

**AREA PROFILE:  
STONE**

**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 .....	6
Employees & Hours Worked .....	6
Employment by Occupation.....	7
Unemployment.....	8
Method of Travel to Work .....	9
Housing .....	10
Types .....	10
Tenure.....	10
Household Size & Occupancy Rating .....	11
Household Amenities .....	11
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 wards of Stone Castle and Stone House in Dartford Borough. Both wards are represented by Stone Town Council.

The area is subject to the Stone Parish Neighbourhood Development Plan 2022-2035, which was adopted by Dartford Borough Council on 21 July 2022 and is used to determine planning applications.

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

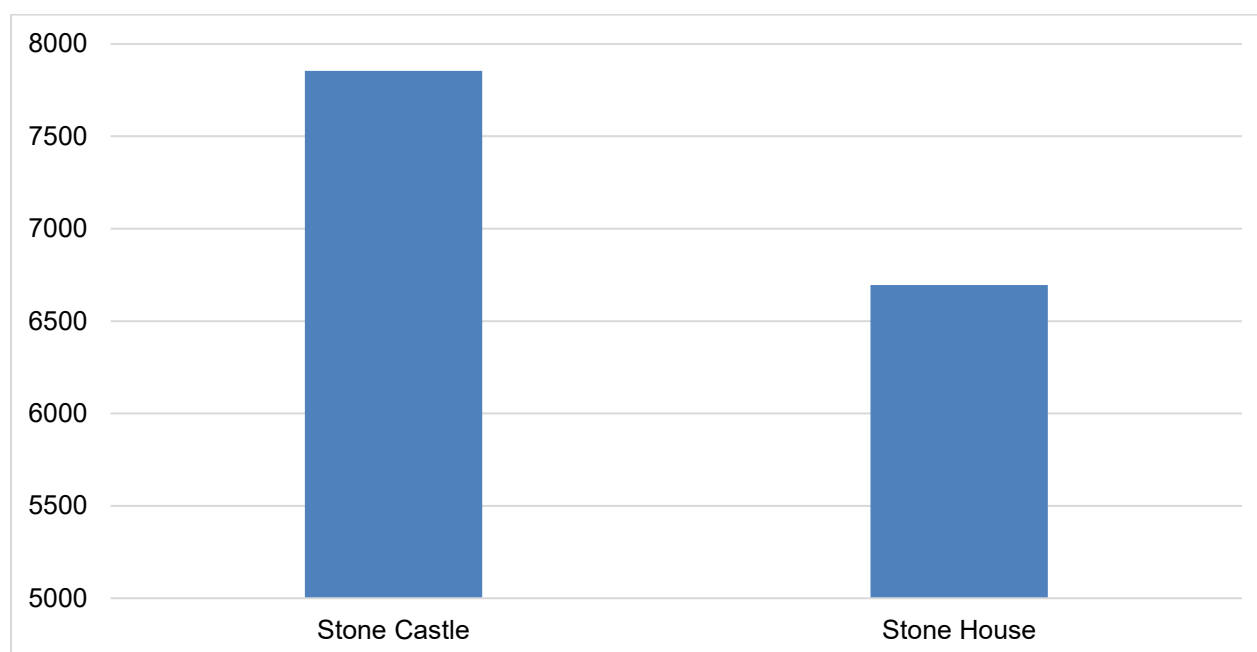
## SUMMARY

- Stone has a relatively young population, with 74% being aged 50 or under.
- Population density is above the Borough average at almost 23 persons per hectare.
- There is generally an even distribution of job occupations, although professionals make up the largest group (19.4%).
- Unemployment is around the Borough average, being 3.2%.
- Purpose-built flats are most common, representing 34% of the housing stock. Terraced properties make up 29% and semi-detached being 25.9%. Overall, 61% of dwellings are owner occupied.
- 16.8% of all households do not own a car or van, which is just below the Borough average.

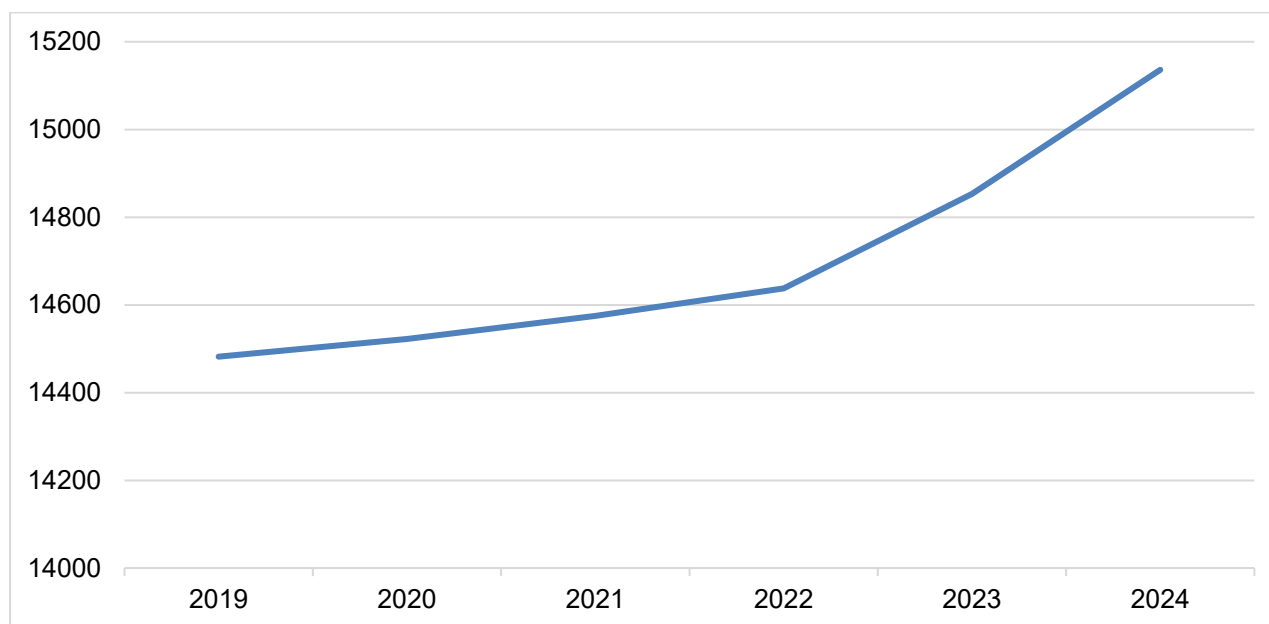
## POPULATION

In 2021, the population of Stone was 14,550 people. This comprised of 7,175 males and 7,375 females, representing a 49.3% and 50.7% split respectively.

