

**AREA PROFILE:
BEAN & VILLAGE
PARK**

**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 Bean & Village Park in Dartford Borough.

The ward partly falls within the area covered by Bean Parish Council. Census data for the specific geography of Bean Parish Council can be [found here](#).

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

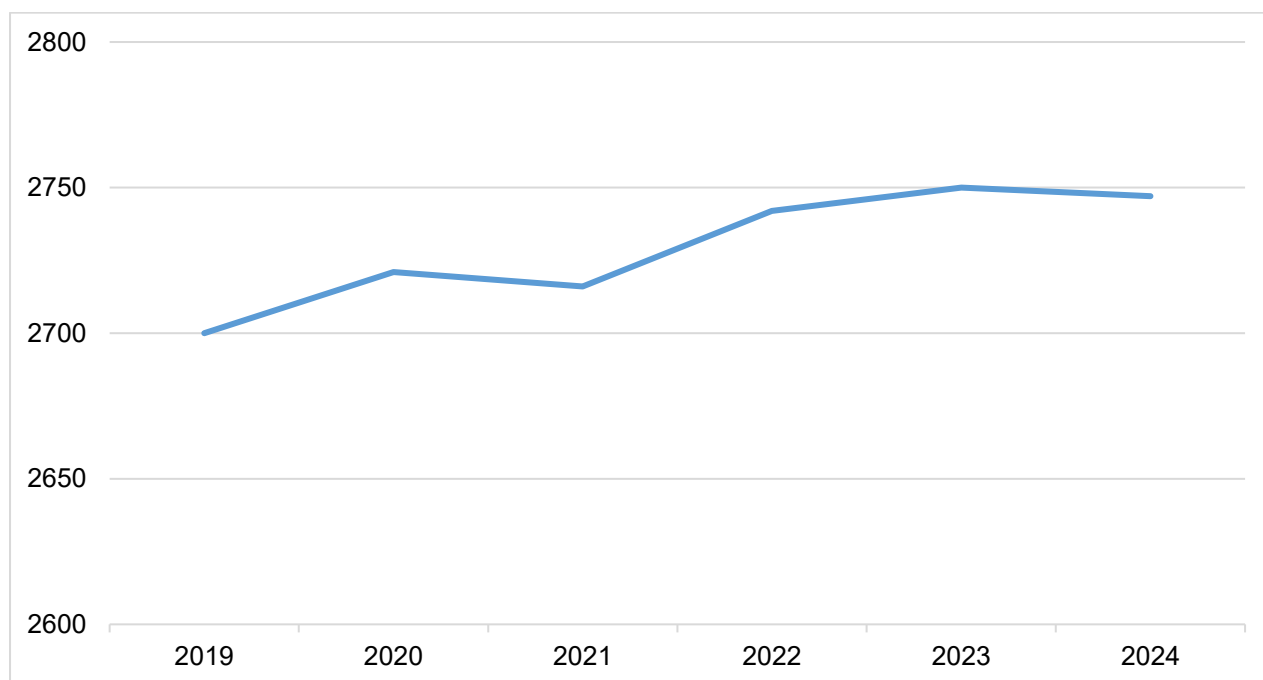
SUMMARY

- The population is older than the Borough average, with those aged 50 and over making up 38.5% of all residents.
- Population density is the second lowest of all wards in the Borough at 6 persons per hectare.
- Terraced properties are most common, representing more than 33% of housing stock. Almost 80% of dwellings are owner-occupied.
- Average annual rate of unemployment is 2.4%, below the Borough average (3.1%) and Kent average (3.4%).

POPULATION

In the 2021 Census, Bean & Village Park had a population of 2,688 people. This comprised of 1,305 males and 1,383 females, representing a 48.5% and 51.5% split respectively.

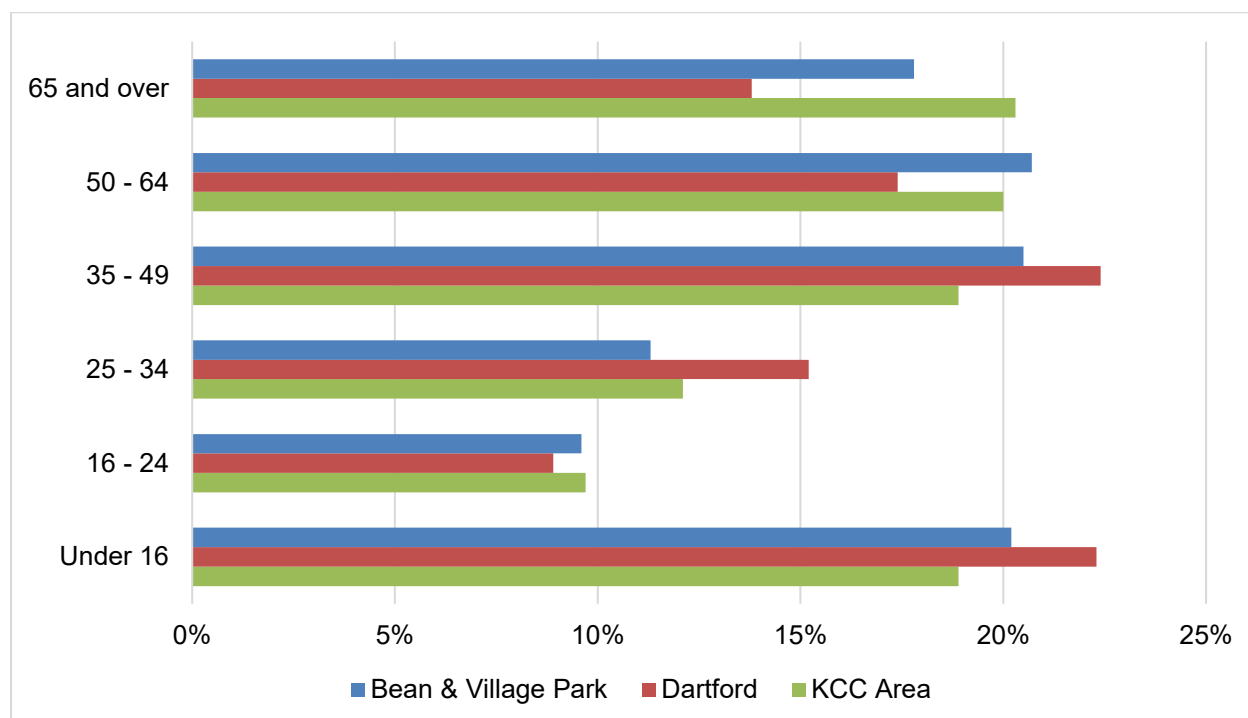
Chart 1: Estimated population of Bean & Village Park, mid-2019 to mid-2024



