

**AREA PROFILE:
EBBSFLEET**

**DECEMBER 2025
PLANNING SERVICES**

DARTFORD
BOROUGH COUNCIL

AREA PROFILE

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INTRODUCTION

This profile summarises a range of population data for the ward of Ebbsfleet in Dartford Borough.

The ward falls in the area covered by Ebbsfleet Development Corporation (EDC), a government-backed organisation overseeing the delivery of Ebbsfleet Garden City. It was set up in 2015 and is responsible for determining most types of planning applications for sites within its area.

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

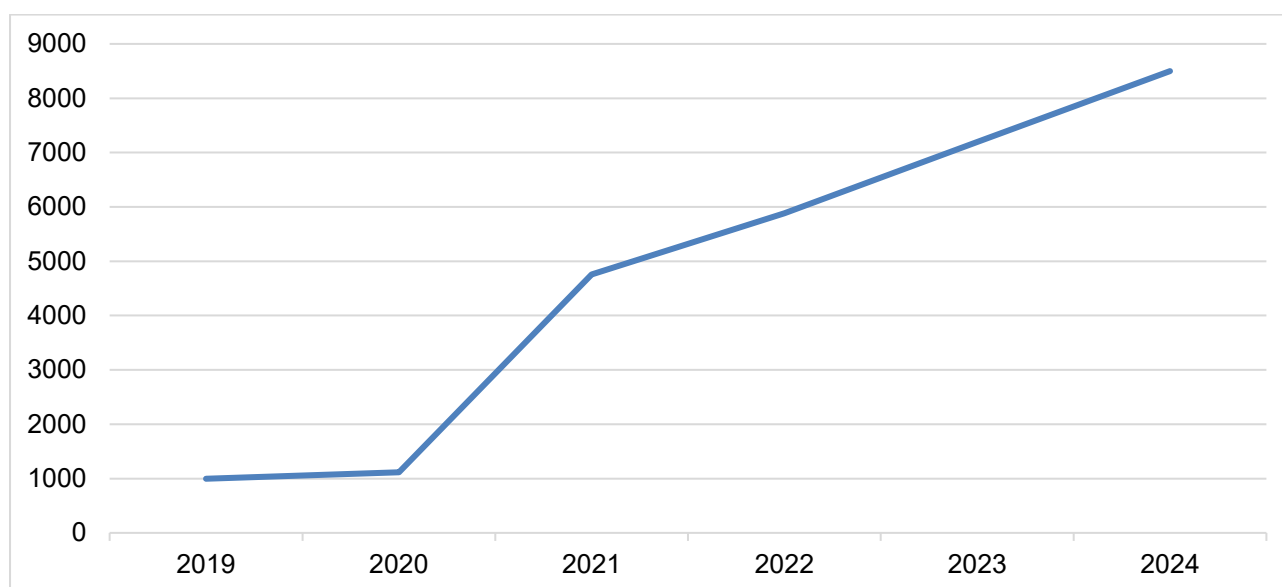
SUMMARY

- Ebbsfleet is experiencing significant population growth that reflects the scale and pace of housebuilding coming forward at the Ebbsfleet Garden City development.
- The population is predominantly young, with the proportion aged below 50 years old being 91.8%. Residents aged between 25 and 34 years old represent 30.8% of Ebbsfleet's population, compared to the Borough average of 15.2%.
- Just over 61% of residents work in 'white collar' occupations, compared to the Borough average of 47%. Professionals make up the greatest proportion of jobs at 30%.
- Unemployment is high at 5%, compared to the Borough average of 3.1%.
- Purpose-built flats are the most common type of property (39.3%), followed by semi-detached houses (27.1%) and terraced (16.5%).

POPULATION

In 2021, Ebbsfleet had a population of 4,766 people. This comprised of 2,351 males and 2,415 females, representing a 49.3% and 50.7% split respectively.

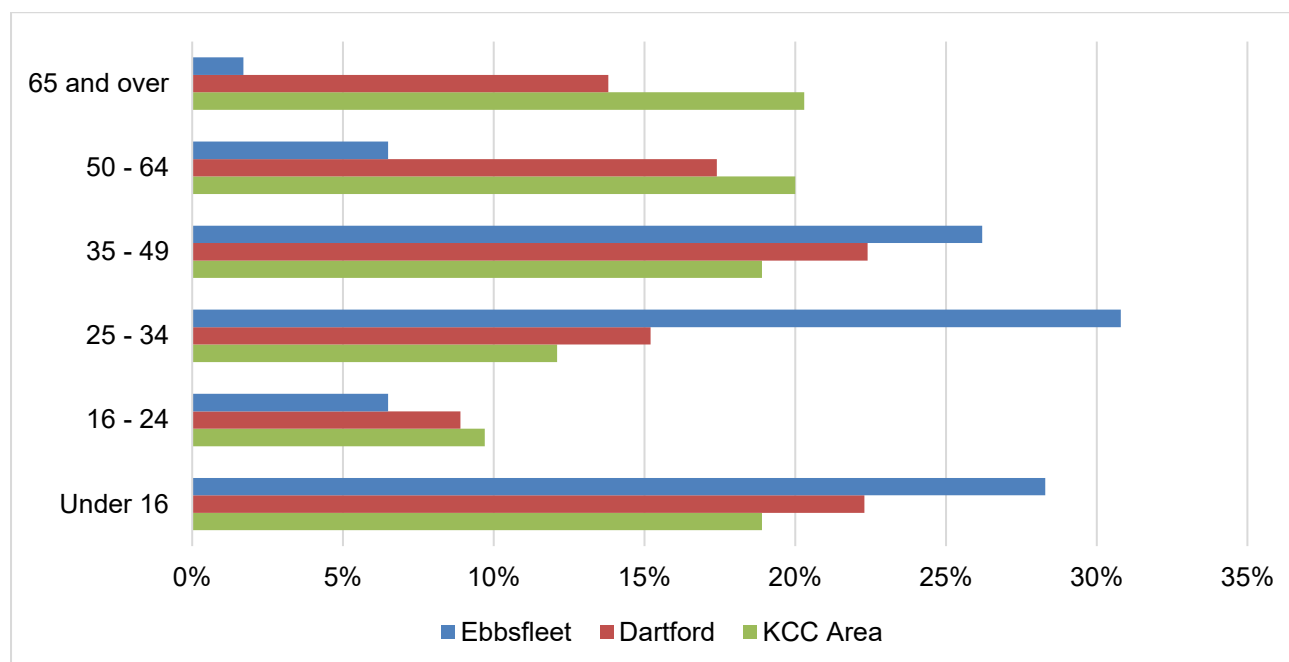
Chart 1: Estimated population of Ebbsfleet, mid-2019 to mid-2024



