DARTFORD LOCAL PLAN

Bean and Darenth

Area Profile

This profile covers the ward of Bean and Darenth.

June 2018

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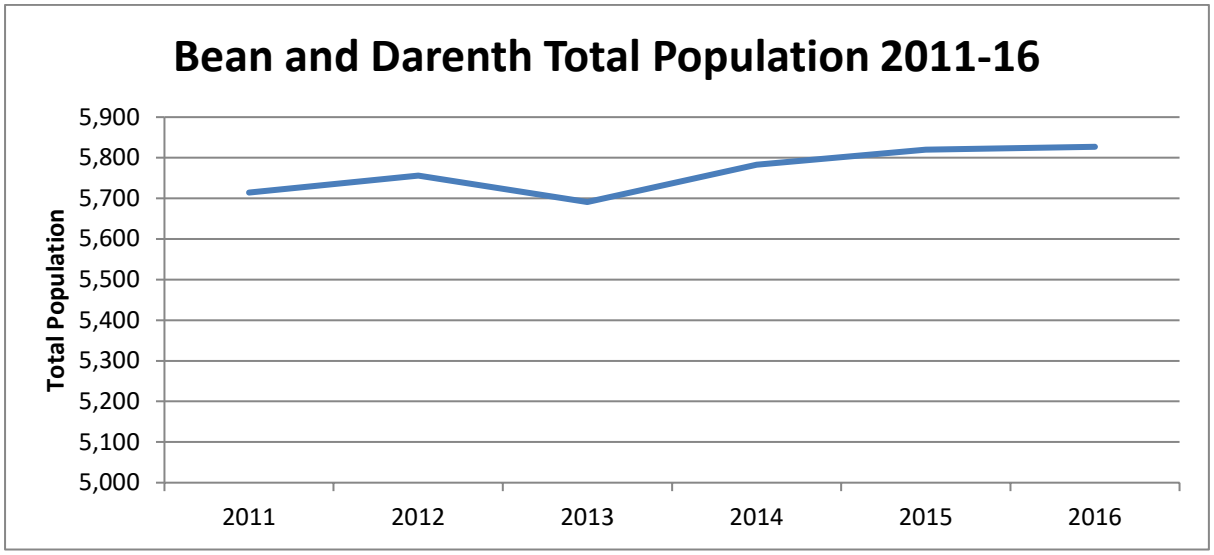
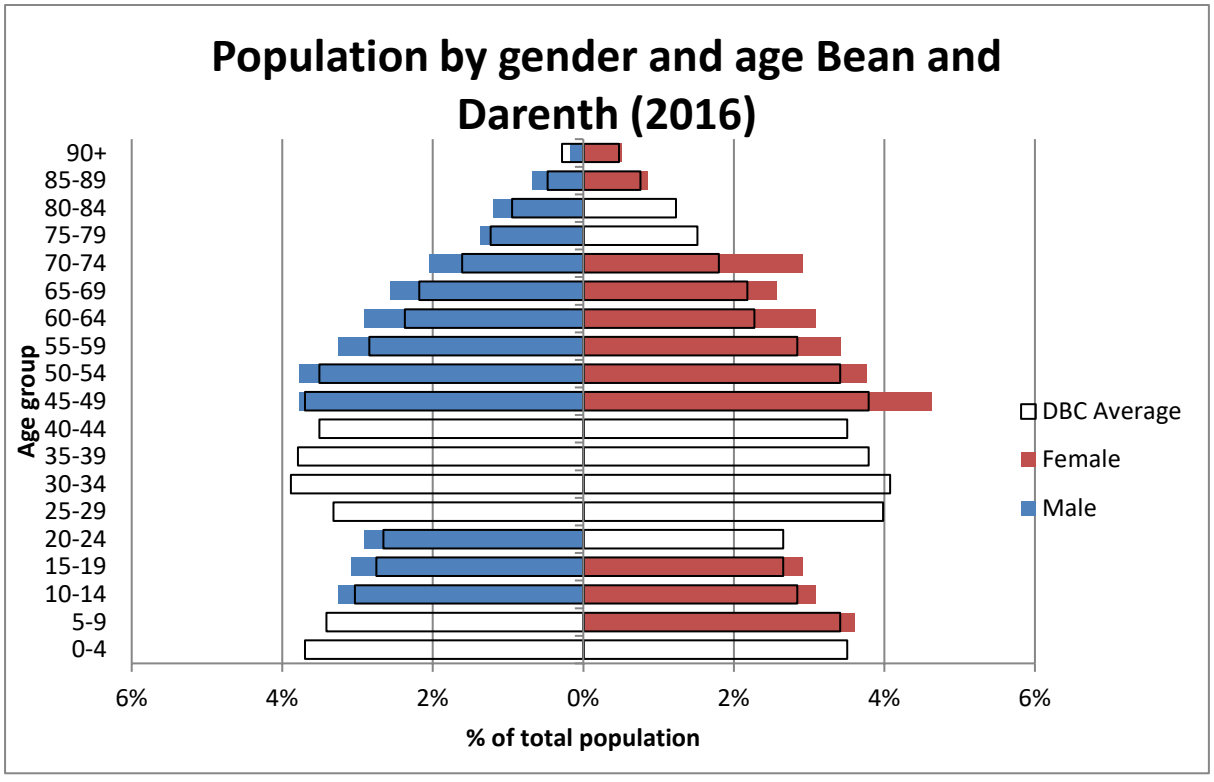
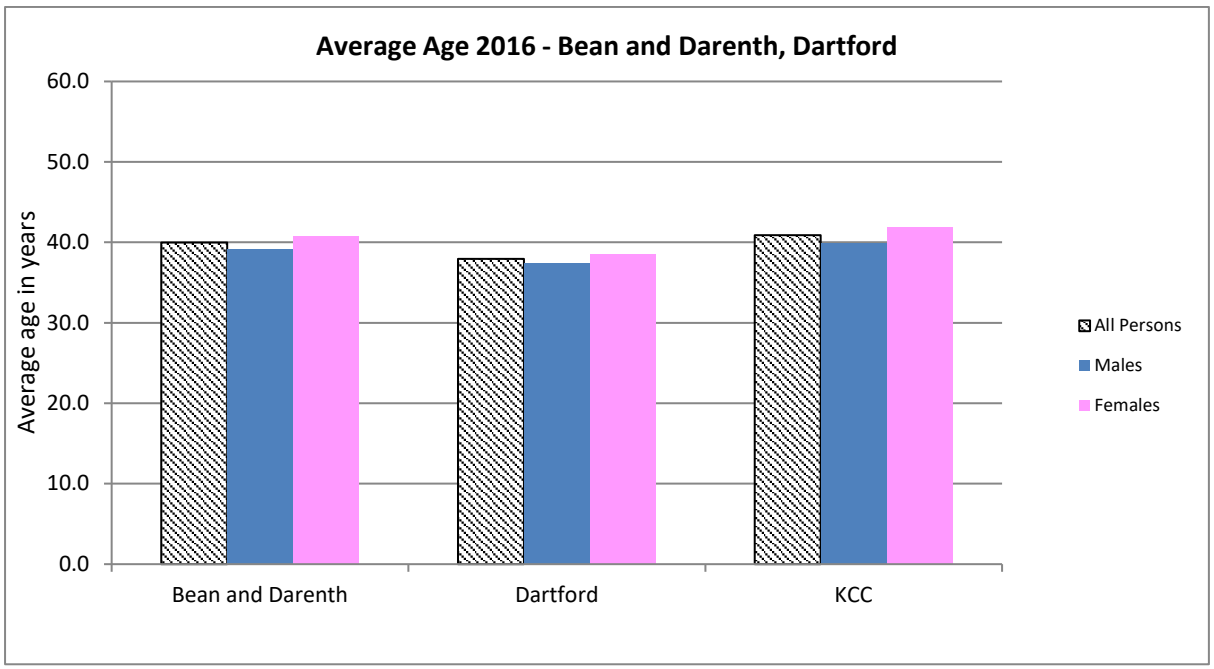
POPULATION