Source: ONS – Mid-year Population Estimates

AGE PROFILE

Chart 2: Age profile of Bean & Village Park, 2021



Source: ONS – 2021 Census (TS007B)

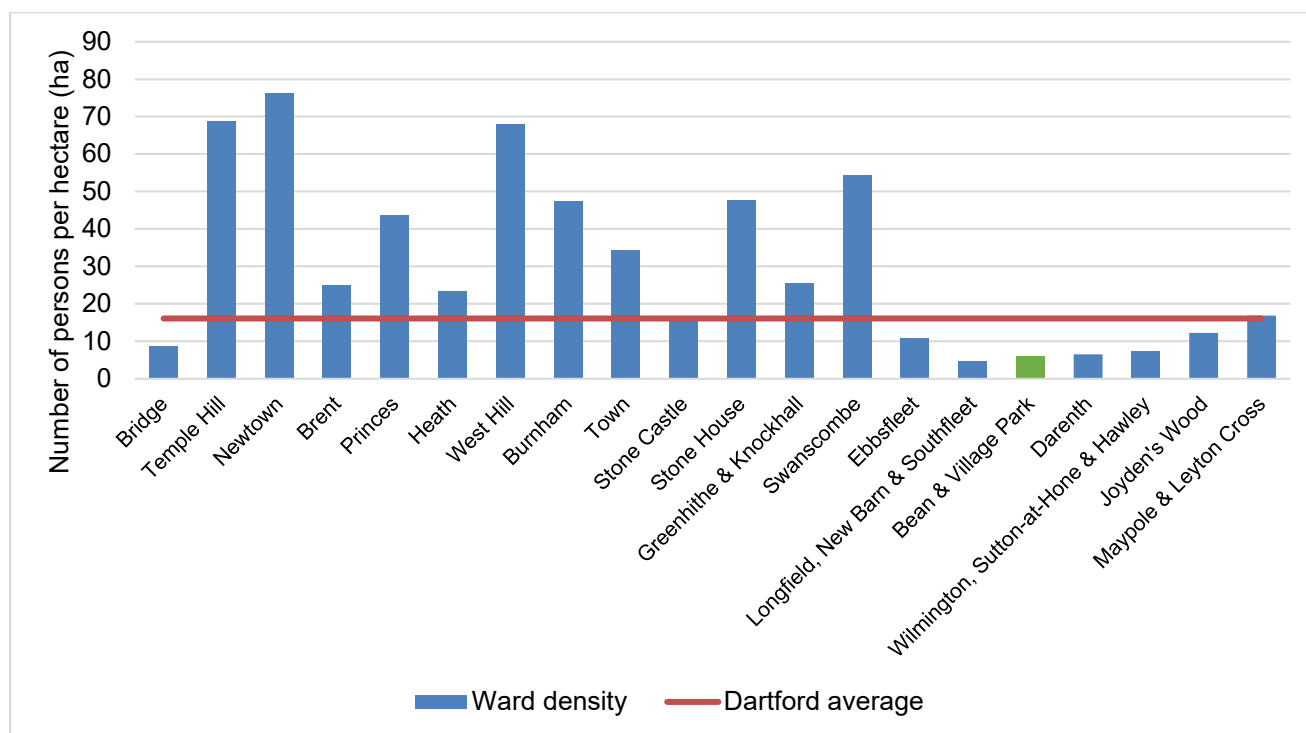
POPULATION DENSITY

Bean & Village Park has a population density of 6 persons per hectare, compared to the Borough average of 16.1 persons per hectare.

