



**Economy and Employment  
Technical Paper:  
Interim Working Document**

**Dartford Borough Council  
2008**

Dartford Borough Council  
Planning Policy Team  
January 2008

## A. Policy Background

Regional planning guidance identifies Dartford and Gravesham north of the A2 as a growth area of regional significance. Here growth is to concentrate on providing significant opportunities for employment, helping reduce Kent's reliance on London for jobs<sup>1</sup>. The Council is encouraged to provide adequate land for provision of jobs commensurate with the area's housing opportunities<sup>2</sup>.

The draft South East Plan requires the Council's Local Development Document to:

- a) Give priority to delivering economic development in allocating land;
- b) Protect sites for industrial and commercial use where there is a good prospect of employment use; and
- c) Consider whether any upgrading or improvement of existing sites is required<sup>3</sup>.

A number of sites are identified as key employment sites in the adopted Kent & Medway Structure Plan and emerging South East Plan, namely:

1. Ebbsfleet as a major office centre for more than 20,000 jobs linked directly to central London and other European capitals, drawing on its workforce from Thameside and beyond<sup>4</sup>.
2. Major sites with access to the M25 and A2 will continue to develop a mix of employment uses, including offices, regional distribution and manufacturing. The Kent & Medway Structure Plan lists The Bridge and Dartford Fresh Marshes, Crossways Business Park and Eastern Quarry as locations of strategic importance for business, industrial or distribution uses<sup>5</sup>.
3. Swanscombe Peninsula is identified in the Kent & Medway Structure Plan as a strategic development location that will include employment uses<sup>6</sup>.

Planning policy guidance states that policies should provide for choice, flexibility and competition<sup>7</sup>. Planning authorities are encouraged to ensure that there is sufficient land available which is readily capable of development and well served by infrastructure. There should also be a variety of sites available to meet differing needs. The LDF provides an opportunity to encourage new development in locations which minimise

---

<sup>1</sup> The Thames Gateway Planning Framework RPG9a paragraph 5.1.3 ii)

<sup>2</sup> The Thames Gateway Planning Framework RPG9a paragraph 6.8.24

<sup>3</sup> The South East Plan March 2006 policy RE5 Addressing intra-regional economic disparities

<sup>4</sup> The South East Plan March 2006 policy KTG4: Economic growth and employment

<sup>5</sup> K&MSP policy EP4: Locations of strategic importance for business, industrial or distribution uses

<sup>6</sup> K&MSP policy DG1: Dartford and Gravesham

<sup>7</sup> Planning Policy Guidance Note 4: Industrial, commercial development and small firms

the length and number of trips, and that can be served by more energy efficient modes of transport.

## **B. Jobs in the Borough and the local workforce**

Since 1991 there has been a significant increase in the number of jobs in the Borough. Census data shows that the number of jobs grew by almost 12,000 from 1991 to 2001 to 46,700<sup>8</sup>. Annual Business Inquiry data shows that jobs continued to grow, and that from 2001 to 2004 an additional 1800 jobs were created<sup>1</sup>.

The overall economic activity rate for residents' aged 16 to 74 remained similar at 1991 and 2001 at just under 71%<sup>9</sup>. This masks a rise in the female activity rate - 63.3% at 2001 and a decline in the male rate (78.5%).

Unemployment has remained below the County average since the 1990s, and since January 2001 has remained at or around 2%<sup>10</sup>. Census data indicates that most of the reduction was due to a fall in male unemployment, from 6.9% in 1991 to 3.0% in 2001<sup>2</sup>. During the same period female unemployment rates fell marginally from 2.9% in 1991 to 2.1% in 2001.

London continues to have a strong influence on Dartford's workforce. Almost 40% commute to the Greater London area to work and nearly a fifth (18%) travel to inner London. Whilst the actual number of people commuting to work outside the Borough increased by 11% over the period 1991 to 2001, the percentage of residents who commuted declined marginally<sup>11</sup>.

At 2001 there were 46,700 jobs in the Borough. Only 19,000 residents worked in the Borough<sup>12</sup>. A third of the jobs, 15,500, were filled by people living in the adjacent local authority areas, such as Gravesham.