**Chart 1: Population by ward, 2021**

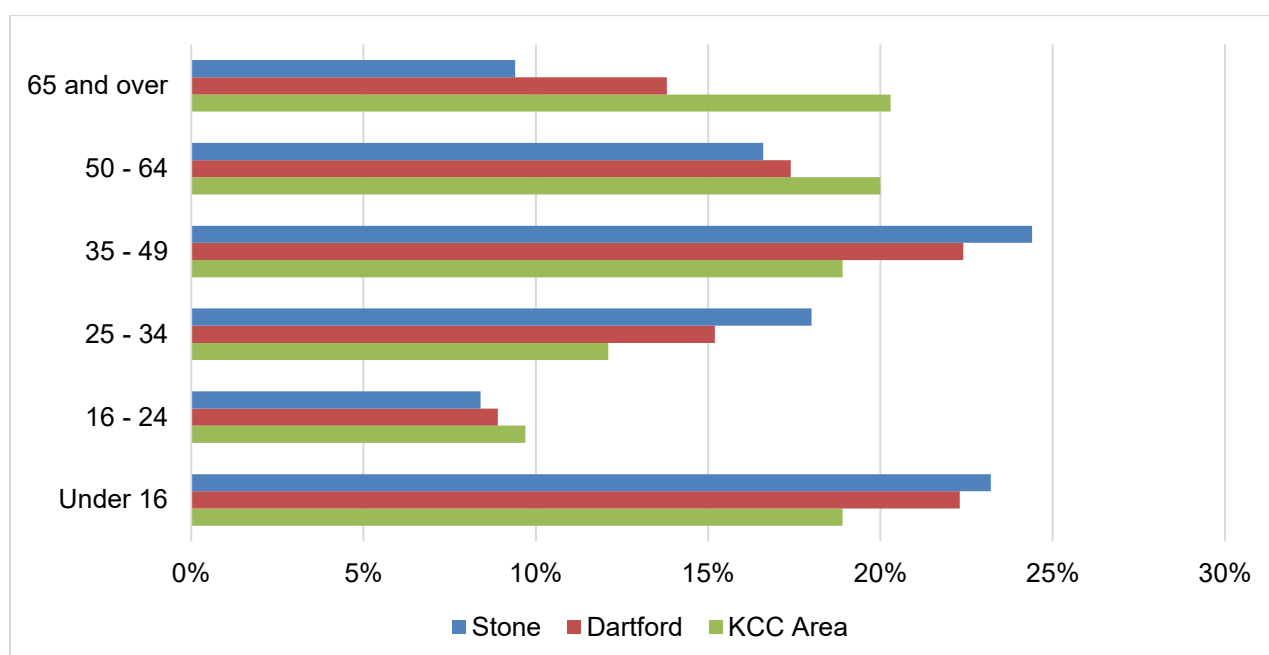


Source: ONS – 2021 Census (TS008)

**Chart 2: Estimated population of Stone, mid-2019 to mid-2024**

Source: ONS – Mid-year Population Estimates

## AGE PROFILE

**Chart 3: Age profile of Stone, 2021**

Source: ONS – 2021 Census (TS007B)

## POPULATION DENSITY

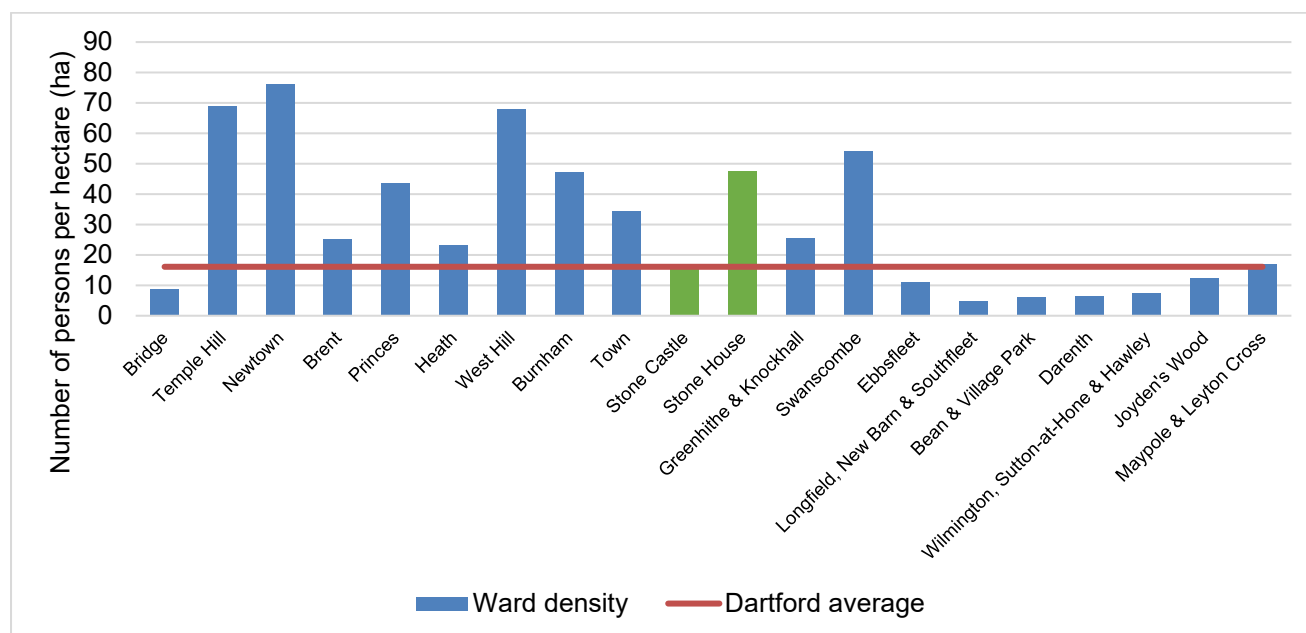
Stone has a population density of 22.6 persons per hectare, compared to the Borough average of 16.1 persons per hectare.

Table 1: Population density, 2021

Stone		Dartford		KCC Area	
Area (ha)	Density (persons per ha)	Area (ha)	Density (persons per ha)	Area (ha)	Density (persons per ha)
644	22.6	7,273.3	16.1	354,437.1	4.4