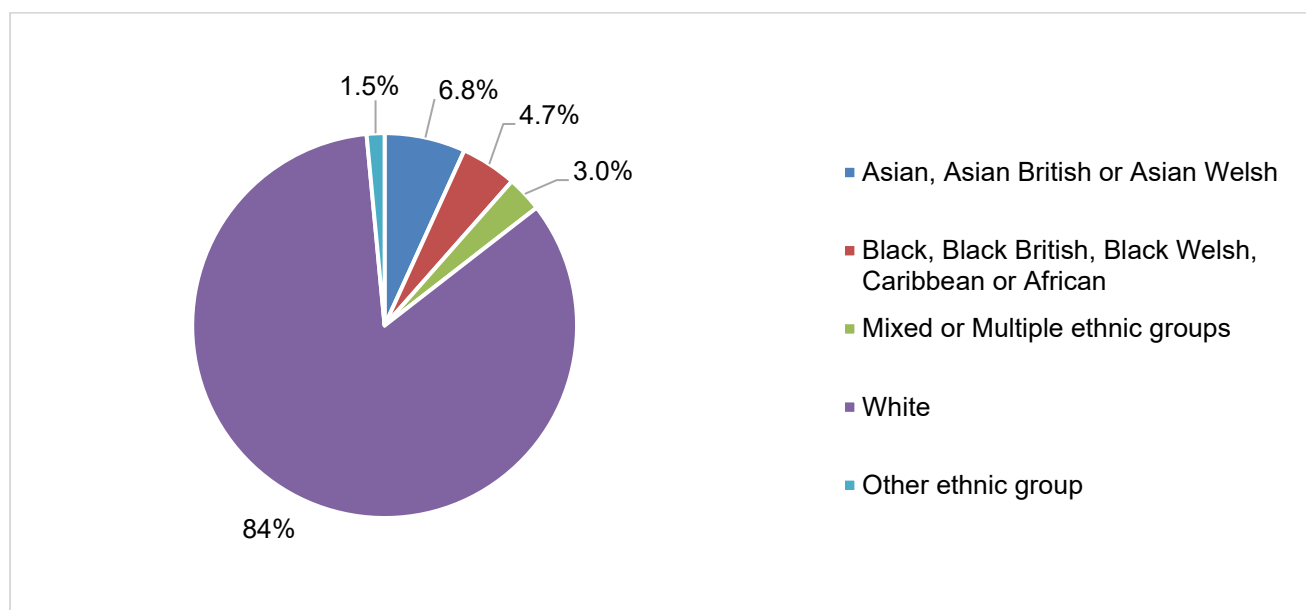
Table 1: Population density, 2021

Bean & Village Park		Dartford		KCC Area	
Area (ha)	Density (persons per ha)	Area (ha)	Density (persons per ha)	Area (ha)	Density (persons per ha)
451.6	6	7,273.3	16.1	354,437.1	4.4

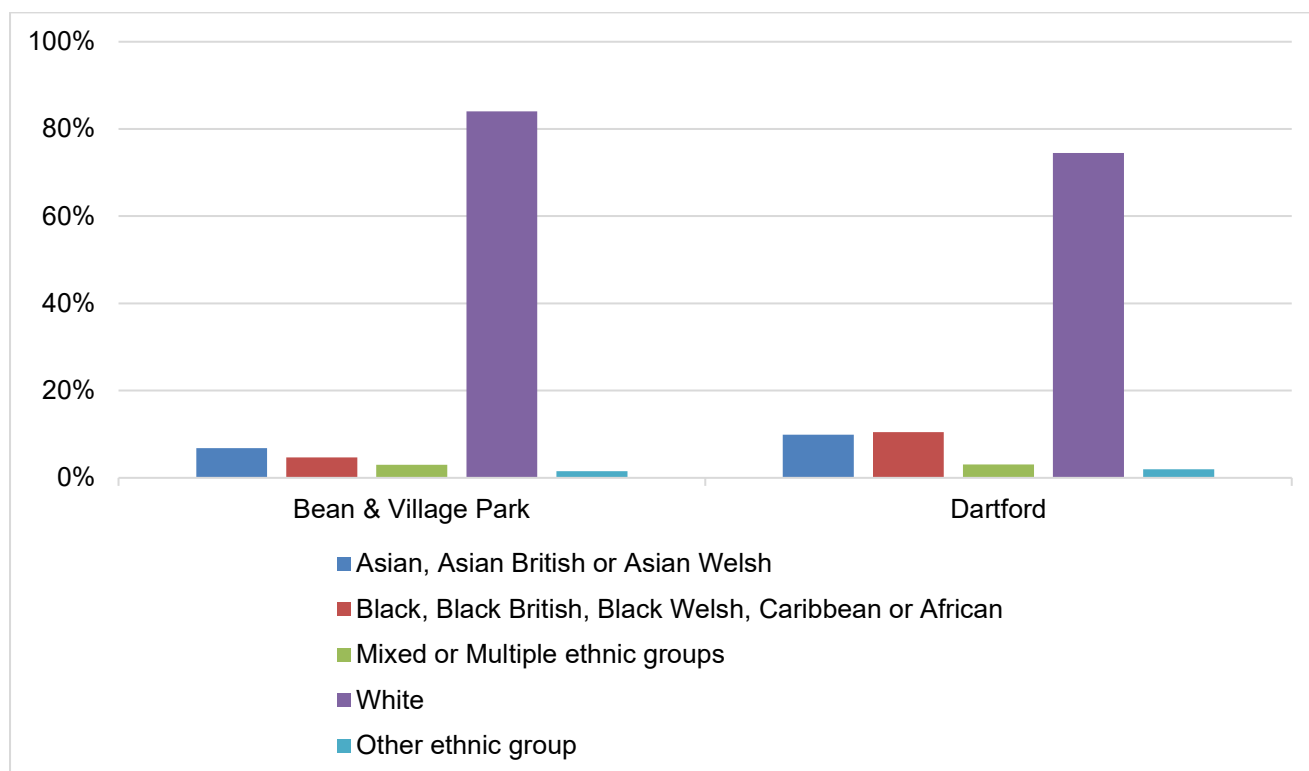
Source: ONS – 2021 Census

Chart 3: Population density by ward, 2021

ETHNICITY

Chart 4: Ethnic groups in Bean & Village Park, 2021

Source: ONS – 2021 Census (TS021)

Chart 5: Proportion of ethnic groups in Bean & Village Park and Dartford Borough, 2021

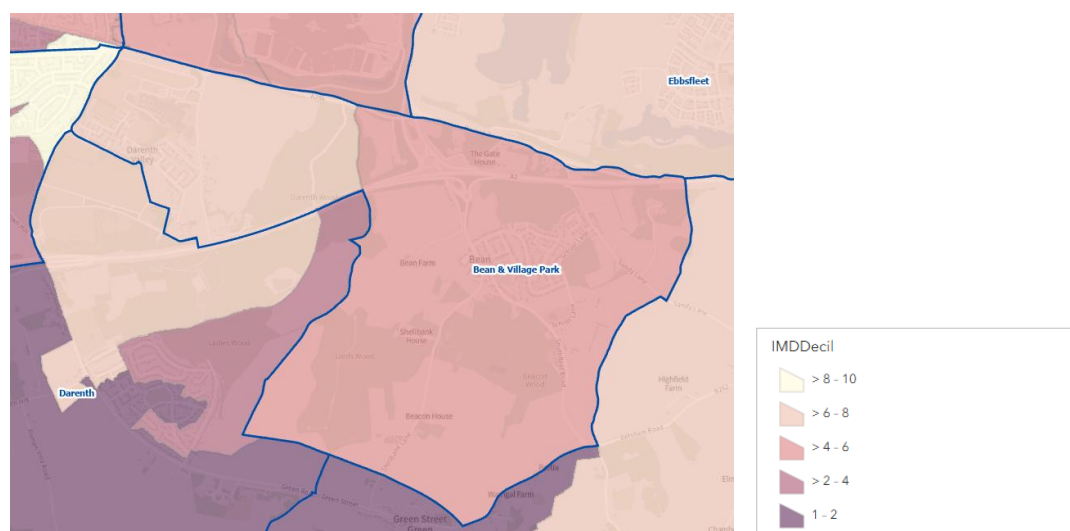
Source: ONS – 2021 Census (TS021)

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.

