

**AREA PROFILE:
DARTFORD TOWN**

**DECEMBER 2025
PLANNING SERVICES**

**DARTFORD
BOROUGH COUNCIL**

AREA PROFILE

CONTENTS

Introduction.....	2
Summary.....	2
Population	2
Age Profile.....	3
Population Density	3
Ethnicity	4
Deprivation	5
Health and Disability.....	6
Economy	7
Employees & Hours Worked	7
Employment by Occupation.....	7
Unemployment.....	9
Method of Travel to Work	9
Housing	10
Types	10
Tenure.....	11
Household Size & Occupancy Rating	11
Household Amenities	12
Planning & Infrastructure	13
Development Plan Designations.....	13
Community Infrastructure Levy.....	13
Development Policies Map	14

INTRODUCTION

This profile summarises a range of population data for the Dartford Town area in Dartford Borough. The area consists of the wards of Brent, Bridge, Burnham, Heath, Princes, Newtown, Temple Hill, Town and West Hill. A small part of the Princes ward, around Brooklands, is covered by Wilmington Parish Council.

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

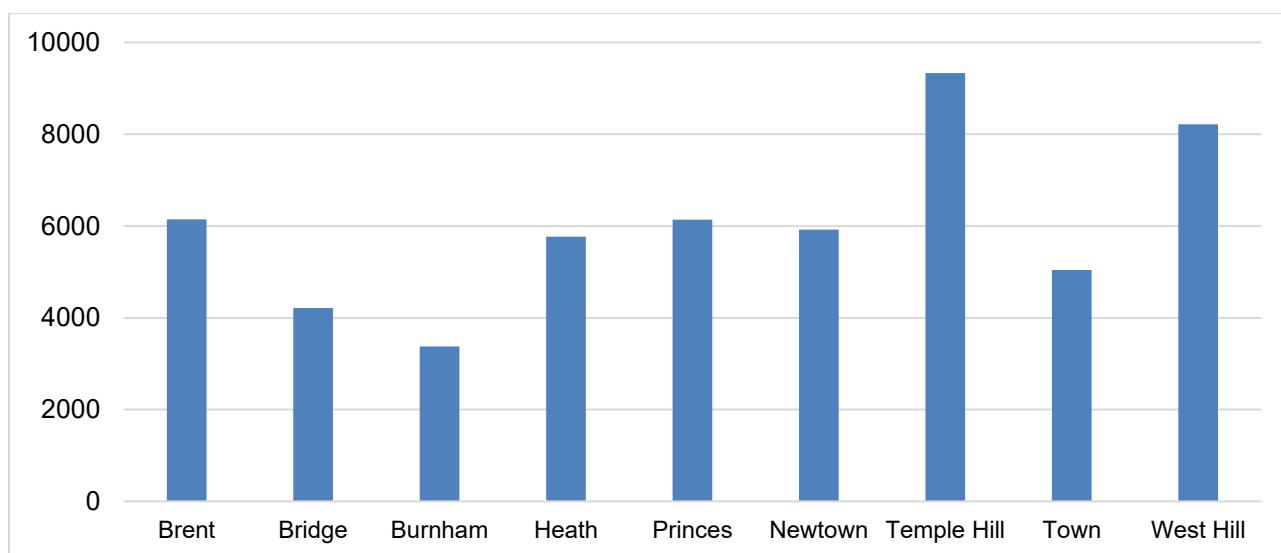
SUMMARY

- Dartford Town has a relatively young population, with the proportion aged under 25 years old being 32.8% compared to the Borough average of 31.2%.
- The most populated wards within Dartford Town are Temple Hill and West Hill. However, population density is highest in Newtown at 72.2 persons per hectare, against the overall Borough density of 16.1.
- The area is diverse with ethnic minority groups making up 32.6% of the population, higher than the Borough average at 25.5%.
- Terraced properties and purpose-built flats are most common, representing 36.4% and 22.5% of housing stock respectively. Just over 65% of dwellings are owner occupied.
- Unemployment is higher in Dartford Town (3.8%) than the averages of the Borough (3.1%) and Kent (3.4%).
- Town and Temple Hill have the lowest levels of car ownership of all wards in the Borough. Respectively, 26.8% and 30.3% of households do not own a car or van.

POPULATION

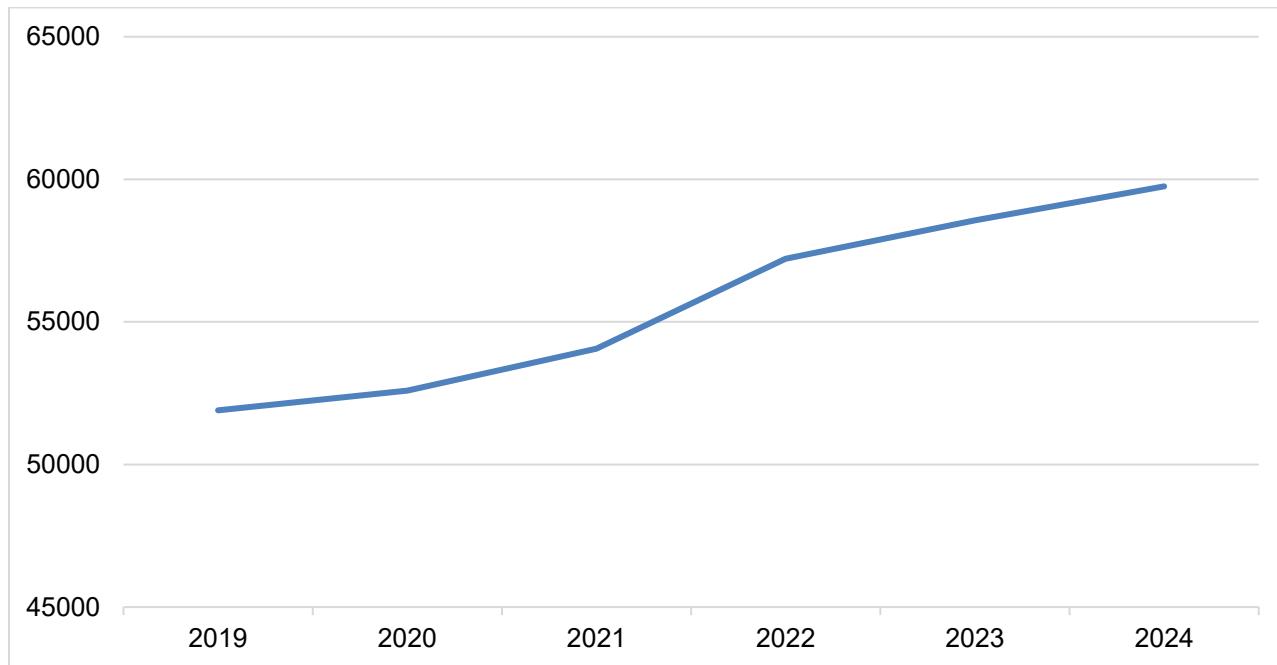
In 2021, Dartford Town had a population of 54,161 people. This comprised of 26,518 males and 27,643 females, representing a 49% and 51% split respectively.