A comparison of the types of employment sectors residents' worked in at 2001 and where they work – within the Borough or elsewhere shows that high proportions of residents who work in the Financial Intermediation, Renting and Business Activities, Public Administration, and Defence and Compulsory Social Security sectors commute out of the area.<sup>13</sup>

---

<sup>8</sup> See Table 1: Jobs in Dartford Borough 1991 - 2004

<sup>9</sup> See Table 2: Economically Active Residents Aged 16-74 in Dartford Borough at 1991 and 2001

<sup>10</sup> See Table 3: Resident based unemployment rates for Dartford and Kent County GB 1991-2007

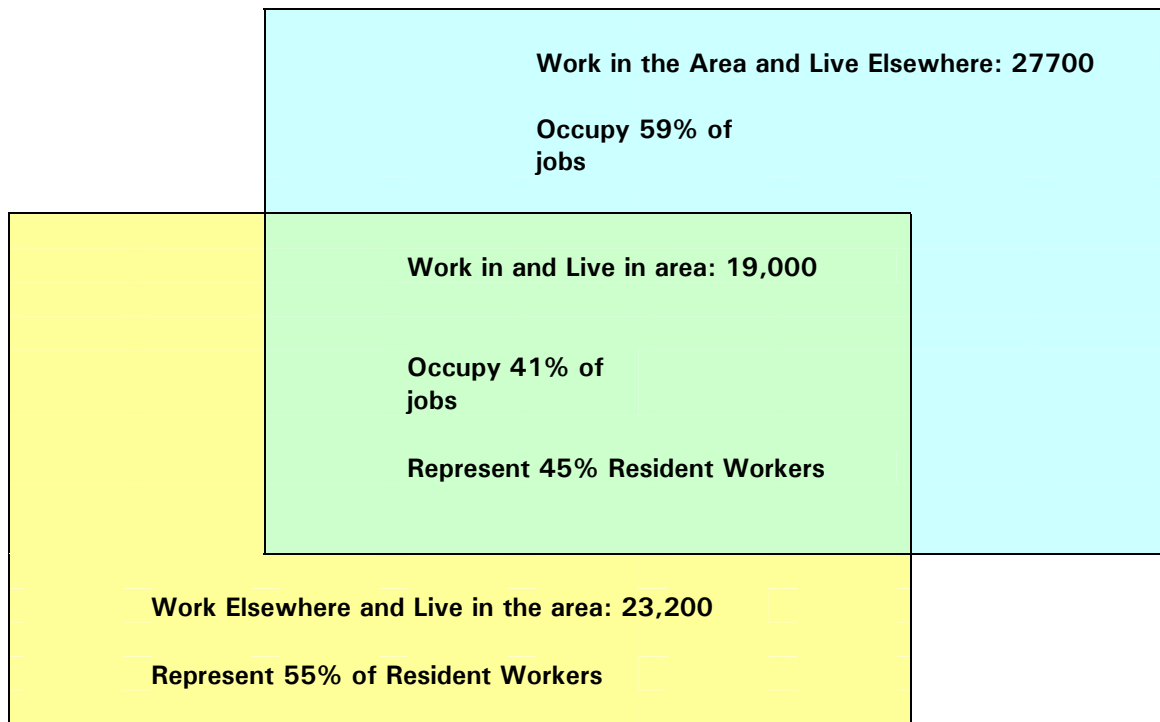
<sup>2</sup> See Table 2: Economically Active Residents Aged 16-74 in Dartford Borough at 1991 and 2001

<sup>11</sup> See Table 4: Percentage of Dartford Residents who commuted to work outside the Borough at 1991 and 2001

<sup>12</sup> See Table 5: Area of Workplace of Dartford Residents and Area of Residence of Workers at 2001

<sup>13</sup> See Table 6: Employees by Industry at 2001

## Area of Workplace and Residence for Dartford's residents and jobs



Source: 2001 Census Special Workplace Statistics Table SWS 101

Note: Figures rounded to nearest hundred

The distance residents' travelled to work is influenced by the London job market<sup>14</sup>. Women tended to work closer to home. At 2001 nearly half of women (45%) compared to a quarter of men (26%) travelled less than 5km to their place of work. For people travelling more than 20km to work the shares were closer. For men it was 27% and for women 19%.

### C. Employment Land Take-up 1991-2001 and 2001-2007

The Borough lies astride two major transport corridors - the M25 and A2, as well as lying alongside the River Thames. These transport corridors coupled with the Borough's strategic location between continental Europe and London and the rest of Great Britain have acted as drivers for economic growth. The Adopted Local Plan 1995 and Local Plan Review 2004 responded by allocating employment sites with potential to deliver significant amounts of floorspace.

374,000 square metres of modern employment floorspace has been developed in the Borough in the past 17 years, and over half (55%) has been provided in the last 7 years<sup>15</sup>.

Over half (55%) of the new floorspace developed was for warehousing and distribution activities. Demand for this type of floorspace has remained constant since 1991. The high figure for 2007 is due to the

<sup>14</sup> See Table 7: Distance Travelled to Work at 2001

<sup>15</sup> See Table 8: Employment floorspace completed 1991-2007

completion of a regional distribution centre at The Bridge, adjacent to the Dartford Crossing.