Total Current Population: 5,830 (2,840 males and 2,980 females)

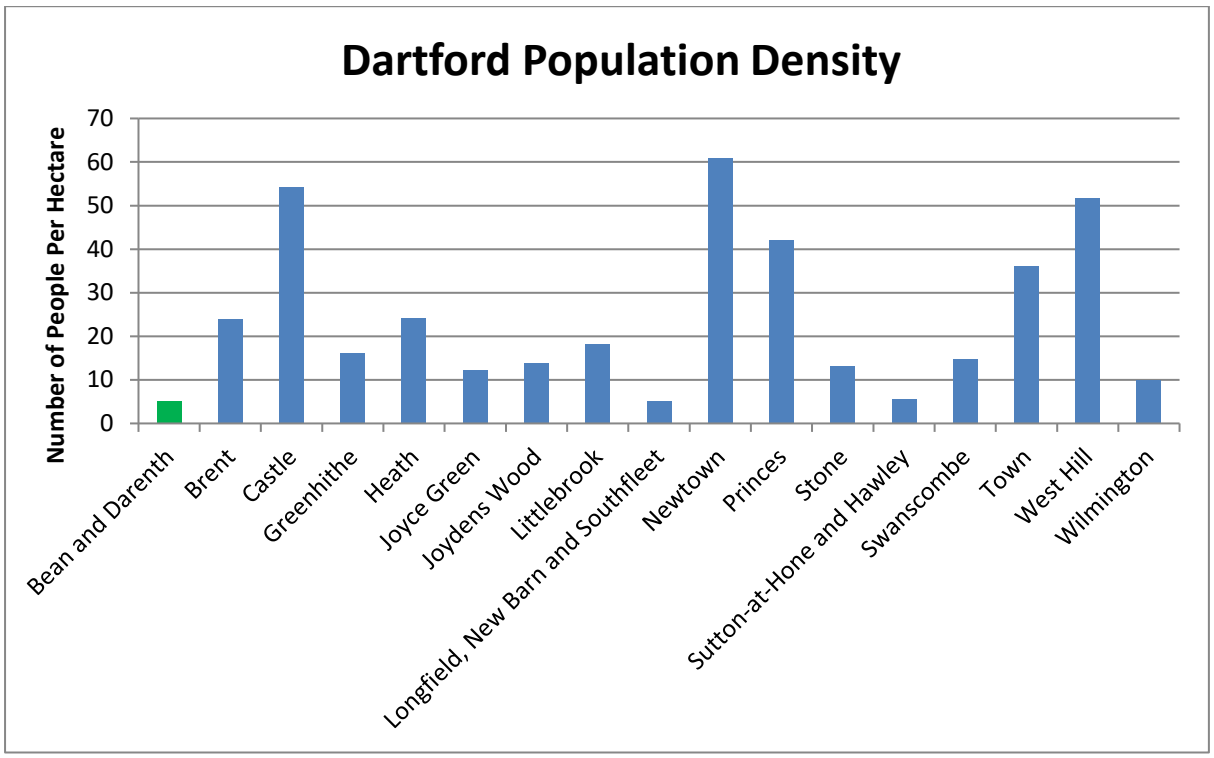




Average age

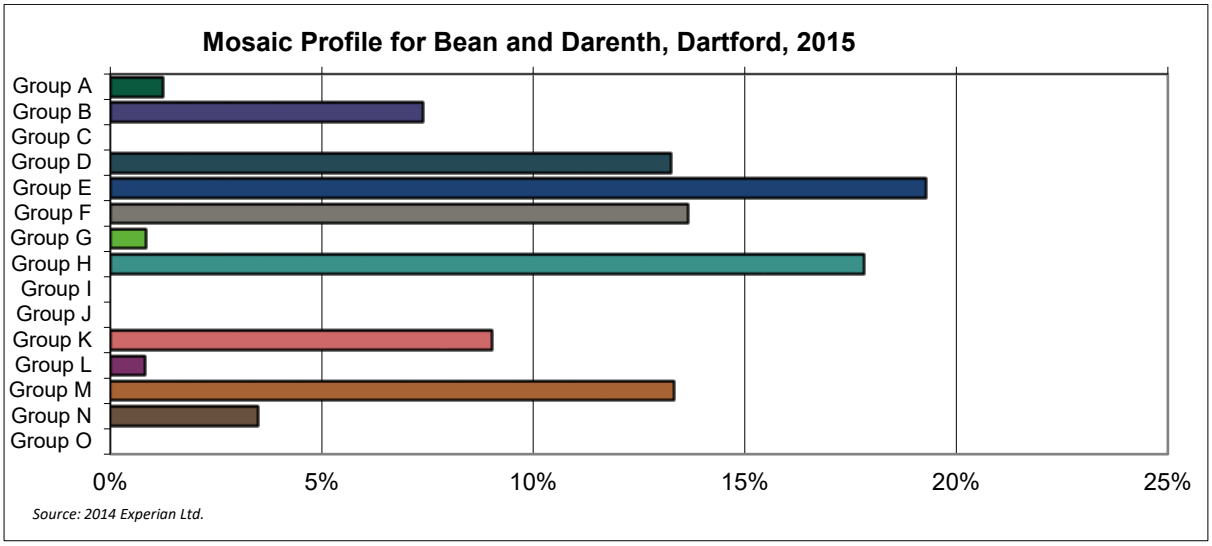


Population Density



Mosaic Profile

Experian created Mosaic as a way of consumer classification to understand demographics, lifestyle and behaviours of populations. The graph below presents the category profile for this area. This indicates that Suburban Stability, followed by Aspiring Homemakers and Senior Security being the largest classifications found in Bean and Darenth.



- Country Living - Well off owners in rural locations enjoying the benefits of Country life

- Prestige Positions - Established families in large detached homes Living upmarket lifestyles

- City Prosperity - High status city dwellers living in central locations and pursuing careers with high rewards

- Domestic Success - Thriving families who are busy bringing up children and following careers

- **Suburban Stability - Mature suburban owners living in settled lives in mid-range housing**

- Senior Security - Elderly people with assets who are enjoying a comfortable retirement

- Rural Reality - Householders living in inexpensive homes in village communities

- Aspiring Homemakers - Younger households settling down in housing priced within their means

- Urban Cohesion - Residents of settled urban communities with a strong sense of identity

- Rental Hubs - Educated young people privately renting in urban neighbourhoods

- Modest Traditions - Mature homeowners of value homes enjoying stable lifestyles

- Transient Renters - Single people privately renting low cost homes for the short term