Chart 1: Population by ward within Dartford Town, 2021



Source: ONS – 2021 Census (TS008)

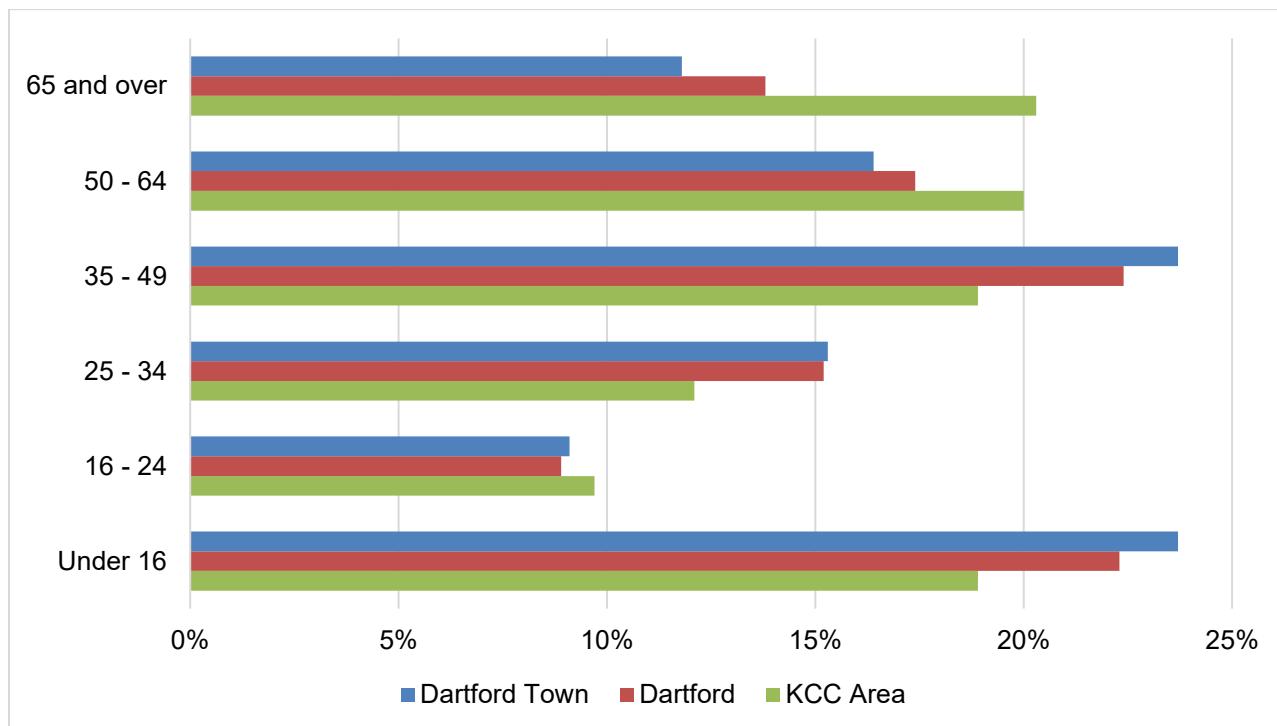
Chart 2: Estimated population of Dartford Town, mid-2019 to mid-2024



Source: ONS – Mid-year Population Estimates

AGE PROFILE

Chart 3: Age profile of Dartford Town, 2021



Source: ONS – 2021 Census (TS007B)

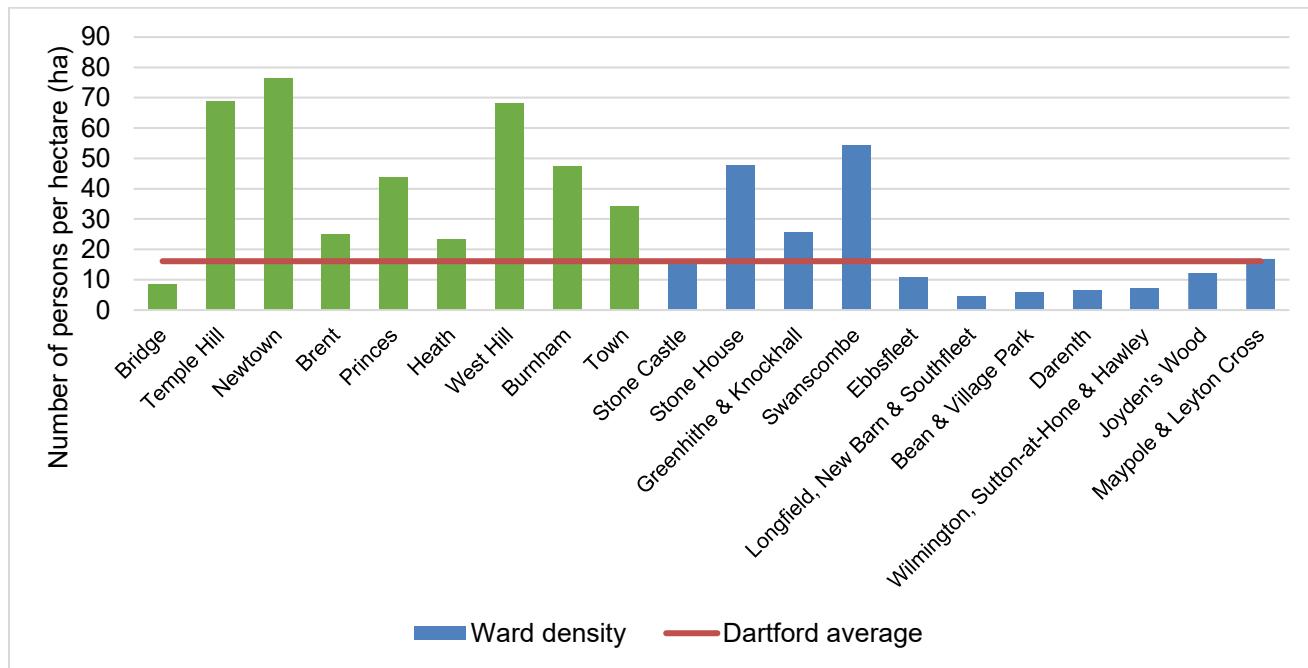
POPULATION DENSITY

Dartford Town has a population density of 32.3 persons per hectare, compared to the Borough average of 16.1 persons per hectare.

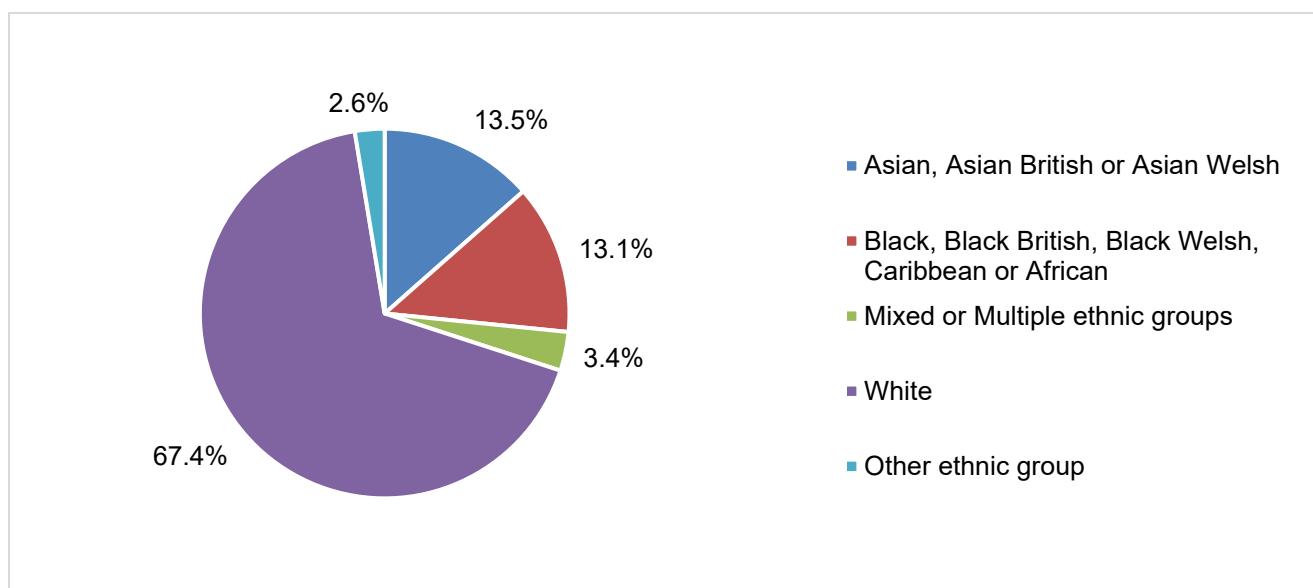
Table 1: Population density, 2021

Darenth		Dartford		KCC Area	
Area (ha)	Density (persons per ha)	Area (ha)	Density (persons per ha)	Area (ha)	Density (persons per ha)
1,674.9	32.3	7,273.3	16.1	354,437.1	4.4

