

**SUPPORTING EVIDENCE FOR  
DRAFT SUPPLEMENTARY  
PLANNING DOCUMENT:**

**GUIDANCE FOR THE PLANNING  
OF HOUSES IN MULTIPLE  
OCCUPATION (HMOS)**

*DRAFT FOR CONSULTATION*  
APRIL 2026  
PLANNING SERVICES

**DARTFORD**  
BOROUGH COUNCIL

This evidence report has been prepared by Dartford Borough Council to accompany the draft Guidance for Planning Applications for Houses in Multiple Occupation (HMOs) Supplementary Planning Document (SPD).

It aims to understand the increased number of Houses of Multiple Occupation (HMOs) in Dartford Borough and acts as background evidence to the proposed supplementary planning document (SPD) on the topic. The Dartford Plan (adopted 2024) provides the rationale for the supplementary planning guidelines now proposed. This evidence provides additional information on relevant factual issues, including further context on the local housing market and HMOs. It includes relevant example data for specific SPD proposals, for instance Appendix B illustrates overconcentration incidences in the Borough under draft Policy H2 of the SPD.

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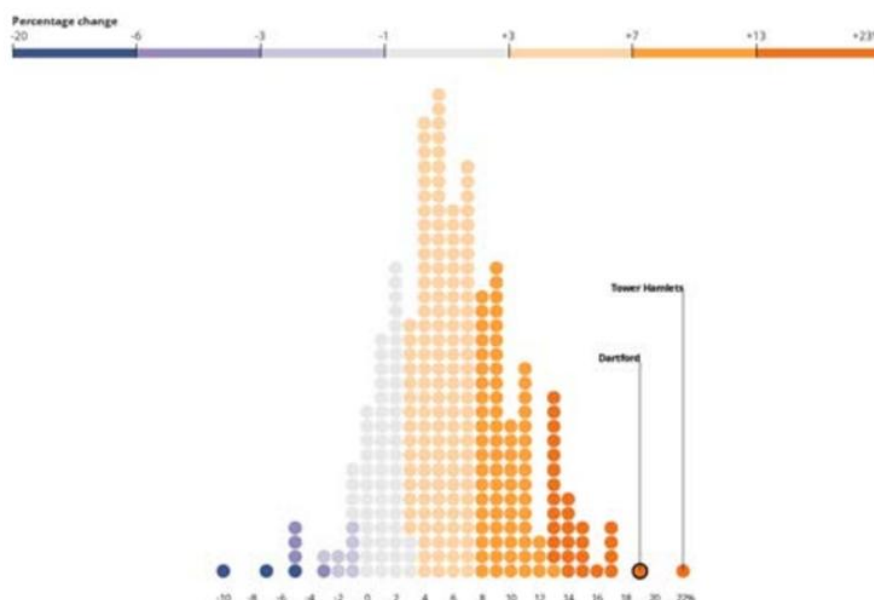
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## 1. CONTEXT OF DARTFORD BOROUGH

### A GROWING POPULATION AND HOUSING STOCK

- 1.1. Dartford Borough, located in Kent and sharing a border with Greater London, has a population of 125,011<sup>1</sup> housed in 49,836 dwellings<sup>2</sup>. Private sector housing accounts for 87% (43,345 dwellings), 8.5% is owned by Local Authorities (4,216 dwellings), and 4.5% owned by a Private Registered Provider (2,275 dwellings)<sup>3</sup>. Nearly one in five (18%) of households in the Borough live in private rented accommodation, the sector including HMOs<sup>4</sup>.
- 1.2. In terms of home size, three quarters of dwellings in Dartford are between 2-3 bedrooms. 43.3% of dwellings are 3 bedroom and a further 31.8% are 2 bedrooms. The remaining quarter comprises of 12.6% 1 bedroom and 11.6% 4 or more bedrooms. As the prevalence of one-bedroom homes is low across the Borough and in neighbouring localities, creating pressure on alternative accommodation including HMOs.
- 1.3. The majority of these dwellings are houses (66.2%, or 33,020 dwellings, in line with the Kent average), followed by flats and maisonettes (26.7%, or 13,310 dwellings, higher than the Kent average of 20.4%), with a very small proportion of bungalows (6.3%, or 3,140 dwellings, lower than the Kent average of 11%)<sup>5</sup>.
- 1.4. Between 2011 and 2021, there was a 19.9% increase in population from 97,400 to around 116,800 in 2021 (making it the second largest percentage increase in England; and significantly higher than the South East overall at 7.5%)<sup>6</sup> (ONS 2021).

**Figure 1:** Local Authority areas grouped by population change in England, 2011-2021<sup>7</sup>



<sup>1</sup> Office of National Statistics Local indicators for Dartford (2024)

<sup>2</sup> Kent Analytics Statistical Bulletin: Housing Stock in Kent (October 2025)

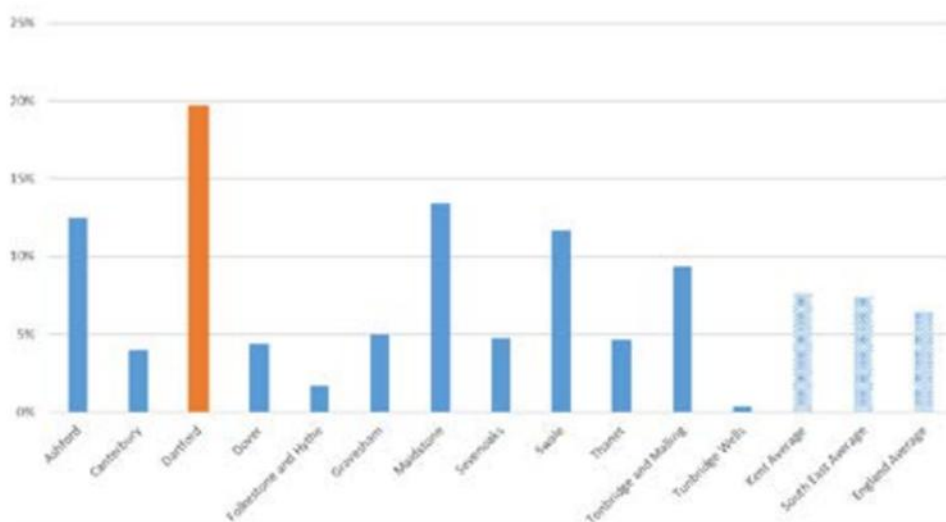
<sup>3</sup> Kent Analytics Statistical Bulletin: Housing Stock in Kent (October 2025)

<sup>4</sup> Dartford Borough Council Housing Strategy, 2025

<sup>5</sup> Kent Analytics Statistical Bulletin: Housing Stock in Kent (October 2025)

<sup>6</sup> Office of National Statistics, 2021 Census

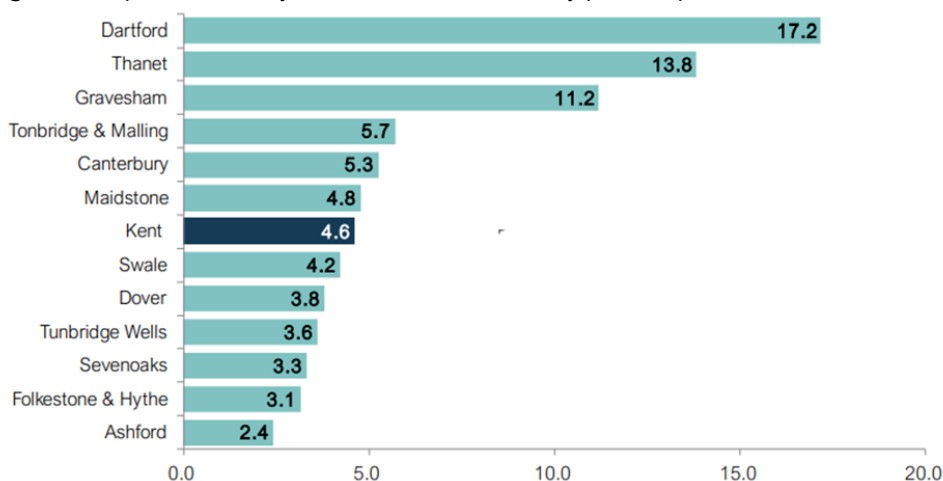
<sup>7</sup> Office of National Statistics, 2021 Census

**Figure 2:** Population increase percentage comparison in Kent, 2011-2021<sup>8</sup>

- 1.5. Between 2019 and 2024, there has been a 4.1% decrease in the number of vacant dwellings in Dartford. Only a quarter of these are long-term vacant dwellings, the lowest in Kent. During this period, all districts in Kent saw an increase in long term vacant dwellings except Dartford (-21, -7.7%) and Sevenoaks (-68, -15.8%). Very high relative utilisation of the stock could indicate existing housing stress in Dartford.