The majority of new warehousing and distribution floorspace has been developed at Crossways and The Bridge, reflecting these sites' good access to the national motorway network.

Significant levels of office floorspace have been developed at Crossways and The Bridge. Well over half (58%) of new floorspace developed since 1991 has been provided at these two locations. By contrast Dartford town centre has seen little new office floorspace developed during the same period.

The significant level of floorspace completed post 1991 has been accompanied by a loss of employment floorspace which has resulted in an overall net gain of almost 190,000 square metres. Losses have been due to the decline and restructuring of the older Thameside industries, construction of Phase 2 of the Channel Tunnel Rail Link which now bisects an industrial area, and the change of use of existing units.

Almost two-thirds (64%) of lost floorspace was in industrial (Class B2 Use) with the vast majority during the period 2001 to 2006.

#### **D. Employment Land Availability 2006**

The table below demonstrates that there is a significant supply of employment floorspace in the planning pipeline.

	<b>A2/B1</b>	<b>B2</b>	<b>B8</b>	<b>Total</b>
<b>Planning Permission</b>				
Not Started	456280	1746	30374	488400
Under Construction	8170	2257	61179	71606
Complete but vacant	0	0	0	0
Pending Losses	-5466	-2039	-1679	-9184
<b>Net Committed</b>	<b>458984</b>	<b>1964</b>	<b>89874</b>	<b>550822</b>

Source: KCC 2005/2006 Commercial Information Audit Monitoring Survey

Table 12 lists all proposed sites for new employment uses. This shows a capacity for almost 850,000 sq m of new employment space. The majority of land available (84%) is for A2/B1 uses, of which over half (54%) is at the Ebbsfleet Valley sites.

The high proportion of Use Class B1 floorspace, especially at Ebbsfleet Valley near to the International and domestic CTRL passenger stations provides an opportunity to change perceptions of the area and encourage residents who presently out commute to work closer to home, as well as enabling Thames Gateway residents to work nearer to home.

#### **E. Main Employment Areas**

The existing employment areas in the urban part of the Borough provide almost 575,000 square metres of employment floorspace<sup>16</sup>. Nearly half of the floorspace is used for warehousing and distribution activities (B8 Use Class). A significant amount of floorspace (18%) is vacant. This is on the older estates.

The employment areas provide a range of unit size from smaller industrial and serviced office accommodation through to large distribution depots.

## **F. Number and Size of Firms**

The number of firms has doubled over the period 1991-2004<sup>17</sup>. During this period the estimated number of employees at these firms has risen by almost 40%. This has been influenced by a decline in the number of firms with a large number of employees which has not been compensated for by the increase in small firms.

At 2004 almost 80% of businesses were small firms employing less than 10 employees, and together they employed just under a fifth of employees (17.7%). Large firms employing more than 200 employees whilst representing just 1% of all firms employed over a quarter of all employees (25.8%).

## **G. Employment Land Assessment**

Fifteen sites have been initially assessed using a number of criteria. This is set out in Table 11.

## **H. Job capacity on available sites**

The job capacity of the sites that the employment land assessment has identified should be retained for employment purposes are set out in Tables 12 and 13. The results of that assessment are summarised below.

	<b>Estimated Jobs</b>				
	<b>2006-2011</b>	<b>2011-2016</b>	<b>2016-2021</b>	<b>2021-2026</b>	<b>2006-2026</b>
A2/B1	5,000	17,400	4,400	2,500	29,400
B2	250	450	100	100	800
B8	2,200	100	0	0	2,400
<b>Total</b>	<b>7,500</b>	<b>18,000</b>	<b>4,500</b>	<b>2,600</b>	<b>32,600</b>

Note the totals have been rounded to nearest 100.

No allowance has been made for take up on the new sites by existing firms in the Borough that result in loss of jobs elsewhere in the area.

## **I. Assessment of non-B use class employment**

<sup>16</sup> See Table 9 Employment Estates and Areas in Dartford Borough

<sup>17</sup> See Table 10: Size analysis of firms in Dartford Borough 1991-2004

Based on the 2003 Annual Business Inquiry<sup>18</sup> it is estimated that every 1,000 population supports 260 non B Use Class jobs, for example health care, education and retail. Assuming that this ratio continues then the increase in population 2006 to 2026, based on an additional 15,700 new dwellings will result in around an additional 6,700 jobs.