Source: ONS – Mid-year Population Estimates

AGE PROFILE

Chart 2: Age profile of Ebbsfleet, 2021



Source: ONS – 2021 Census (TS007B)

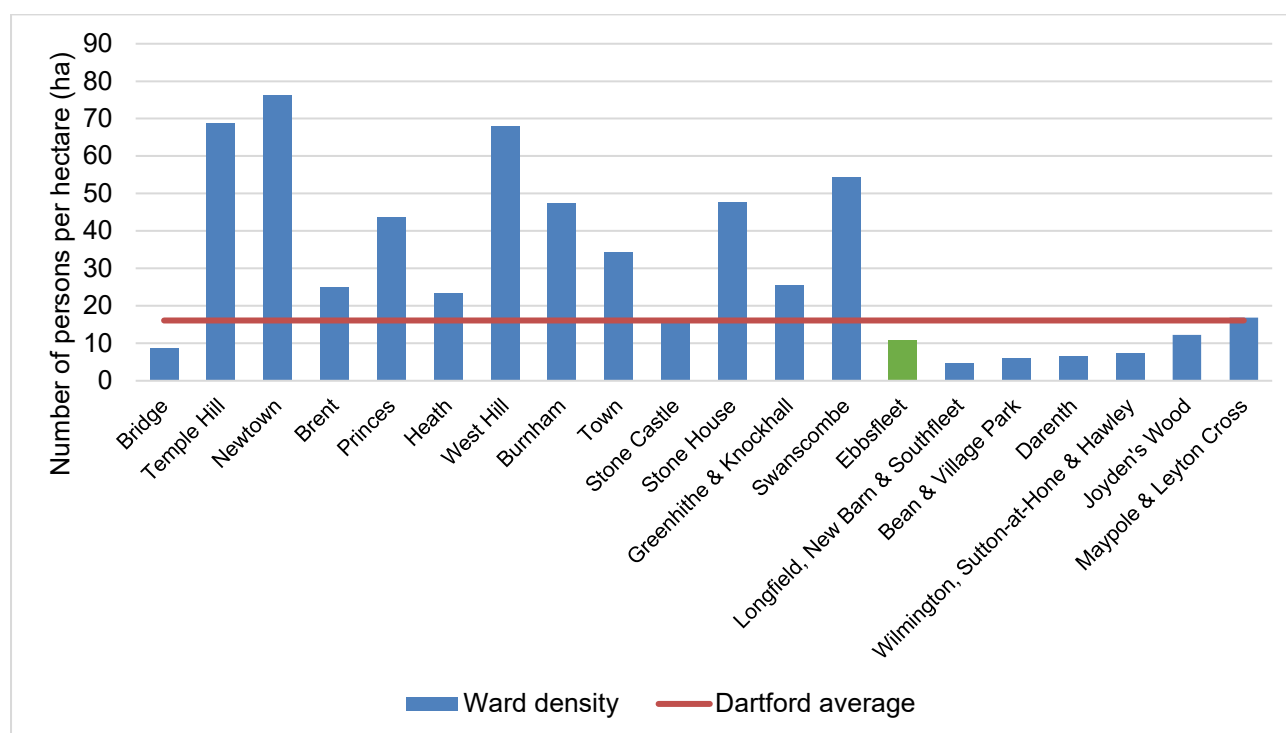
POPULATION DENSITY

Ebbsfleet has a population density of 10.9 persons per hectare, compared to the Borough average of 16.1 persons per hectare.