## URBAN RESIDENTIAL AREAS WITH AN INTENSIFYING CONCENTRATION OF PEOPLE

- 1.6. Dartford is the most densely populated area in Kent and is becoming consistently denser. As of 2024, Dartford has a density of 17.2 persons per hectare, significantly higher than the Kent average of 4.6 persons per hectare.
- 1.7. In 2021, Dartford was home to around 11.5 people per football pitch-sized piece of land, compared with 9.6 in 2011. The area was among the top 35% most densely populated English local authority areas at the last census (ONS 2021) which includes all metropolitan areas and non-metropolitan areas like Dartford.

**Figure 3:** Population density of Kent local authorities by persons per hectare, 2024<sup>9</sup>

<sup>8</sup> Office of National Statistics, 2021 Census

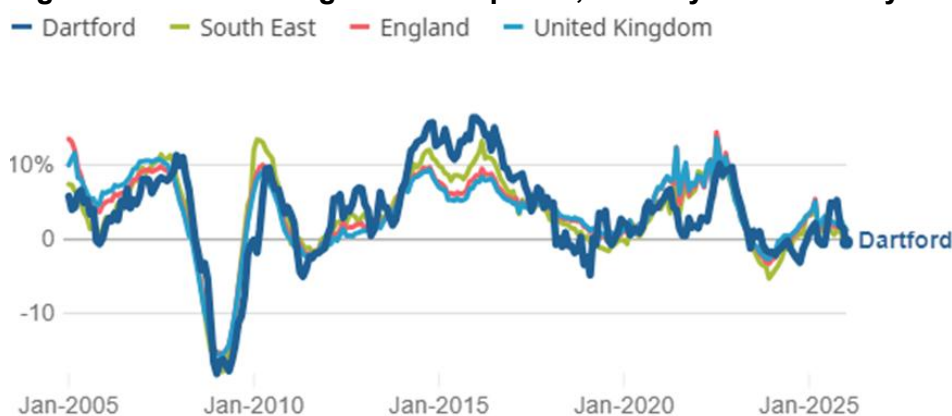
<sup>9</sup> Kent Analytics Statistical Bulletin: 2024 Mid-year population estimates: Total population in Kent (August 2025)

- 1.8. The geography of the borough means the population has become particularly densely concentrated within the urban area north of the A2 where most of the population live (elsewhere, density has generally remained relatively low). Intensifying the use of the existing housing stock in these locations is likely to have widely felt ramifications.

## ACCELERATING HOUSING PRESSURES

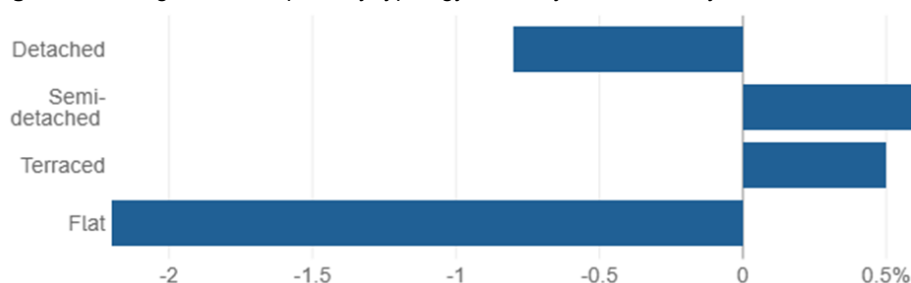
- 1.9. Like much of the country, Dartford is also facing housing cost pressures. The cost of buying a house in Dartford has more than doubled in the 20 years to 2024 (106.5% increase, above the county and national average increases)<sup>10</sup>. As of January 2026, the average house price in Dartford was £349,000 (lower than the South East average of £380,000) and first-time home buyers paid £304,000 on average. Both prices are in line with the averages recorded 12 months prior respectively<sup>11</sup>.

**Figure 4: Annual change in house prices, January 2005-January 2026<sup>12</sup>**



- 1.10. Semi-detached dwellings have faced the highest increase in house price over the last 12 months, at 0.6% (to £425,000). Terraced dwellings increased by 0.5% (to £343,000), and Detached dwellings, flats and maisonettes decreased by 0.8% and 2.2% (to £700,000 and £211,000 respectively). This snapshot shows greatest house price pressure recently in smaller types of houses, but with flats facing notable price decreases in the period.

**Figure 5: Change in house price by typology, January 2025-January 2026<sup>13</sup>**



<sup>10</sup> Kent Analytics Statistical Bulletin: House prices and sales in Kent 2024 (June 2025).

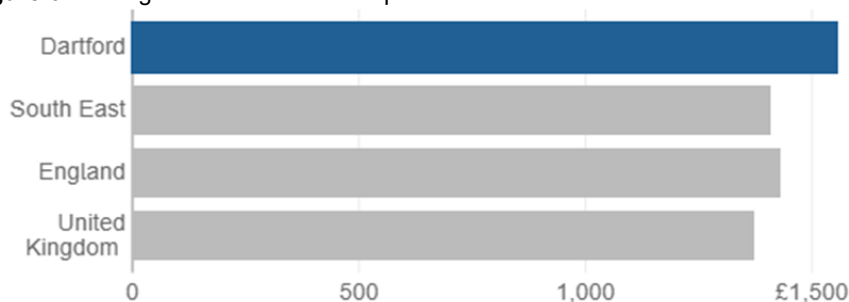
<sup>11</sup> Office of National Statistics Housing prices in Dartford (March 2026)

<sup>12</sup> Office of National Statistics Housing prices in Dartford (March 2026)

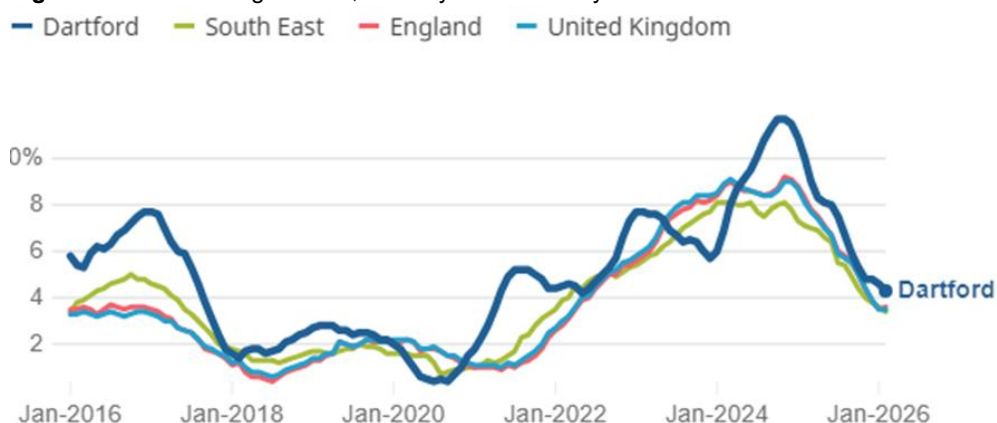
<sup>13</sup> Office of National Statistics Housing prices in Dartford (March 2026)

- 1.11. The government's Planning Practice Guidance recommends study of changes in rental levels<sup>14</sup> as an important indicator of the housing market. Private housing rents in Dartford are above averages nationally and in the South East, and continue to rise. The average monthly private rent in Dartford was £1,554 in February 2026. This was an increase from £1,490 in February 2025, a 4.3% rise.
- 1.12. Comparatively, monthly private rent is £1,409 in the South East and £1,374 across the UK. The average rent for terraced properties rose by 4.6% (to £1,556), while detached properties increased by 3.6% (to £2,272).