Source: ONS – 2021 Census

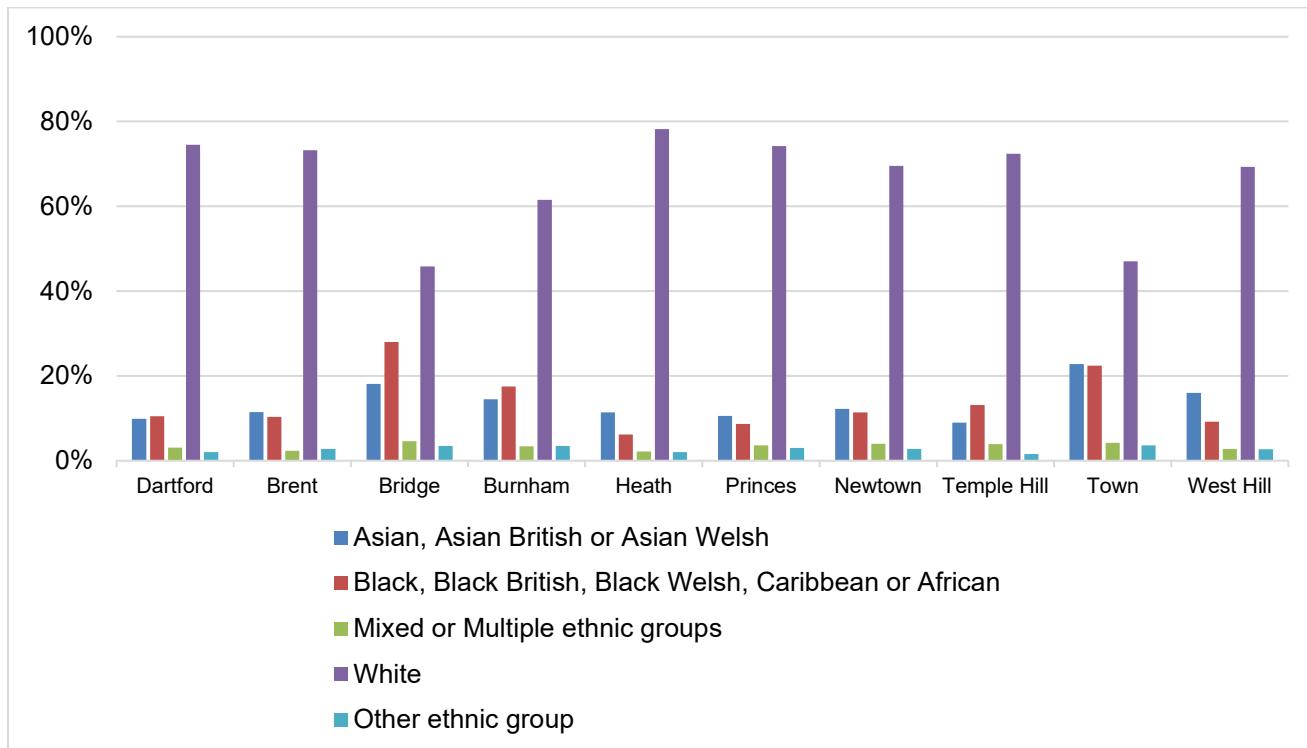
Chart 4: Population density by ward, 2021

ETHNICITY

Chart 5: Ethnic groups in Dartford Town, 2021

Source: ONS – 2021 Census (TS021)

Chart 6: Ethnic groups by ward in Dartford Town and Dartford Borough, 2021



Source: ONS – 2021 Census (TS021)

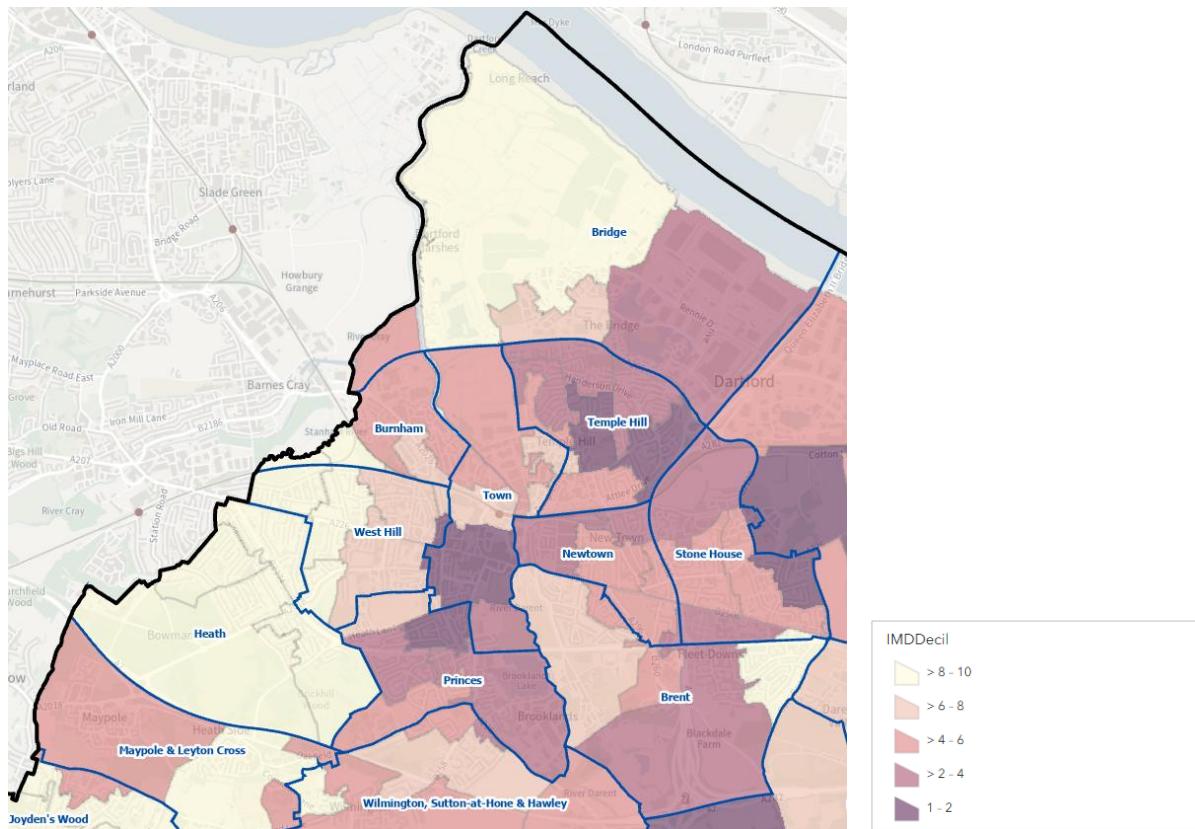
DEPRIVATION

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.