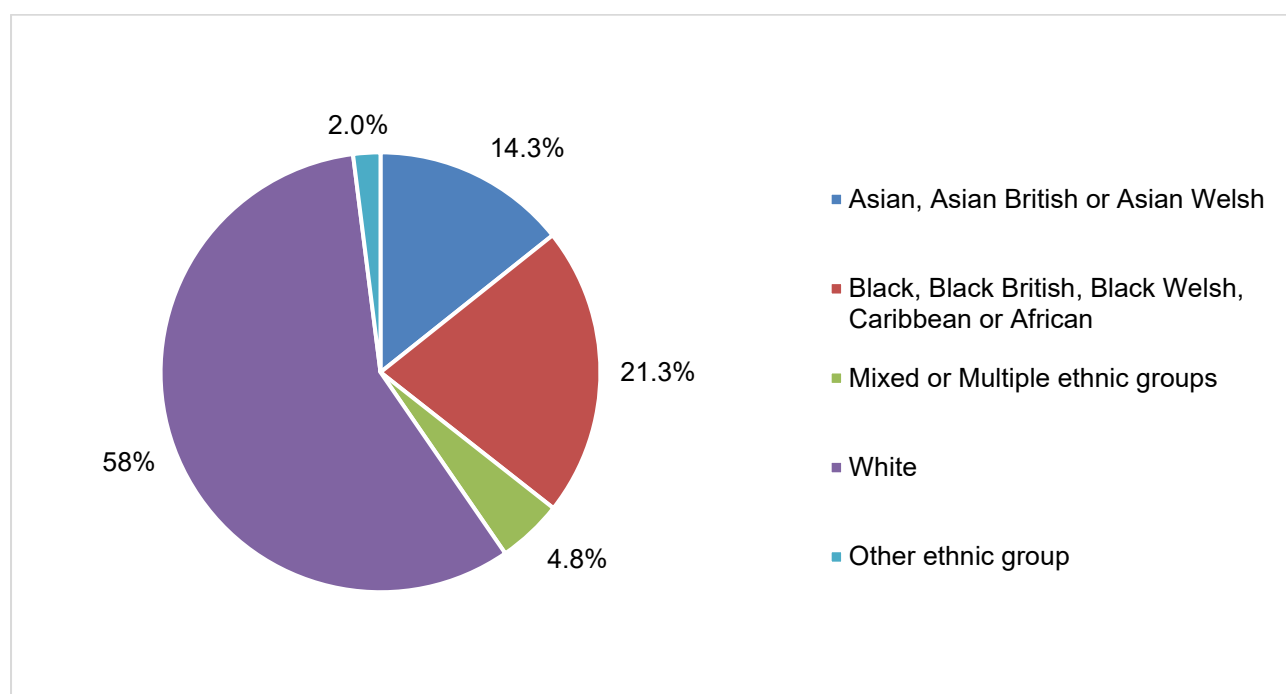
Table 1: Population density, 2021

Ebbsfleet		Dartford		KCC Area	
Area (ha)	Density (persons per ha)	Area (ha)	Density (persons per ha)	Area (ha)	Density (persons per ha)
439	10.9	7,273.3	16.1	354,437.1	4.4

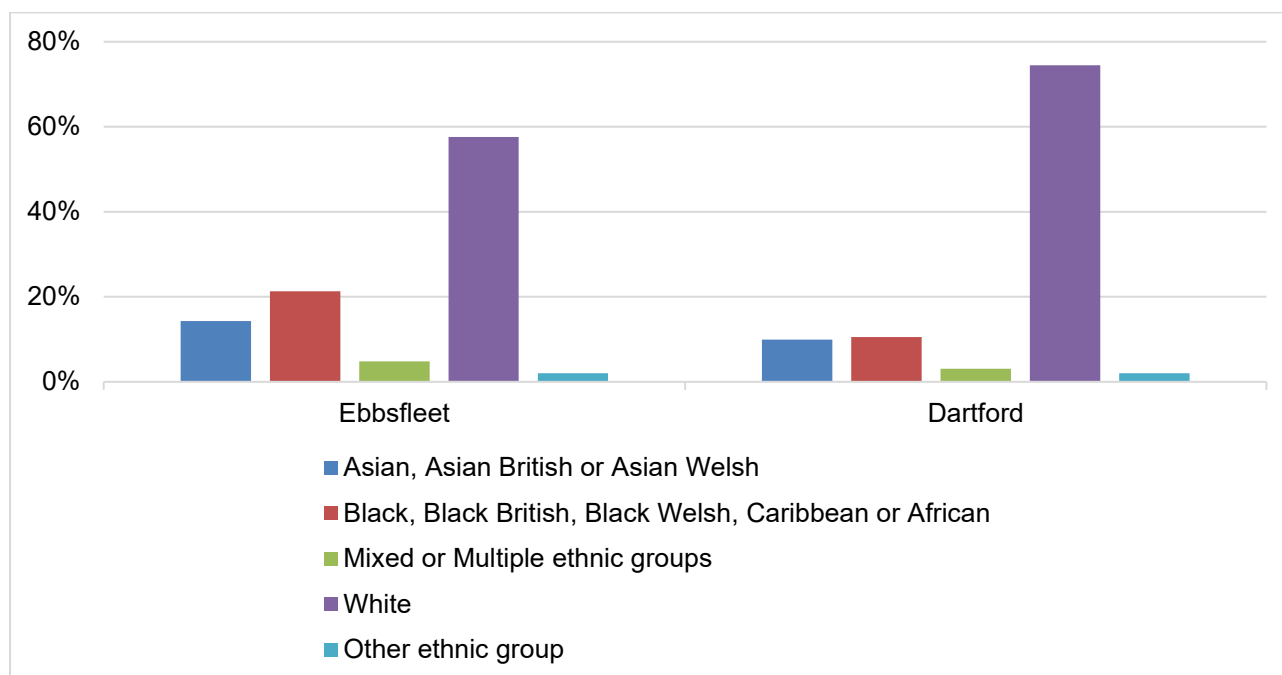
Source: ONS – 2021 Census

Chart 3: Population density by ward, 2021

ETHNICITY

Chart 4: Ethnic groups in Ebbsfleet, 2021

Source: ONS – 2021 Census (TS021)

Chart 5: Proportion of ethnic groups in Ebbsfleet and Dartford Borough, 2021

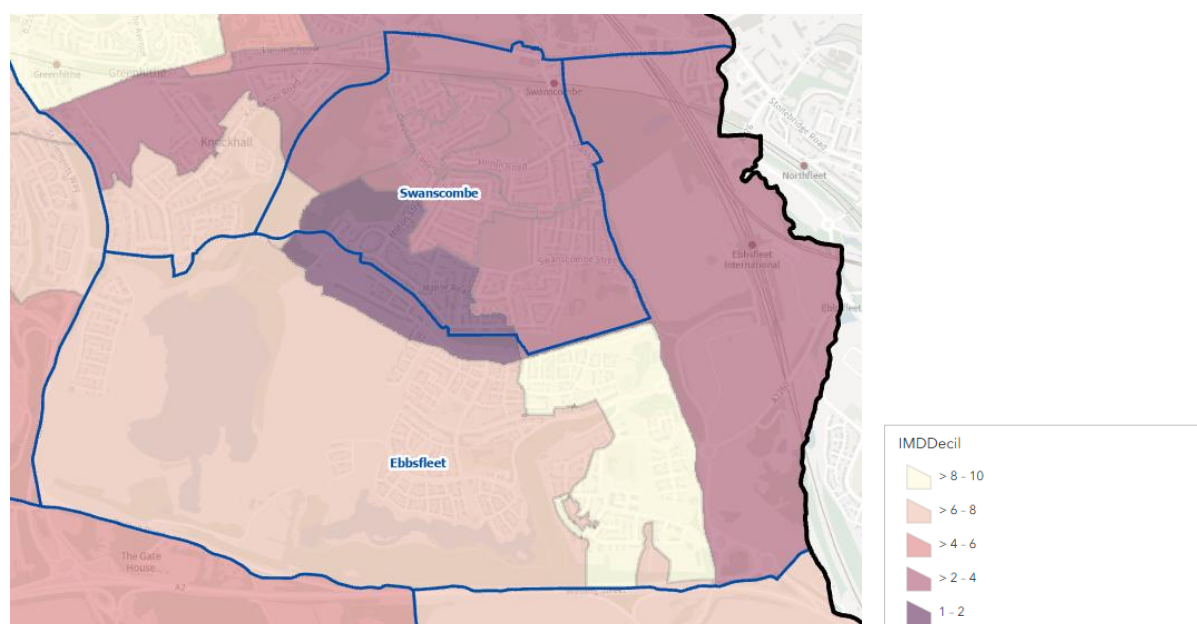
Source: ONS – 2021 Census (TS021)

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.