**Figure 6: Average rent in Dartford compared with the South East<sup>15</sup>**



**Figure 7: Annual change in rent, January 2016-January 2026<sup>16</sup>**



- 1.13. These changes mean that when looking across Kent, renting privately in Dartford ranks higher in comparative cost than buying your own home in Dartford:
- In 2024, Dartford was ranked seventh in the county for the average house purchase cost;
  - However, for 2024 rental costs are the second most expensive in the county (only behind Sevenoaks).
- 1.14. Smaller dwellings experienced a slightly higher monthly rental increases than larger ones: 1-bedroom dwellings increased by 5% (£1,077) and 2-bedroom by 4.6% (£1,400), compared to 4.5% (£1,684) for 3 bedrooms and 3.5% (£2,346) for 4+ bedrooms<sup>17</sup>.

<sup>14</sup> Paragraph: 002 Reference ID: 67-002-2019072

<sup>15</sup> Office of National Statistics Housing prices in Dartford (March 2026)

<sup>16</sup> Office of National Statistics Housing prices in Dartford (March 2026)

<sup>17</sup> Office of National Statistics Housing prices in Dartford (March 2026)

**Figure 8:** Change in average rents by bedroom number in Dartford, February 2026<sup>18</sup>

- 1.15. These market signals, and further evidence below, is consistent with high purchase costs in Dartford. This may lead to purchases including landlords focusing on less costly areas/smaller properties in the Borough. It could also prompt landlords to seek to maximise the number of HMO residents within the property.
- 1.16. In terms of legislation, a focus on buying smaller properties for conversion into an HMO was also attractive to landlords as nationally it can usually occur without needing planning permission. Article 4 Direction legislation in Dartford is changing this.
- 1.17. According to Rooms in Kent, a company that manages HMO accommodation for working professionals and key workers in the Kent, traditional semi-detached or terraced houses with a minimum of three bedrooms are the most popular properties for HMO conversions<sup>19</sup>. In total there are 31,570 dwellings with 3 or more bedrooms in Dartford that may on that basis potentially be commercially suitable to accommodate an HMO<sup>20</sup> in future.

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## MULTIPLE DEPRIVATION MEASUREMENT

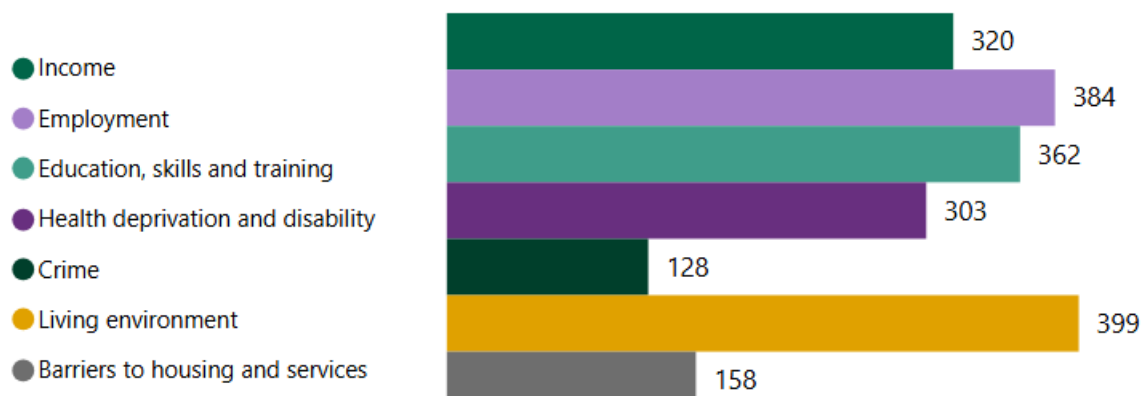
- 1.18. Despite very high levels of development within its urban area, the new 2025 Indices of Multiple Deprivation (IMD) show that if considering the ranking of local authorities, Dartford Borough has remained 170<sup>th</sup> most deprived over the last 10 years.
- 1.19. To understand this, the separate domain (parts) of IMD can be studied. Figure 9 is based on Dartford parliamentary constituency<sup>21</sup>, and suggests positive economic development outcomes in the area (low income, employment and skills relative deprivation) do not appear to have led to significant reduction in total relative deprivation according to this dataset. On this measure, Dartford constituency is 128<sup>th</sup> and 158<sup>th</sup> most deprived in the country (out of over 600) for crime, and barriers to housing/services, respectively.

<sup>18</sup> Office of National Statistics Housing prices in Dartford (March 2026)

<sup>19</sup> Rooms in Kent, 'What makes a good HMO property?' (March 2023)

<sup>20</sup> Kent Analytics Statistical Bulletin: Housing Stock in Kent (October 2025)

<sup>21</sup> The constituency of Dartford does not fully match but is wholly within the Borough of Dartford.

**Figure 9:** Dartford's domains of IMD (constituency rank)<sup>22</sup>

- 1.20. Data on housing, deprivation and crime, and other issues in Dartford neighbourhoods are explored further in section 3.

## 2. HMOs IN DARTFORD BOROUGH

### RECENT ACCELERATION OF HMOs

- 2.1. The section presents available information on HMOs mapped across Dartford Borough, and aggregate totals area wide. A range of data sources should be considered. The information on current known HMOs merely uses records of licensed HMOs (properties licensed under the Housing Act where there are 5 or more occupants sourced from Housing licensing information<sup>23</sup>).
- 2.2. Planning permission data has not been mapped, that may provide an indicator of interest in HMO development. It does not provide a source of data to evidence current use of properties as HMOs. A record of planning permission does not mean that the use has been implemented or that the property has been retained in this use. Not all HMOs needed planning permission and therefore there are limited planning records of small HMOs (less than 7 occupants), although this is changing.
- 2.3. When looking at the representation of HMOs recorded in Dartford Borough over time there is a clear upward trajectory, which matches data on potential HMOs. A particular acceleration in the last year or two can be discerned. Table 1 shows the growth in HMOs present identified on the basis of licensing under housing legislation:

**Table 1:** Number of licensed HMOs in Dartford Borough since 2021. Source: DBC 2026.

Date	May 2021	June 2022	May 2023	June 2024	November 2025	April 2026
<b>Licensed HMO record</b>	40	45	46	58	77	85

- 2.4. As of November 2025, there were 77 licensed HMOs operating in the Dartford Borough, a 33% acceleration since June the year before. This increased by over 10% further in the following five months to now (to date). This, and other evidence including Tables 2 and 3 below, clearly illustrate

<sup>22</sup> House of Commons Library: Constituency data – deprivation in England (November 2025)

<sup>23</sup> Sections 254 and 257 of the Housing Act 2004 state that a residential property (house or flat) is an HMO if: a) Occupied by three or more unrelated persons, who form two or more households, and the premises is their main residence. And b) Basic amenities are typically shared, such as a bathroom, toilet or cooking facilities. And c) Rent is payable.