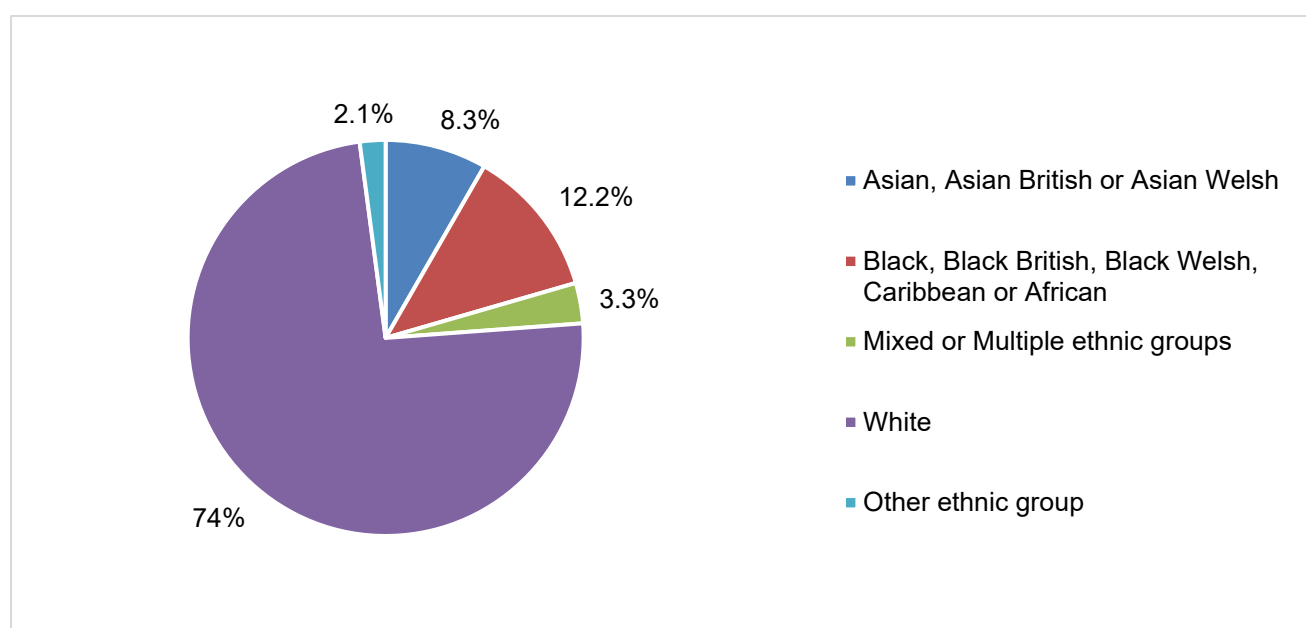
Source: ONS – 2021 Census

Chart 4: Population density by ward, 2021

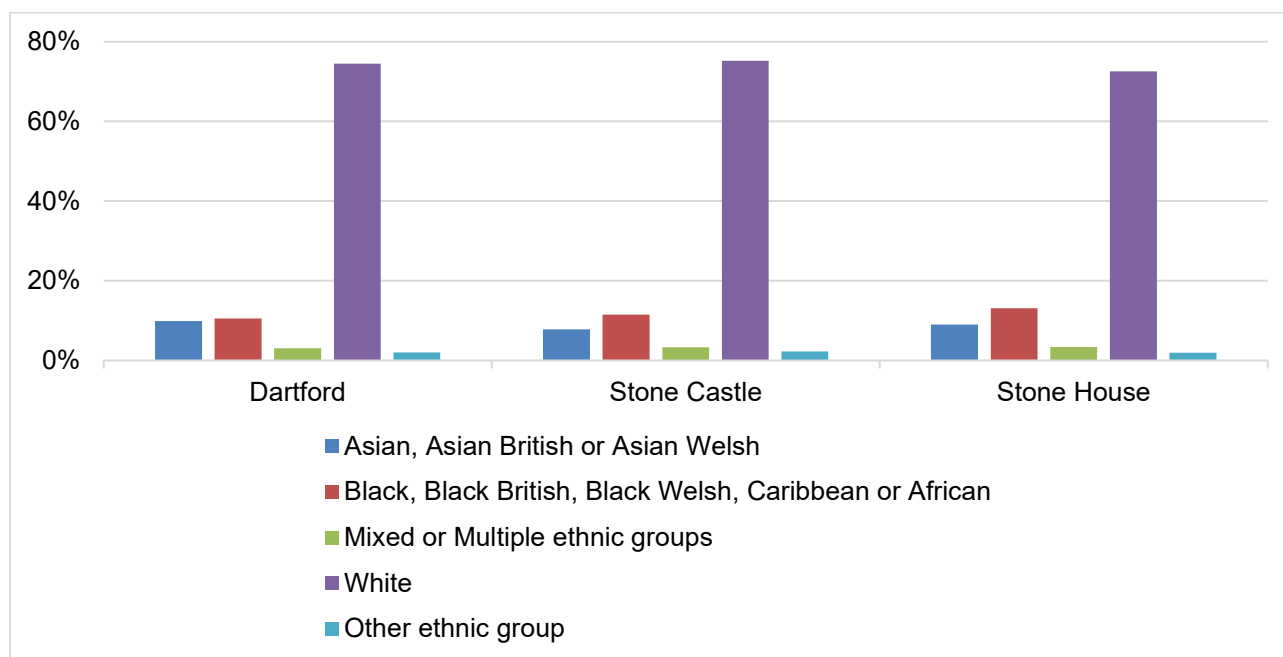


## ETHNICITY

Chart 5: Ethnic groups in Stone, 2021



Source: ONS – 2021 Census (TS021)

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

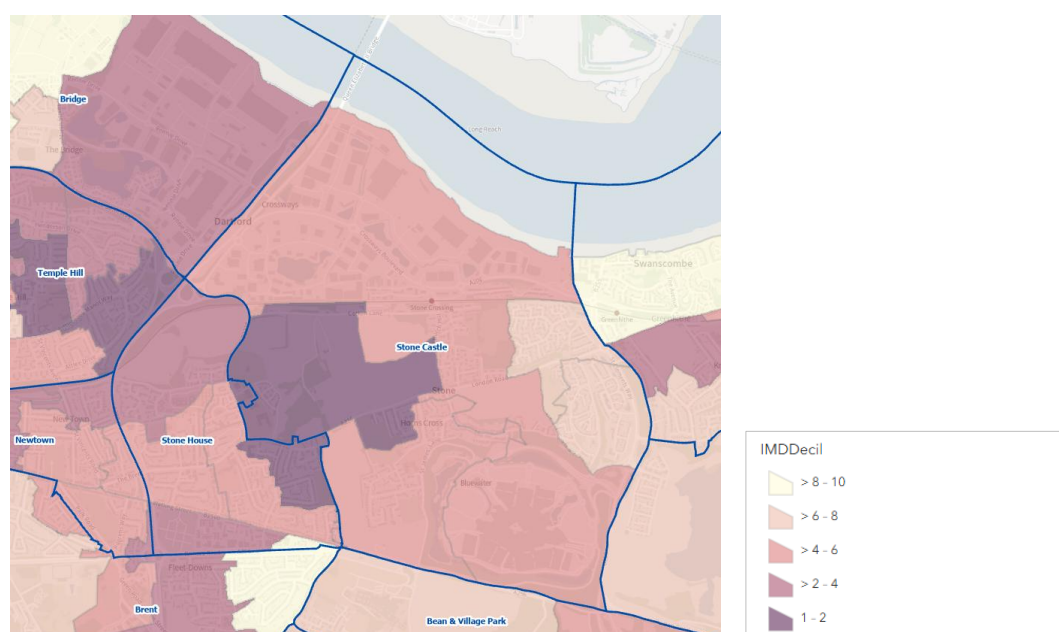
Source: ONS – 2021 Census (TS021)