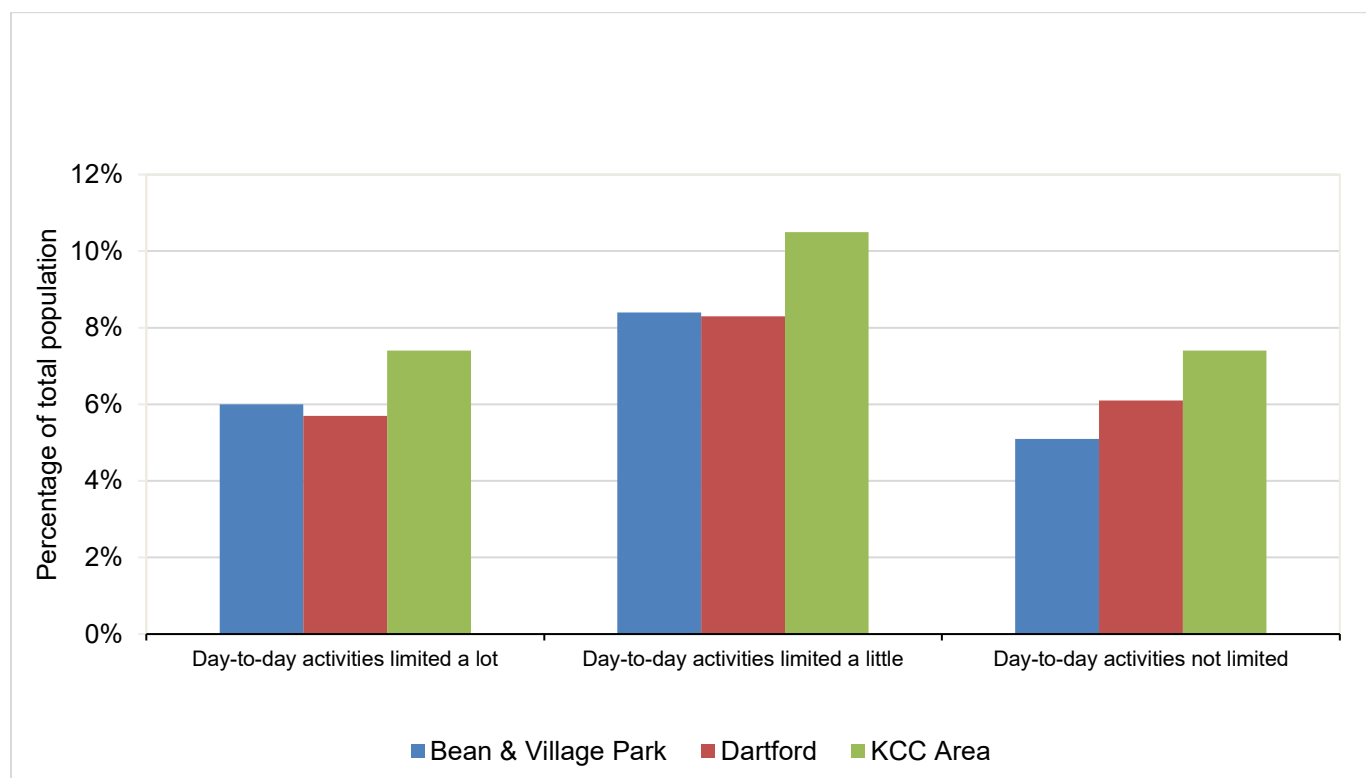
Neighbourhoods are called a 'Lower-layer Super Output Area' (LSOA) and have an average population of 1,500 people. In Dartford, there are 67 such neighbourhoods and these do not align with electoral ward boundaries.

Overall, Bean & Village Park is more deprived than 60% of neighbourhoods in England.

Figure 1: IMD deciles for LSOAs in Bean & Village Park, 2025

HEALTH AND DISABILITY

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



Source: ONS – Census 2021 (TS038)

ECONOMY

EMPLOYEES & HOURS WORKED

Bean & Village Park makes up 2.2% of the total employee jobs in the Borough.