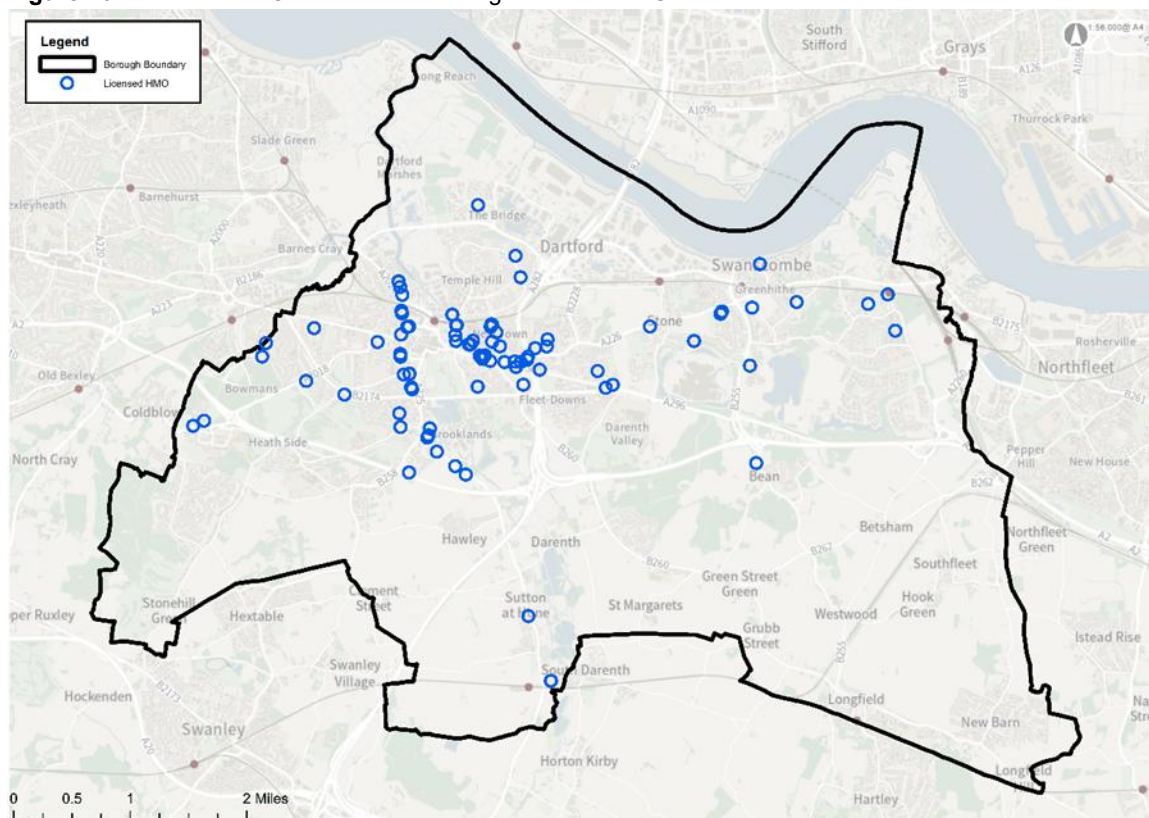
a trend towards rapid HMO increases, and given underlying housing and cost forces this pressure likely to remain in the Borough.

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## HMO LOCATIONS

- 2.5. Analysis of identified HMO locations in the borough by mapping paints the picture of a distribution of HMOs not restricted to one neighbourhood or general area. New HMOs are emerging North and South of the A2.
- 2.6. Finer grained analysis in November 2025, however, showed that 94% of recorded HMOs are located north of the A2 (i.e. the urban area stretching from Dartford town in the West through to Ebbsfleet in the East. Breaking down this area further, the north-western quadrant area (inside the M25 and north of A2, including all the area in and around the town centre) still contains a majority of recorded HMOs in the Borough.
- 2.7. From this overall pattern, depicted in Figure 10 below, it appears that most existing HMOs have come forward in the most urban residential parts of the Borough. There are particular concentrations east and west of Dartford town centre, but increasingly elsewhere in the urban area. The relative lack of HMOs shown in the middle of the town centre is consistent with its previous very low population levels, and anecdotal reports of a trend towards flats above shops being used as HMOs and either do not have a license or if under 5 occupants would not require a license, and are therefore not recorded.
- 2.8. Although present across the Borough and there is no obvious heavily localised concentration identified in one neighbourhood in isolation, there are a higher number of licensed HMOs in a couple of broad areas:
  - a) East (towards 'Newtown'), and extending south-east, of the town centre and railway station.
  - b) A 'linear arrangement' west/south of Dartford Town Centre, aligned north-south.
- 2.9. This could be resulting from the circumstances where HMOs are located on and around original radial roads, with larger older houses traditionally suited to accommodating several residents. The general tendency towards a location on or near main roads could also be explained by the usefulness of good accessibility, especially bus routes, for occupants.
- 2.10. As noted, there are methodological reasons data may skew towards larger HMOs locations such as inner urban arterial routes (and few records of small HMOs). Other local information suggests greater prevalence than recorded at/particular growth in small HMOs, for example the trend accelerating in the terraced houses of Newtown, a highly accessible dense urban location, i.e. expanding cluster (a) identified in the paragraph 2.8 above.

Figure 10: Licensed HMOs in Dartford Borough. Source: DBC



- 2.11. Figure 10 shows the licensed HMOs in the Borough. The legend shows each coloured symbol is a recorded HMO. For verification of the growth trend in proposed/potential HMOs planning data is now considered:

Table 2: Planning applications and Lawful Development Certificates (LDCs) for HMOs in Dartford Borough

Year	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
<b>Applications &gt;6</b>		1		6	5	7
<b>Applications from non-C3</b>			1	2	1	
<b>Applications/LDCs &gt;7</b>	1	1	4	5	5	14
<b>Total applications</b>	<b>1</b>	<b>2</b>	<b>5</b>	<b>13</b>	<b>12</b>	<b>21</b>

*NB: Not all the planning applications recorded above were granted planning permission and some records relate to the same property, so this information is not indicative of the number of HMOs that have been created over this period.*

Table 3: Enforcement cases for HMOs in Dartford Borough

Year	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
<b>Enforcement cases reported: no breach/ceased</b>	7	8	7	10	9	7
<b>Enforcement case pending</b>			1	3	3	14
<b>Total applications</b>	<b>7</b>	<b>8</b>	<b>8</b>	<b>13</b>	<b>12</b>	<b>21</b>

- 2.12. Tables 2 and 3 confirm the HMO growth trend in Dartford (and provides a wider indication of possible HMOs forthcoming/ being formalised). The most recent data (2025/2026) show a particular uplift. Further examination of data covering planning enforcement complaints in relation to potential HMOs suggests also that the predominance of HMOs/associated issues arise in the urban north of the Borough (since 2021 only five of 69 relevant cases have been south of the A2, a 7% proportion).
- 2.13. The currently available data does not convincingly indicate a widespread tendency for HMOs to have yet proliferated to Dartford's towns and villages south of the A2 to the same extent as the urban North of the borough. Market forces of demand (locations with good public transport and employment) and supply (rural large house values) may typically result in HMO pressure being greatest in urban areas, especially more central/denser locations or neighbourhoods with more affordable/small properties. However, there must be a growing possibility of expansion or displacement out of the urban area, especially in the more suburban communities south of the A2 where 3-bedroom properties proliferate and house prices are not higher than the average.

### 3. ENVIRONMENTAL AND SOCIO-ECONOMIC CHANGES IN DARTFORD'S RESIDENTIAL AREAS

#### DATA ON DENSE URBAN OR DEPRIVED NEIGHBOURHOODS

- 3.1. Data, for example as set out the last section, suggests there has been a growing trend towards the conversion of houses into HMOs with particular demand evident in traditional family home locations in Dartford's urban neighbourhoods.

