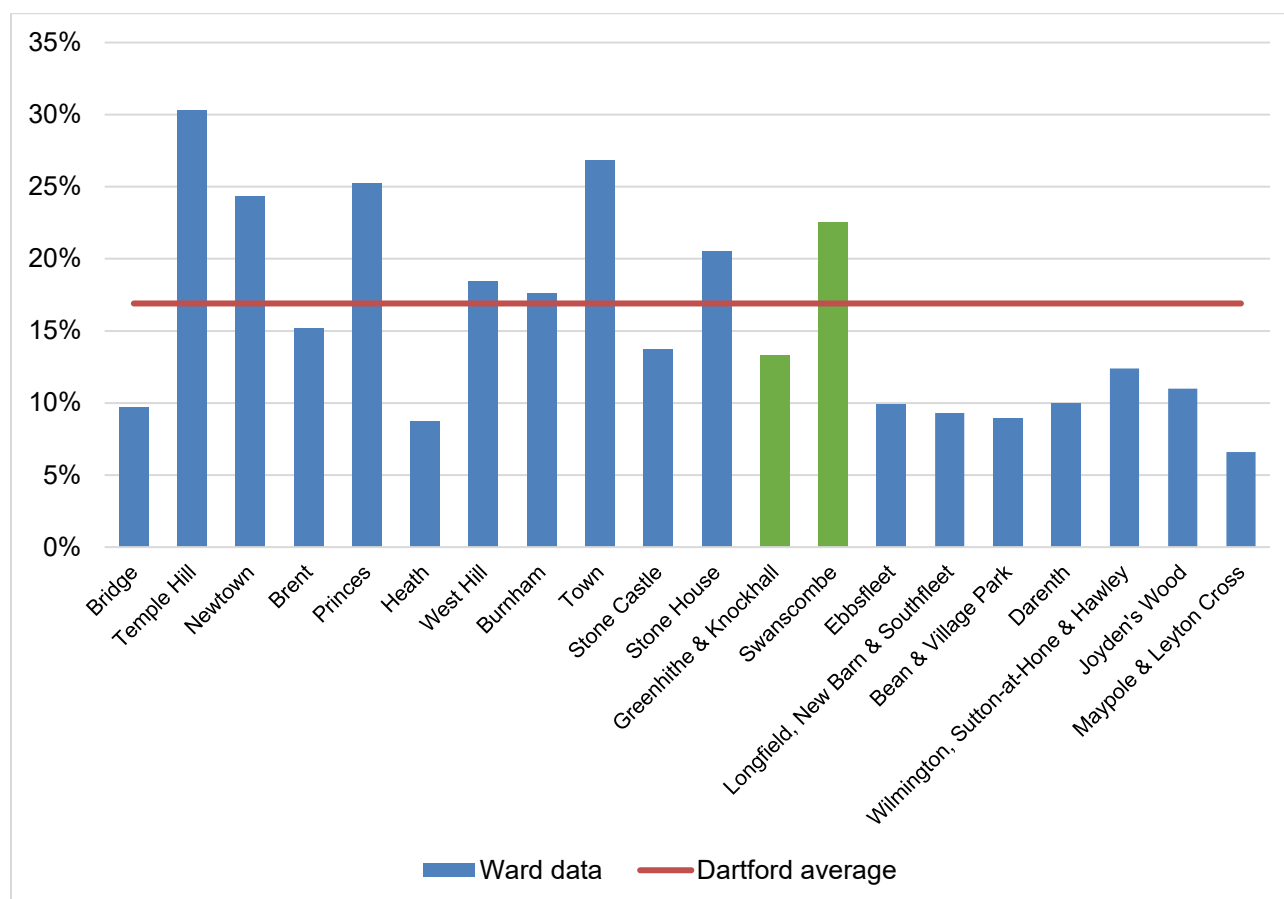
## HOUSEHOLD AMENITIES

**Table 5: Household amenities, 2021**

| | Greenhithe & Swanscombe | | Dartford | | KCC Area | |
|---|---|---|---|---|---|---|
| | No. | % of Total | No. | % of Total | No. | % of Total |
| **All Households** | 5,865 | | 45,696 | | 648,393 | |
| **Has central heating** | 5,773 | 98.4% | 45,073 | 98.6% | 639,907 | 98.7% |
| **No car or van in household** | 1,032 | 17.6% | 7,700 | 16.9% | 113,321 | 17.5% |

Source: ONS – 2021 Census (TS045, TS046)

The chart below shows the various levels of car ownership in wards across the Borough against the Dartford average.