	2006-2011	2011-2016	2016-2021	2016-2026	2006-2026
Population	6,200	15,300	2,300	1,800	25,700
Jobs	1,600	4,000	600	500	6,700

#### **J. Estimated Change in Labour Supply 2006-2026**

The emerging South East Plan has set a housing figure for the Borough of 15,700 for the period 2006-2026. The increase in labour supply<sup>19</sup> resulting from this additional housing has been estimated using the following approach:

Number of dwellings

X

Share of occupied dwellings (based on 2001 Census)

X

Economically Active Residents per household (based on 2001 Census)

At 2001 Census the average number of economically active residents per household was 1.2. Analysis of the more recent housing developments under construction or completed at 2001 Census indicates that these developments had a higher share of economically active residents per dwelling than that for the Borough as a whole<sup>20</sup> and ranged between 1.3 and 1.8. A ratio of 1.6 has been assumed. The number of economically active residents per household has been assumed to decline in line with the change in average household size. The County Council's most recent estimate of change has been adopted<sup>21</sup>.

The estimate indicates that the number of economically active residents will increase by around 19,000 over the period 2006 to 2026.

#### **K. Comparison of labour supply and economically active residents**

The table below compares the estimated economically active residents, based on 15,700 new homes, and the number of jobs that could be generated on the proposed employment allocations and new non B-Use jobs generated by the new population.

<sup>18</sup> See Table 14: Jobs per 1,000 Population

<sup>19</sup> See Table 15: Estimated Economically Active Residents 2006-2026

<sup>20</sup> See Table 16: Economically Active Residents per Households at 2001

<sup>21</sup> KCC Strategy Based Population estimates September 2006

It is recognised that not all new jobs on the employment allocations will be new jobs. Some will be due to firms relocating within the area. The table assess the level of job creation on the employment sites assuming that 80% of all jobs are new jobs. This is considered to be reasonable given the scale of new office employment that will be generated at Ebbsfleet, most of which will be new jobs.

The table shows that the anticipated level of job creation is sufficient to provide 2 jobs for every home.

Period	Economically Active Residents	Jobs						
		New jobs (site Capacity)	New non B Use	New jobs(sites) + new non B uses	Assuming 80% net new jobs (site Capacity)	<b>Total Jobs</b> Net new jobs + new non B use	New dwellings	Ratio of jobs to new dwellings
2006-11	5000	7500	1600	9100	6000	7600	3782	2.0
2011-16	11700	18000	4000	22000	14400	18400	8164	2.3
2016-2021	2500	3900	600	4500	3100	3700	2242	1.7
2021-2026	-600	2400	500	3300	1900	2400	1601	1.5
<b>Total</b>	<b>18600</b>	<b>31800</b>	<b>6700</b>	<b>38500</b>	<b>25400</b>	<b>32100</b>	<b>15789</b>	<b>2.0</b>

Note the totals have been rounded to nearest 100.

## L. Sector Performance in Dartford Borough<sup>22</sup>

### Business Park

There is one main business park in the Borough and this is at Crossways. The business park rents at Crossways have remained constant at around £235 per m<sup>2</sup> since 2003/4.

Development has commenced at The Bridge with completion of a new 62,336 m<sup>2</sup> warehouse unit and completion of The Nucleus which forms the first phase of the London Science Park. The Nucleus, a state-of-the-art innovation centre, provides small units aimed at small and start-up companies.

### Office

<sup>22</sup> Kent Property Market 2007

Office rents have remained constant at around £145 per m<sup>2</sup> since 2003/4 and are the fifth highest in the County.

#### Industrial and distribution

Industrial and distribution rents have risen since 2004/5 and are now around £85 per m<sup>2</sup>. The rents are third highest in the County closely behind Maidstone and Tunbridge Wells.

Selected Finance for Investment in England (SFIE) grants are available to new and existing businesses looking to invest in capital equipment to expand and modernise facilities, increase productivity and safeguard and create skilled jobs. Projects can involve capital expenditure on fixed assets such as land and property, plant and machinery<sup>23</sup>.

Dartford Borough lies with a Tier 3 SFIE where the following levels of granting are available:

<b>Small Enterprises</b> - less than 50 group employees, turnover or balance sheet < €10m	Up to 15% of eligible project costs up to £2.5m
<b>Medium Enterprises</b> - less than 250 group employees, turnover < €50m or balance sheet < €43m	Up to 7.5% of eligible project costs up to £1.25m

#### M. Skills and Learning

At 2001 only 14% of Dartford residents were qualified to degree level and additionally 7% to 'A' level standard or equivalent. Dartford residents tended to have lower qualifications than Kent and England and Wales. Fewer people had qualifications at GNVQ levels 2, 3 and 4/5. The share with no qualification was similar<sup>24</sup>.

The scale of development proposed for area over the next 20 years will bring new job opportunities for local people. Economic growth is likely to provide new jobs in a wide range of sectors beside construction, including finance and business, transport and distribution, retail, hospitality, and light industrial. For example construction of The Bridge is expected to require as many as 800 construction workers at any one time<sup>25</sup>. It is expected that about a third of new jobs created at Ebbsfleet will require degrees and a almost quarter 'A' level equivalent qualifications<sup>26</sup>.