**Figure 11:** Dartford Ward population and density overview<sup>24</sup>

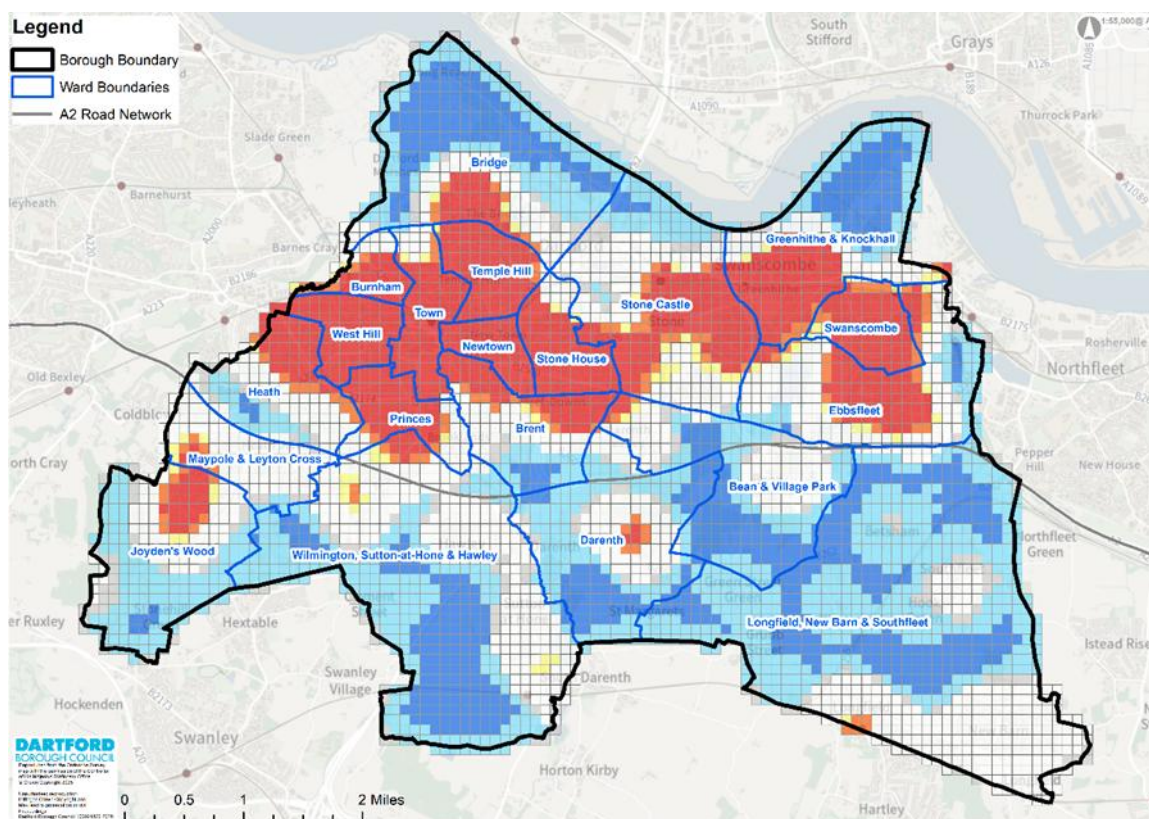
Dartford								
Area	Total population	Total Aged 0-15	Total Aged 16-64	Total Aged 65+	Total Male	Total Female	Area (Ha)	Density
Kent	1,639,000	314,100	989,000	336,000	796,900	842,200	354,437.1	4.6
South East	9,642,900	1,784,900	5,947,400	1,910,700	4,711,300	4,931,600	1,907,180.9	5.1
England	58,620,100	10,768,200	36,870,800	10,981,100	28,724,300	29,895,800	13,031,255.3	4.5
<b>Dartford District</b>	<b>125,000</b>	<b>28,600</b>	<b>79,700</b>	<b>16,800</b>	<b>60,800</b>	<b>64,200</b>	<b>7,273.3</b>	<b>17.2</b>
Bean & Village Park	2,750	580	1,680	490	1,290	1,450	451.6	6.1
Brent	6,140	1,340	3,680	1,120	2,950	3,190	244.8	25.1
Bridge	4,680	1,530	3,050	100	2,290	2,390	489.8	9.6
Burnham	3,850	900	2,710	240	1,920	1,930	71.4	53.9
Darenth	3,020	670	1,840	510	1,490	1,530	472.0	6.4
Ebbsfleet	8,500	2,630	5,760	110	4,100	4,400	438.7	19.4
Greenhithe & Knockhall	7,690	1,660	5,190	840	3,810	3,890	293.1	26.3
Heath	5,700	1,090	3,490	1,130	2,770	2,930	247.2	23.1
Joyden's Wood	5,080	810	2,730	1,540	2,460	2,620	418.1	12.1
Longfield, New Barn & Southfleet	6,930	1,150	3,730	2,050	3,340	3,600	1,475.9	4.7
Maypole & Leyton Cross	3,140	660	1,980	500	1,490	1,650	184.2	17.0
Newtown	6,300	1,460	4,200	640	3,090	3,210	77.7	81.0
Princes	6,240	1,450	3,940	850	2,970	3,270	140.5	44.4
Stone Castle	8,230	1,910	5,690	620	4,050	4,170	503.2	16.3
Stone House	6,910	1,530	4,440	940	3,370	3,540	140.8	49.1
Swanscombe	7,180	1,710	4,610	860	3,460	3,720	129.5	55.4
Temple Hill	9,640	2,380	6,370	890	4,770	4,860	135.7	71.0
Town	6,460	1,750	4,440	270	3,150	3,310	147.0	43.9
West Hill	8,730	1,870	5,550	1,310	4,240	4,490	120.8	72.3
Wilmington, Sutton-at-Hone & Hawley	7,860	1,500	4,620	1,740	3,840	4,020	1,091.4	7.2

Source: 2024 MYPE Wards (as of May 2025); Standard Area Measurements December 2024, Office for National Statistics © Crown Copyright, Presented by Kent Analytics, Kent County Council

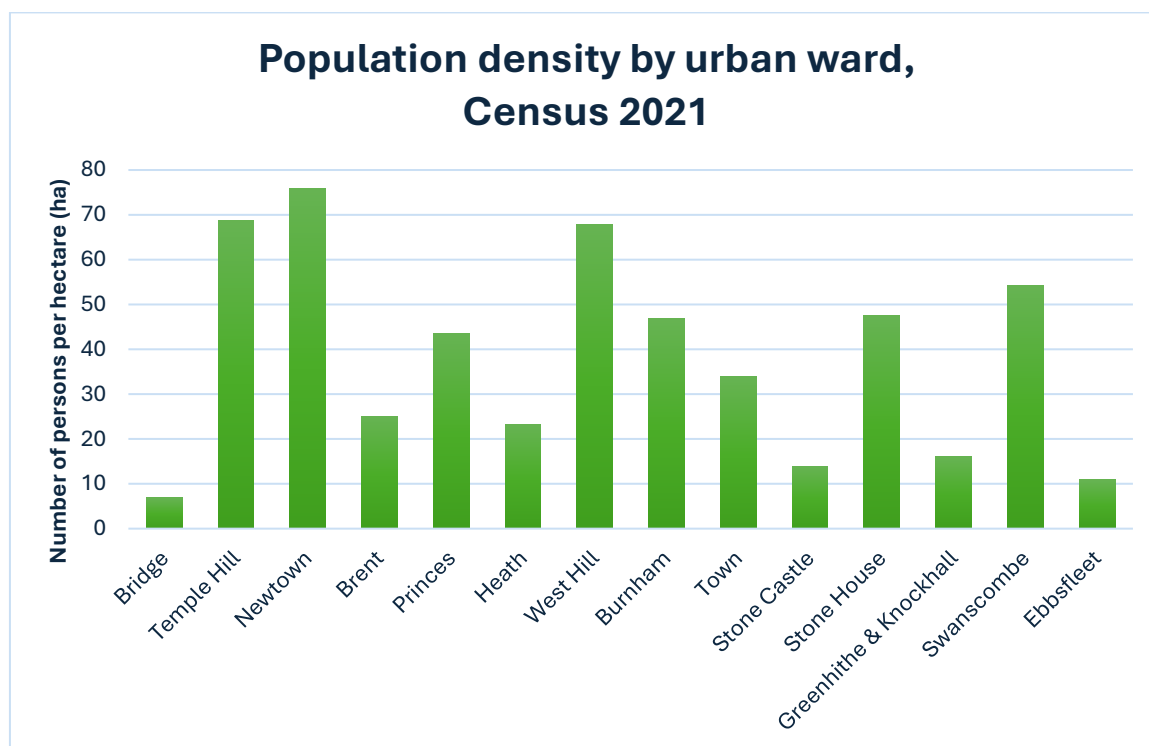
<sup>24</sup> Kent Analytics: 2024 Mid-year population estimates – Ward level population in Kent (November 2025)

- 3.2. Figure 11 indicates Dartford has an overall high population density compared to Kent and national averages, but it varies by location.