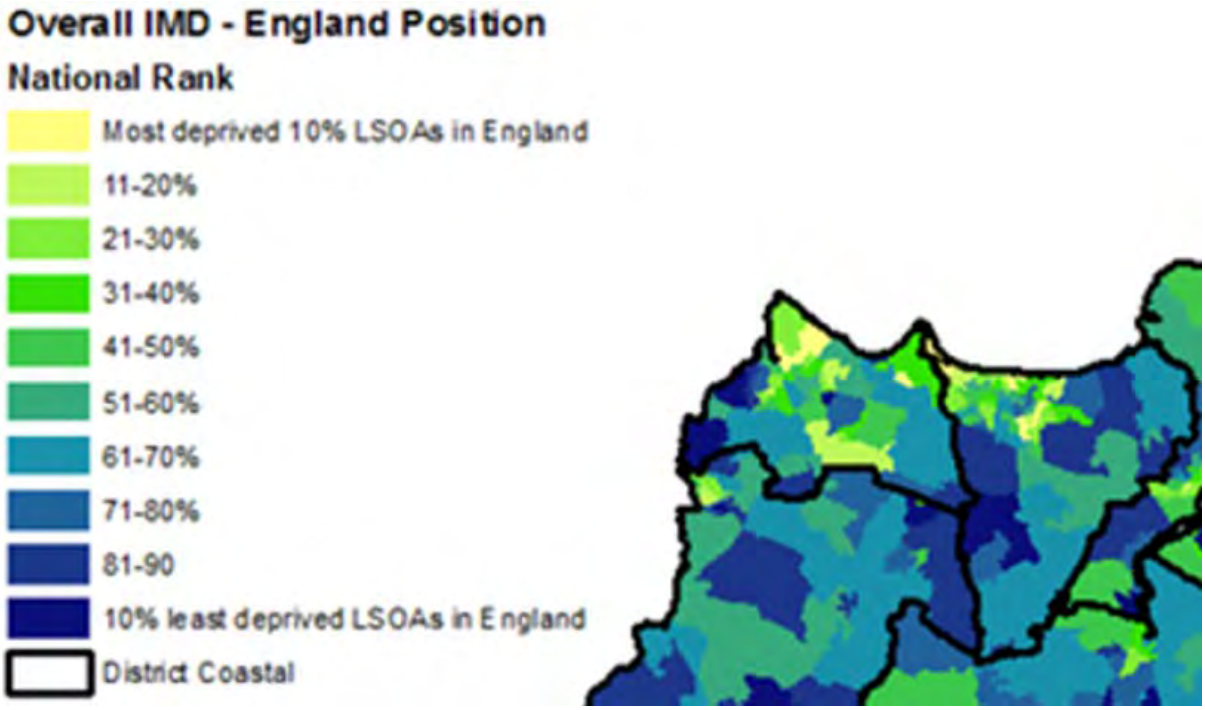
- Family Basics - Families with limited resources who have to budget to make ends meet

- Vintage Value – Elderly people reliant on support to meet financial or practical needs

- Municipal Challenge – Urban renters of social housing facing an array of challenges

Deprivation

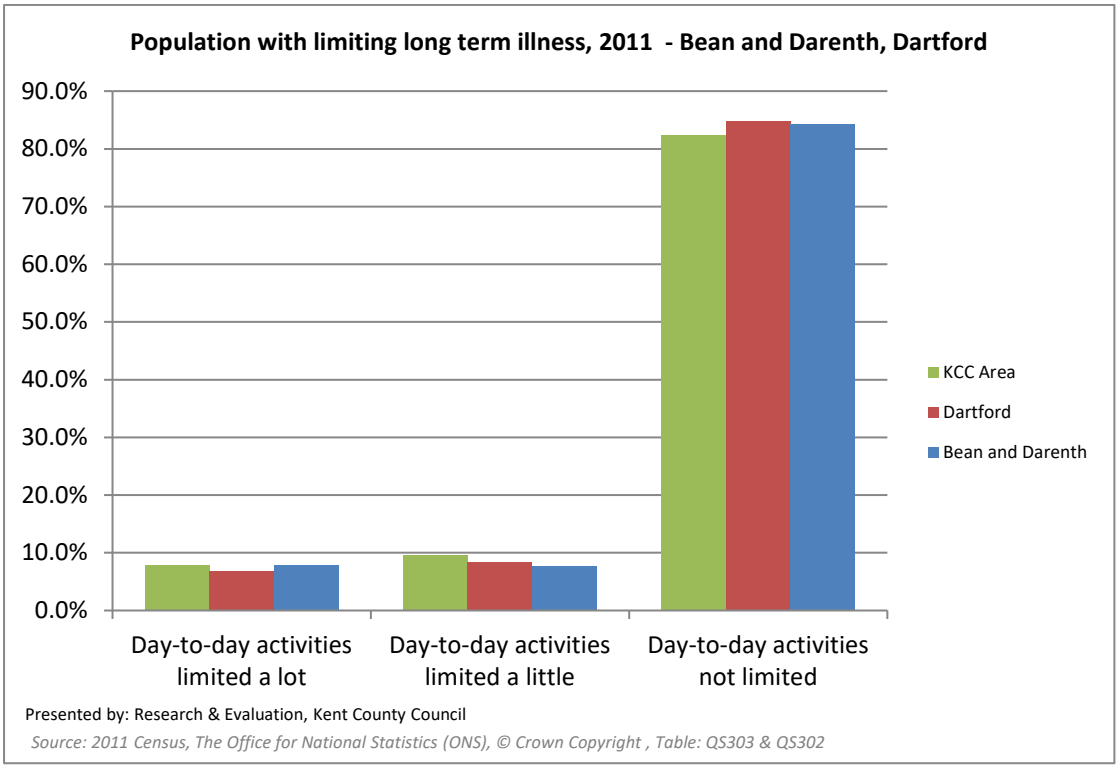
ONS produce data on 'deprivation' to a localised scale in terms of the most and least deprived areas. The infographic below indicates that Bean and Darenth are within the 20% most deprived nationally.



Factor-by-factor: within top 20% most deprived in England?

ONS also produce data on individual elements of deprivation, these include: Employment, Health & Disability, Education, Barriers to Housing and Services, Crime, Living Environment, Income Deprivation Affecting Children and Income Deprivation Affecting Elderly. The majority of the factors are not within the top 20% of most deprived. However, the area in the south of the ward does fall into the top 20% most deprived for four of the factors.

