

**AREA PROFILE:  
WILMINGTON,  
SUTTON-AT-HONE  
AND HAWLEY**

**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 Wilmington, Sutton-at-Hone and Hawley in Dartford Borough.

The ward falls in the area covered by Wilmington Parish Council and Sutton-at-Hone & Hawley Parish Council. Data for the specific geographies of both parish councils can be found [here](#) and [here](#) respectively.

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

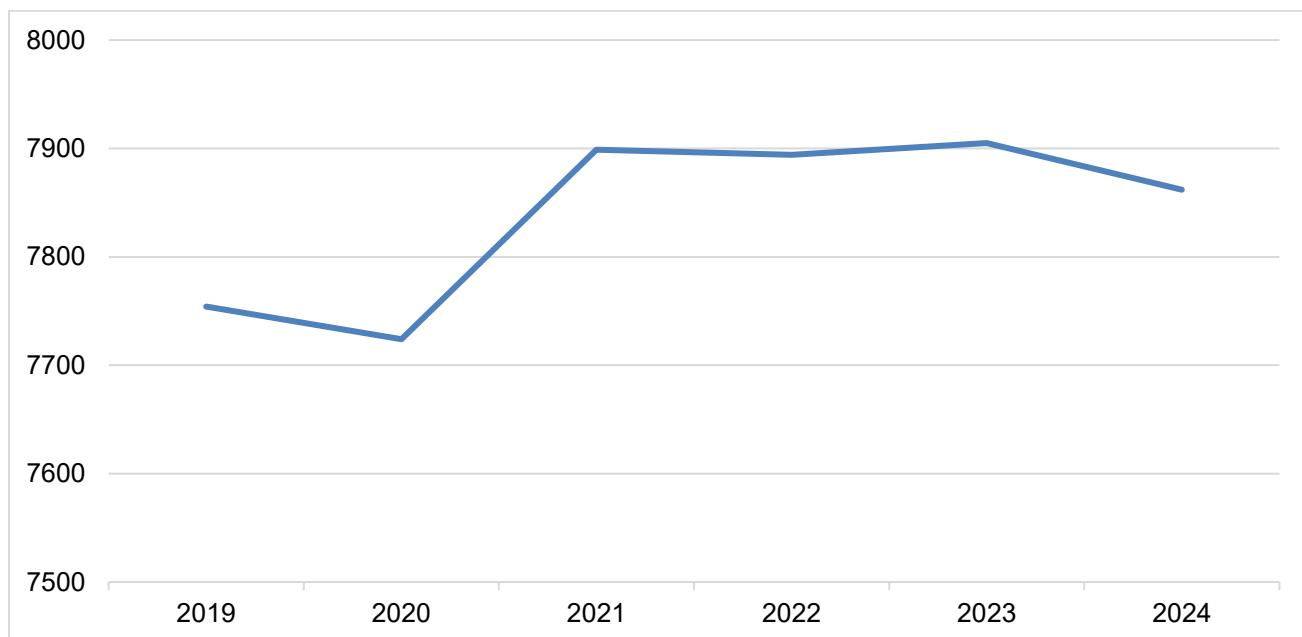
## SUMMARY

- Wilmington, Sutton-at-Hone and Hawley has an older population, with 42% of residents being aged 50 or over.
- The population density of the area is 7.2 persons per hectare, which is lower than the Borough average of 16.1.
- 47.7% of the population are in managerial and professional occupations. Unemployment is above the Borough average, being 3.7%.
- Semi-detached properties are most common, representing 44% of the housing stock. Just over 22% is terraced and 21% is detached. Overall, almost 79% of dwellings are owner occupied.
- Just over 12% of households do not own a car or van.

## POPULATION

In 2021, Wilmington, Sutton-at-Hone and Hawley had a population of 7,912 people. This comprised of 3,852 males and 4,060 females, representing a 48.7% and 51.3% split respectively.

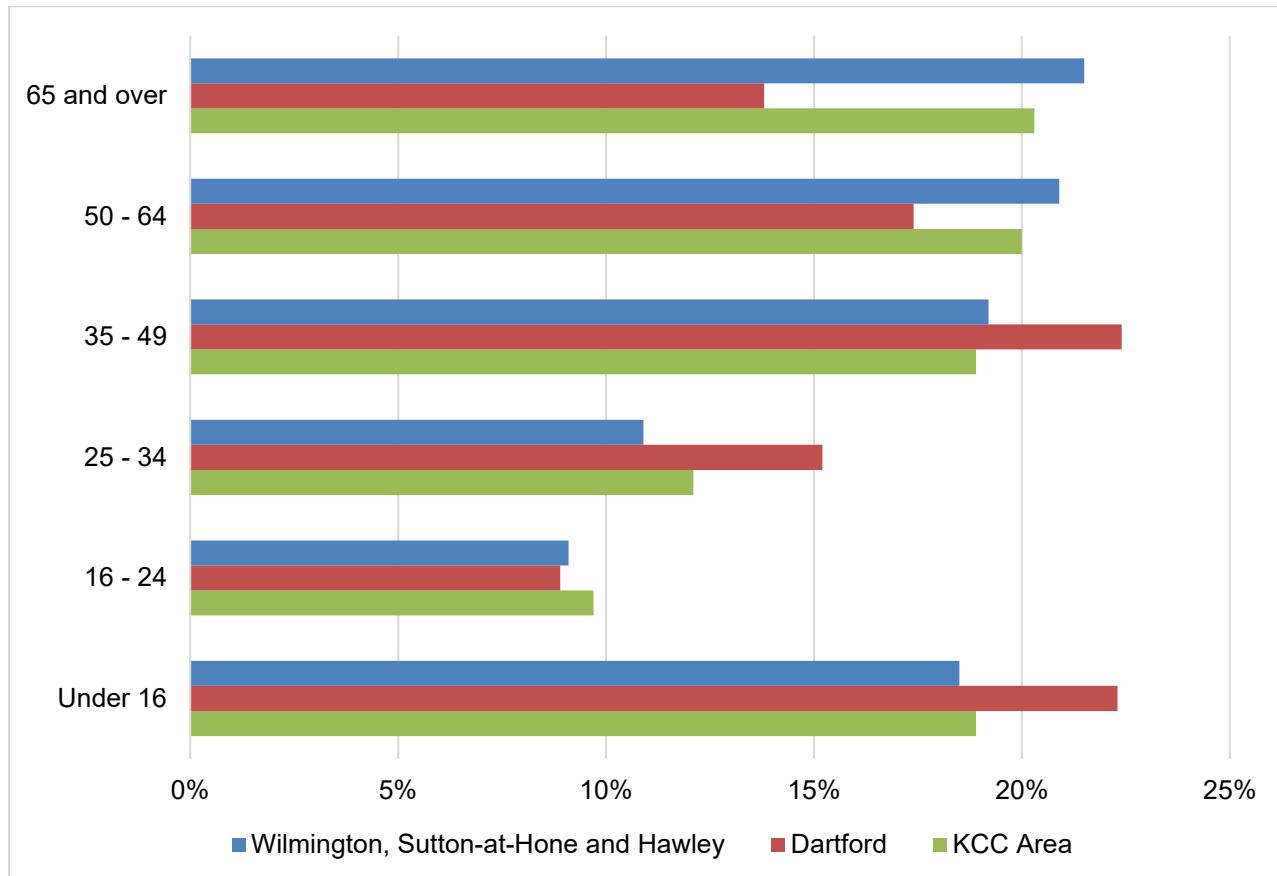
**Chart 1: Estimated population of Wilmington, Sutton-at-Hone and Hawley, mid-2019 to mid-2024**