**Chart 12: Percentage of households with no car or van by ward, 2021**

## PLANNING & INFRASTRUCTURE

## DEVELOPMENT PLAN DESIGNATIONS

| | |
|---|---|
| **2** | **Strategic Allocations** Knockhall Road, Greenhithe; Alkerden and Ashmere. |
| **6.78 ha** | **Green Belt (GB) & Protected Local Green Space (PLGS)** 0ha GB + 6.78ha PLGS |
| **2** | **District / Local Centres** Craylands Lane/Milton Street; High Street (Swanscombe) |
| **56.9 ha** | **Borough Open Space** |
| **4** | **Identified Employment Areas** Galley Hill Road; London Road; Manor Way; Northfleet |
| **1** | **Conservation Area** Greenhithe |
| **0** | **Ancient Woodland** |
| **29** | **Listed Buildings** |
| **0** | **Scheduled Monuments** |

## COMMUNITY INFRASTRUCTURE LEVY

The Community Infrastructure Levy (CIL) is a charge on development that allows Dartford Borough Council to raise and pool contributions from developers towards the funding of a wide range of infrastructure. The Council introduced its CIL charging scheme on 1 April 2014.

A limited (nationally set) portion of Dartford's CIL receipts are transferred towards the local neighbourhood level, for appropriate smaller projects. CIL Regulations require that 15% of CIL receipts received from development within a local parish/town council area is transferred by the Council to those parish/town councils
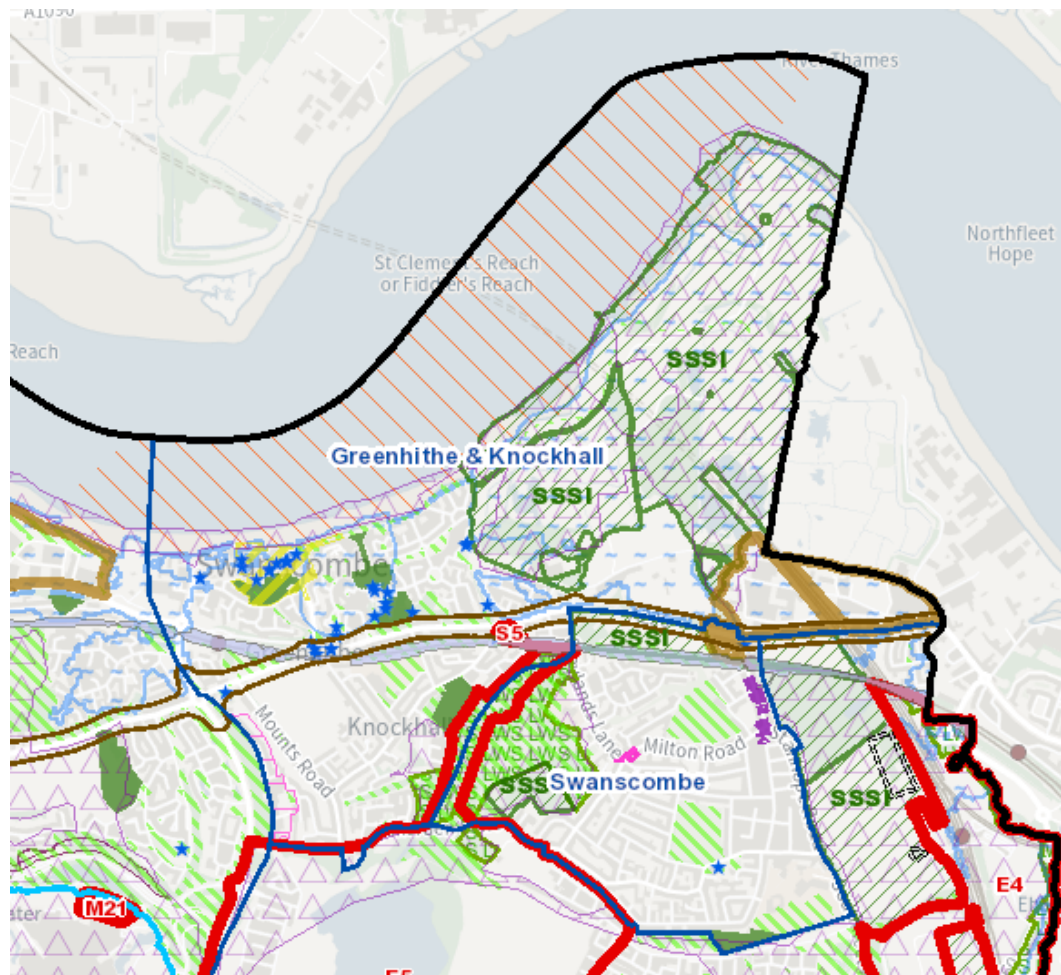
In 2023/24, total CIL receipts amounting to £175,343.31 were transferred to Swanscombe & Greenhithe Town Council.

Further information can be found in the latest Infrastructure Funding Statement [here](#).

## DEVELOPMENT POLICIES MAP

The Development Policies Map for the area covering Darenth is shown below. An interactive version of the map and the key can be found online here.

**Figure 2: Development Policies Map of Greenhithe & Swanscombe**



Source: Dartford Borough Council