---

<sup>23</sup> SEEDA web page on Selective Finance for Investment in England (SFIE) Grant Scheme

<sup>24</sup> See Table 17: Qualifications of residents aged 16-74 at 2001

<sup>25</sup> [www.thebridgedartford.co.uk](http://www.thebridgedartford.co.uk) – Working: Find out more about Jobshop

<sup>26</sup> Learning and Skills Plan for North Kent 2006-2012. Gateway Knowledge Alliance, July 2006.

A "Learning Shop" has been in operation since the Bluewater Shopping Centre opened in 1999, and is a partnership between Lend Lease, the developers of Bluewater, North West Kent College and Jobcentre Plus.

As part of Kent Thameside's regeneration programme, it is developing as a Learning Region - a region that places learning as a central activity to development in order to raise skills, enhance quality of life, improve the local economy and contribute to sustainable growth.

The Kent Thameside Learning Charter launched in London in April 2000 focuses on the links between learning and regeneration.

The aim of the Learning Charter is to support the regeneration of Kent Thameside through a greater emphasis on learning and innovation. This Charter, now incorporated within the Kent Thameside Community Strategy, seeks to ensure:

- A wide variety of learning opportunities are available and easily accessible to people of all ages;
- That a large and growing proportion of people take part in both formal and informal learning activities;
- A growing proportion of local people have jobs in knowledge-based industries;
- Schools and colleges are a major focus of community life in each neighbourhood;
- Businesses and public bodies are learning organisations;
- Effective learning networks and Information and Communication Technology (ICT) links exist to make learning resources and expertise readily available to individuals and organisations at all levels of learning;
- Learning networks function to ensure education institutions provide training opportunities that respond to the needs of employers; Innovation in approaches to learning is encouraged.

Progress is being made. Two organisations are working in partnership to promote learning and skills training in the area: The Gateway Knowledge Alliance and Employ Kent Thameside.

The education providers in Kent Thames Gateway – universities, colleges and local education authorities recognised the need to act together to meet the challenges of regeneration in 2004, and established the Gateway Knowledge Alliance (GKA) to realise their vision of a more integrated and responsive response to new learning challenges. Funding has been received from CLG, the Learning and Skills Council and SEEDA<sup>27</sup>.

Employ Kent Thameside, is a partnership project, led by the Kent Thameside Delivery Board that serves the Dartford and Gravesham area, and is currently funded by SEEDA, Kent Thameside Economic Board and ERDF (European fund) up to March 2010. It aims to ensure that local

---

<sup>27</sup> Learning and Skill Plan for North Kent 2006 – 2012 Gateway Knowledge Alliance July 2006

people can access local jobs. It builds on the best practice established in developing employment and training programmes through the "Learning Shop" at Bluewater<sup>28</sup>. Employ Kent Thameside delivers three key services:

- Job brokerage – including the provision of on-site job shops, internet and telephone brokerage
- Training brokerage – including linking employers to existing training provision and commissioning new employer-led programmes. This includes training the long-term unemployed.
- Information, Advice and Guidance – including outreach work in the communities to promote awareness and take up of jobs and training opportunities.

A 'hatchery' has been established at The Bridge to provide business space and support facilities for individuals and small businesses and a pre-start club for people considering setting up in business.

With the support of Prologis at The Bridge Employ has established a Job Shop where prospective employees can come to be assessed and apply for work and contractors and sub-contractors can let the Delivery Board know what their needs are. The Delivery Board will be working with the North West Kent College based in Dartford and Gravesend to provide courses to enable people to re-skill or enhance the skills that they already have. The Gateway Knowledge Alliance with support from Prologis and North West Kent College will be erecting a mobile construction centre on the site in Spring 2008. The centre will be managed by North West Kent College to provide learners with first hand experience of construction and they will be able to work with up-to-date equipment and perfect skills that are required on modern construction sites.

The North West Kent College is the local provider of Further education in Dartford and Gravesend. The college has some 3,500 students on its campuses, with a further 15,000 adult learners being trained at a range of locations in the area, including The Learning Centre at Bluewater. Its campuses in Dartford and Gravesend deliver higher education programmes and Foundation Degrees in partnership with the University of Greenwich. The College is a Centre of Vocational Excellence for Accounting and Financial Services, and has a strong reputation for Performing Arts. The School of Foundation Studies runs courses for students with disabilities and learning difficulties. Besides training the college runs an enterprise club for local businesses to encourage and enable them to grow.