Source: ONS – Mid-year Population Estimates

## AGE PROFILE

**Chart 2: Age profile of Wilmington, Sutton-at-Hone and Hawley, 2021**



Source: ONS – 2021 Census (TS007B)

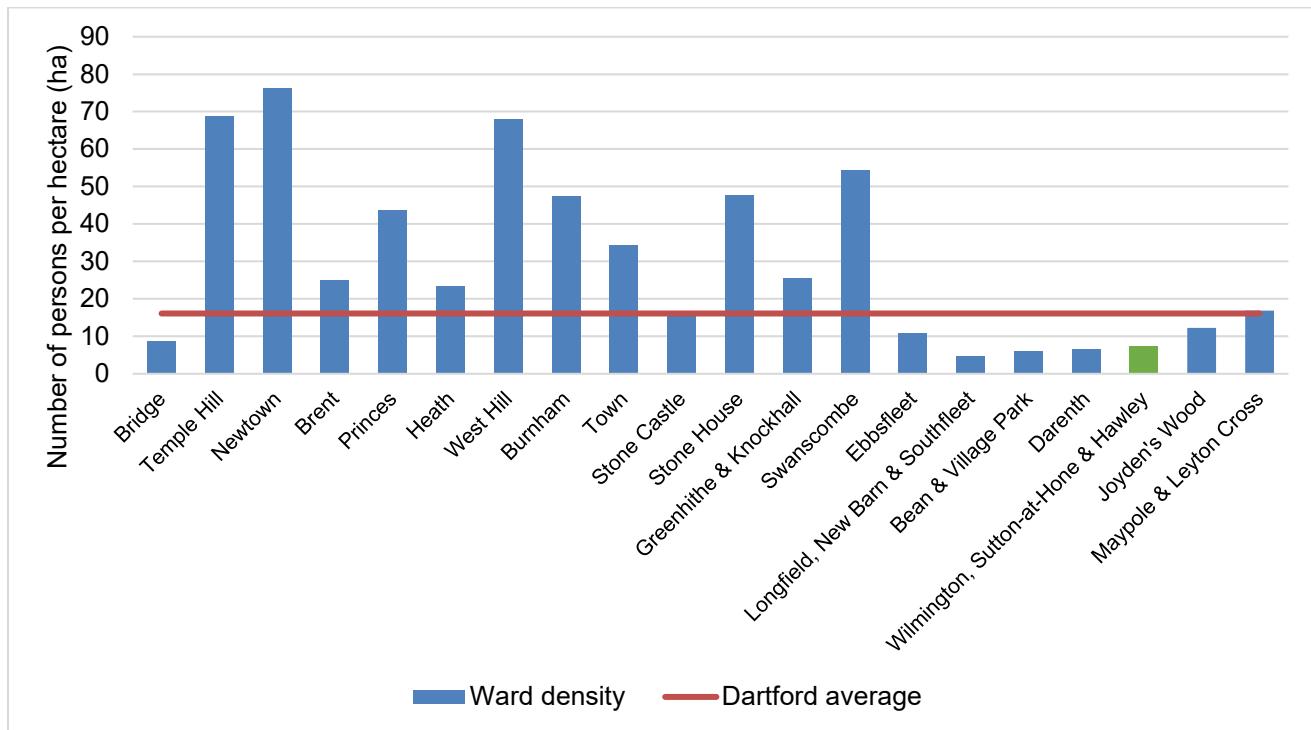
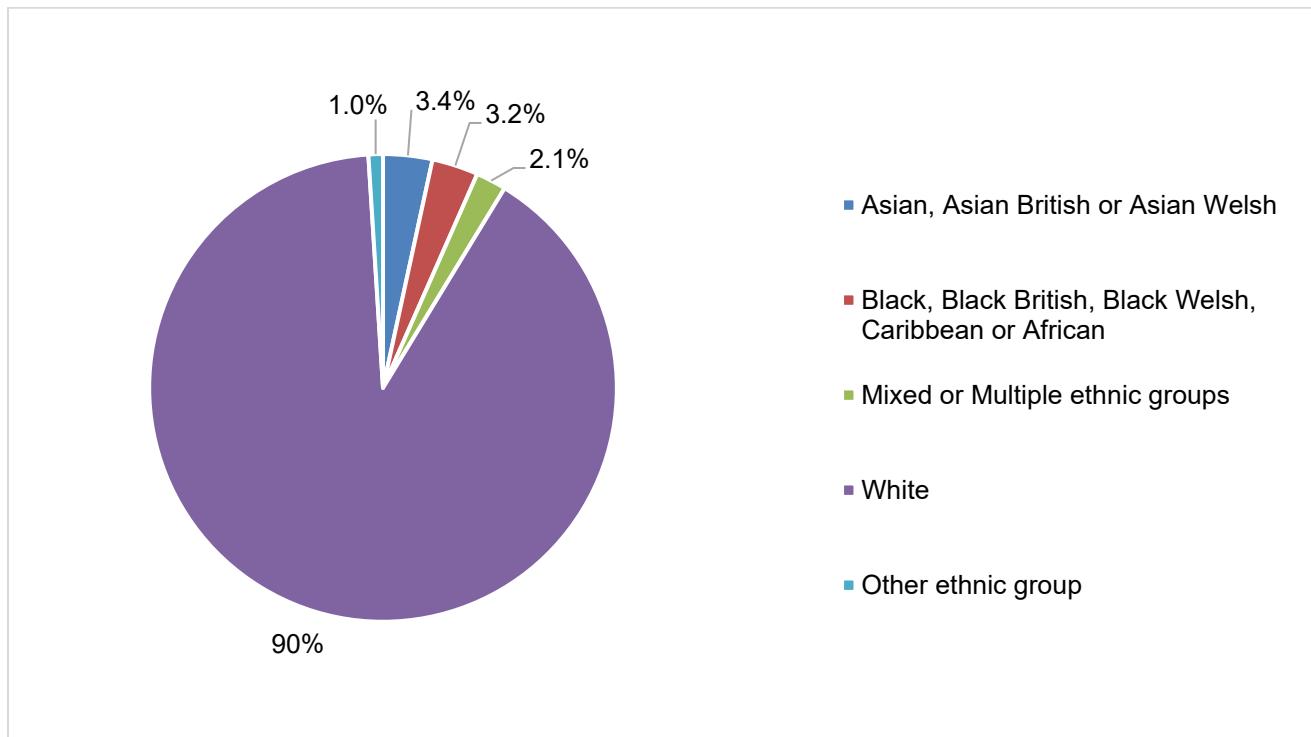
## POPULATION DENSITY