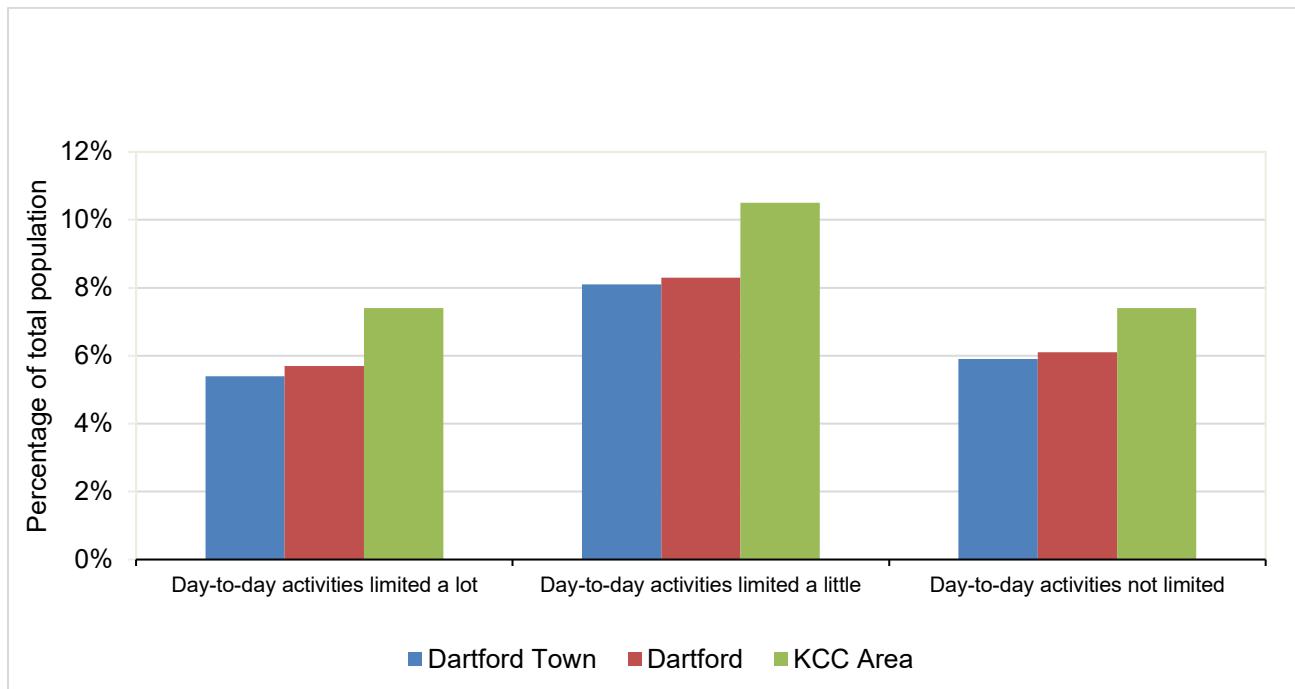
It is a mixed picture within Dartford Town, with the most deprived wards being Princes, Town and Temple Hill. There are pockets of significant deprivation at the granular level, for instance the LSOA Dartford 0011 in Temple Hill is more deprived than 94% of all English neighbourhoods.

Figure 1: IMD deciles for LSOAs in Dartford Town, 2025



HEALTH AND DISABILITY

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



Source: ONS – Census 2021 (TS038)

ECONOMY

EMPLOYEES & HOURS WORKED

Dartford Town makes up 46.2% of the total employee jobs in the Borough.

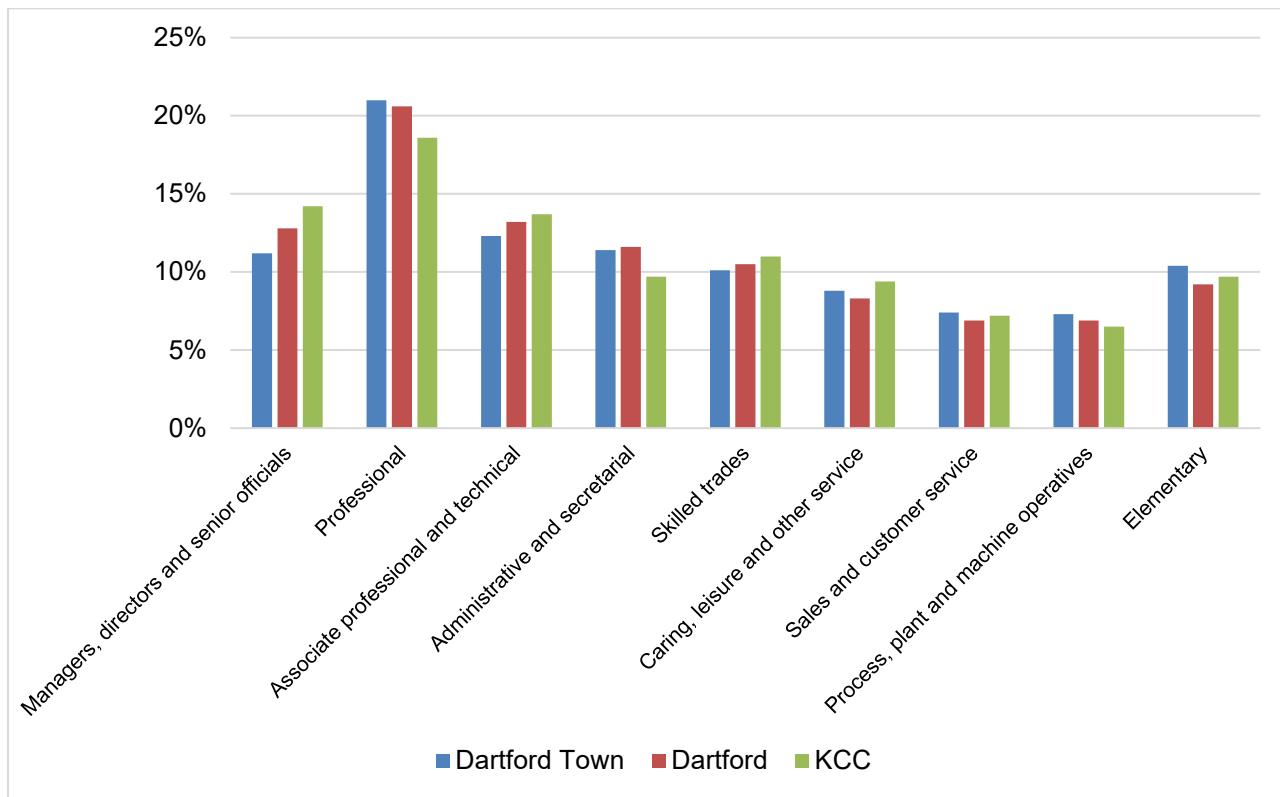
Table 2: Economically active population, 2021

	Dartford Town		Dartford		KCC Area	
	Count	% of Total	Count	% of Total	Count	% of Total
Total	27,199		58,822		728,618	
Full Time	20,149	74.1%	43,697	74.3%	510,265	70.0%
Part Time	7,050	25.9%	15,125	25.7%	218,353	30.0%

Source: ONS – 2021 Census (TS059)