In the past couple of year the following projects have commenced in the Borough:

- North West Kent College Creative and Cultural Business Incubator. Ten incubation units for small businesses have been built at the College. These units support newly formed businesses in the Creative Industries and provide them with access to expertise in Business Studies as well as Creative Studies.

---

<sup>28</sup> Learning and Skill Plan for North Kent 2006 – 2012 Gateway Knowledge Alliance July 2006

- Learning Centres have been established at Dartford Technology College and Axton Chase School to deliver new courses to older pupils, staff and members of the local community to prepare them for jobs in engineering, business and the creative industries.
- A horticultural college has been built at Wilmington Enterprise College to provide vocational training. The school is working in partnership with Hadlow College, other schools in the area and North West College.
- Swan Valley School – a vocational workshop will be established that will enable pupils to gain construction skills.

The Gateway Knowledge Alliance is working with the Kent Thameside Delivery Board to establish a feasibility study which will look at the creation of a new centre for Higher and Further Education at Ebbsfleet in order to meet the needs of the new businesses that will move into the area<sup>29</sup>.

A Sustainable Construction Centre (SUSCON) is to be established at Ebbsfleet. The centre will specialise in providing higher level skills in areas such as site management, project management, procurement, and building control. Funding will be through the Strategic Economic Investment Fund, subject to passing project appraisal.

---

<sup>29</sup> Learning and Skill Plan for North Kent 2006 – 2012 Gateway Knowledge Alliance July 2006

This page is intentionally black

## Tables

- 1 Jobs in Dartford Borough 1991-2004
- 2 Economically Active Residents Aged 16-74 Dartford Borough 1991 and 2001
- 3 Resident Based Unemployment Rates at January and July for Dartford, Kent & GB from 1991-2007
- 4 Percentage of Dartford Residents who commuted to work outside the Borough at 1991 and 2001
- 5 Area of Workplace of Dartford Residents and Area of Residence of Workers at 2001
- 6 Employees by Industry at 2001
- 7 Distance Travelled to Work at 2001
- 8 Employment floorspace completed 1991-2007
- 9 Employment Estates and Areas in Dartford Borough
- 10 Size analysis of firms in Dartford Borough 1991-2004
- 11 Employment Site Considerations
- 12 Estimated Jobs 2006 – 2026 by Site
- 13 Estimated Jobs 2006 – 2026 by Use Class
- 14 Jobs per 1,000 Population
- 15 Estimated Economically Active Residents 2006 – 2026
- 16 Economically Active Residents per household at 2001
- 17 Qualifications of residents aged 16-74 at 2001

**Table 1: Jobs in Dartford Borough 1991-2004**

<b>Jobs</b>	<b>Census</b>		<b>Annual Business Inquiry</b>	
	1991	2001	2001	2004
Male	19740	24359		
Female	14950	22248		
Total	34690	46680	44000	45800
Change	+ 11990		+ 1800	

**Table 2: Economically Active Residents Aged 16-74 Dartford Borough 1991 and 2001**

Sex by Economic Position	1991		2001	
	Numbers	Percentage	Numbers	Percentage
<b>Total Persons</b>	59181		62087	
<b><i>Economically Active</i></b>	41695	70.5	43973	70.8
Employees	33939	57.3	36232	58.4
Self Employed	4235	7.2	4834	7.8
On a Government Scheme	283	0.5	0	0.0
Unemployed	2919	4.9	1575	2.5
Economically Active Students	330	0.6	1332	2.1
<b><i>Economically Inactive</i></b>	17486	29.5	18114	29.2
Students	1808	3.1	1781	2.9
Permanently Sick	1881	3.2	2341	3.8
Retired	7003	11.8	8208	13.2
Other Inactive	6794	11.5	5784	9.3
<b>Total Males</b>	29382		30683	
<b><i>Economically Active</i></b>	24009	81.7	24091	78.5
Employees	18144	61.8	18756	61.1
Self Employed	3528	12.0	3816	12.4
On a Government Scheme	149	0.5	0	0.0
Unemployed	2036	6.9	930	3.0
Economically Active Students	152	0.5	589	1.9
<b><i>Economically Inactive</i></b>	5373	18.3	6592	21.5
Students	938	3.2	898	2.9
Permanently Sick	1083	3.7	1273	4.1
Retired	3170	10.8	3527	11.5
Other Inactive	182	0.6	894	2.9
<b>Total Females</b>	29799		31404	
<b><i>Economically Active</i></b>	17686	59.4	19882	63.3
Employees	15795	53.0	17476	55.6
Self Employed	707	2.4	1018	3.2
On a Government Scheme	134	0.4	0	0.0
Unemployed	872	2.9	645	2.1
Economically Active Students	178	0.6	743	2.4
<b><i>Economically Inactive</i></b>	12113	40.6	11522	36.7
Students	870	2.9	883	2.8
Permanently Sick	798	2.7	1068	3.4
Retired	3833	12.9	4681	14.9
Other Inactive	6612	22.2	4890	15.6