Wilmington, Sutton-at-Hone and Hawley has a population density of 7.2 persons per hectare, compared to the Borough average of 16.1 persons per hectare.

**Table 1: Population density, 2021**

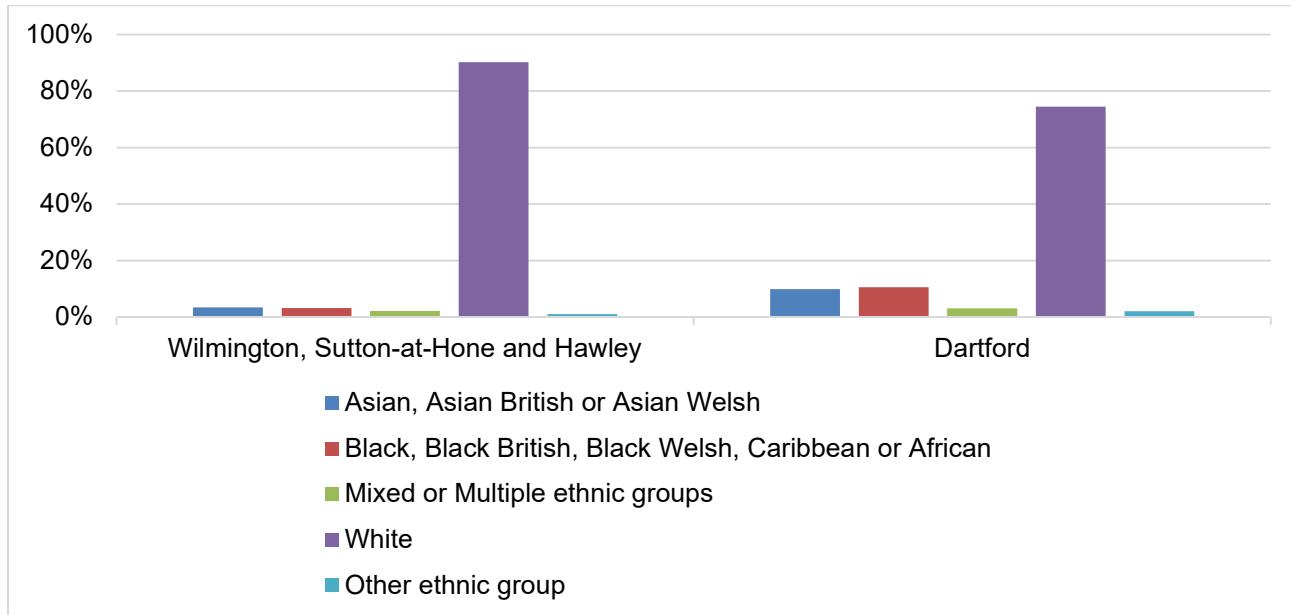
Wilmington, Sutton-at-Hone and Hawley		Dartford		KCC Area	
Area (ha)	Density (persons per ha)	Area (ha)	Density (persons per ha)	Area (ha)	Density (persons per ha)
1,091.4	7.2	7,273.3	16.1	354,437.1	4.4

Source: ONS – 2021 Census

**Chart 3: Population density by ward, 2021****ETHNICITY****Chart 4: Ethnic groups in Wilmington, Sutton-at-Hone and Hawley, 2021**

Source: ONS – 2021 Census (TS021)

## Chart 5: Proportion of ethnic groups in Wilmington, Sutton-at-Hone and Hawley and Dartford Borough, 2021



Source: ONS – 2021 Census (TS021)

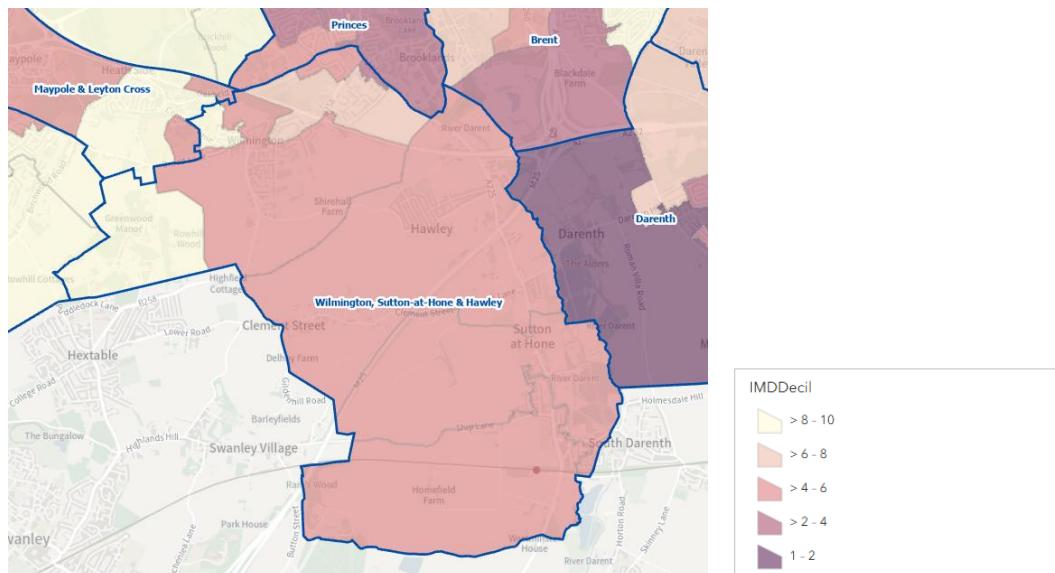
## DEPRIVATION

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.