Health and Disability



Life Expectancy

	Bean and Darenth	Dartford	KCC Area
Male	**76**	78.8	79.9
Female	**78**	82.4	83.4

Source: Office for National Statistics

ECONOMY

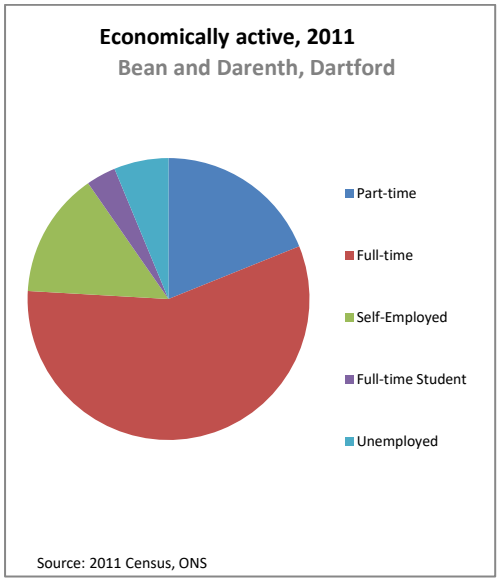
Employees (all employee jobs)

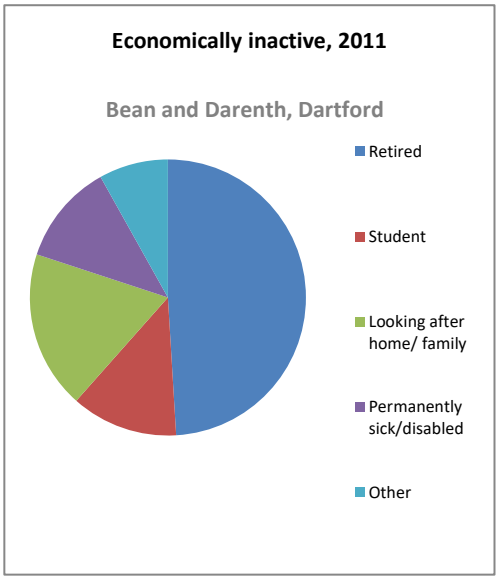
Bean and Darenth makes up 11% of the employee jobs in Dartford Borough.

2016	Bean and Darenth		Dartford		KCC Area	
	No.	% of total	No.	% of total	No.	% of total
Total	7,000	100.0%	63,000	100%	608,500	100%
Full time	3,300	46.4%	40,500	64.3%	399,000	65.6%
Part time	3,800	53.6%	22,000	34.9%	209,500	34.4%