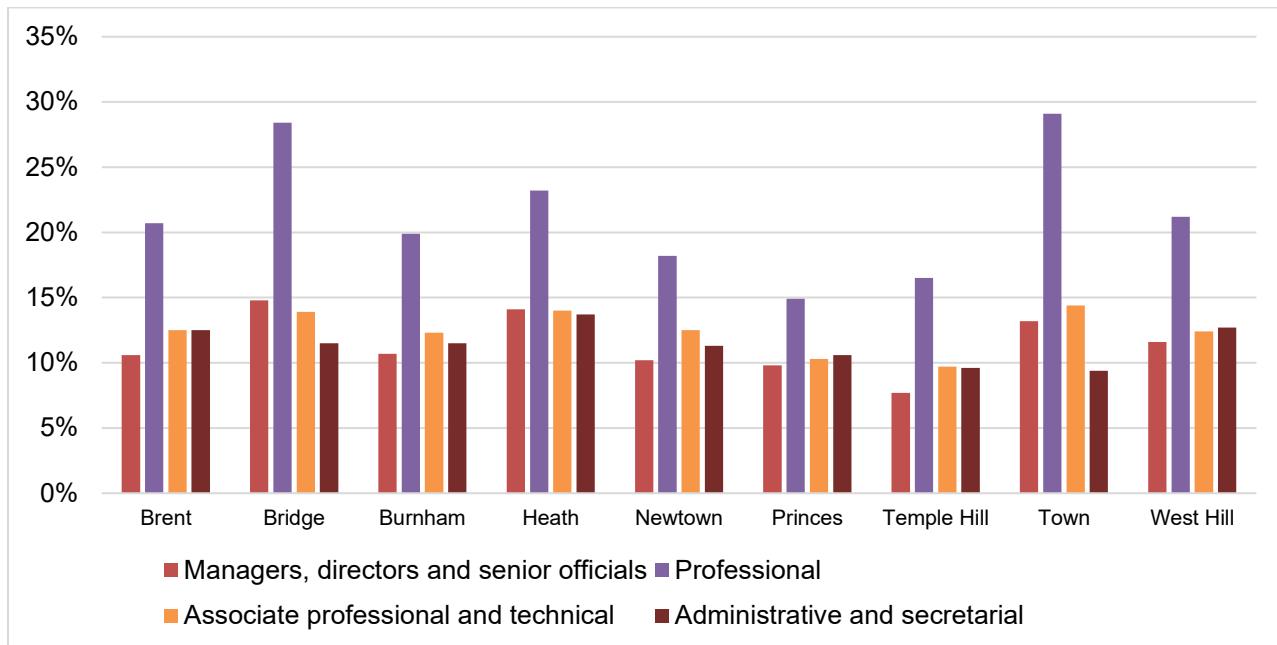
EMPLOYMENT BY OCCUPATION

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

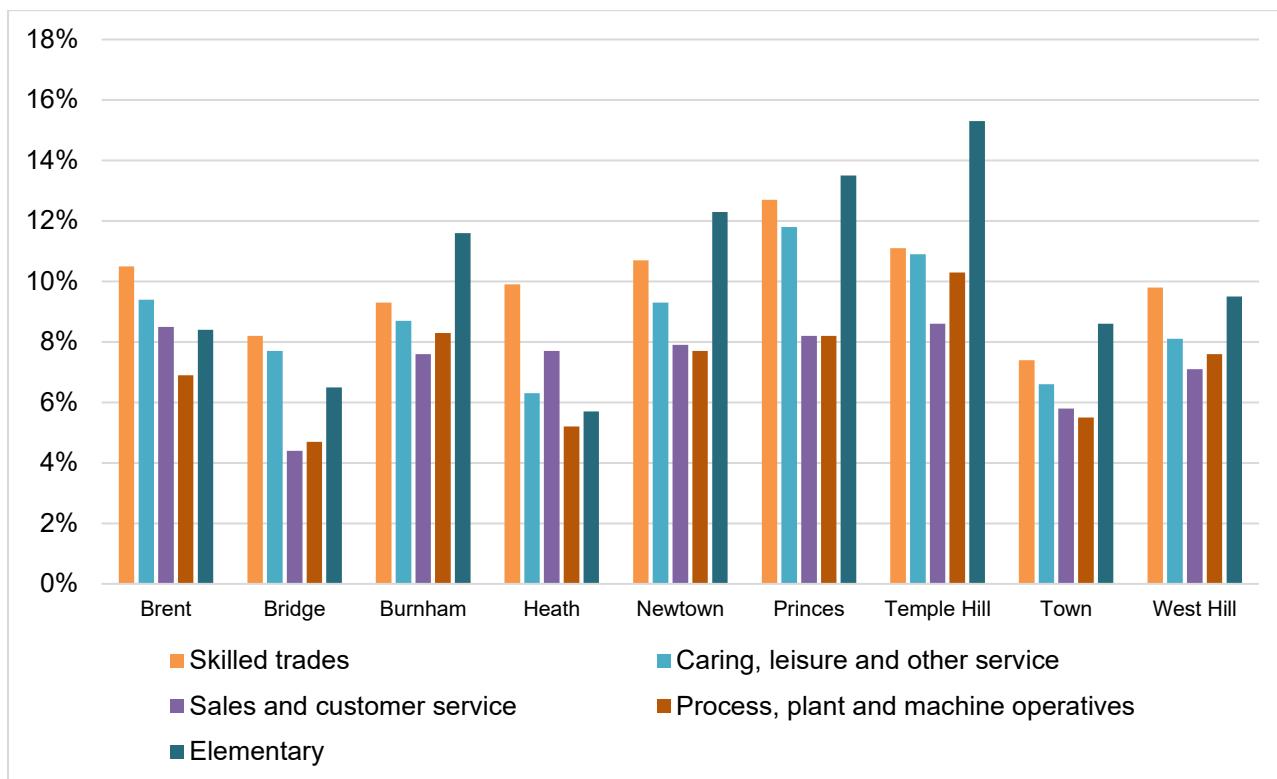


Source: ONS – 2021 Census (TS063)

In all wards within Dartford Town, professional occupations are most common although the proportion differs substantially. In Bridge and Town, more than a quarter of residents undertake professional occupations. The proportion is much lower in wards such as Princes (14.9%) and Temple Hill (16.5%).

Chart 9: 'White collar' occupations by ward in Dartford Town, 2021

Source: ONS – 2021 Census (TS063)