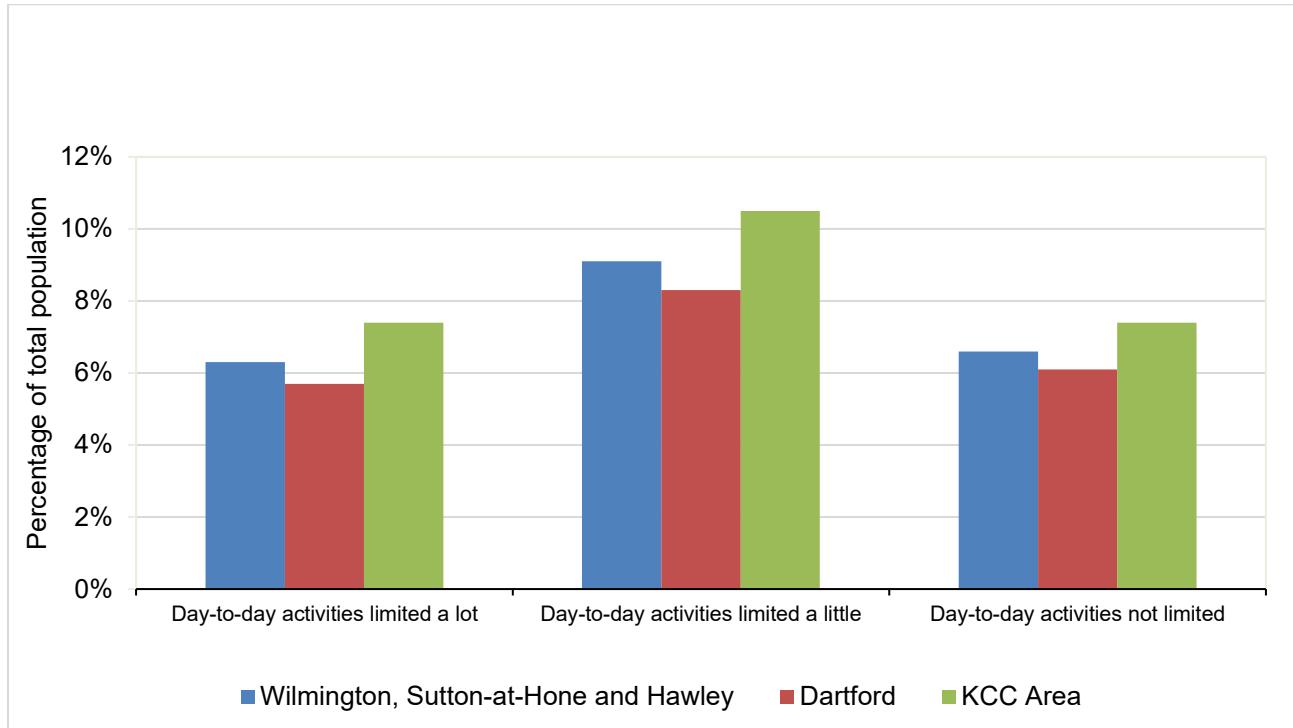
Overall, the area centred on Wilmington is more deprived than around 50% of neighbourhoods nationally, whilst Hawley is less deprived than almost 60% of neighbourhoods. The area around Sutton-at-Hone is more deprived than 57% of neighbourhoods nationally.

## Figure 1: IMD deciles for LSOAs in Wilmington, Sutton-at-Hone and Hawley, 2025



## HEALTH AND DISABILITY

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



Source: ONS – Census 2021 (TS038)

## ECONOMY

### EMPLOYEES & HOURS WORKED

Wilmington, Sutton-at-Hone and Hawley makes up 6.5% of the total employee jobs in the Borough.

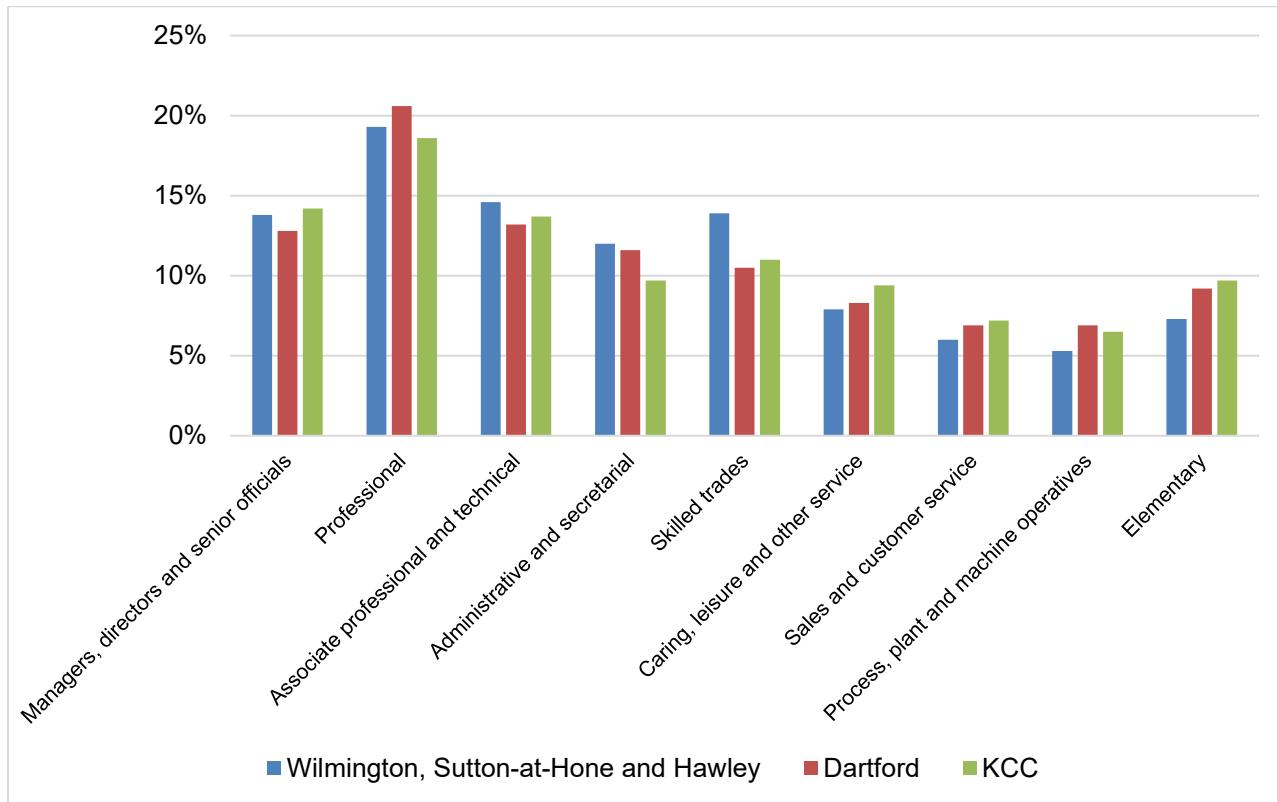
**Table 2: Economically active population, 2021**