**Figure 12:** Residential density 'heatmap'. Source: DBC



- 3.3. The northern Urban area has high densities as seen in Figure 12. Within this are localities that have accommodated sizeable population expansion, and neighbourhoods where the HMO growth pressure now appears most acute. Some characteristics of streets in densely populated Newtown are illustrated in the Appendix A.
- 3.4. The chart below (Chart 1) compares densities across wards within the urban area (wholly or predominantly north of the A2). The densest wards of Newtown, Westhill and Temple Hill (East, West and North of Dartford town centre respectively), and in the eastern urban area of Swanscombe, have a density of 81 to 49.1 persons per hectare. In densely developed areas there is a premium on garden land and open space provision. The South East has an average density of 5.1 persons per hectare.

**Chart 1:** Population density of urban wards in Dartford. Source: DBC and ONS Census 2021

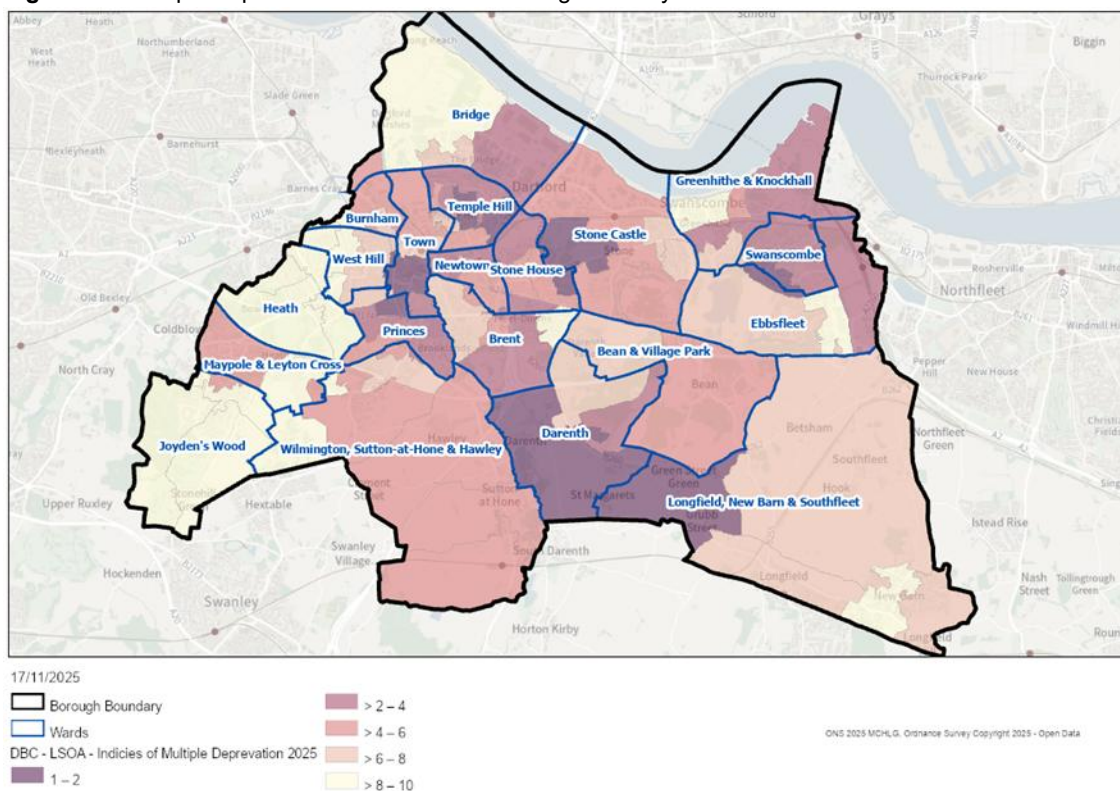
- 3.5. Evidence indicates there are real risks of further intensifying residential areas of the borough through changes of use turning traditional family homes to intensely occupied HMOs.
- 3.6. Homes are already occupied by more crowded households in Dartford than average (see Table 4). Dartford has above national and regional averages of over occupancy: 5.6% of households have at least 1 less bedroom than they require. Fewer households in Dartford than the national average of 68.8% have 1 or 2 bedrooms more than they require.

**Table 4:** Over and under occupancy of households. Source: ONS Census 2021

Area	Occupancy -1 or less (%)	Occupancy +1 or more (%)
England	4.4	68.8
South East	3.4	70.4
Dartford	5.6	63.0

- 3.7. Enterprise LSE Cities found actual occupancy levels had real impacts on perception of issues in urban areas (not just dwelling density calculations)<sup>25</sup>.
- 3.8. The socio-economic environment and local distribution of deprivation can also be considered with IMD data at ward or neighbourhood level, in Figure 13 below.

<sup>25</sup> Enterprise LSE Cities: Density and Urban Neighbourhoods in London (2004)

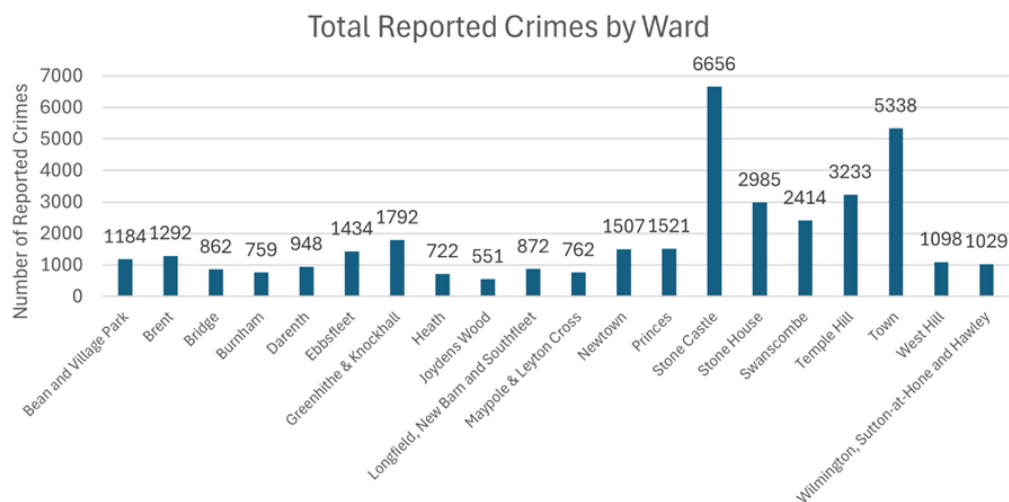
**Figure 13:** Multiple deprivation indices at sub-Borough level by electoral ward

- 3.9. The darker shaded areas in Figure 13 are the most deprived neighbourhoods across the IMD domains. This statistic does not suggest the south of the borough avoids all deprivation but highlights many of the same most dense areas as identified above are already suffering from deprivation issues, which can be easily exacerbated with inappropriate further development.
- 3.10. Considering impacts of developing already dense urban neighbourhoods, academic research by Enterprise LSE Cities found the most frequently mentioned characteristics about high density areas by residents are:
- parking problems;
  - crime and vandalism;
  - and noise pollution.
- 3.11. These are considered further below. Overall, these issues are indicative of pressure on the local infrastructure.

## EXAMPLE ISSUES IN LOCAL NEIGHBOURHOODS

- 3.12. Crime in Dartford is most likely to be recorded in the wards hosting major retail and attracting many visitors, i.e. where Bluewater and Dartford town centre are (see Chart 2). However, the principally residential wards of Stone House, Swanscombe and Temple Hill have 2,414 to 3,233 crimes, around twice or more the crime levels of other residential or more rural wards. These three wards are prominent in evidence above for their existing residential density.