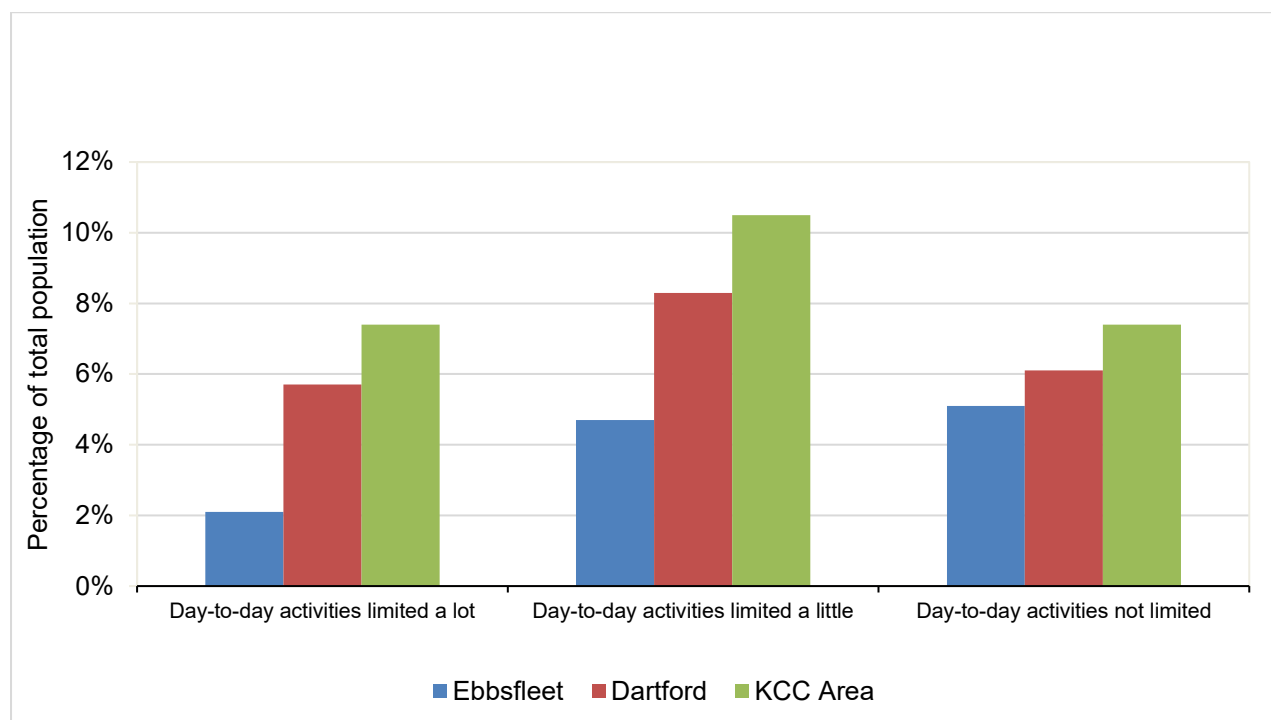
Neighbourhoods are called a 'Lower-layer Super Output Area' (LSOA) and have an average population of 1,500 people. In Dartford, there are 67 such neighbourhoods and these do not align with electoral ward boundaries.

Overall, Ebbsfleet is predominantly less deprived than 70% of all neighbourhoods in England.

Figure 1: IMD deciles for LSOAs in Ebbsfleet, 2025

HEALTH AND DISABILITY

Chart 6: Population with long term health condition or disability, 2021



Source: ONS – Census 2021 (TS038)

ECONOMY

EMPLOYEES & HOURS WORKED

Ebbsfleet makes up 4.8% of the total employee jobs in the Borough.

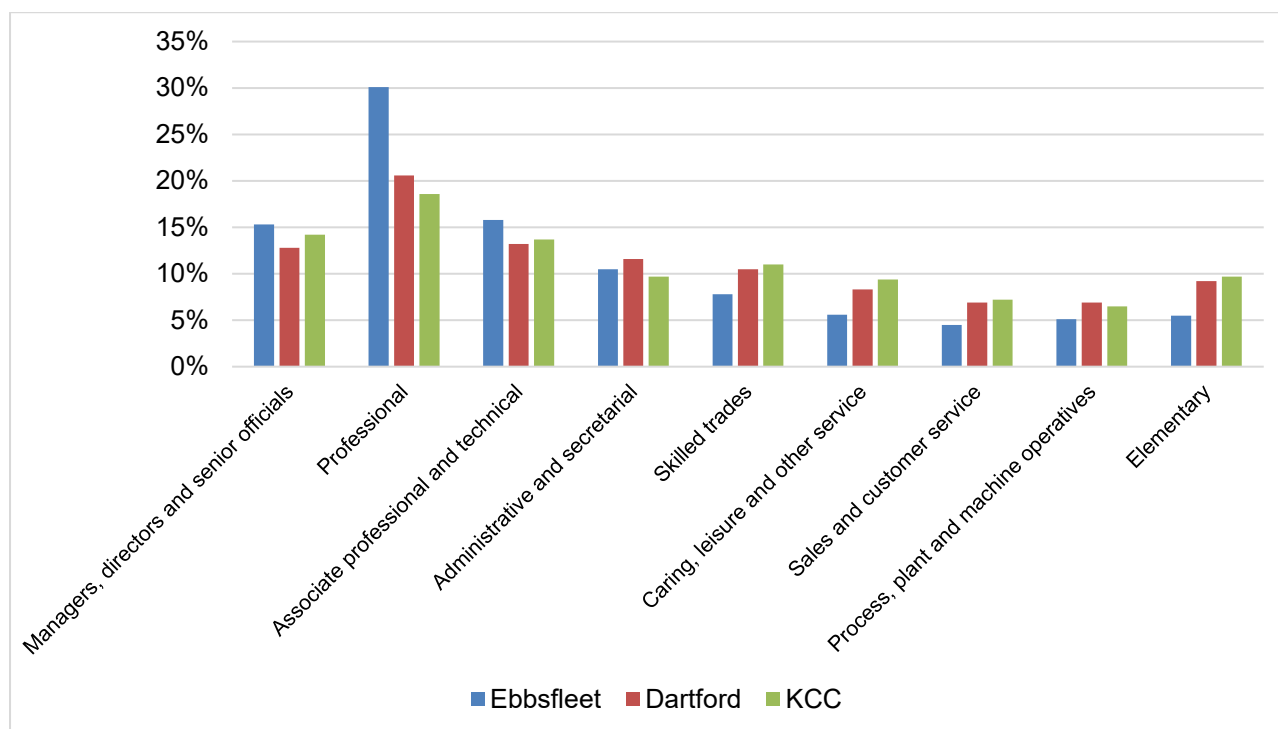
Table 2: Economically active population, 2021