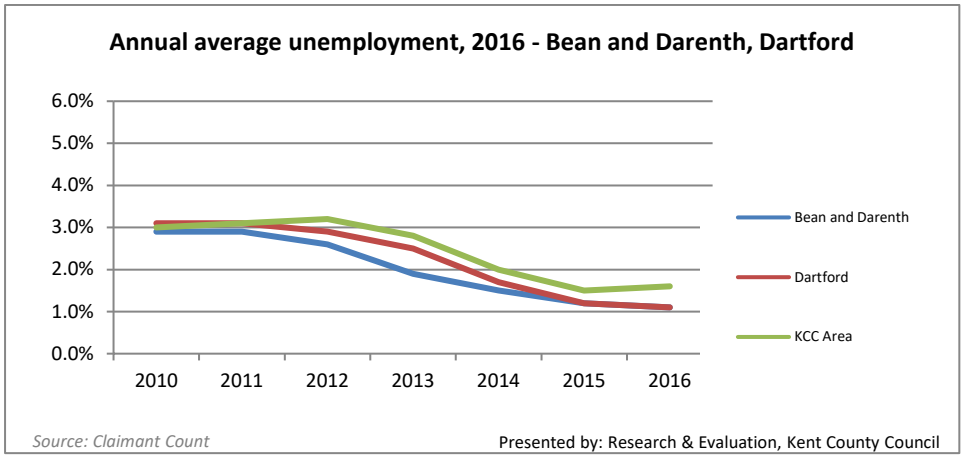
Source: BRES

Economic activity

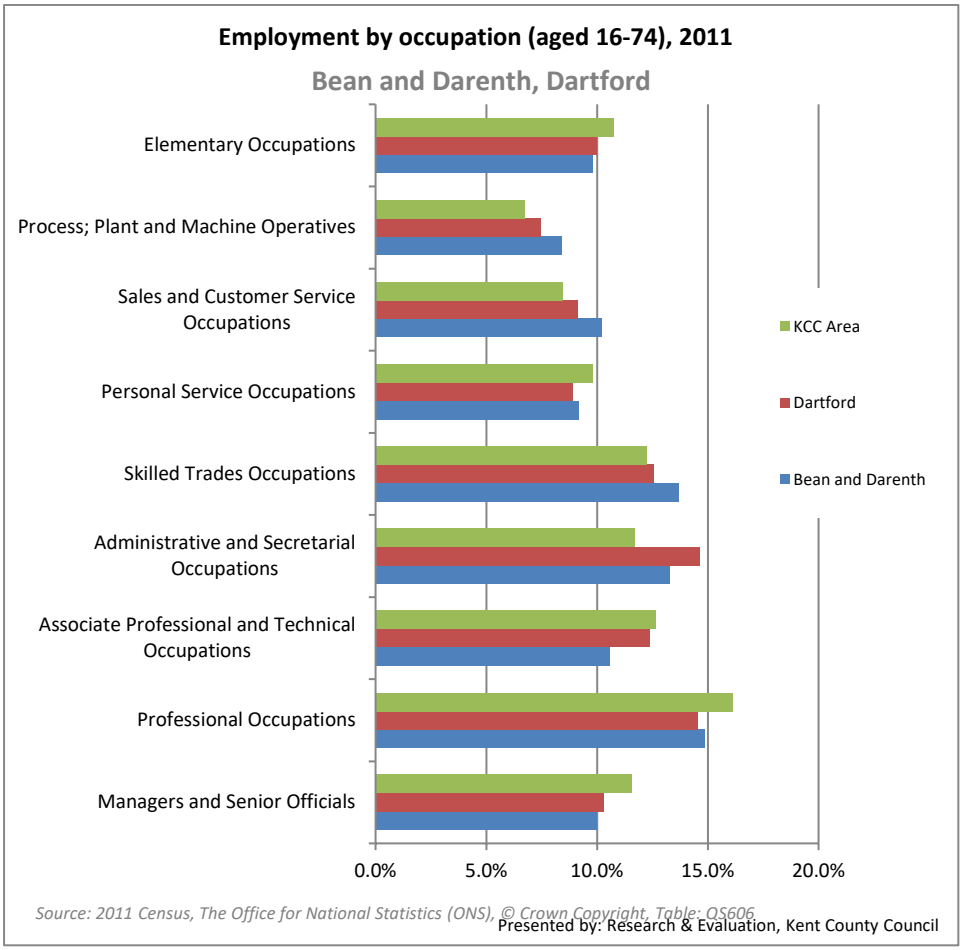




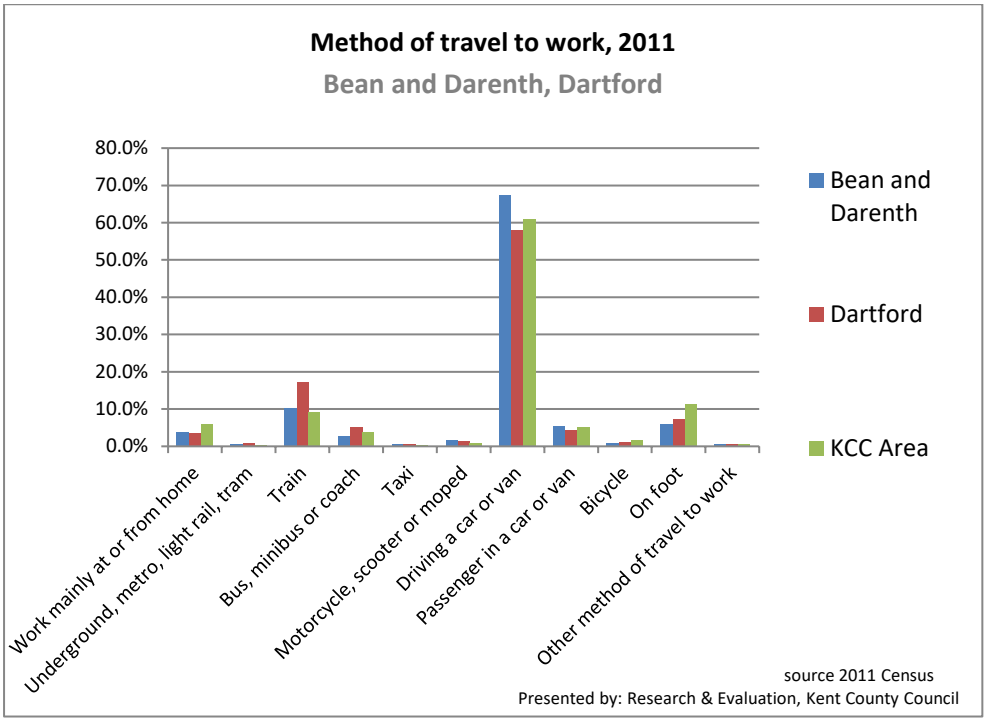
Unemployment



Employment by occupation



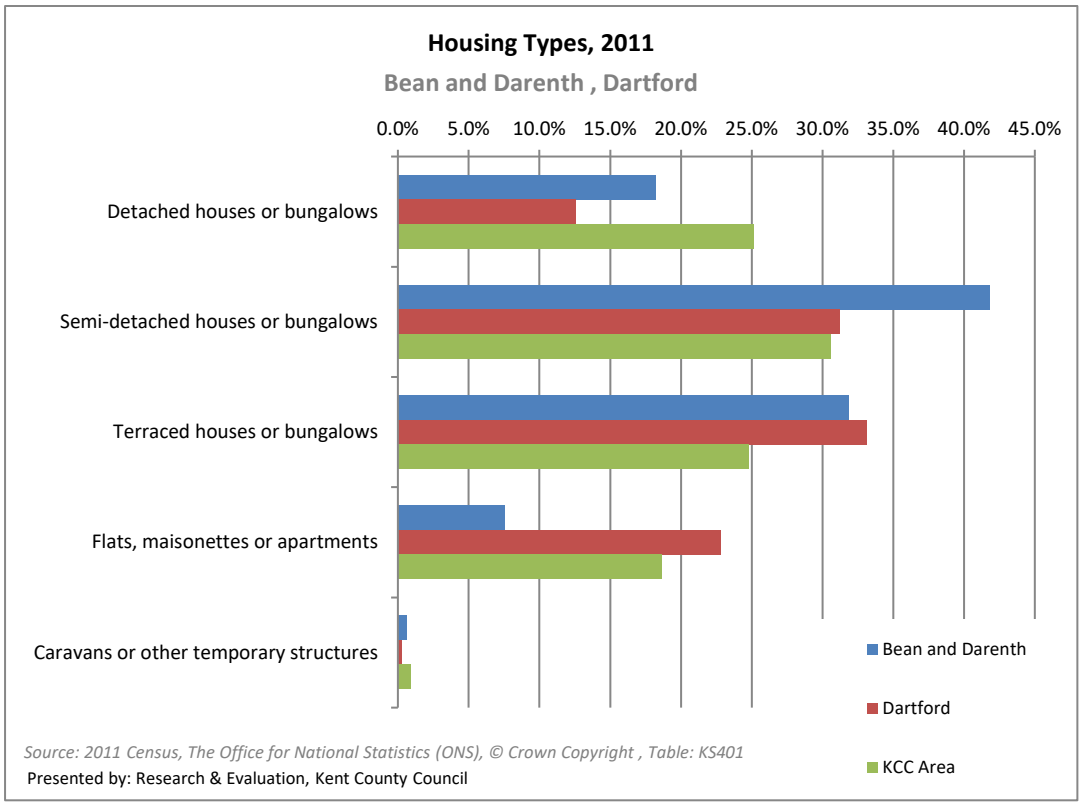
Method of travel to work



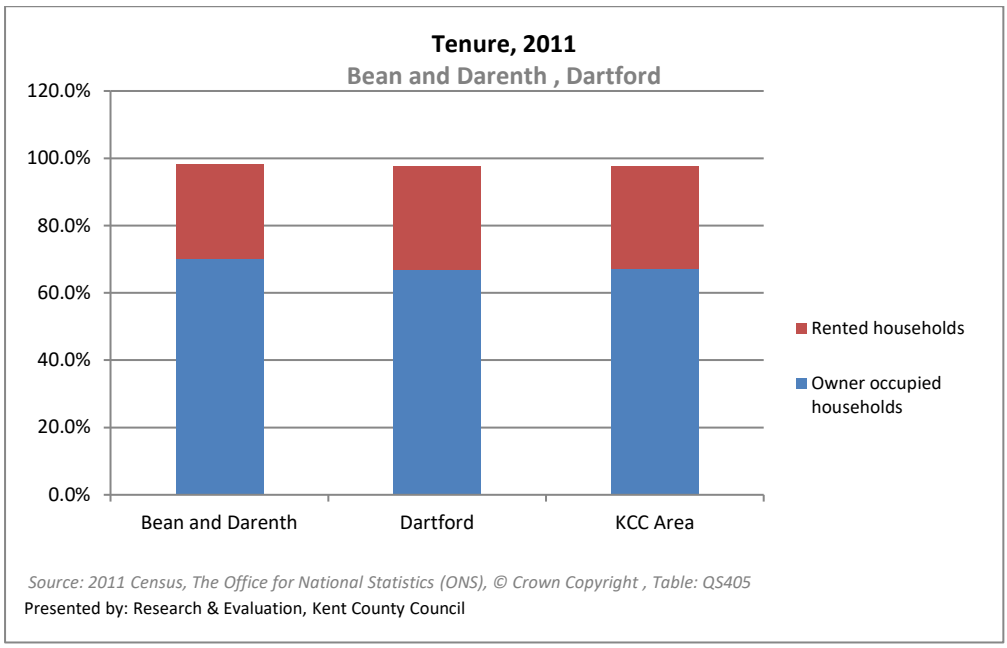
HOUSING

Housing Types

As of the 2011 Census there were 2,169 total households in Bean and Darenth.



Housing Tenure



Household size & occupancy rating

2011	Bean and Darenth		Dartford		KCC Area	
	No.	% of total	No.	% of total	No.	% of total
Average household size	2.6		2.4		2.4	
Average number of rooms per household	5.5		5.1		5.5	
Average number of bedrooms per household	2.9		2.6		2.8	
Occupancy rating (rooms) of -1 or less[1]	109	5.0%	3,665	8.9%	41,920	6.6%
Occupancy rating (bedrooms) of -1 or less[1]	86	4.0%	1,974	4.8%	21,926	3.5%

Source: 2011 Census, The Office for National Statistics (ONS), © Crown Copyright, Table: KS403