## 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.

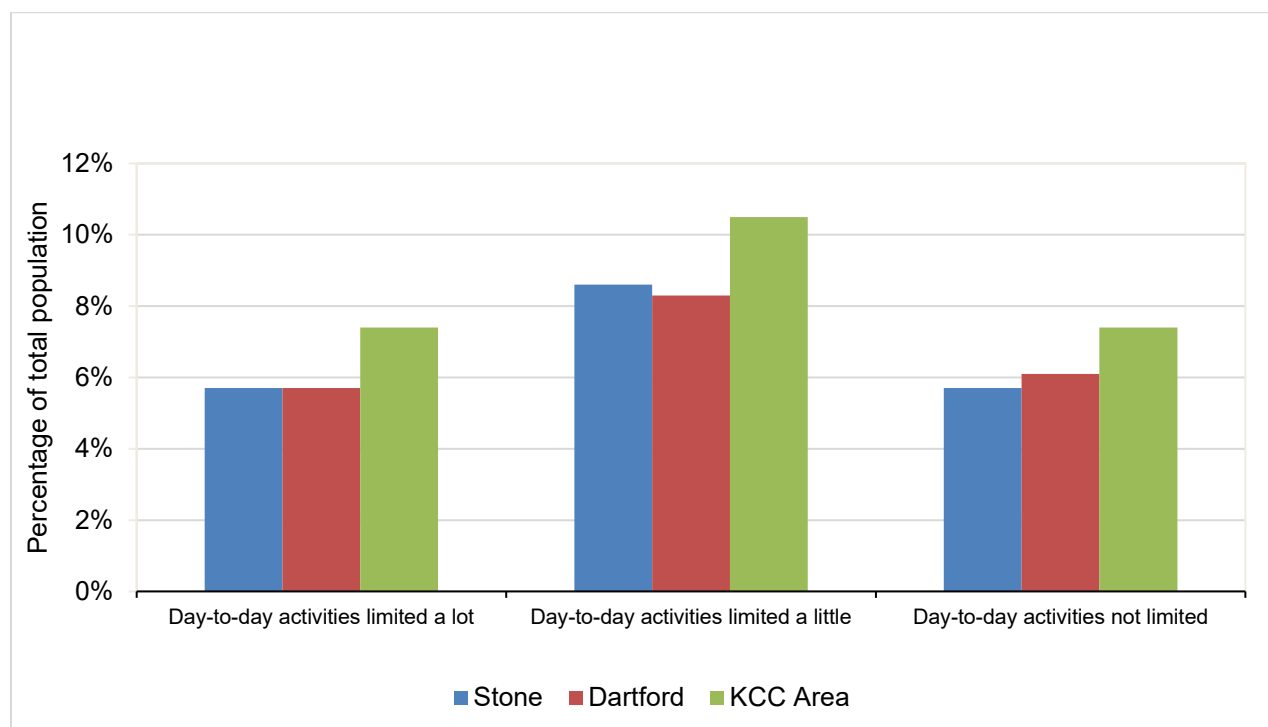
Neighbourhoods are called a 'Lower-layer Super Output Area' (LSOA) and have an average population of 1,500 people. In Dartford, there are 67 such neighbourhoods and these do not align with electoral ward boundaries.

Overall, Stone is 50-60% more deprived than neighbourhoods nationally, with the area taking in Stone Lodge School and Stone Recreation Ground being more deprived than 85% of neighbourhoods.

**Figure 1: IMD deciles for LSOAs in Stone, 2025**

## HEALTH AND DISABILITY

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



Source: ONS – Census 2021 (TS038)

## ECONOMY

### EMPLOYEES & HOURS WORKED

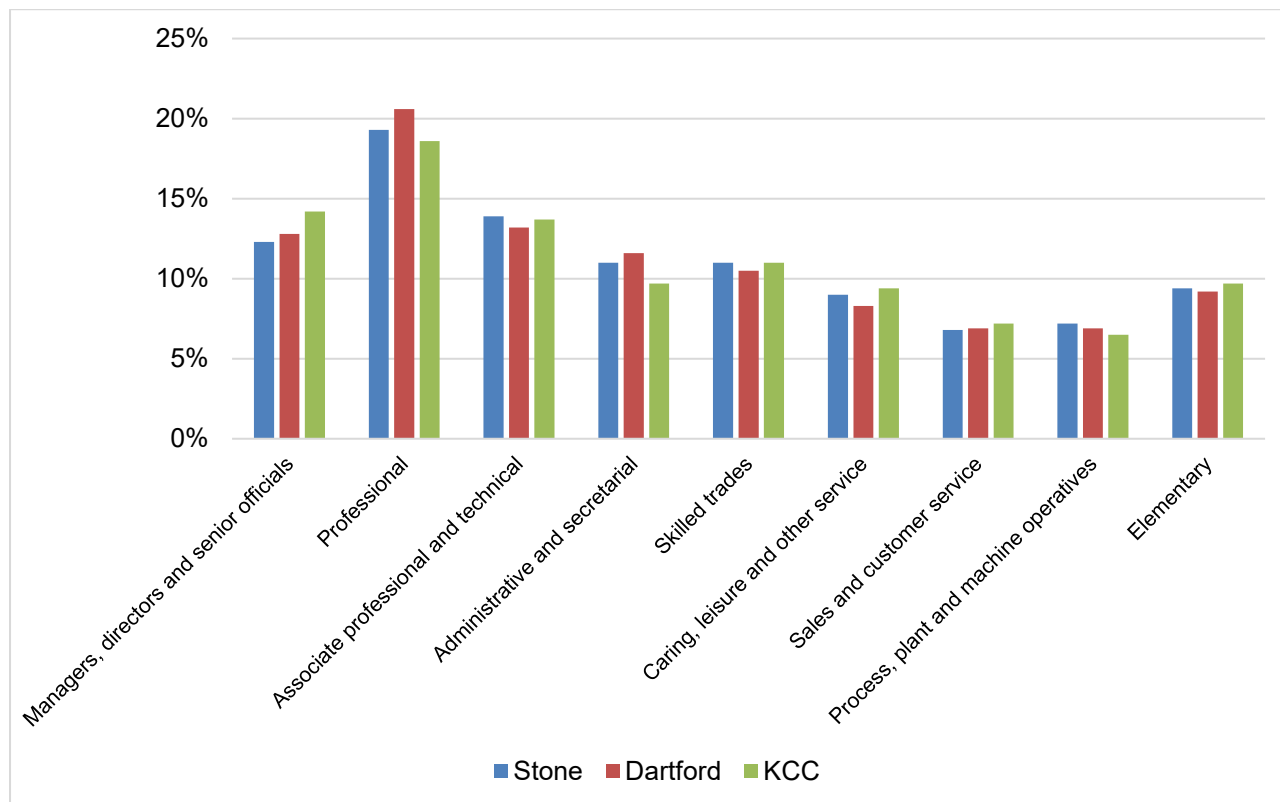
Stone makes up 13.2% of the total employee jobs in the Borough.