	Ebbsfleet		Dartford		KCC Area	
	Count	% of Total	Count	% of Total	Count	% of Total
Total	2,846		58,822		728,618	
Full Time	2,375	83.5%	43,697	74.3%	510,265	70.0%
Part Time	471	16.5%	15,125	25.7%	218,353	30.0%

Source: ONS – 2021 Census (TS059)

EMPLOYMENT BY OCCUPATION

Chart 7: Percentage of residents (aged 16+) by employment occupation, 2021

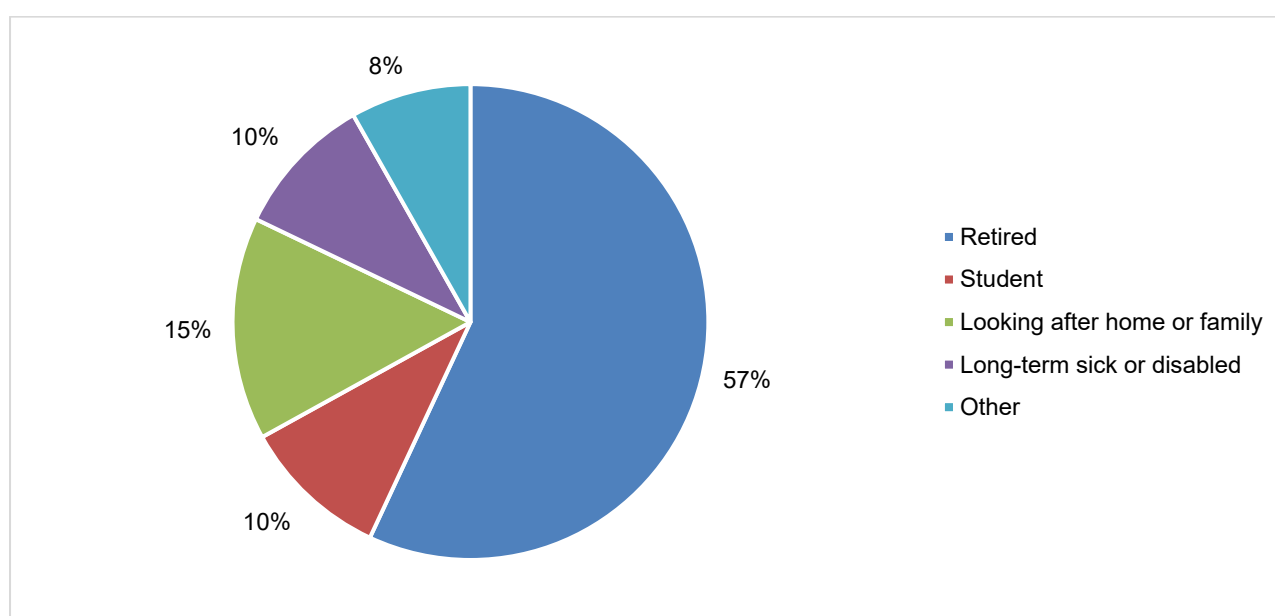


Source: ONS – 2021 Census (TS063)

UNEMPLOYMENT

Of all usual residents aged 16 years and over in Ebbsfleet, 448 people (13.1%) were economically inactive in the 2021 Census.

Chart 8: Reasons for economic inactivity in Ebbsfleet, 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