	Wilmington, Sutton-at-Hone and Hawley		Dartford		KCC Area	
	Count	% of Total	Count	% of Total	Count	% of Total
<b>Total</b>	3,807		58,822		728,618	
<b>Full Time</b>	2,717	71.4%	43,697	74.3%	510,265	70.0%
<b>Part Time</b>	1,090	28.6%	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**

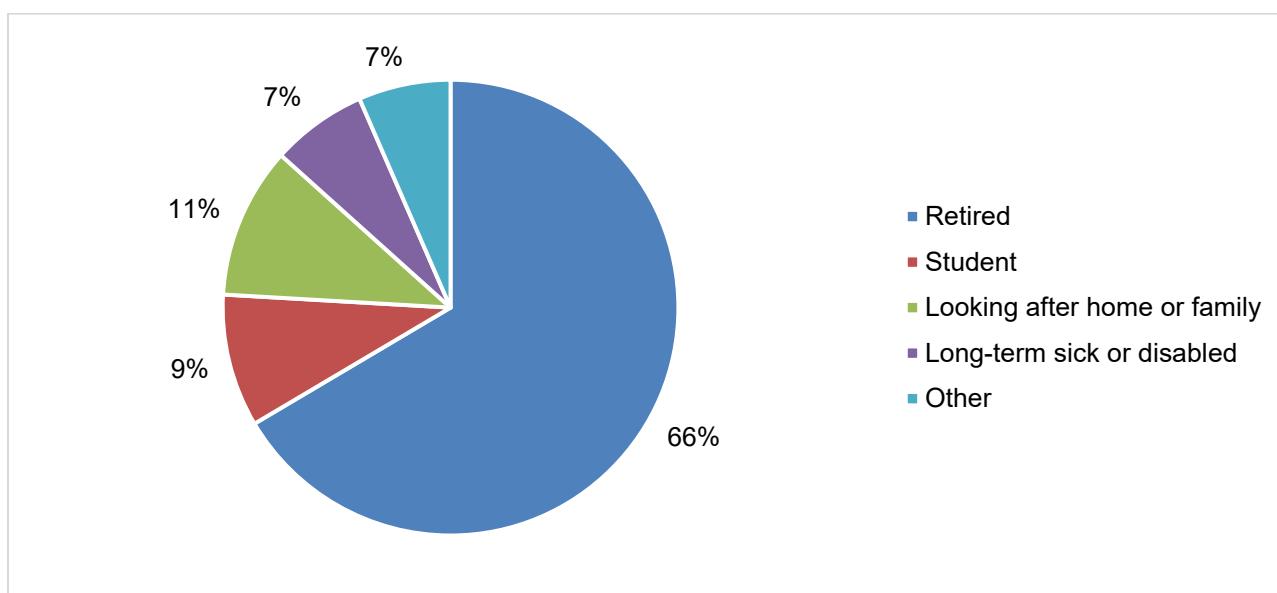


Source: ONS – 2021 Census (TS063)

## UNEMPLOYMENT

Of all usual residents aged 16 years and over in Wilmington, Sutton-at-Hone and Hawley, 2,474 people (38.3%) were economically inactive in the 2021 Census. The reasons are presented below.

**Chart 8: Reasons for economic inactivity in Wilmington, Sutton-at-Hone and Hawley, 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**

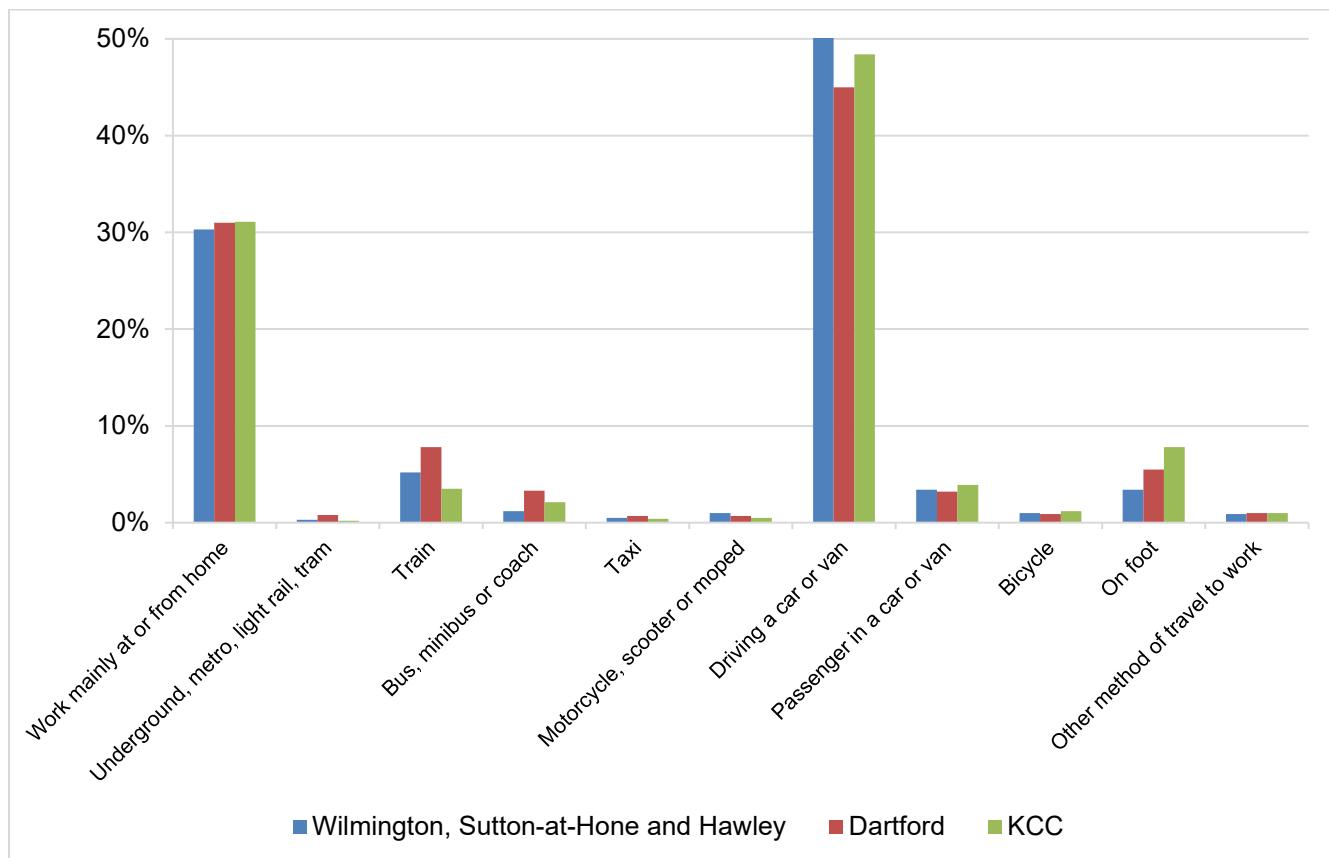
Wilmington, Sutton-at-Hone and Hawley	Dartford	KCC Area
3.7%	3.1%	3.4%