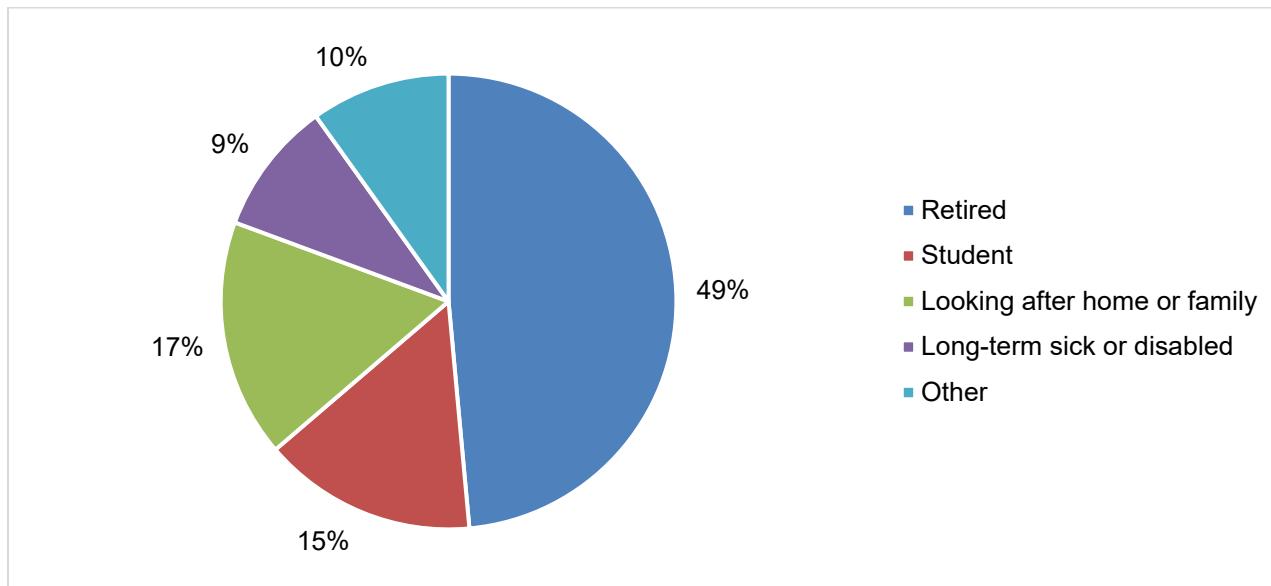
Chart 10: 'Blue collar'/service occupations by ward in Dartford Town, 2021

Source: ONS – 2021 Census (TS063)

UNEMPLOYMENT

Of all usual residents aged 16 years and over in Dartford Town, 12,670 people (23.4%) were economically inactive in the 2021 Census. The reasons are shown below.

Chart 11: Reasons for economic inactivity in Dartford Town, 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

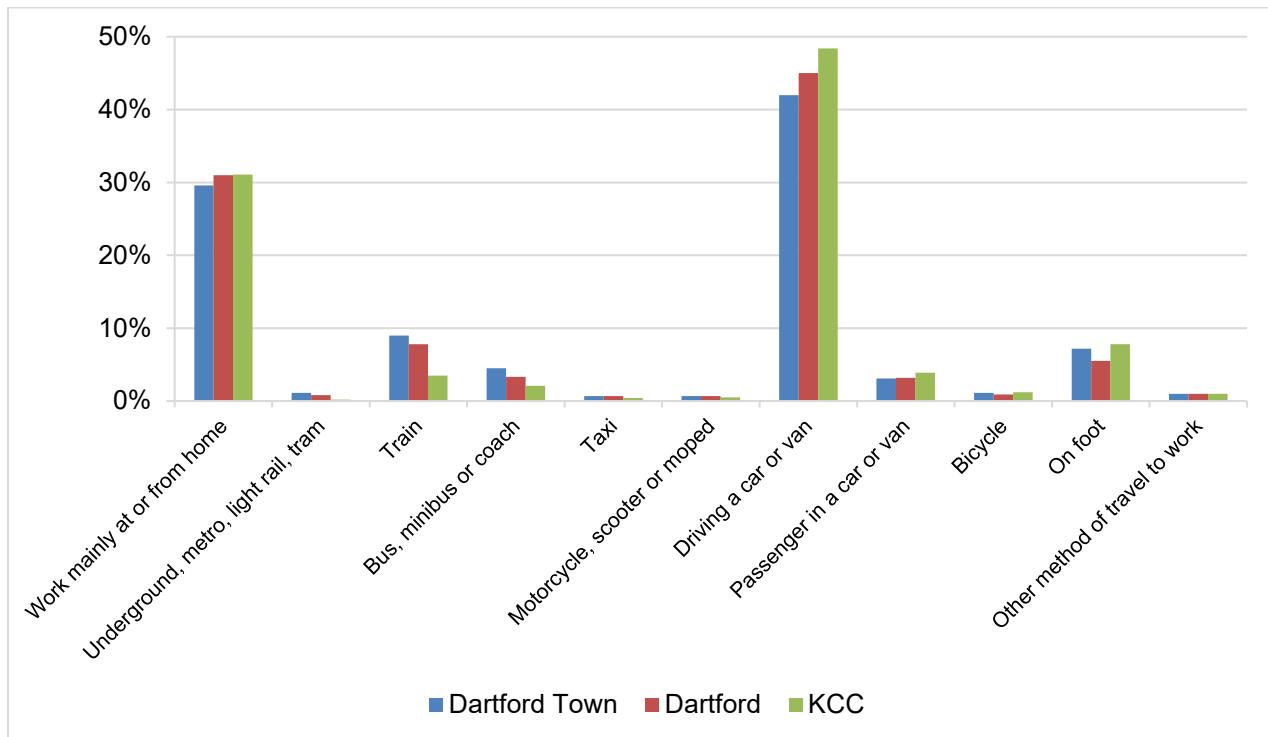
Dartford Town	Dartford	KCC Area
3.8%	3.1%	3.4%

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



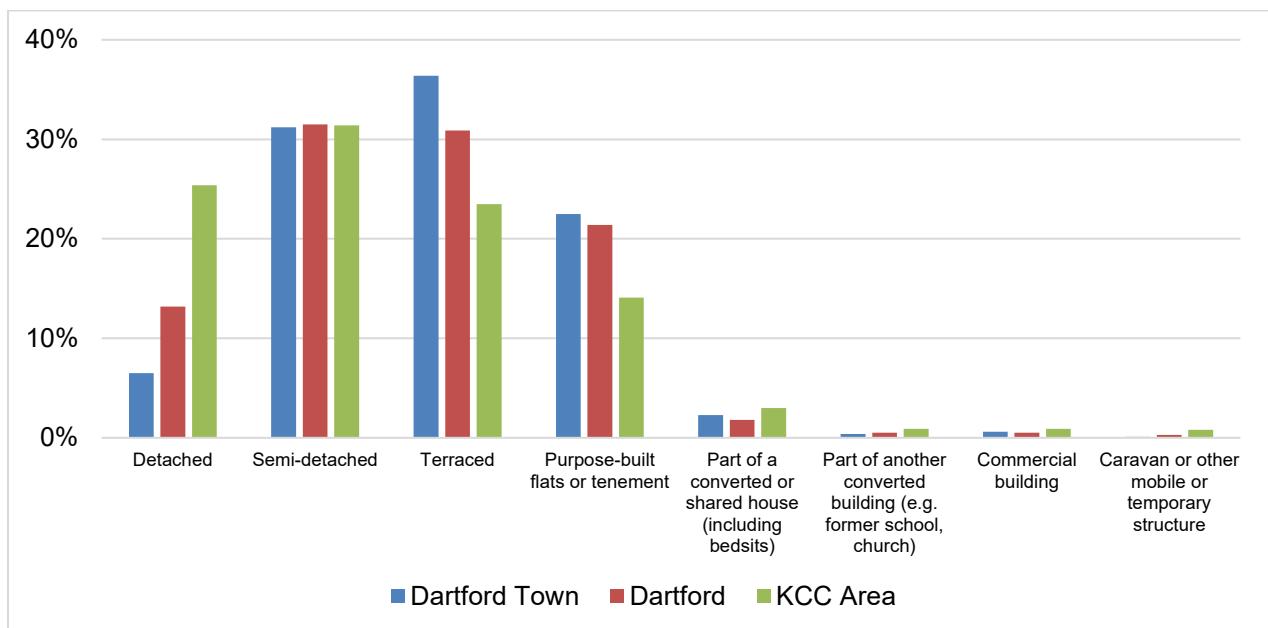
Source: ONS – 2021 Census (TS061)

HOUSING

TYPES

In 2021, there were 20,793 households in Dartford Town. The types of properties are shown below.