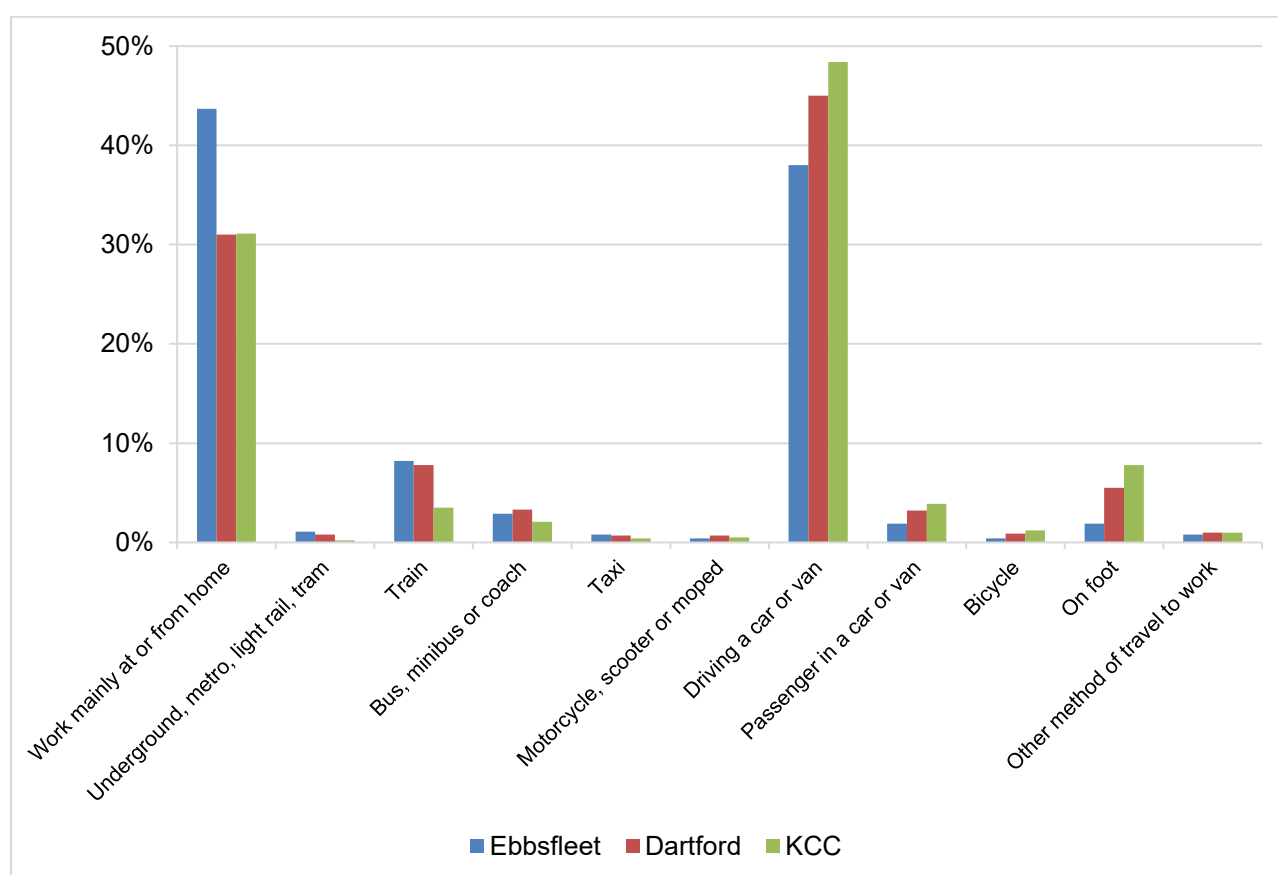
Ebbsfleet	Dartford	KCC Area
5.0%	3.1%	3.4%

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 9: Method of travel to work, 2021



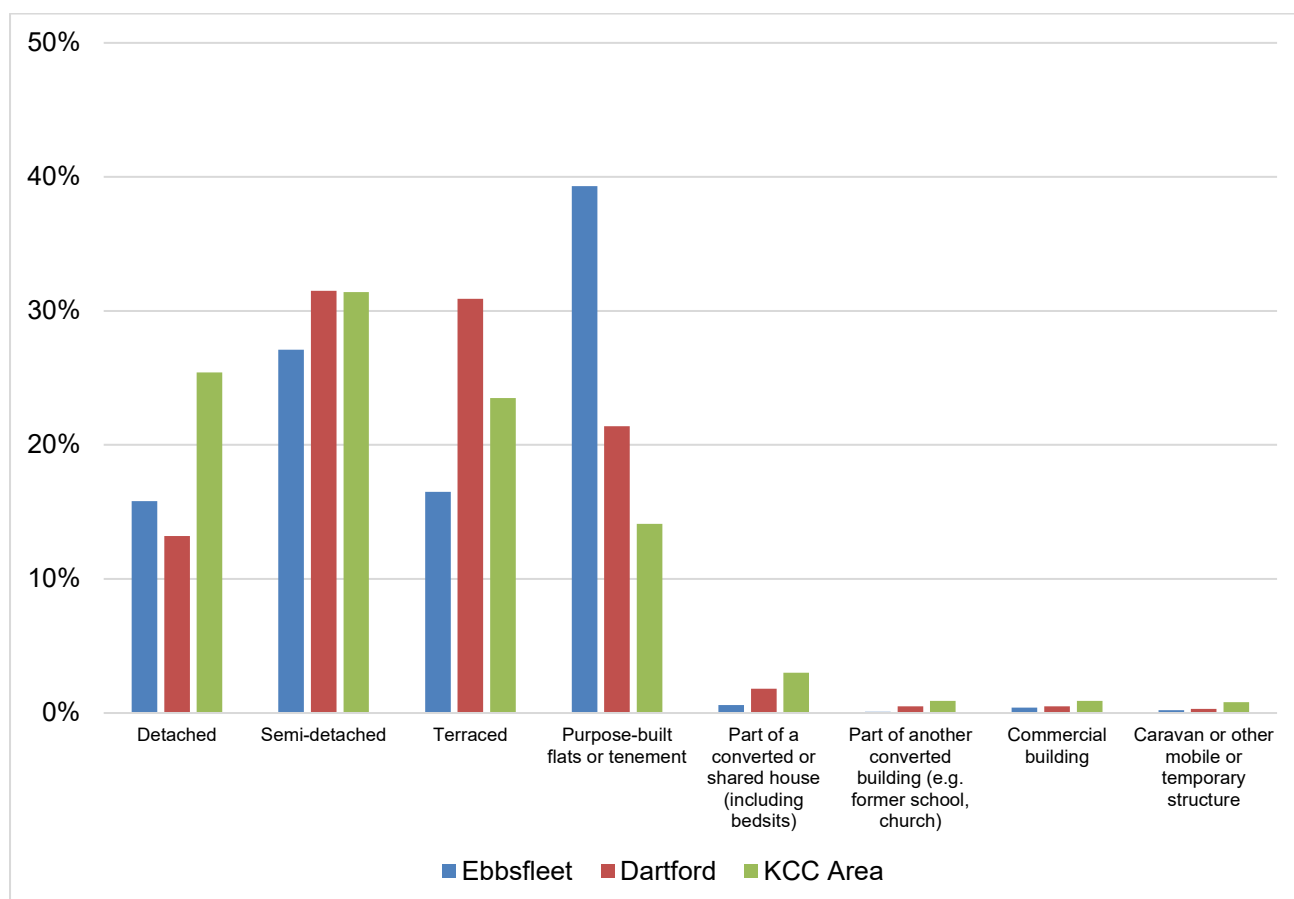
Source: ONS – 2021 Census (TS061)

HOUSING

TYPES

In 2021, there were 1,866 households in Ebbsfleet. The types of properties are shown below.