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**



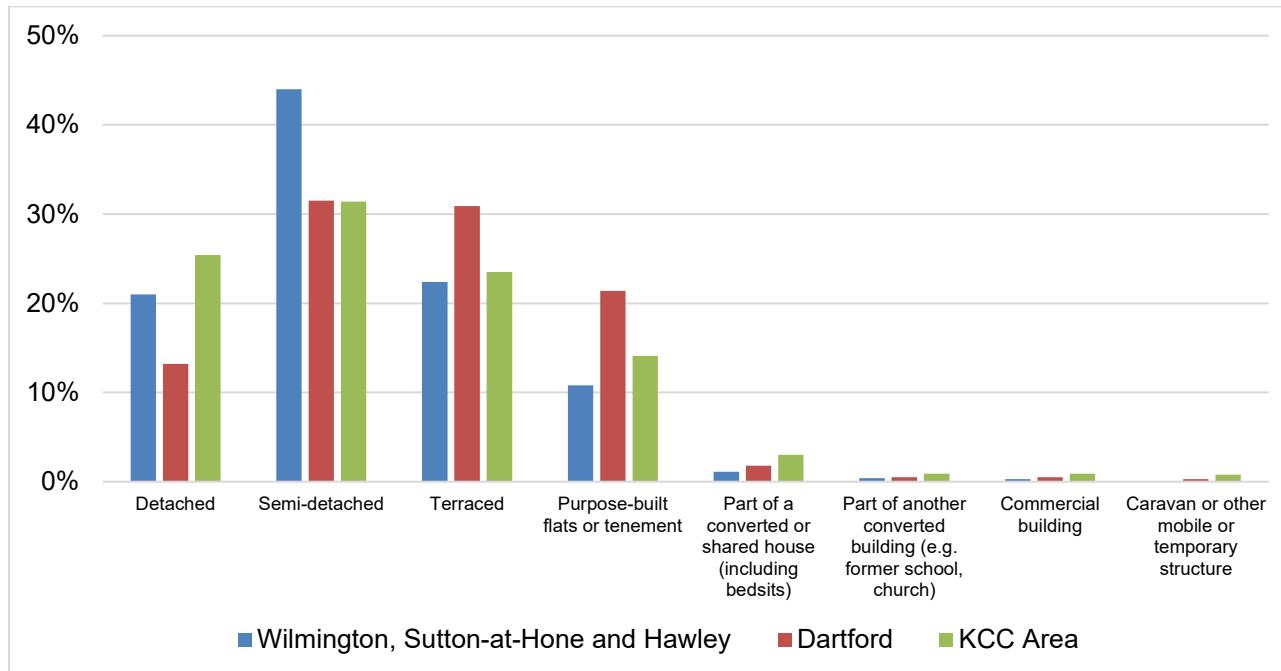
Source: ONS – 2021 Census (TS061)

## HOUSING

### TYPES

In 2021, there were 3,171 households in Wilmington, Sutton-at-Hone and Hawley. The types of properties are shown below.

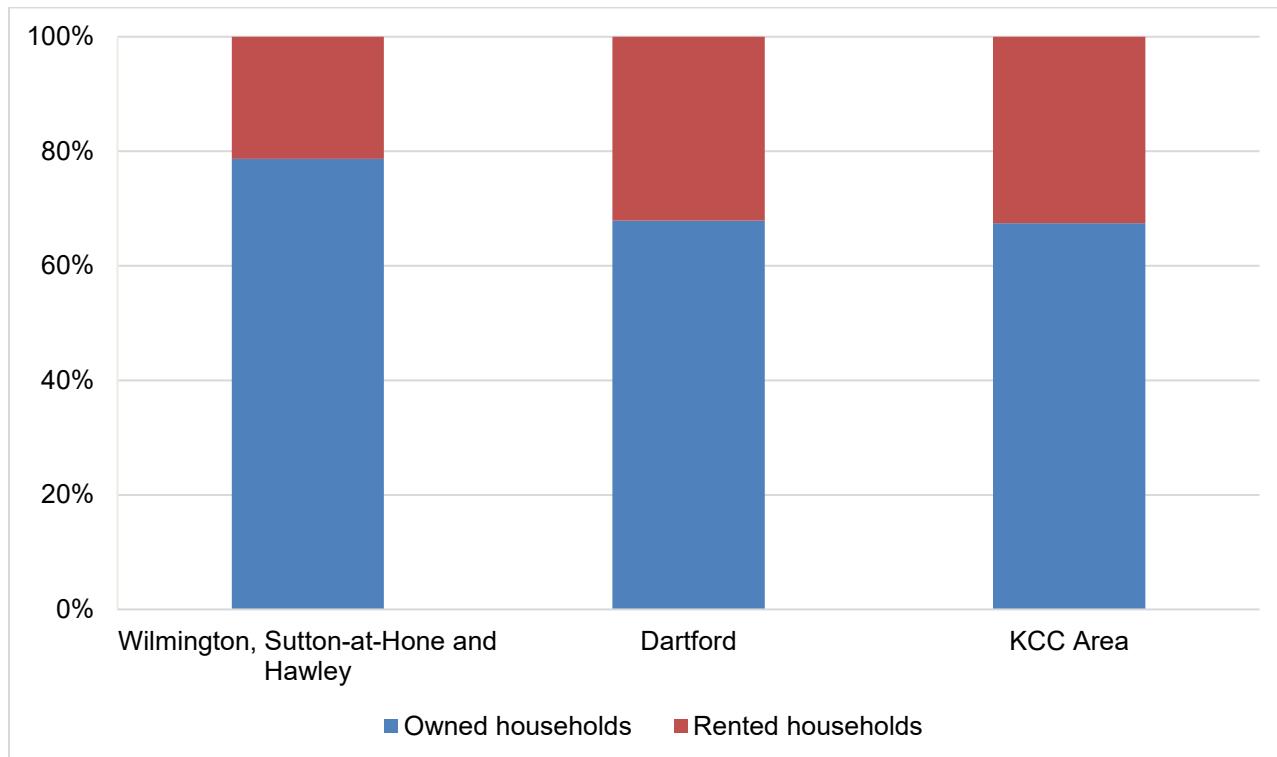
**Chart 10: Types of housing, 2021**



Source: ONS – 2021 Census (TS052)