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

	Stone		Dartford		KCC Area	
	Count	% of Total	Count	% of Total	Count	% of Total
<b>Total</b>	7,755		58,822		728,618	
<b>Full Time</b>	5,969	77.0%	43,697	74.3%	510,265	70.0%
<b>Part Time</b>	1,786	23.0%	15,125	25.7%	218,353	30.0%

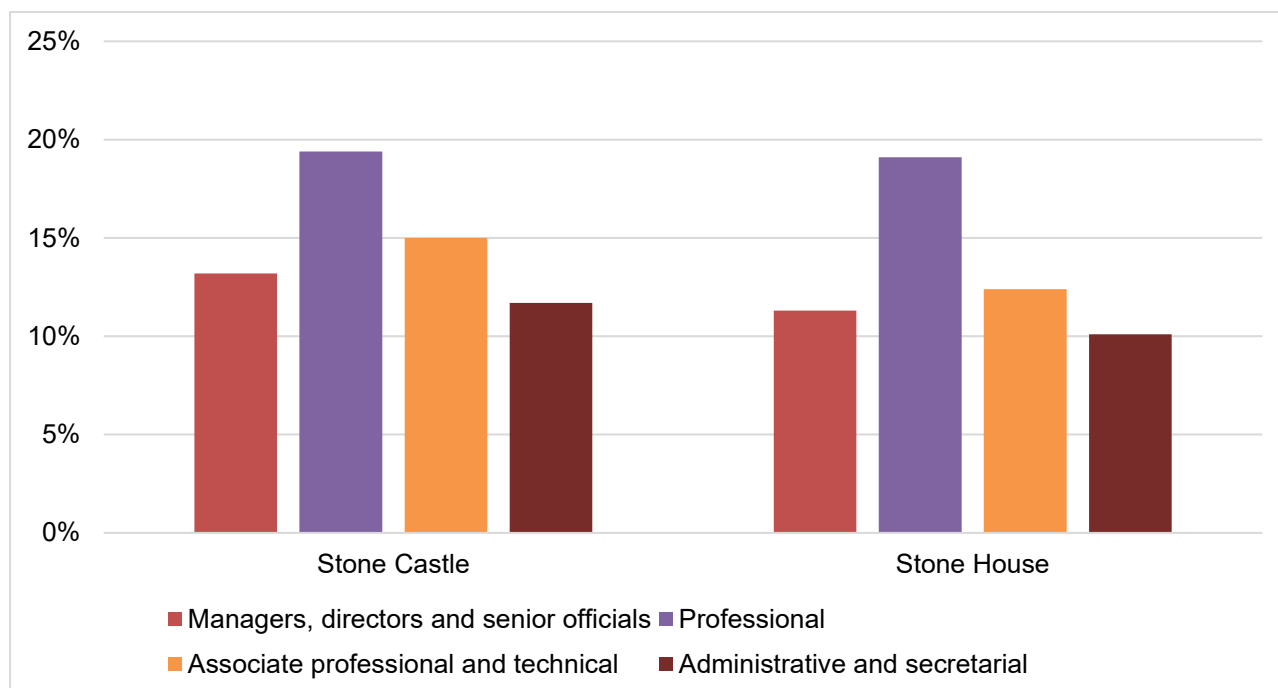
Source: ONS – 2021 Census (TS059)

## EMPLOYMENT BY OCCUPATION

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

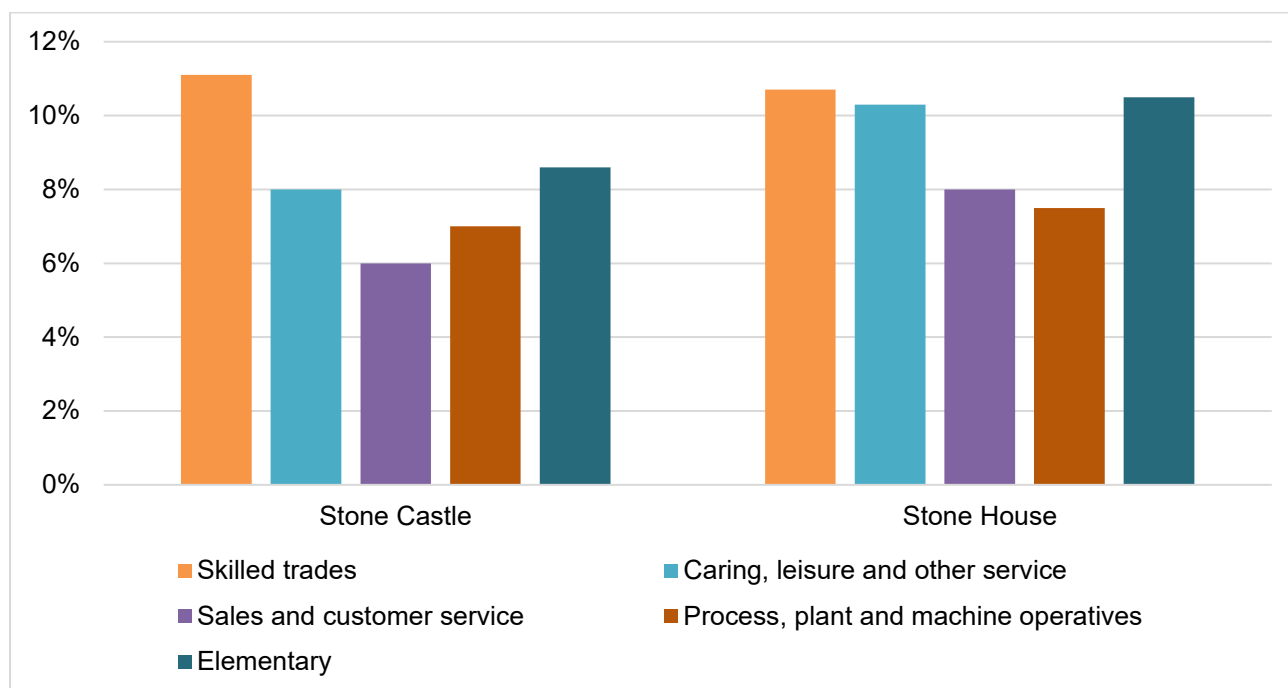
Source: ONS – 2021 Census (TS063)

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

**Chart 9: 'White collar' occupations by ward in Stone, 2021**

Source: ONS – 2021 Census (TS063)