Chart 13: Types of housing, 2021

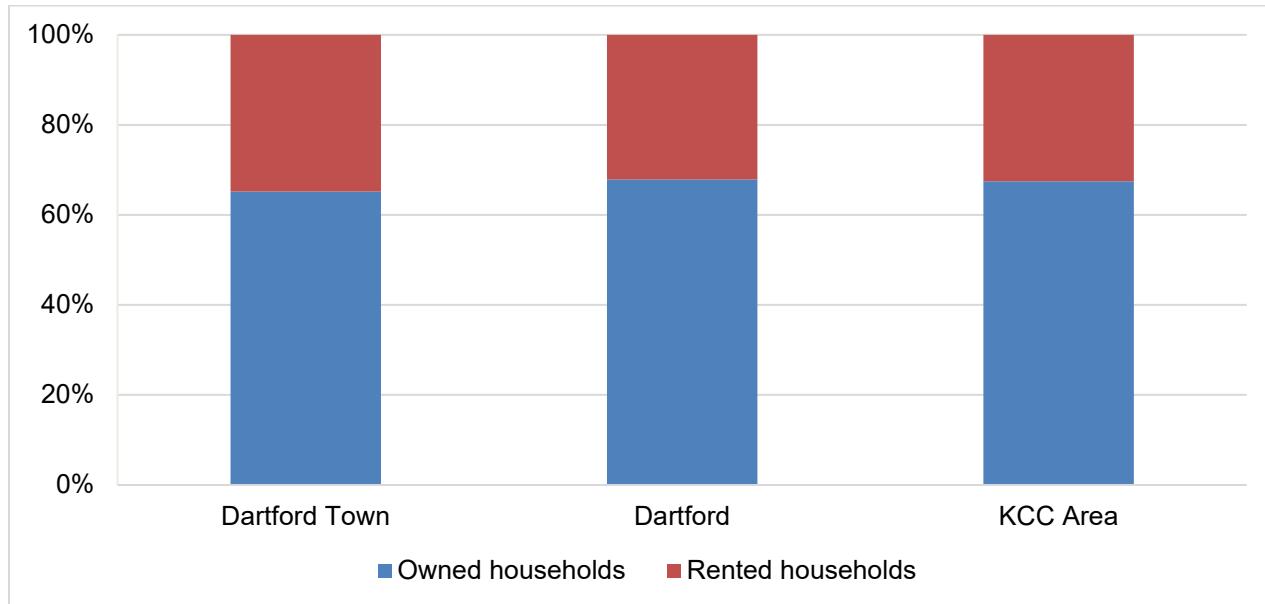


Source: ONS – 2021 Census (TS052)

TENURE

65.2% of households in Dartford Town are owner occupied. Rented households consist of social rented and private rented or rent free.

Chart 14: Housing by tenure type, 2021



Source: ONS – 2021 Census (TS054)

HOUSEHOLD SIZE & OCCUPANCY RATING

8.4% of households in Dartford Town have fewer rooms than required, and 6.8% have fewer bedrooms than required. This implies that those households are overcrowded.

Table 4: Household size and occupancy ratings, 2021

	Dartford Town		Dartford		KCC Area	
	No.	% of Total	No.	% of Total	No.	% of Total
All Households	20,793		45,696		648,393	
Average household size (persons)	2.6		2.5		2.4	
Occupancy rating (rooms) of -1 or less¹	1,753	8.4%	3,401	7.4%	34,764	5.4%
Occupancy rating (bedrooms) of -1 or less	1,404	6.8%	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

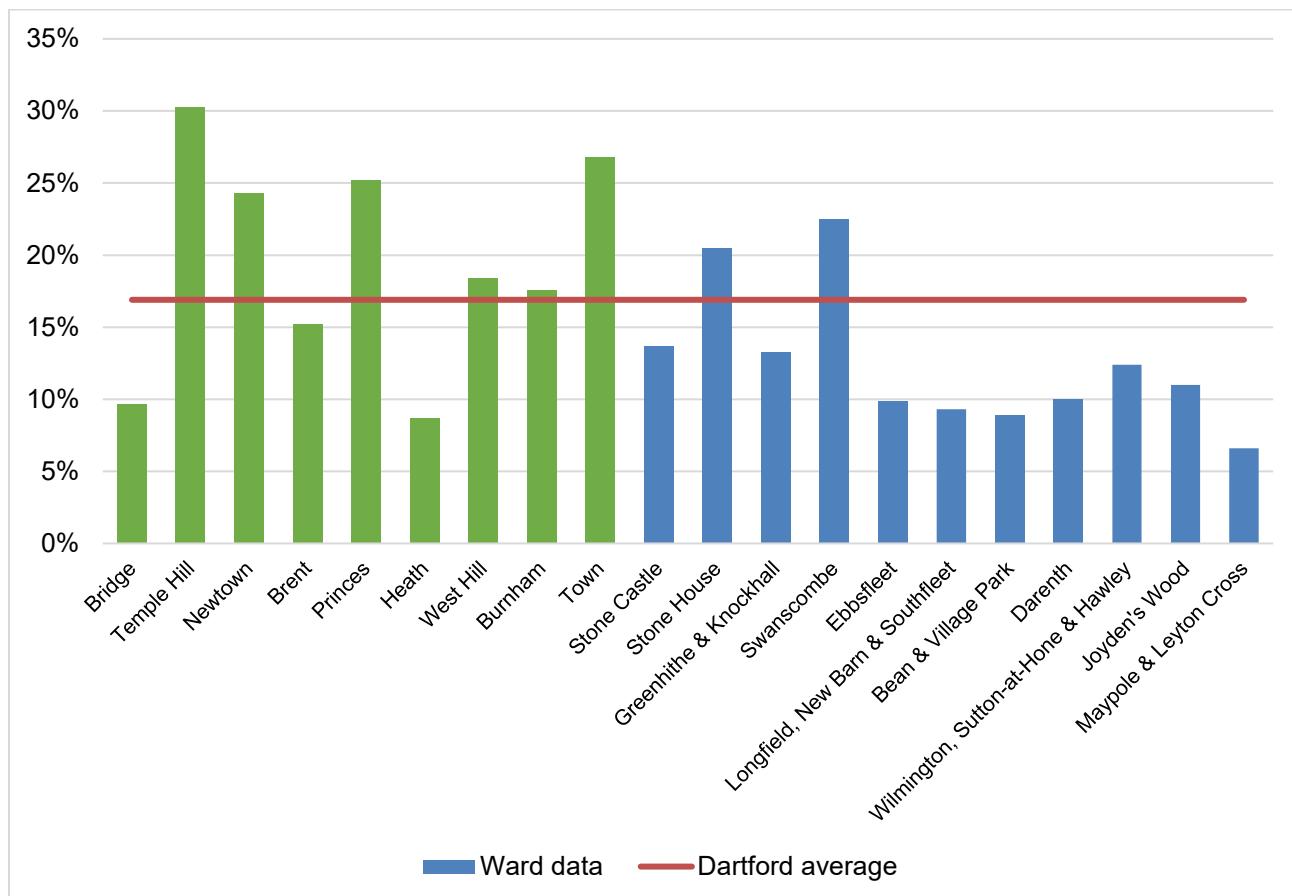
Table 5: Household amenities, 2021

	Dartford Town		Dartford		KCC Area	
	No.	% of Total	No.	% of Total	No.	% of Total
All Households	20,793		45,696		648,393	
Has central heating	20,458	98.4%	45,073	98.6%	639,907	98.7%
No car or van in household	4,334	20.8%	7,700	16.9%	113,321	17.5%