**Sources:** 1991 Local Base Statistics 100% Table 8 Economic Position  
Table SO32 Sex and Age by Level of Qualification  
2001 by Economic Activity

**Table 3: Resident Based Unemployment Rates at January and July for Dartford, Kent & GB from 1991-2007**

Month	Dartford	Kent	GB
Jan-91	4.8	5.8	6.7
Jul-91	6.6	7.4	8.2
Jan-92	8.1	9.1	9.3
Jul-92	8.9	9.6	9.7
Jan-93	9.3	10.5	10.7
Jul-93	9.2	9.9	10.6
Jan-94	8.7	10.0	10.2
Jul-94	7.8	8.9	9.3
Jan-95	7.3	8.5	8.8
Jul-95	6.8	7.8	8.2
Jan-96	6.9	7.8	8.2
Jul-96	6.5	7.1	7.6
Jan-97	5.9	6.3	6.7
Jul-97	4.9	5.0	5.6
Jan-98	4.5	4.7	5.2
Jul-98	3.6	4.1	4.7
Jan-99	3.6	4.1	4.7
Jul-99	2.8	3.4	4.3
Jan-00	2.8	3.5	4.3
Jul-00	2.2	2.8	3.7
Jan-01	2.1	2.9	3.7
Jul-01	1.8	2.4	3.1
Jan-02	2.1	2.6	3.3
Jul-02	2.1	2.4	3.1
Jan-03	1.6	2.1	3.3
Jul-03	1.9	2.0	3.1
Jan-04	2.0	2.1	3.1
Jul-04	1.8	1.8	2.8
Jan-05	1.9	1.9	2.9
Jul-05	2.0	1.9	2.4
Jan-06	2.1	2.3	2.6
Jul-06	2.2	2.3	2.6
Jan-07	1.9	2.2	2.6
Jul-07	1.7	1.9	2.3

Source: Unemployment Change in Kent, KCC Analysis and Information Team

**Table 4: Percentage of Dartford Residents who commuted to work outside the Borough at 1991 and 2001**

<b>Residents working in the Borough</b>	<b>1991</b>	<b>2001</b>	<b>Change</b>
Total	17210	19026	+ 1816
Percentage of all employees who live in Dartford who commute out of the area	45.7	45.1	

Table 5: Area of Workplace of Dartford Residents and Area of Residence of Workers at 2001

Area of Workplace 2001		Area of Residence 2001		Net Flow <sup>1</sup>
Total persons resident in area	42230	Total persons working in area	46681	-4451
<i>Working in area</i>	19026	<i>Resident in area</i>	19026	
<b>Greater London</b>	16666	<b>Greater London</b>	9648	7018
<u>Inner London</u>	7704	<u>Inner London</u>	911	6793
<u>Outer London</u>	8962	<u>Outer London</u>	8737	225
Bexley	5002	Bexley	5473	-471
Bromley	1460	Bromley	1043	417
Thurrock	257	Thurrock	443	-186
Hertfordshire	173	Hertfordshire	103	70
<u>Kent</u>		<u>Kent</u>		
Ashford	36	Ashford	128	-92
Canterbury	33	Canterbury	183	-150
Dover	16	Dover	62	-46
Gravesham	1859	Gravesham	6499	-4640
Maidstone	270	Maidstone	650	-380
Medway Council	624	Medway Council	3414	-2790
Sevenoaks	1654	Sevenoaks	3127	-1473
Shepway	18	Shepway	78	-60
Swale	109	Swale	437	-328
Thanet	14	Thanet	93	-79
Tonbridge & Malling	304	Tonbridge & Malling	711	-407
Tunbridge Wells	72	Tunbridge Wells	134	-62
Surrey	190	Surrey	190	0

Note:

Source:

<sup>1</sup> A positive figure indicates that more Dartford residents out commute to the area than in commute to Dartford  
2001 Census Special Workplace Statistics Table SWS 101