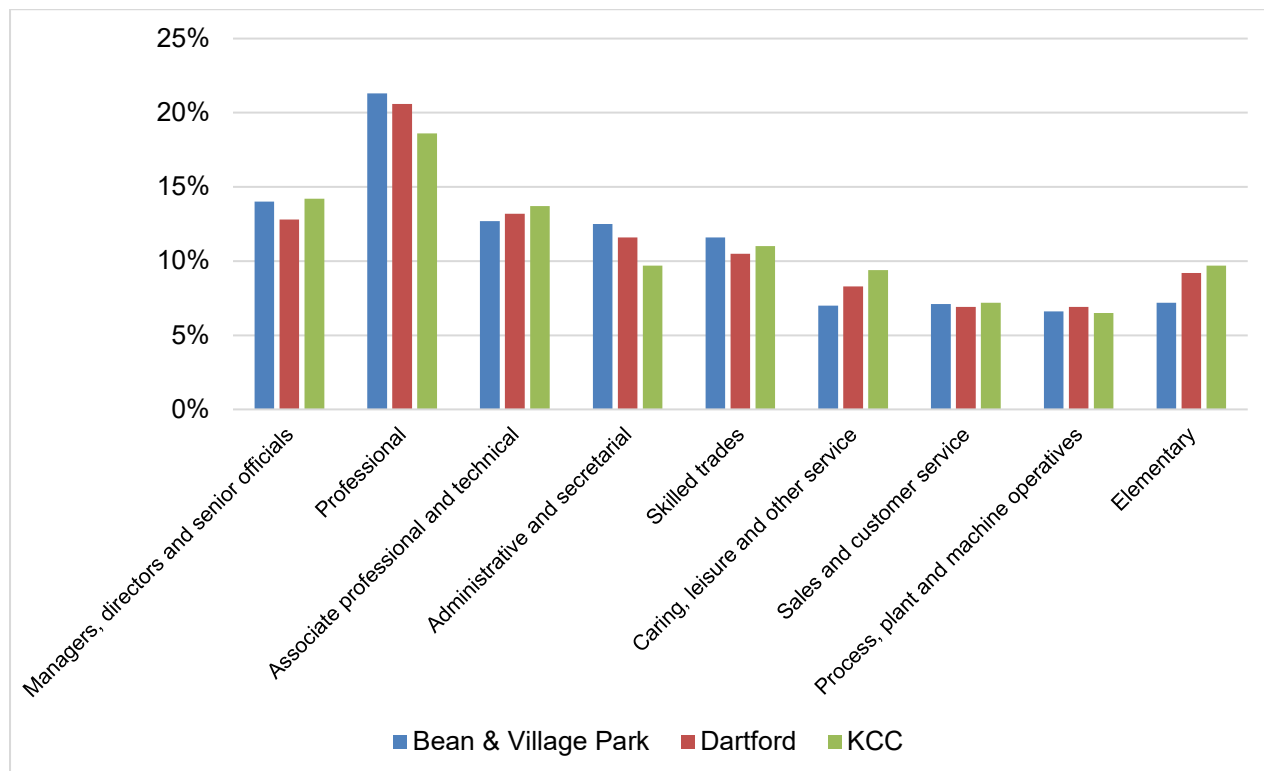
Table 2: Economically active population, 2021

	Bean & Village Park		Dartford		KCC Area	
	Count	% of Total	Count	% of Total	Count	% of Total
Total	1,304		58,822		728,618	
Full Time	952	73.0%	43,697	74.3%	510,265	70.0%
Part Time	352	27.0%	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

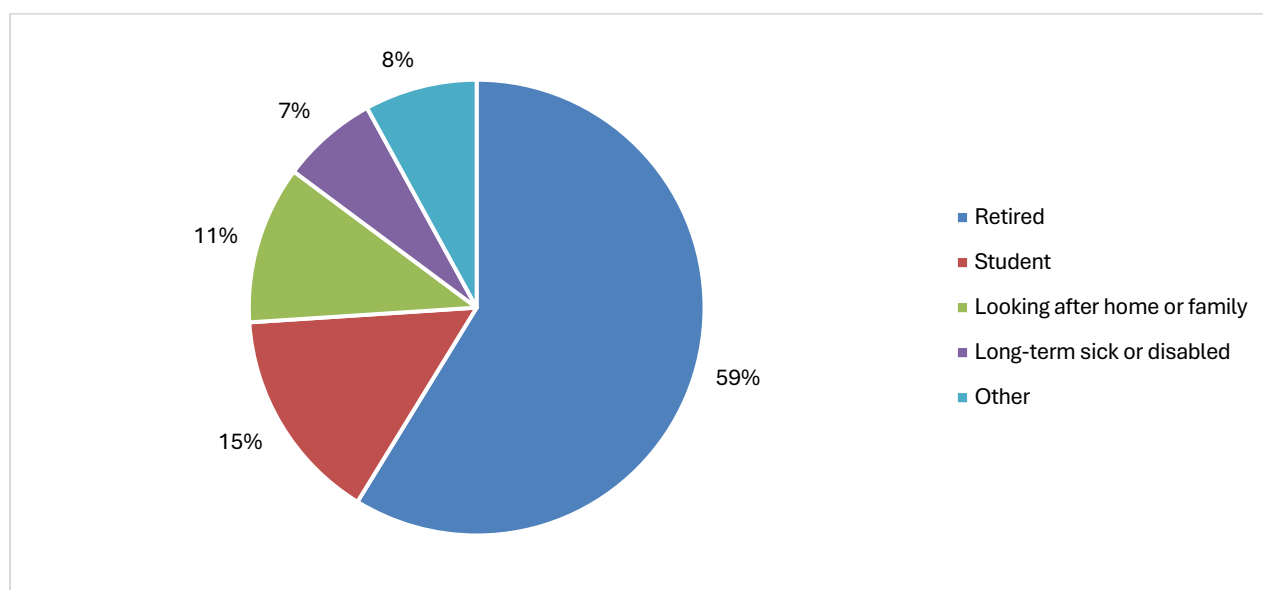


Source: ONS – 2021 Census (TS063)

UNEMPLOYMENT

Of all usual residents aged 16 years and over in Bean & Village Park, 776 people (36.2%) were economically inactive in the 2021 Census. The reasons are presented below.

Chart 8: Reasons for economic inactivity in Bean & Village Park, 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