**Chart 2:** Reported crimes across Dartford wards, January 2023 – September 2025



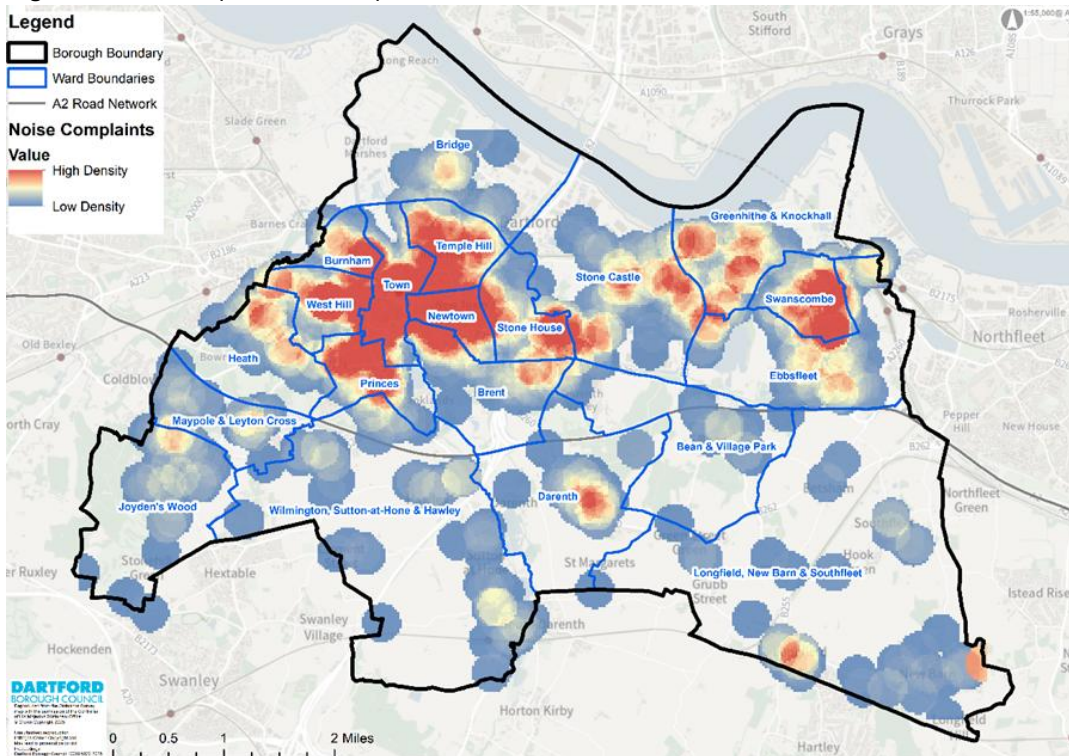
- 3.13. Similarly, in Table 5 it is Dartford town centre (firstly) then other dense and/or deprived urban wards that suffer most from people generating noise concerns.

**Table 5:** Most frequent wards for noise complaints

Rank/Ward	All noise complaints to DBC since 2020 (%)
1. Town	10.8
2. Temple Hill	8.5
3. Swanscombe	7.4
4. Stone Castle	7.1
5. Newtown	6.6

- 3.14. Noise complaints made to the Council are shown spatially below in Figure 14.

**Figure 14:** Heat map of noise complaints since 2020. Source: DBC



3.15. Finally, the parking stress of an inner urban neighbourhood is evident from Figure 15. The results from this survey of Newtown show most streets at more than 100% car parking occupancy (shaded black) or at 100% (red) in a weekday evening, with several streets remaining so in the morning.

**Figure 15:** Parking stress by % occupancy in Newtown, weekday (evening and morning snapshots). Source: AECOM (2023) Dartford Parking Study Appendix A.2 – Occupancy Heat Maps

Dartford Parking Study – Sub-zone 2: Tuesday 24<sup>th</sup> January 2023  
21:00 – 22:00



Dartford Parking Study – Sub-zone 2: Thursday 26<sup>th</sup> January 2023

10:00 – 11:00



- 3.16. To further illustrate features of a dense/traditional residential urban area in Dartford, and potential impacts with a growing HMO cluster, a sample of streets in Newtown is profiled in the Appendix A.
- 3.17. In summary, data in this section is clear.
- 3.18. There are clear indications that local areas, especially in the most urban or densest residential areas, are already subject to conditions associated with intensely developed neighbourhoods. Infrastructure of all kinds becomes stretched, and unplanned development such as HMO proposals have not been factored into the growth plans of infrastructure service providers. This can impact significantly on amenity, safety, health and wellbeing, and if unaddressed may be at risk of occurring more widely in the Borough.
- 3.19. Higher occupancy dwelling use such as HMOs can risk exacerbating this. The ability to give proposals close consideration is required. Appendix B illustrates some local over-concentration incidences, relevant to the proposed SPD policy.

## 4. APPENDIX A – NEWTOWN STREETS SAMPLE (RESIDENTIAL CHARACTERISTICS AND POTENTIAL HMO FACTORS)

- 4.1. The evidence presented refers to the Newtown area in terms of HMO growth, having the highest residential density, and parking and noise issues. This appendix depicts a sample of two streets to give a flavour its housing character and relevant HMO factors.



### Sample Area 1: St Albans Road

#### Street Fact File:

- Dartford **railway station**: min 650m walk away.
- Average sold **house price**: £283,000 (28% below Dartford average). Source: Rightmove, November 2025.
- Street property density: **55dph**
  - Total area: 3.30ha
  - Residual Area: 2.82ha
  - Homes: 154

The average size here of its **2-bedroom terraces**: **60m<sup>2</sup>**.

This area is a terraced street of small 2/3 bed homes, with narrow long private gardens.

Further terraces surround the area highlighted, with other some community/ employment units.



## Sample Area 2: Howard Road areas



The second existing example in Newtown is an area of housing in/around Howard Road, (including parts of Carlisle Road, Mildred Close, Ivy Close, Barham Road and St Vincent's Road).

### Street Fact File:

- Dartford **railway station**: min 1200m walk away.
- Average sold **house price**: £317,000 (20% below Dartford average)
- Street property **density**: **78dph**
  - Total area: 3.04ha
  - Residual Area: 3ha
  - Homes: 233

The average dwelling size for a **terrace on Howard Road** is **63m<sup>2</sup>**

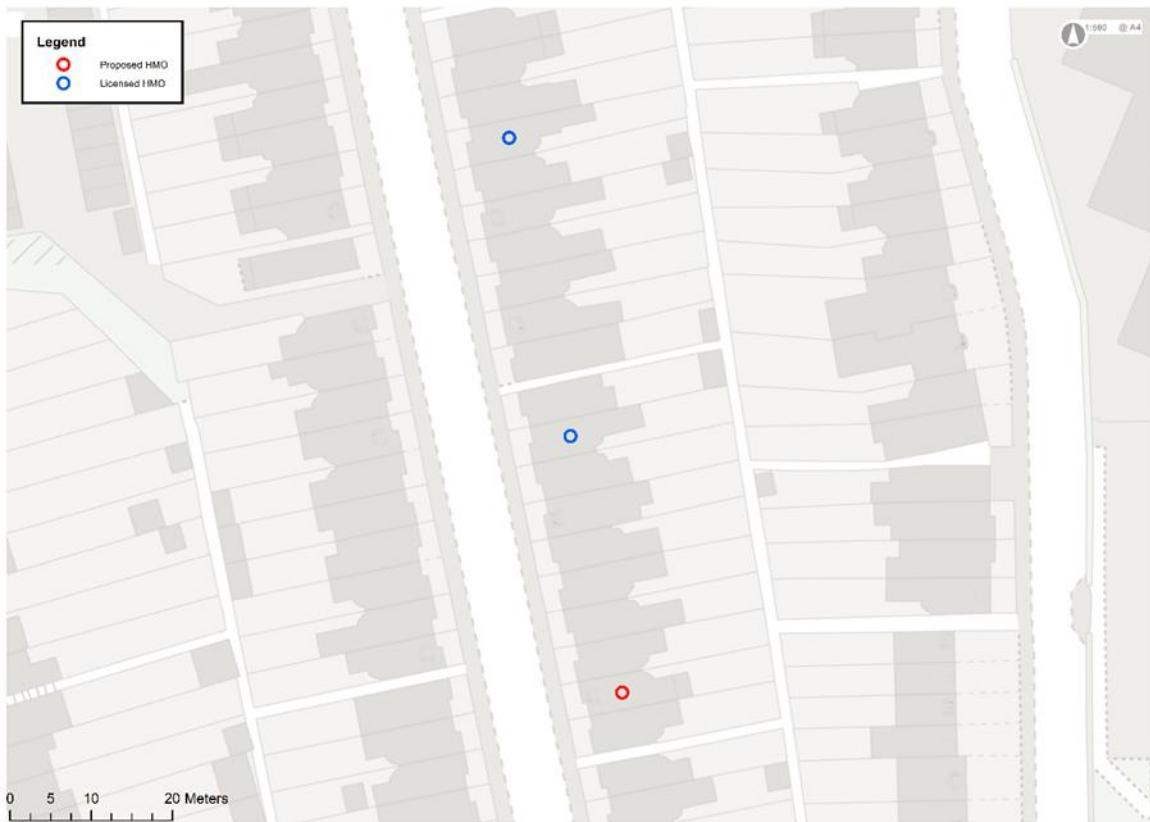
Further terraces surround the area highlighted, with some other small employment units intermixed.