Housing Amenities

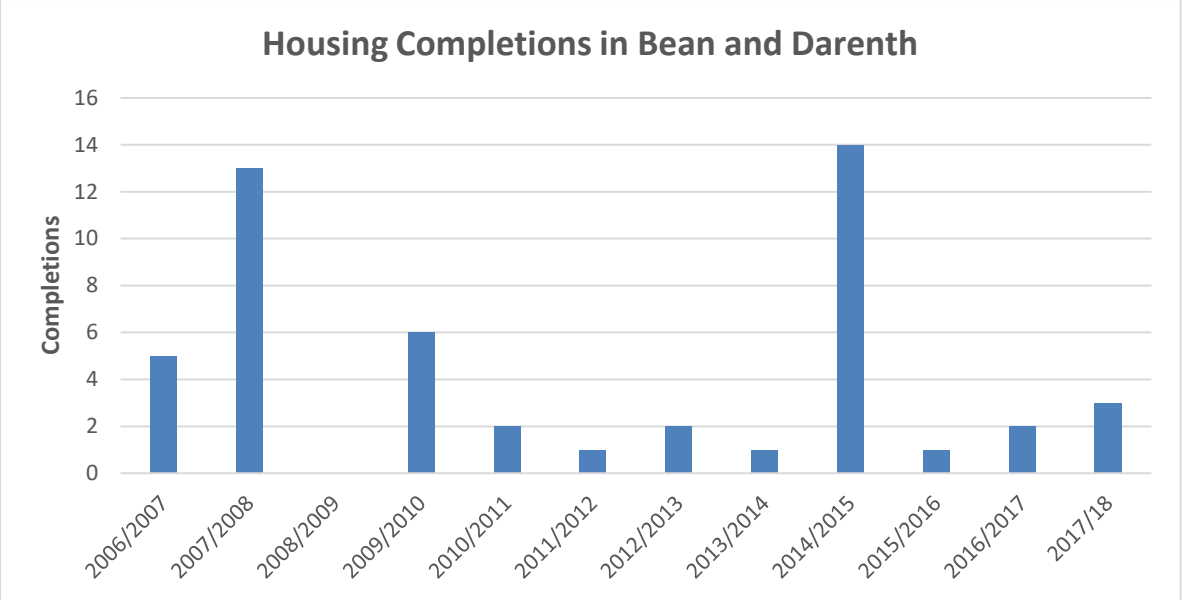
2011	Bean and Darenth		Dartford		KCC Area	
	No.	% of total	No.	% of total	No.	% of total
Total household spaces with residents	2,140		40,081		634,800	
Does not have central heating	43	2.0%	1,010	2.4%	14,759	2.3%
Does have central heating	2,097	96.7%	39,071	94.7%	590,879	93.1%

Source: 2011 Census, The Office for National Statistics (ONS), © Crown Copyright, Table: KS403

[1] An occupancy rating of -1 indicates that a household has one fewer room/bedrooms than required.

Housing Completions

There was an average of 4 homes per year completed in this ward over the last 12 years. There are 15 homes with planning permission, as of 1st April 2018.



CHARACTER & SERVICES – Existing Local Plan designated areas

Green Belt	Outside of settlements, the area is designated green belt.
PLGS *[small urban greenspace with Green Belt level protection]*	There are two PLGS in this ward, Bean Rec and Allotments and Hill Rise in Lane End.
BOS *[other designated Borough Open Space]*	56% of the ward is designated as Borough Open Space, amounting to 626 hectares of land.
Conservation Area	There is not a conservation area in this ward.
Area of Special Character *[other main areas of possible built environment sensitity]*	Green Street Green Area of Special Character and Darenth Hill/Rd Area of Special Character are in this ward.
Identified Employment Areas	St Margrets Farm, Darenth Court Farm and Malt House Farm are all identified employment sites in this area.
District Centre	There is not a District Centre in this ward.
Neighbourhood Centre *[designated small shopping pardes]*	Green Street Green Road (Lane End) has a designated neighbourhood centre.

BEAN AND DARENTH WARD DEVELOPMENT POLICIES MAP

The full version of the policies map and the key can be found here.

SETTLEMENTS AND INFRASTRUCTURE

BEAN

Facilities	Buses
☑ Post Office	☐ Fastrack
☑ Public House	☑ Daytime - Weekdays
☑ Village Hall	☐ Evening - Weekdays
☑ Supermarket / Convenience Store(s)	☐ Sundays
☑ School(s)	☑ Any every 60 mins to Dartford Town Centre and/or Bluewater
☑ GP	☐ Any every 60 mins to Darent Valley Hospital
☐ Church / Place of Worship	
☐ Public Library Building	

DARENTH

Facilities

- [ ] Post Office
- [x] Public House
- [x] Village Hall
- [x] Supermarket / Convenience Store(s)
- [x] School(s)
- [x] GP
- [x] Church / Place of Worship
- [ ] Public Library Building

Buses

- [ ] Fastrack
- [x] Daytime - Weekdays
- [x] Evening - Weekdays
- [ ] Sundays
- [ ] Any within X mins to Dartford Town Centre and Bluewater
- [ ] Any within Y mins to Darent Valley Hospital

SUMMARY

- Bean and Darenth has a population that is older than the Dartford average and the proportion aged over 50 years old is 37%. The area has an average age of 40. Overall population has increased by 23 per annum since 2011 (average).
- The ward's primary 'type' of household according to Mosaic research, that has been categorised based on data on expenditure and other personally indicative decisions, are "Suburban Stability" (mature suburban owners living in settled lives in mid-range housing), followed by "Aspiring Homemakers" (younger households settling down in housing priced within their means), making up nearly 37% of the population in 2015.
- Area with11% of the employee jobs in Dartford Borough. Unemployment is low at only 1.1%, in line with Dartford as a whole.
- Larger houses can be found in this area than the Borough average, with 42% of dwellings in Bean and Darenth being semi-detached houses or bungalows, 32% being terraced and 18% being detached. 70% of dwellings are owner occupied.
- There has been an average of 4 homes per year completed in this ward over the last 11 years.
- Life expectancy is slightly lower than average for the rest of the Borough.
- There are higher than average rates of use of vehicles, compared to other methods of travel to work.