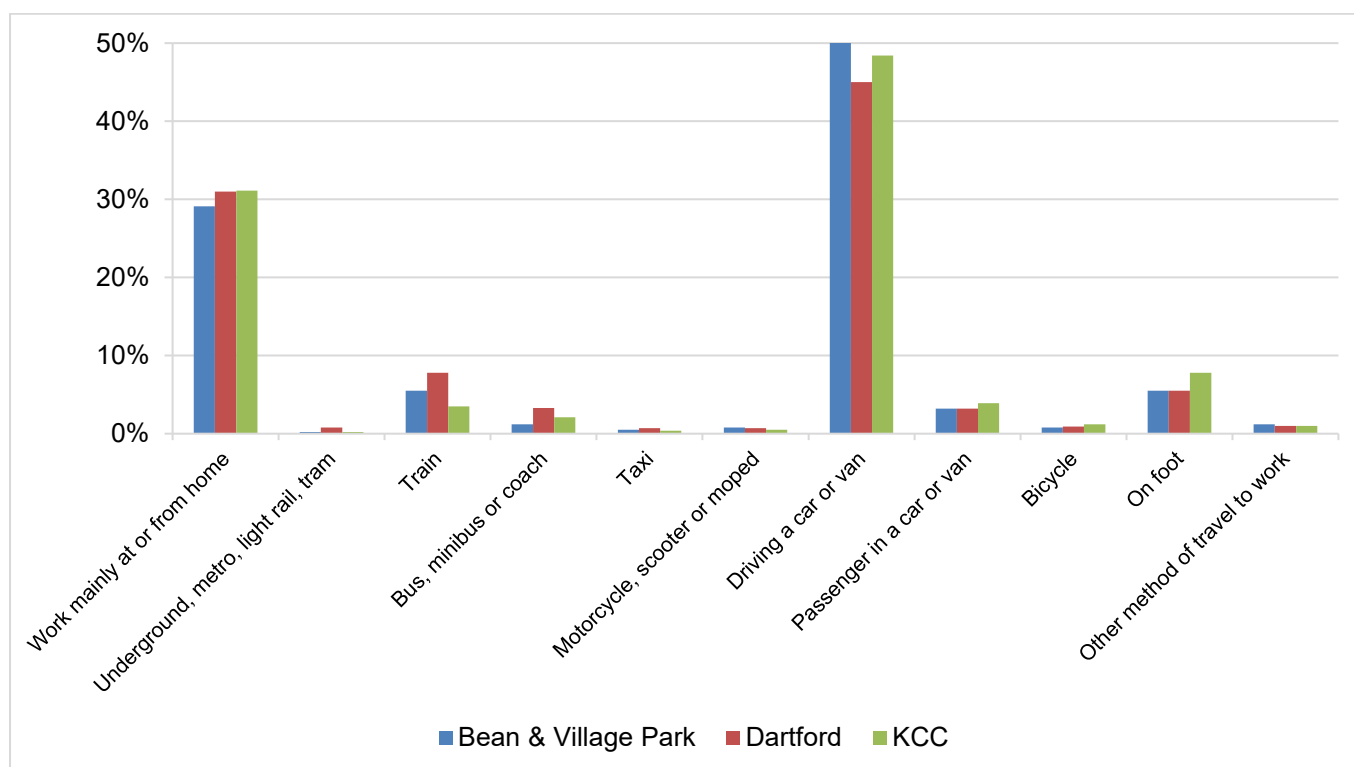
Bean & Village Park	Dartford	KCC Area
2.4%	3.1%	3.4%

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



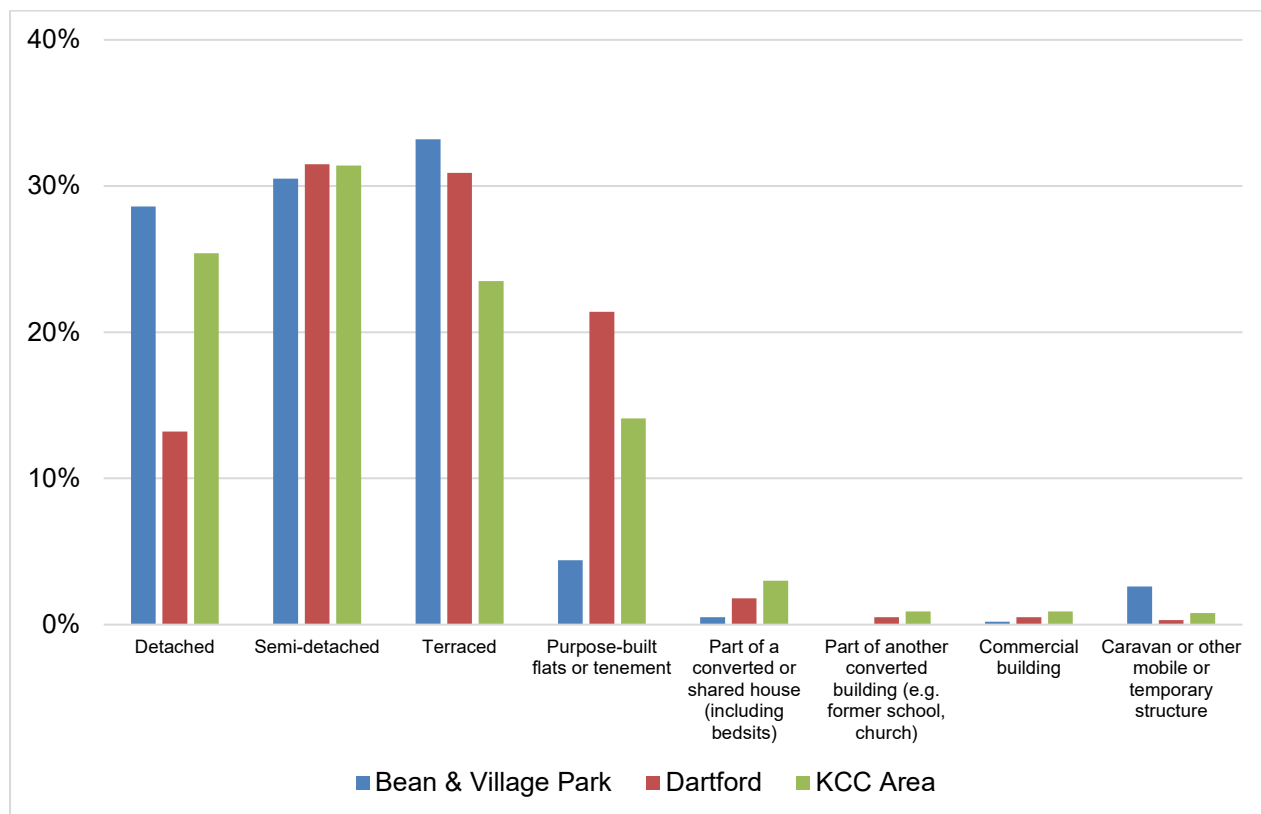
Source: ONS – 2021 Census (TS061)

HOUSING

TYPES

In 2021, there were 996 households in Bean & Village Park. The types of properties are shown below.