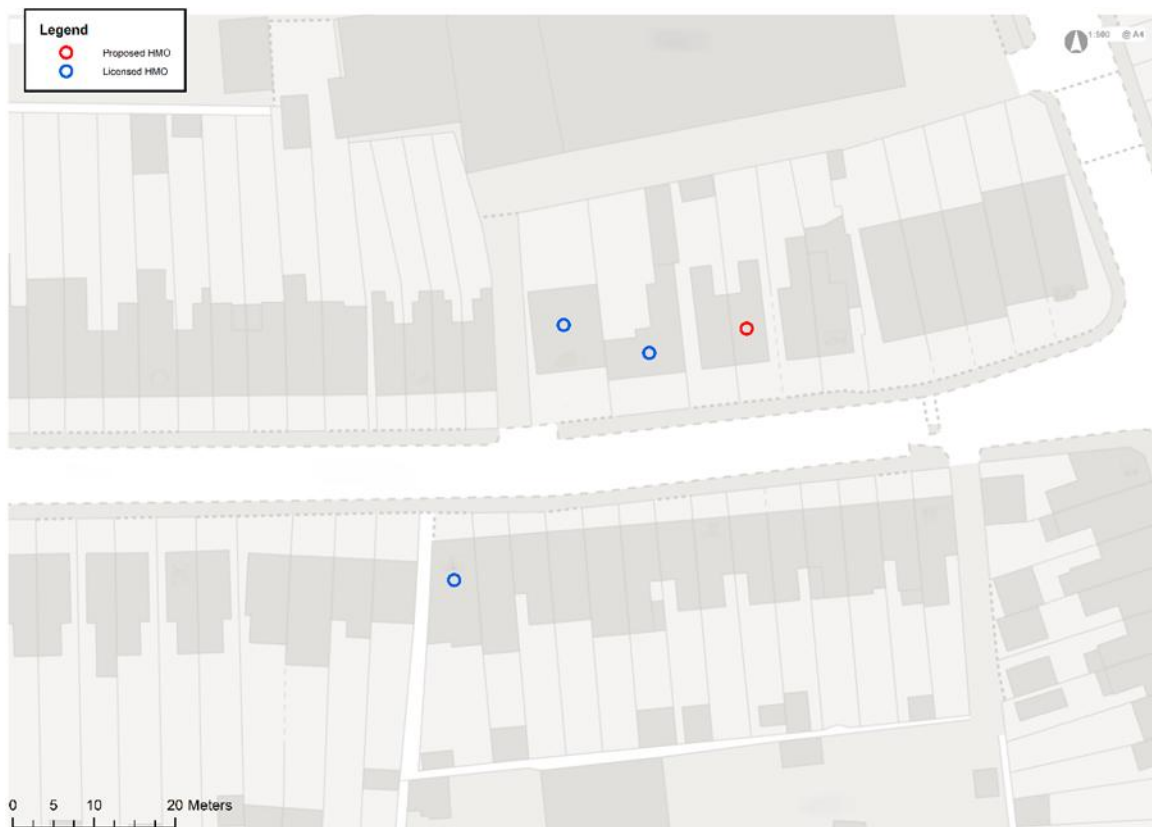
**DARTFORD**  
BOROUGH COUNCIL  
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5. APPENDIX B – ILLUSTRATIVE EXAMPLES OF HMO CONCENTRATION THRESHOLDS

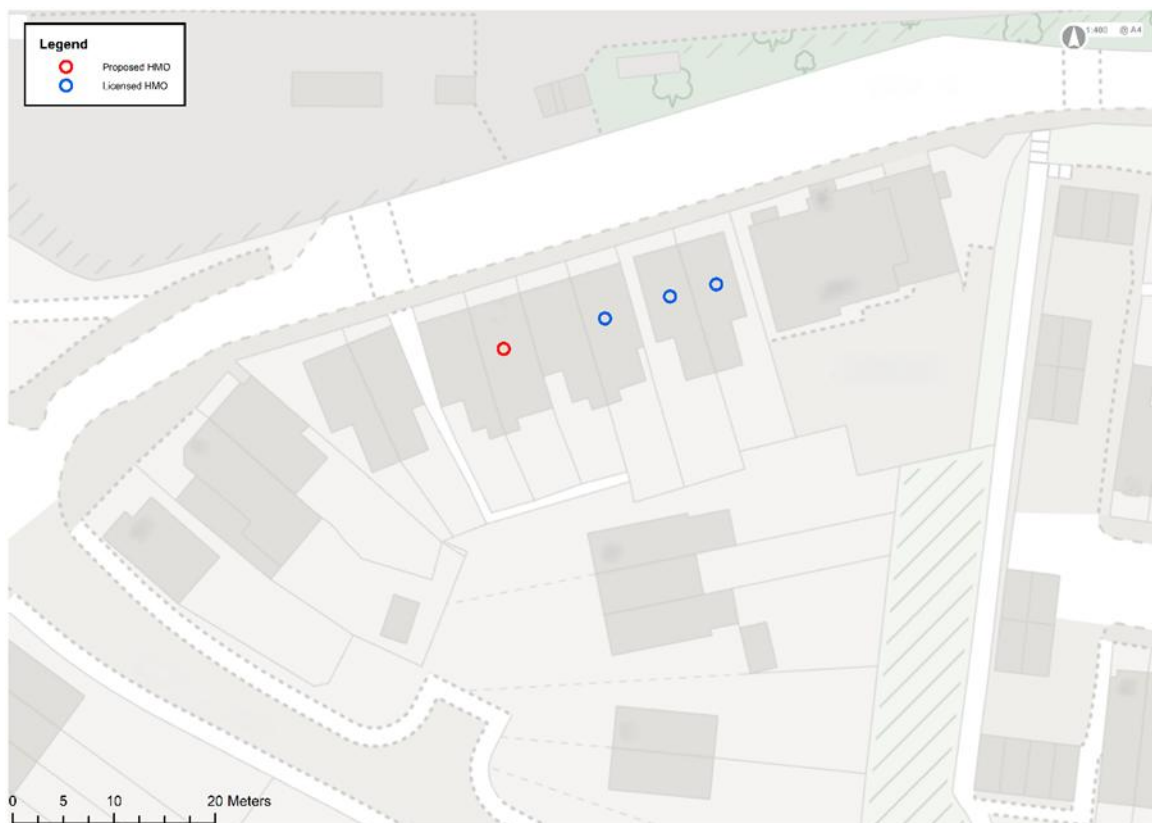
Example 1: Acceptable proposed HMO which does not result in an over-concentration



**Example 2: Inappropriate HMO proposal resulting in a Class C3 dwellinghouse being ‘sandwiched’**



**Example 3: Inappropriate HMO proposal resulting in a Class C3 dwellinghouse being ‘sandwiched’**



### Example 4: Inappropriate HMO proposal exceeding the 10% over-concentration threshold within a 50m radius