### TENURE

78.7% of households in Wilmington, Sutton-at-Hone and Hawley 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

4.3% of households in Wilmington, Sutton-at-Hone and Hawley have fewer rooms than required, and 3.2% have fewer bedrooms than required. This implies that those households are overcrowded.

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

	Wilmington, Sutton-at-Hone and Hawley		Dartford		KCC Area	
	No.	% of Total	No.	% of Total	No.	% of Total
All Households	3,171		45,696		648,393	
Average household size (persons)	2.5		2.5		2.4	
Occupancy rating (rooms) of -1 or less <sup>1</sup>	137	4.3%	3,401	7.4%	34,764	5.4%
Occupancy rating (bedrooms) of -1 or less	100	3.2%	2,581	5.6%	23,093	3.6%

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

<sup>1</sup> 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

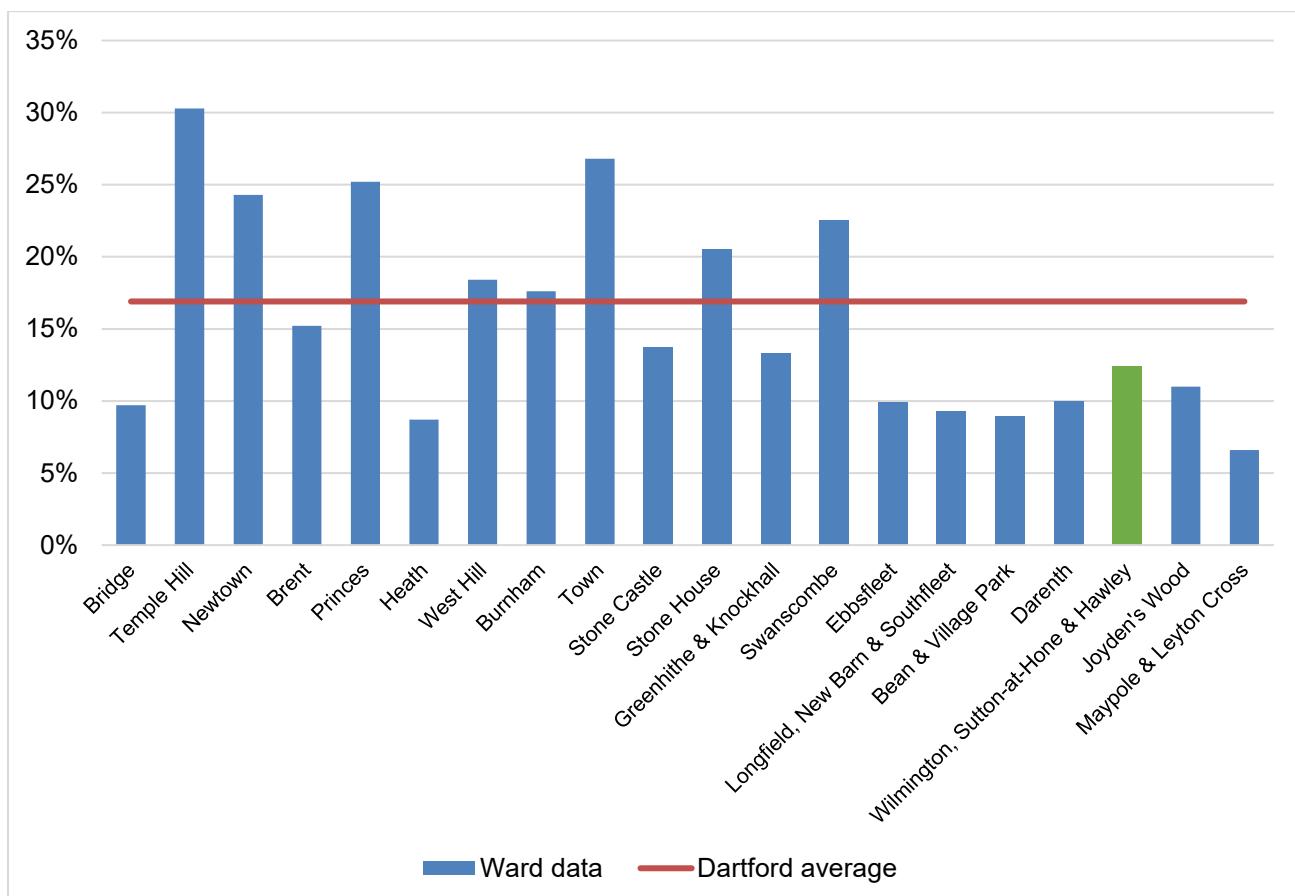
**Table 5: Household amenities, 2021**

	Wilmington, Sutton-at-Hone and Hawley		Dartford		KCC Area	
	No.	% of Total	No.	% of Total	No.	% of Total
<b>All Households</b>	3,171		45,696		648,393	
<b>Has central heating</b>	3,145	99.5%	45,073	98.6%	639,907	98.7%
<b>No car or van in household</b>	393	9.3%	7,700	16.9%	113,321	17.5%

Source: ONS – 2021 Census (TS045, TS046)