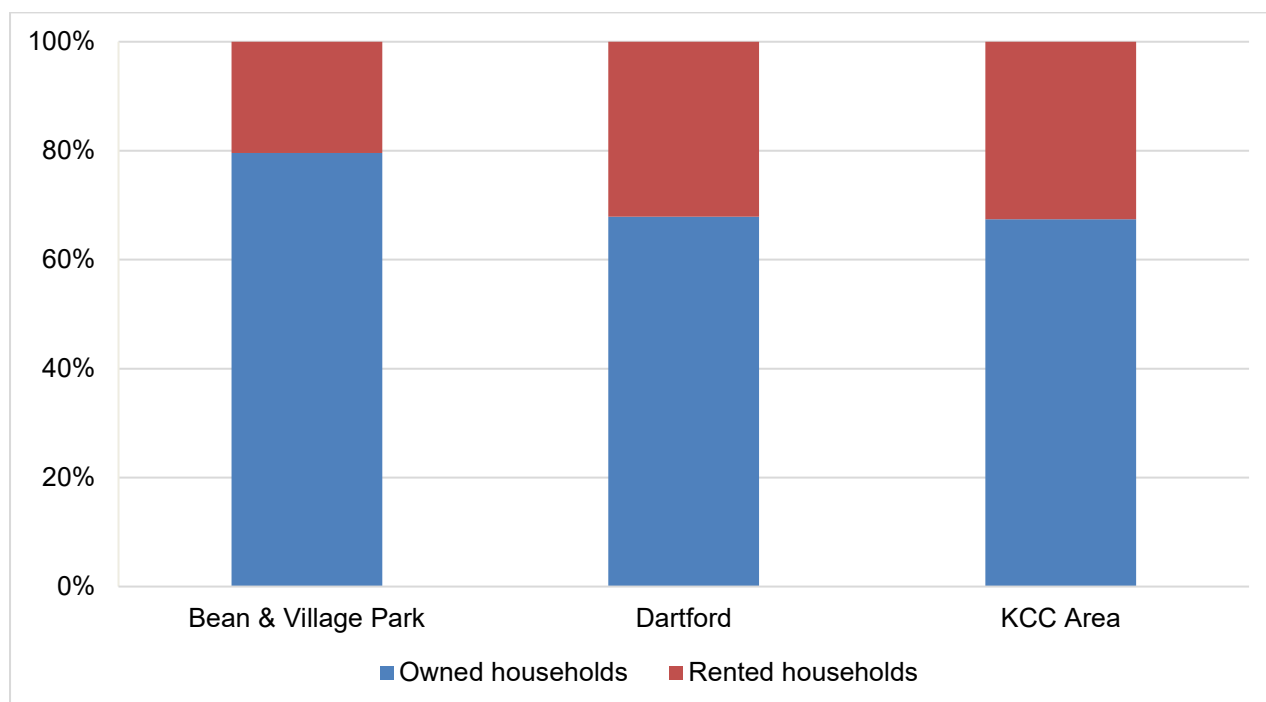
Chart 10: Types of housing, 2021



Source: ONS – 2021 Census (TS052)

TENURE

Almost 80% of households in Bean & Village Park 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

6.2% of households in Bean & Village Park have fewer rooms than required, and 3.1% have fewer bedrooms than required. This implies that those households are overcrowded.

Table 4: Household size and occupancy ratings, 2021

	Bean & Village Park		Dartford		KCC Area	
	No.	% of Total	No.	% of Total	No.	% of Total
All Households	996		45,696		648,393	
Average household size (persons)	2.7		2.5		2.4	
Occupancy rating (rooms) of -1 or less¹	62	6.2%	3,401	7.4%	34,764	5.4%
Occupancy rating (bedrooms) of -1 or less	31	3.1%	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