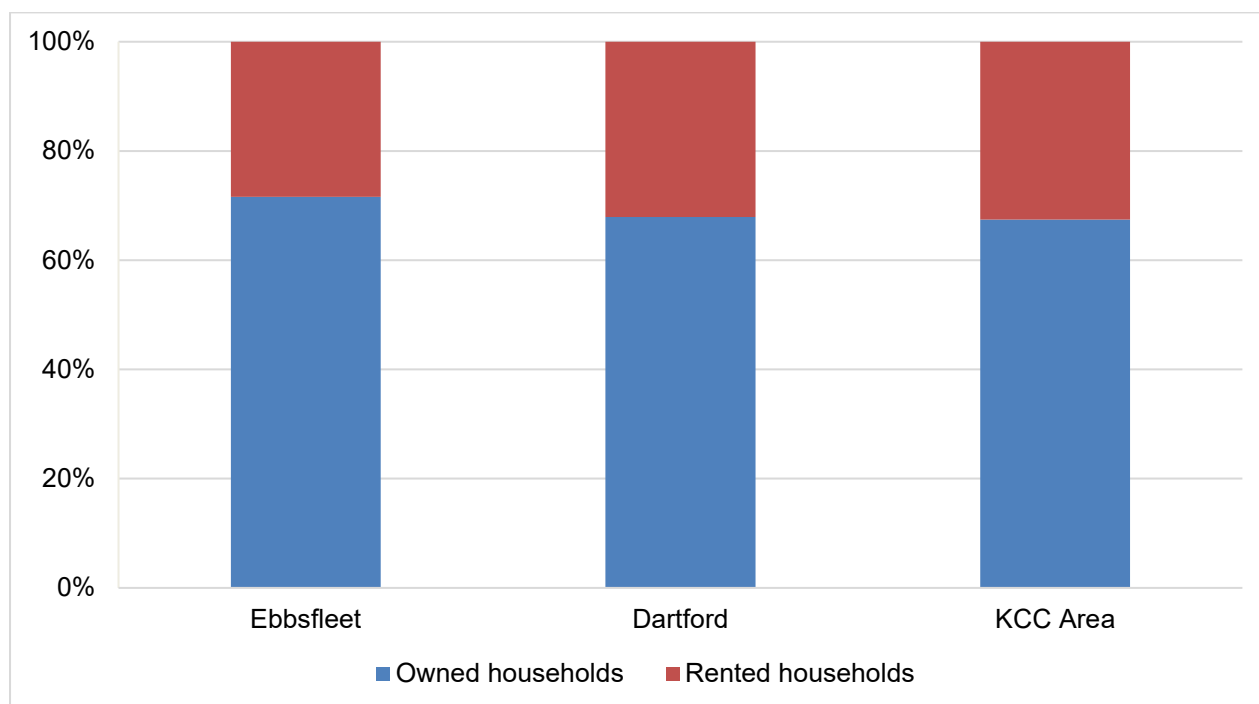
Chart 10: Types of housing, 2021



Source: ONS – 2021 Census (TS052)

TENURE

71.6% of households in Ebbsfleet are owner occupied. Rented households consist of social rented and private rented or rent free.

Chart 11: Housing by tenure type, 2021

Source: ONS – 2021 Census (TS054)

HOUSEHOLD SIZE & OCCUPANCY RATING

4.7% of households in Ebbsfleet have fewer rooms than required, and 4% have fewer bedrooms than required. This implies that those households are overcrowded.

Table 4: Household size and occupancy ratings, 2021

	Ebbsfleet		Dartford		KCC Area	
	No.	% of Total	No.	% of Total	No.	% of Total
All Households	1,866		45,696		648,393	
Average household size (persons)	2.6		2.5		2.4	
Occupancy rating (rooms) of -1 or less¹	87	4.7%	3,401	7.4%	34,764	5.4%
Occupancy rating (bedrooms) of -1 or less	75	4.0%	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