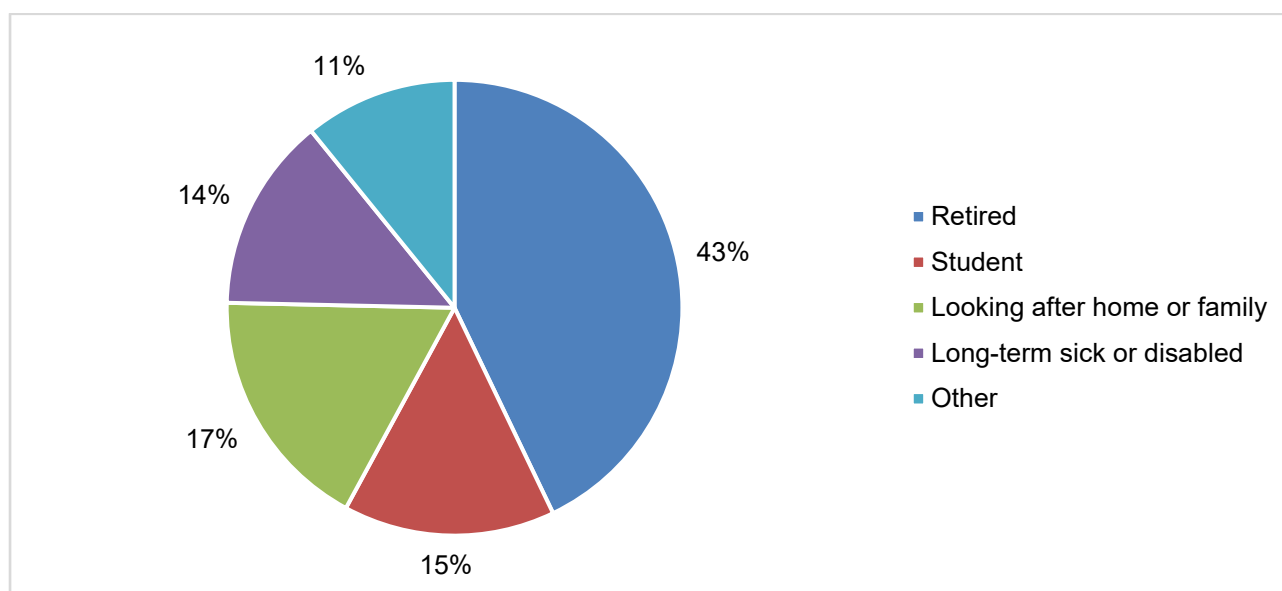


**Chart 10: 'Blue collar'/service occupations by ward in Stone, 2021**

Source: ONS – 2021 Census (TS063)

## UNEMPLOYMENT

Of all usual residents aged 16 years and over in Stone, 3,034 people (20.9%) were economically inactive in the 2021 Census. The reasons are presented in the chart below.

**Chart 11: Reasons for economic inactivity in Stone, 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.

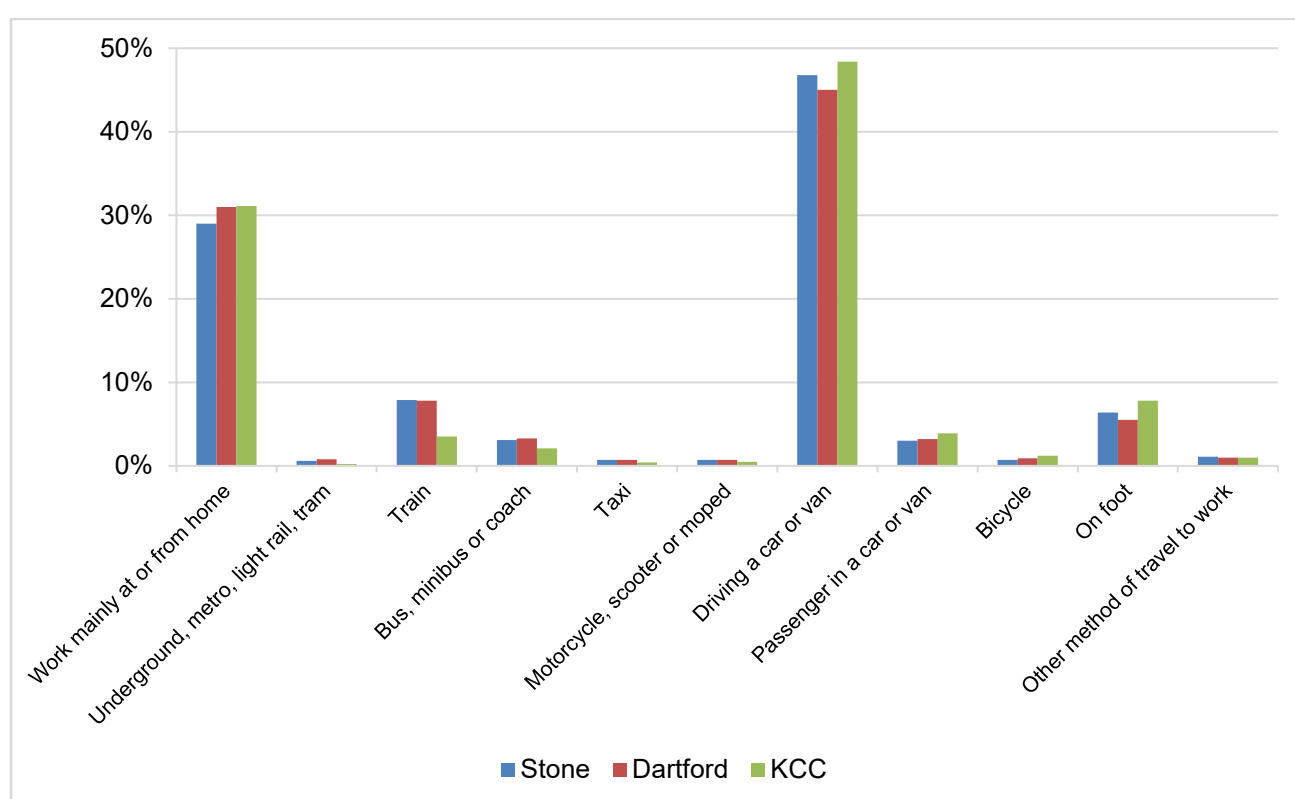
**Table 3: Average unemployment rate in 2024**

Stone	Dartford	KCC Area
3.2%	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**