Source: ONS – 2021 Census (TS045, TS046)

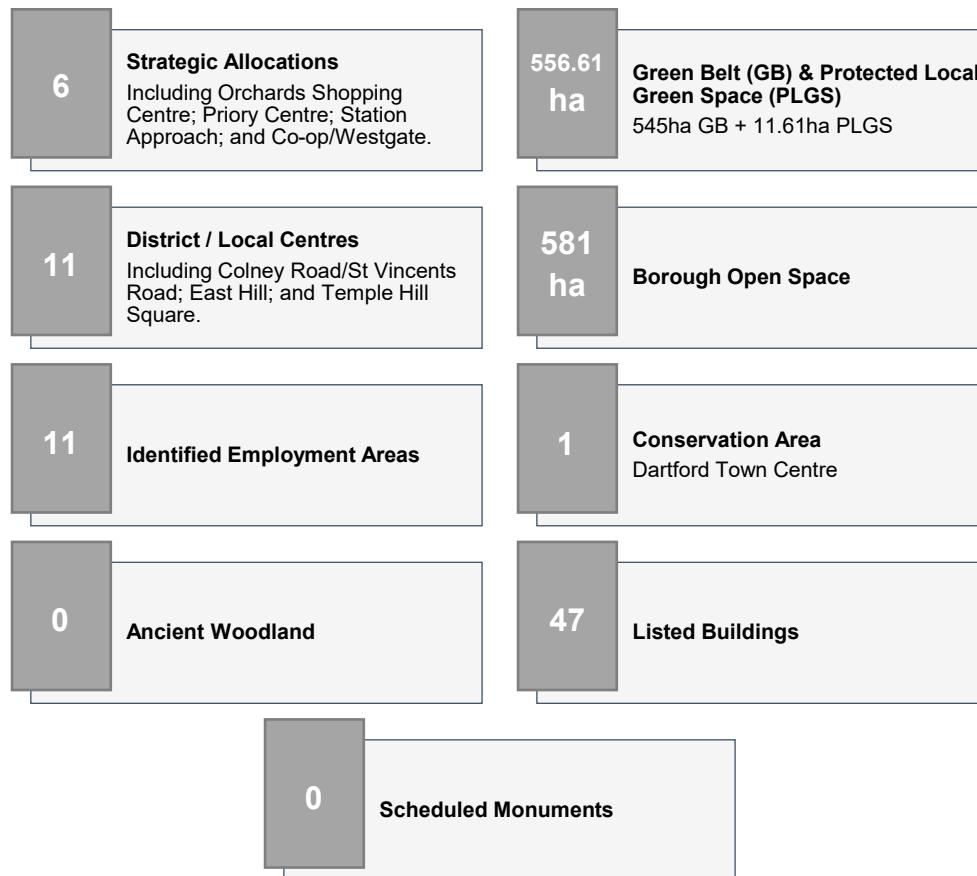
The chart below shows the various levels of car ownership in wards across the Borough against the Dartford average.

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



PLANNING & INFRASTRUCTURE

DEVELOPMENT PLAN DESIGNATIONS



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. In the unparished areas of the Borough 15% of CIL receipts are retained for neighbourhood spending.

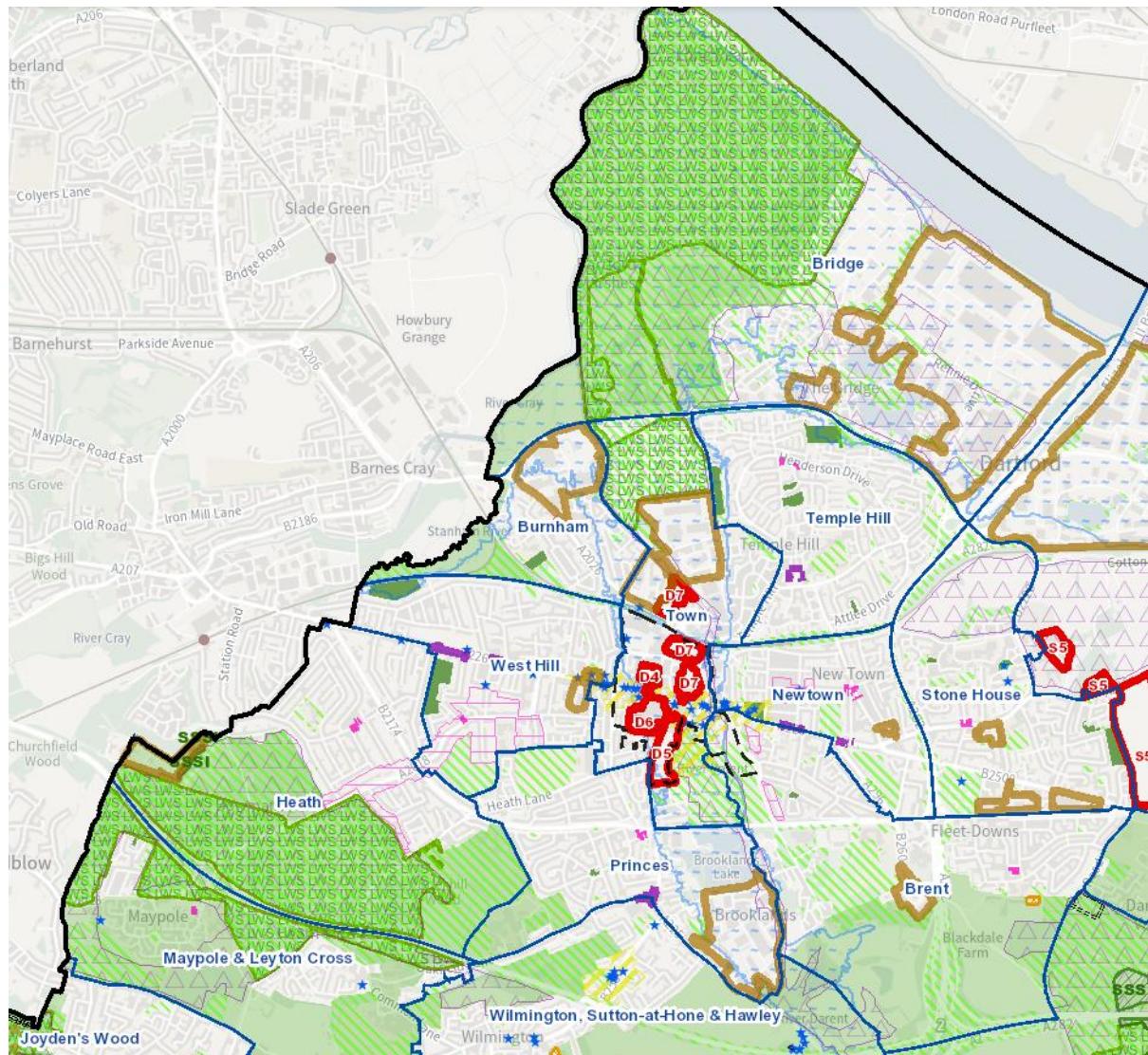
In 2024/25, total CIL receipts amounting to £133,109 were retained by Dartford Borough Council for the unparished areas in the northwest of the Borough. The total amount of CIL funding retained in the 2023/24 financial year was £341,983.94.

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

DEVELOPMENT POLICIES MAP

The Development Policies Map for the area covering Dartford Town is shown below. An interactive version of the map and the key can be found [online here](#).

Figure 2: Development Policies Map of the Dartford Town area



Source: Dartford Borough Council