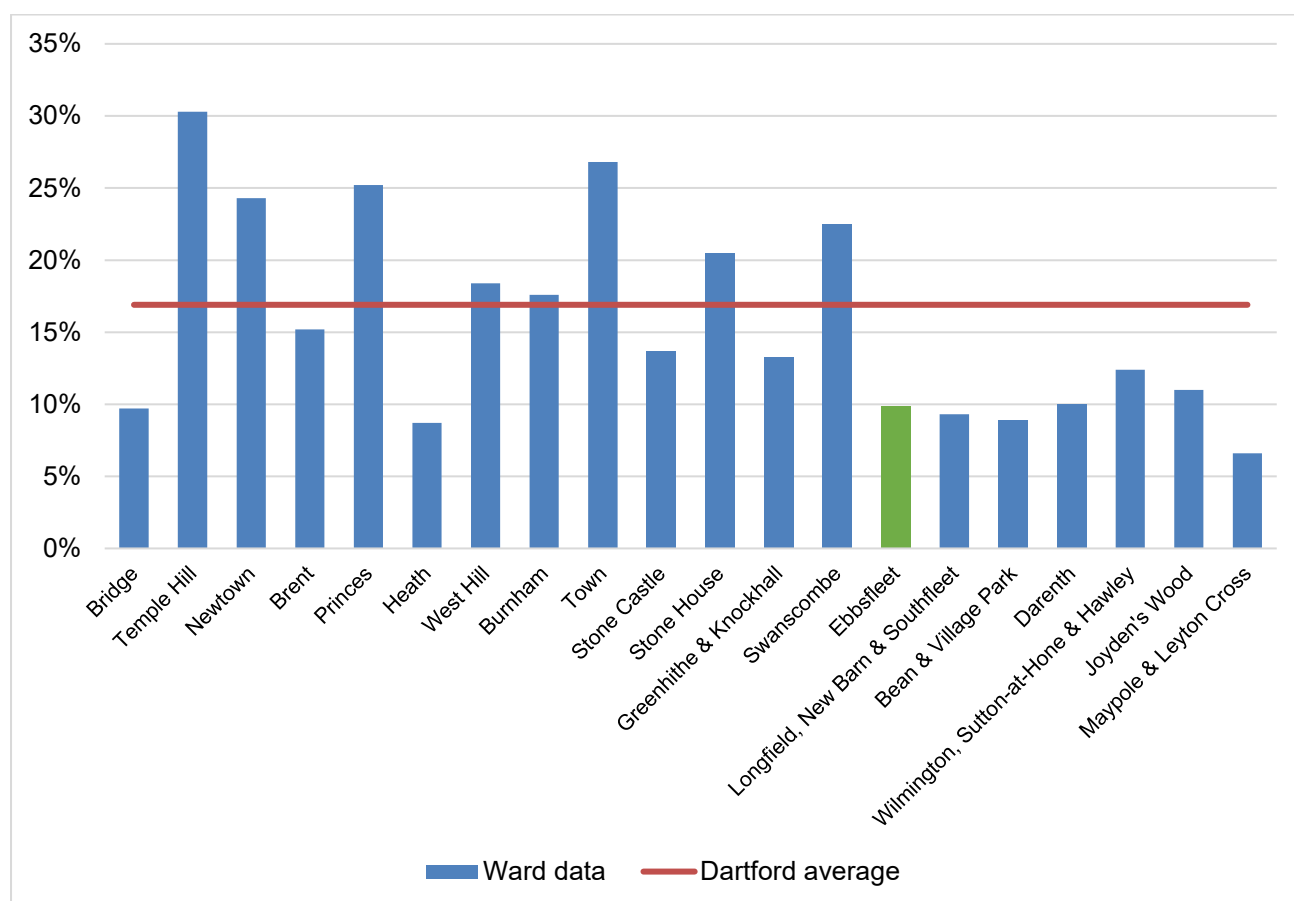
Table 5: Household amenities, 2021

	Ebbsfleet		Dartford		KCC Area	
	No.	% of Total	No.	% of Total	No.	% of Total
All Households	1,863		45,696		648,393	
Has central heating	1,850	99.3%	45,073	98.6%	639,907	98.7%
No car or van in household	184	9.9%	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 Alkerden and Ashmere; Ebbsfleet Central	0.3 ha	Green Belt (GB) & Protected Local Green Space (PLGS) 0.3ha GB + 0ha PLGS
2	District / Local Centres	26 ha	Borough Open Space
0	Identified Employment Areas	0	Conservation Areas
0	Ancient Woodland	0	Listed Buildings
	2	Scheduled Monuments Palaeolithic Sites near Baker's Hole; Neolithic sites near Ebbsfleet	

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.

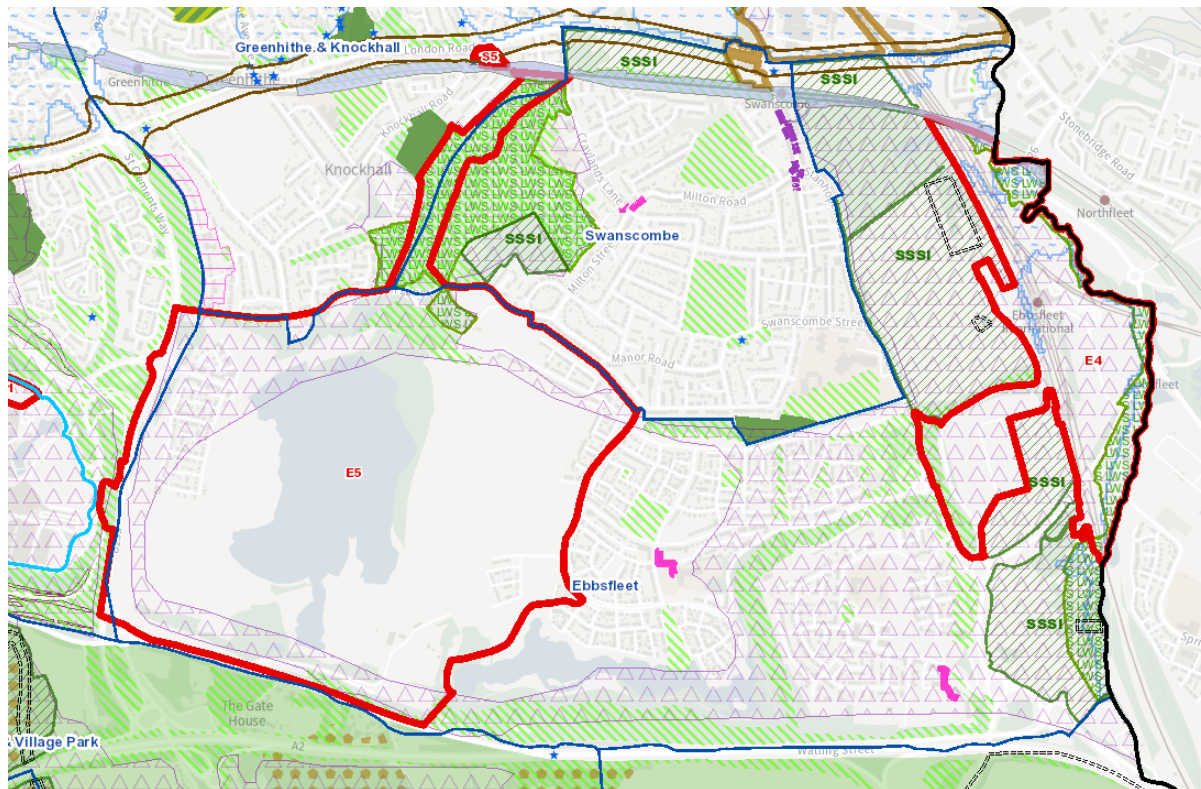
Due to planning permissions in the Ebbsfleet area predating CIL (s106 dependent), zero CIL has been generated or is available for expenditure.

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

DEVELOPMENT POLICIES MAP

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

Figure 2: Development Policies Map of Ebbsfleet



Source: Dartford Borough Council