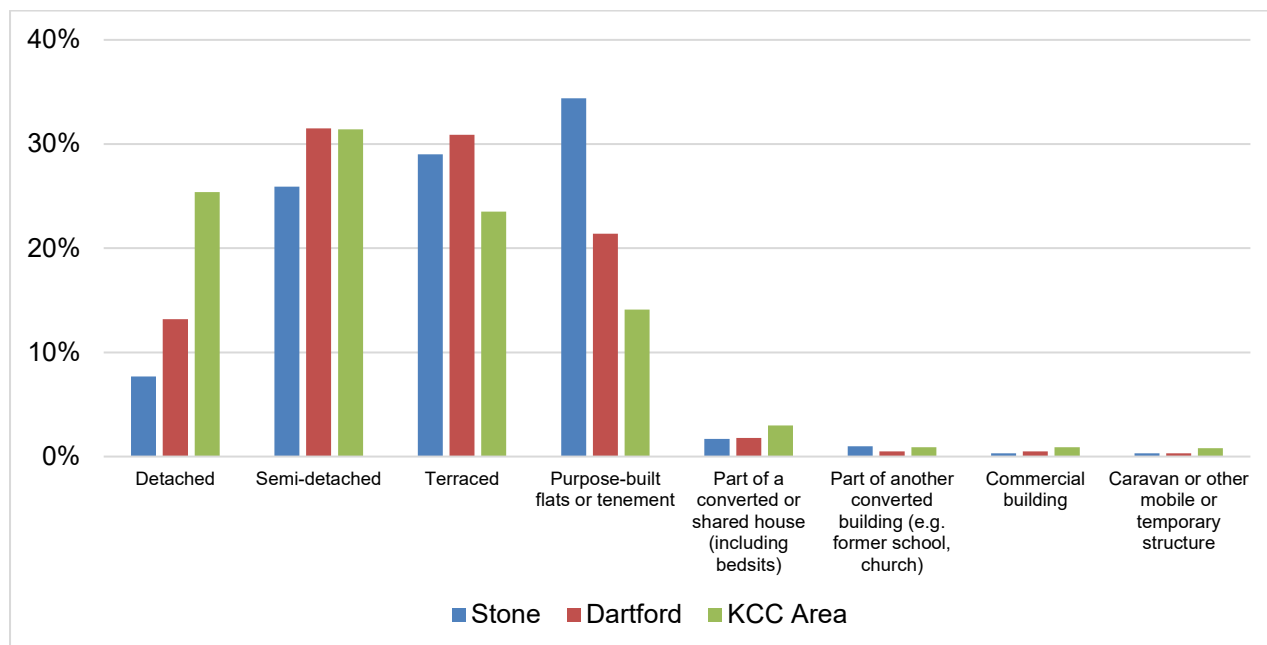
Source: ONS – 2021 Census (TS061)

## HOUSING

### TYPES

In 2021 there were 5,934 households in Stone. The type of housing is shown in the chart below.

**Chart 13: Types of housing, 2021**

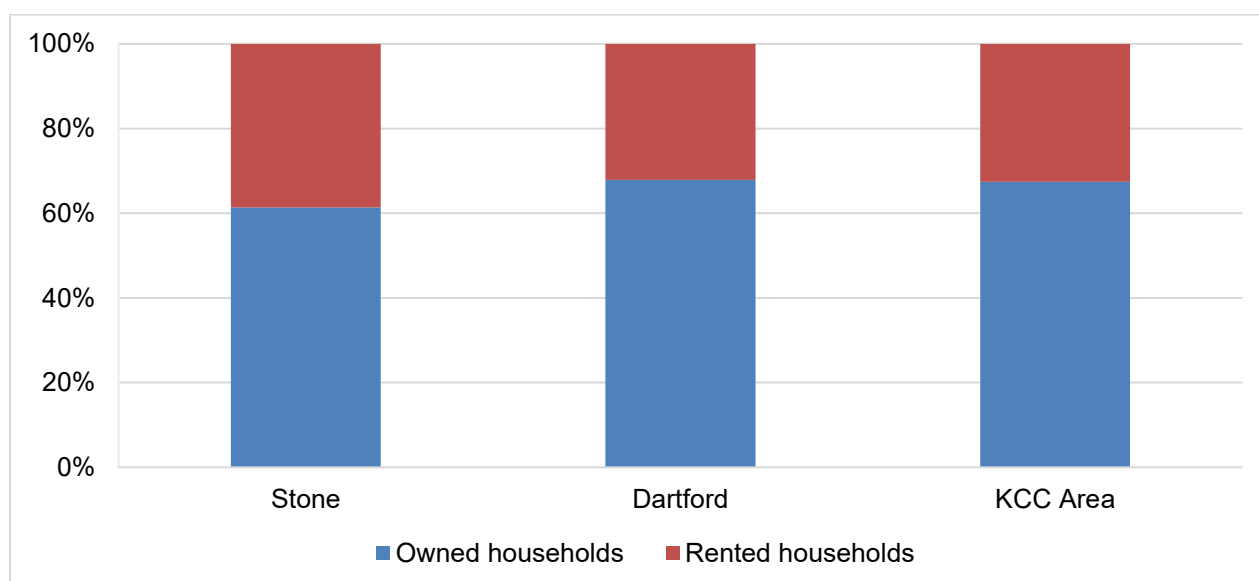


Source: ONS – 2021 Census (TS052)

### TENURE

61.4% of households in Stone 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

10.9% of households in Stone have fewer rooms than required, and 7.1% have fewer bedrooms than required. This implies that those households are overcrowded.

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

	Stone		Dartford		KCC Area	
	No.	% of Total	No.	% of Total	No.	% of Total
<b>All Households</b>	5,935		45,696		648,393	
<b>Average household size (persons)</b>	2.5		2.5		2.4	
<b>Occupancy rating (rooms) of -1 or less<sup>1</sup></b>	646	10.9%	3,401	7.4%	34,764	5.4%
<b>Occupancy rating (bedrooms) of -1 or less</b>	422	7.1%	2,581	5.6%	23,093	3.6%