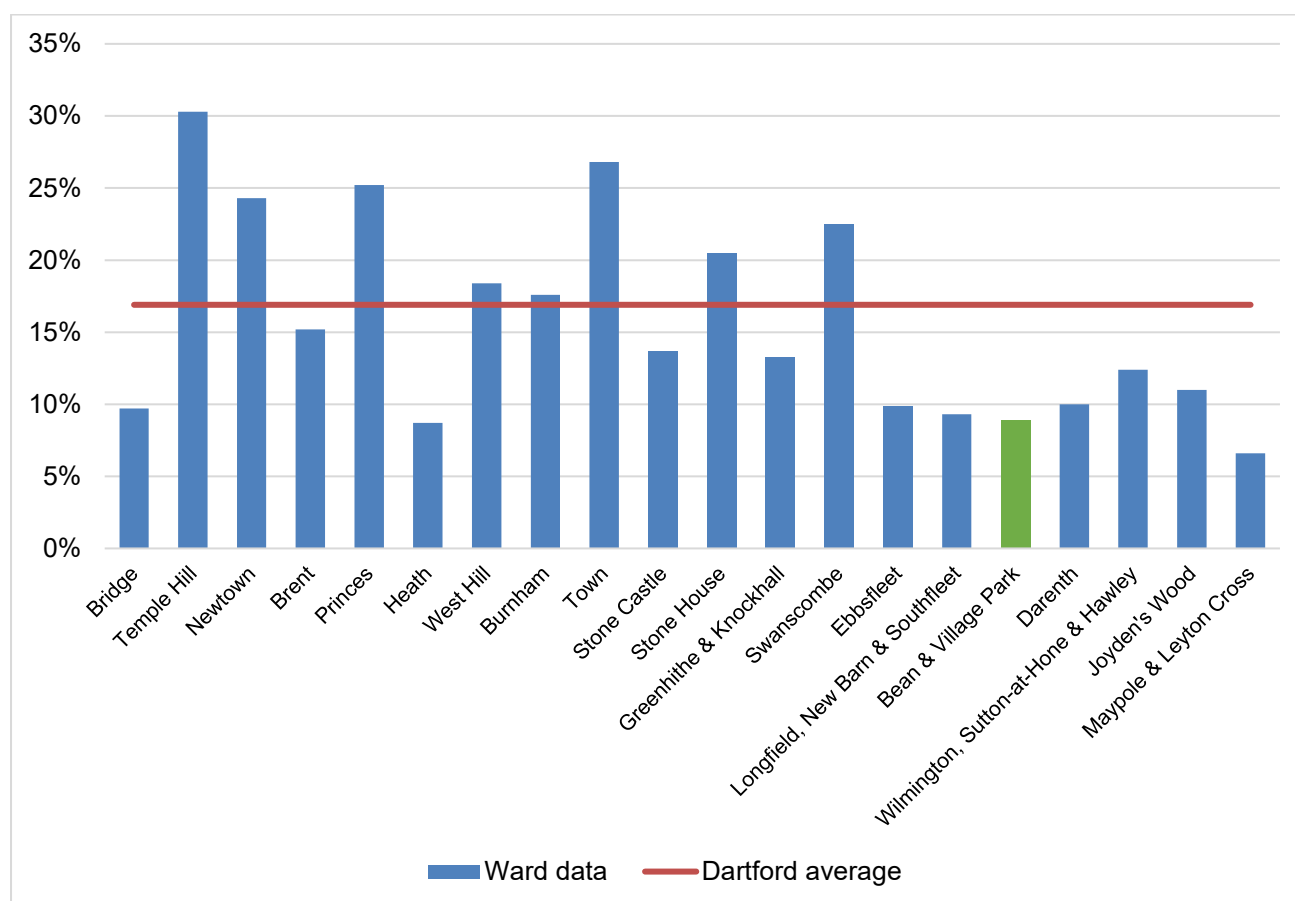
Table 5: Household amenities, 2021

	Bean & Village Park		Dartford		KCC Area	
	No.	% of Total	No.	% of Total	No.	% of Total
All Households	996		45,696		648,393	
Has central heating	981	98.7%	45,073	98.6%	639,907	98.7%
No car or van in household	89	8.9%	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

0	Strategic Allocations	420.05 ha	Green Belt (GB) & Protected Local Green Space (PLGS) 419ha GB + 1.05ha PLGS
0	District / Local Centres	92 ha	Borough Open Space
0	Identified Employment Areas	0	Conservation Areas
5	Ancient Woodland Beacon Wood; Claywood Lane; Ladies Wood; Lords Wood; and The Thrift	4	Listed Buildings
	1	Scheduled Monument Medieval Woodland in Darenth Wood	

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.

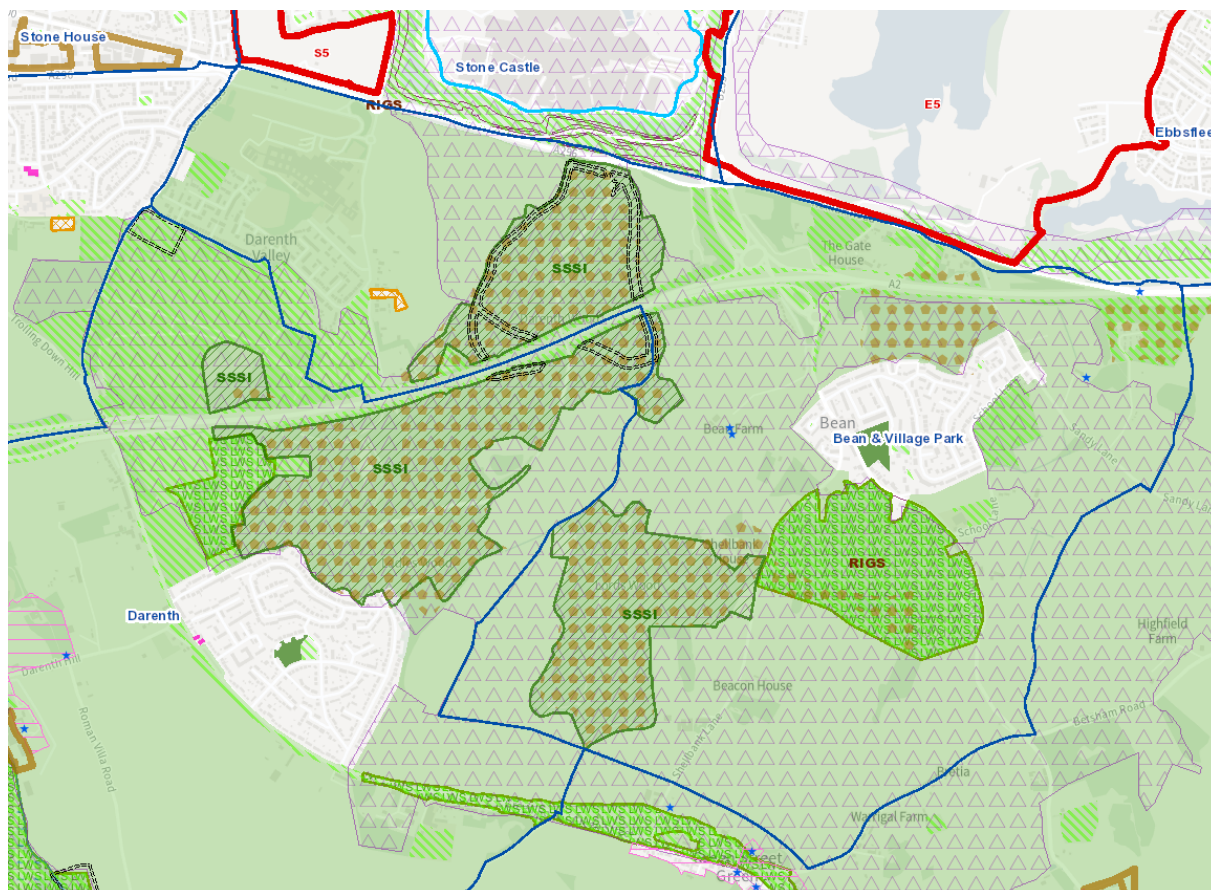
In 2024/25 and 2023/24 there were no development sites within the Bean Parish Council area that yielded CIL receipts.

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

DEVELOPMENT POLICIES MAP

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

Figure 2: Development Policies Map of Bean & Village Park



Source: Dartford Borough Council