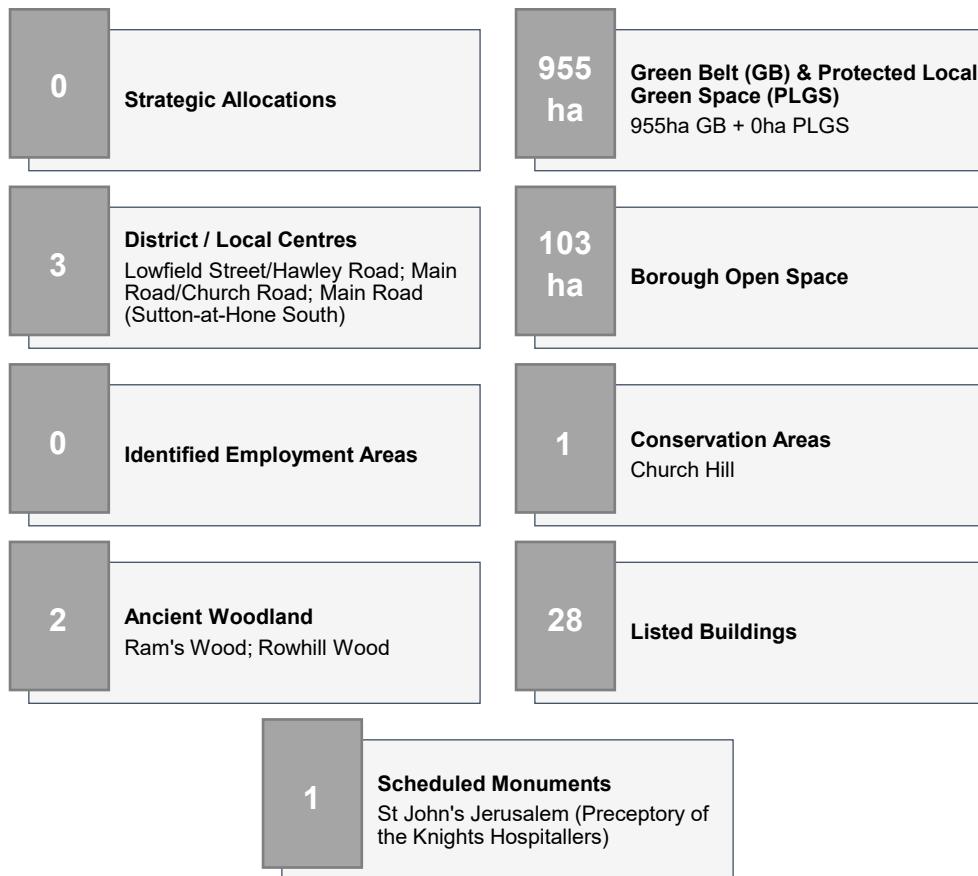
The chart below shows the various levels of car ownership in wards across the Borough against the Dartford average.

**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. 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

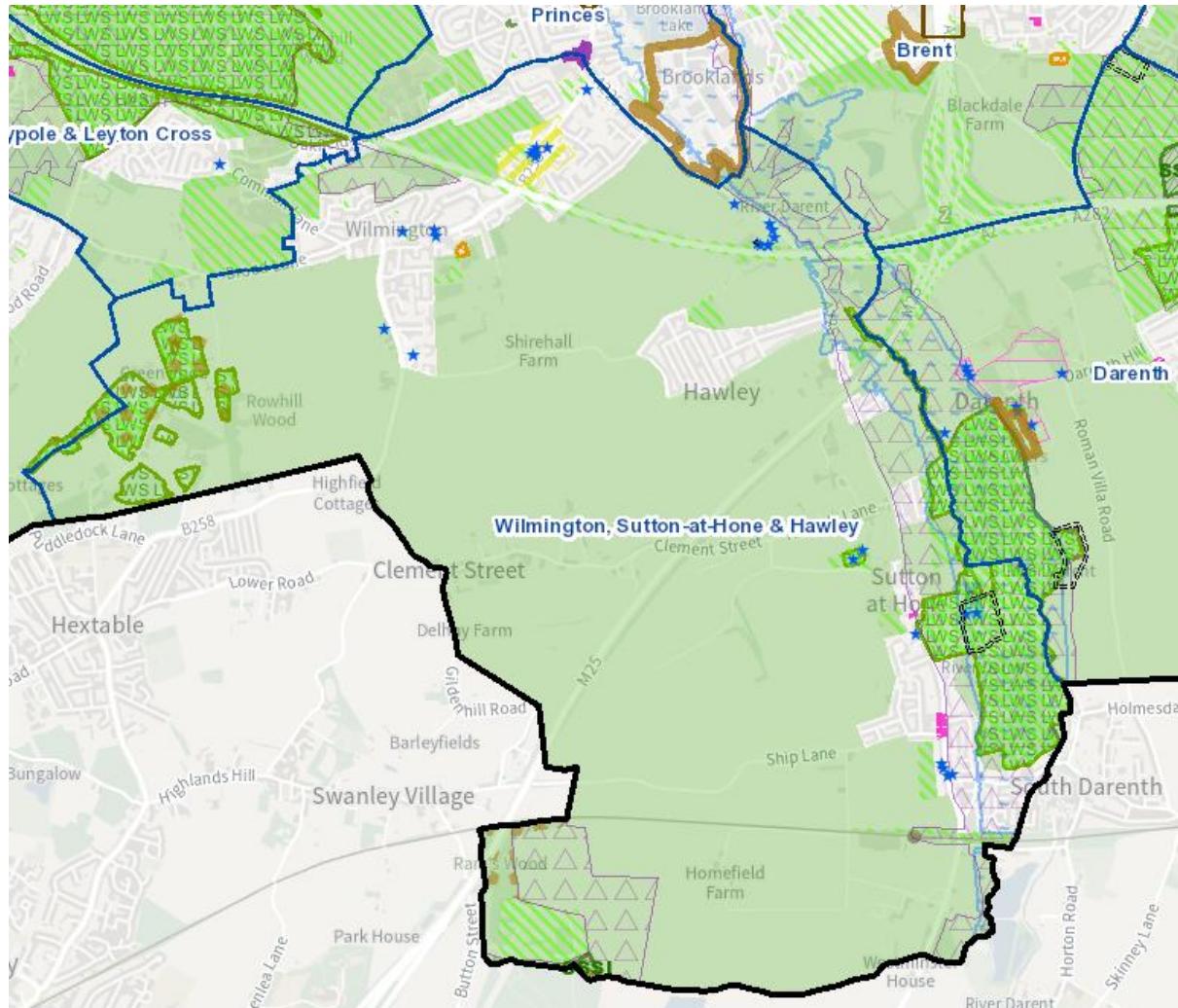
In 2023/24, total CIL receipts amounting to £3,580.37 were transferred to Wilmington Parish Council. There were no development sites within the area covered by Sutton-at-Hone & Hawley Parish Council that yielded CIL funding.

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

## DEVELOPMENT POLICIES MAP

The Development Policies Map for the area covering Wilmington, Sutton-at-Hone and Hawley is shown below. An interactive version of the map and the key can be found [online here](#).

**Figure 2: Development Policies Map of Wilmington, Sutton-at-Hone and Hawley**



Source: Dartford Borough Council