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

## HOUSEHOLD AMENITIES

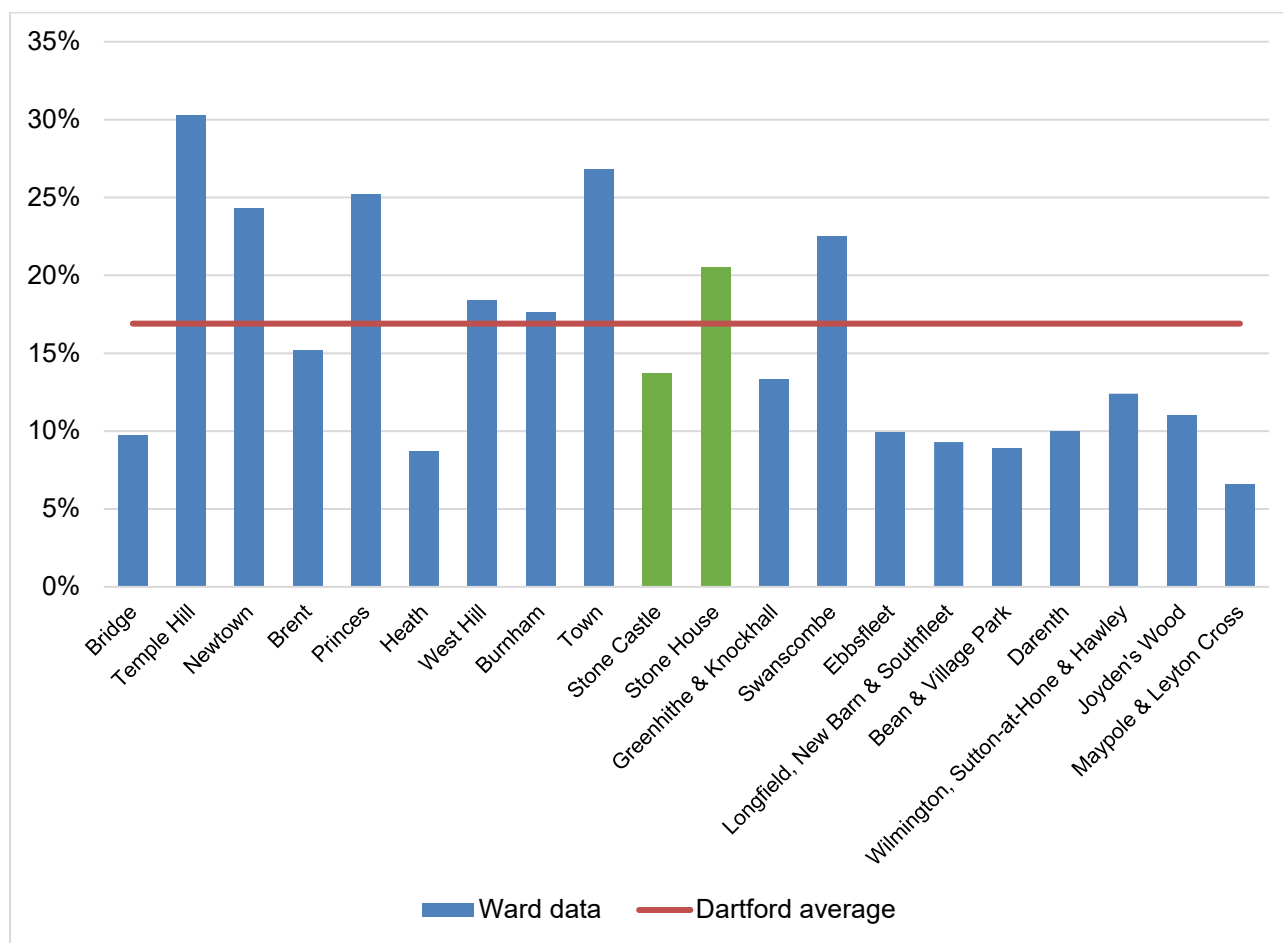
**Table 5: Household amenities, 2021**

	Stone		Dartford		KCC Area	
	No.	% of Total	No.	% of Total	No.	% of Total
<b>All Households</b>	5,935		45,696		648,393	
<b>Has central heating</b>	5,829	98.2%	45,073	98.6%	639,907	98.7%
<b>No car or van in household</b>	995	16.8%	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.

<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.

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

## PLANNING & INFRASTRUCTURE

### DEVELOPMENT PLAN DESIGNATIONS

4	<b>Strategic Allocations</b> Bluewater Chestnut Avenue; Site 1 & 2 Stone Lodge; St James Lane Pit / Stone Pit 3	4.11 ha	<b>Green Belt (GB) &amp; Protected Local Green Space (PLGS)</b> 0ha GB + 4.11ha PLGS
2	<b>District / Local Centres</b> London Road/Invicta Road; London Road Horns Cross	81 ha	<b>Borough Open Space</b>
3	<b>Identified Employment Areas</b> Crossways Business Park; Dewlands (London Road); Princes Road/Watling Street	0	<b>Conservation Areas</b>
0	<b>Ancient Woodland</b>	5	<b>Listed Buildings</b>
0	<b>Scheduled Monuments</b>	1	<b>Asset of Community Value</b> The Lads of the Village Public House

### 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.

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. This amount can rise to 25% where a Neighbourhood Plan covering the parish or town council has been adopted.

Stone Parish Council prepared a Neighbourhood Plan and, following a referendum on 26 May 2022, the Neighbourhood Plan was 'made' (adopted as part of the Development Plan) on 21 July 2022. From this date development approved within Stone Parish Council's area that is CIL liable has yielded a Neighbourhood Portion of 25% for the parish council.

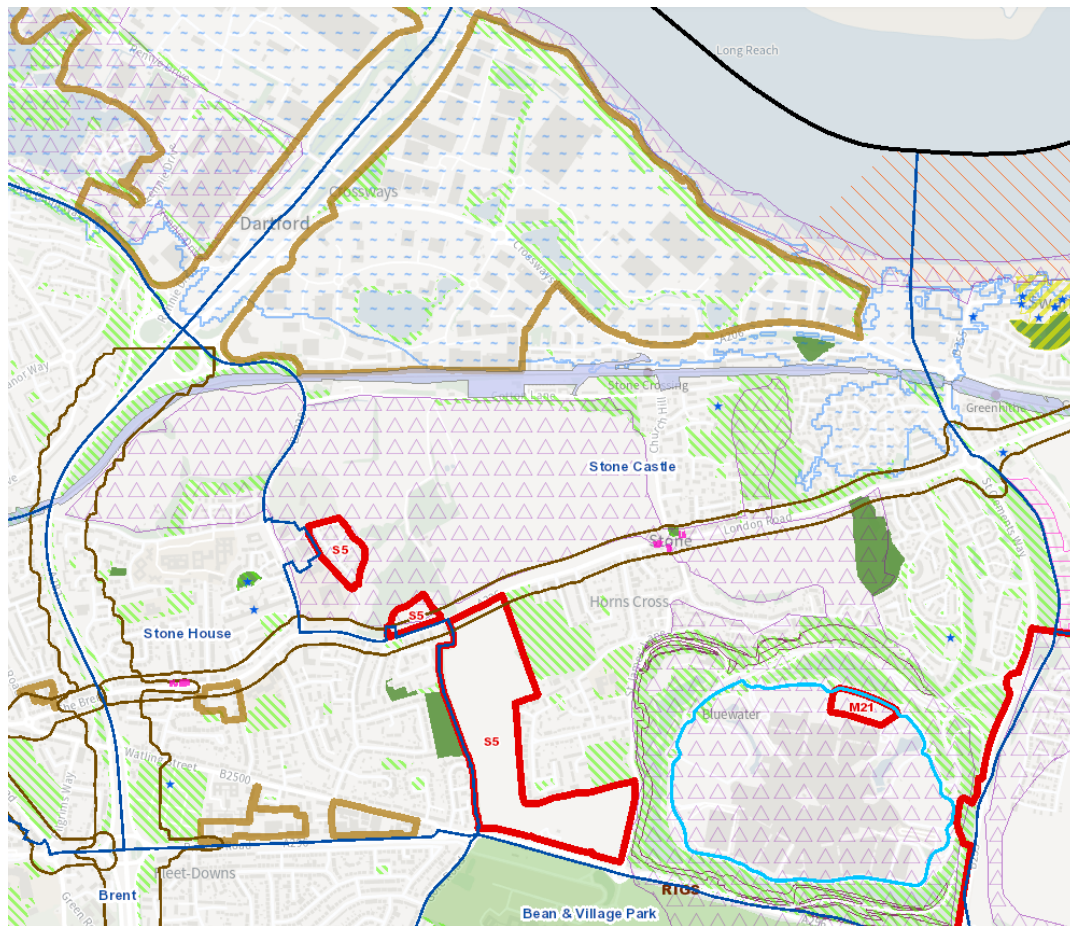
In 2023/24, total CIL receipts amounting to £1,076,116.52 were transferred to Stone Parish Council.

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

## DEVELOPMENT POLICIES MAP

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

**Figure 2: Development Policies Map of Stone**



Source: Dartford Borough Council