**Table 6: Employees by Industry at 2001**

	Industry	Employees who live in Dartford		Employees who work in Dartford		Dartford Employees who live and work in Dartford	
		Number	Percentage	Number	Percentage	Number	Percentage
1	Agriculture, Hunting and Forestry & Fishing	342	0.8	493	1.1	237	1.2
2	Mining and quarrying, manufacturing, and Electricity, Gas and water Supply	5872	13.9	7301	15.7	2564	13.5
3	Construction	3983	9.4	4393	9.4	2211	11.6
4	Wholesale and Retail Trade, Repairs	7918	18.8	12731	27.3	4423	23.2
5	Hotels and Restaurants	1322	3.1	1851	4.0	874	4.6
6	Transport, Storage, and Communication	3697	8.8	4162	8.9	1511	7.9
7	Financial Intermediation	2863	6.8	1413	3.0	495	2.6
8	Real Estate, Renting and Business Activities	4995	11.8	3785	8.1	1682	8.8
9	Public Administration and Defence, Compulsory Social Security	2328	5.5	951	2.0	431	2.3
10	Education	2703	6.4	2843	6.1	1327	7.0
11	Health and Social Work	4266	10.1	5263	11.3	2477	13.0
12	Other	1923	4.6	1421	3.0	800	4.2
	<b>Total</b>	<b>42212</b>	<b>100.0</b>	<b>46607</b>	<b>100.0</b>	<b>19032</b>	<b>100.0</b>

Source: 2001 Census Special Workplace Statistics Table SWS 105

**Table 7: Distance Travelled to Work at 2001**

	Total residents aged 16-74 in employment	Distance travelled to work									
		less than 2km	2km to less than 5km	5km to less than 10 km	10km to less than 20km	20km to less than 30km	30km to less than 40 km	40km to less than 60 km	60km and over	Work from home	Other
Male	23082	12.2	13.9	10.4	15.1	19.1	4.1	1.9	1.7	7.8	9.4
Female	19172	23.0	21.7	16.8	11.2	15.4	2.3	0.7	0.8	6.5	1.5
Total	42254	17.1	17.5	15.7	13.4	17.4	4.0	1.4	1.3	7.2	5.8

Source:

2001 Census Standard Table 120: Sex and Age by Distance Travelled to Work

**Table 8: Employment floorspace completed 1991-2007**

Period	A2/B1			B2			B8			TOTAL		
	Completed	Lost	Net Completions	Completed	Lost	Net Completions	Completed	Lost	Net Completions	Completed	Lost	Net Completions
2006/07	15413	5001	10412	245	4198	-3953	79221	300	78921	94879	9499	85380
2005/06	1229	3275	-2046	2571	10400	-7829	1420	3553	-2133	5220	17228	-12008
2004/05	8093	823	7270	5206	0	5206	0	135	-135	13299	958	12341
2003/04	9401	6853	2548	1068	121	947	14366	1453	12913	24835	8427	16408
2002/03	5351	290	5061	10586	1000	9586	37151	18894	18257	53088	20184	32904
2001/02	10210	7835	2375	3195	47208	-44013	664	17645	-16981	14069	72688	-58619
2000/01	11688	3542	8146	4760	9407	-4647	9294	1534	7760	25742	14483	11259
1999/00	7451	761	6690	648	2740	-2092	14815	800	14015	22914	4301	18613
1998/99	1338	546	792	2294	782	1512	9468	130	9338	13100	1458	11642
1997/98	2608	303	2305	4052	381	3671	1069	3412	-2343	7729	4096	3633
1996/97	4894	898	3996	9656	1709	7947	8341	461	7880	22891	3068	19823
1995/96	1552	1264	288	1262	7156	-5894	2072	1387	685	4886	9807	-4921
1994/95	11645	0	11645	2103	2694	-591	3235	4135	-900	16983	6829	10154
1993/94	920	693	227	1979	2736	-757	2062	0	2062	4961	3429	1532
1992/93	8042	148	7894	13367	4313	9054	21135	0	21135	42544	4461	38083
1991/92	4452	2155	2297	2461	1946	515	0	376	-376	6913	4477	2436
<b>1991-2007</b>	<b>104287</b>	<b>34387</b>	<b>69900</b>	<b>65453</b>	<b>96791</b>	<b>-31338</b>	<b>204313</b>	<b>54215</b>	<b>150098</b>	<b>374053</b>	<b>185393</b>	<b>188660</b>
1991-2001	54590	10310	44280	42582	33864	8718	71491	12235	59256	168663	56409	112254
2001-2006	34284	19076	15208	22626	58729	-36103	53601	41680	11921	110511	119485	-8974
2007	15413	5001	10412	245	4198	-3953	79221	300	78921	94879	9499	85380

Source: KCC Employment Land Review

**Table 9: Employment Estates and Areas in Dartford Borough**

Estate	Floor space (m <sup>2</sup> )	Use Class (square metres)										Under Const ruction	Vacant			
		A2	B1	B2	B8	Sui Generis	A1	A3	A5	D1	D2		Newly Completed	Existing stock	% Vacant	
<b>URBAN</b>																
1 Sandpit Road	30100	0	0	4500	10100	0	0	0	0	0	0	0	0	0	15400	51.2
2 Swan Business Park	2400	0	1200	300	900	0	0	0	0	0	0	0	0	0	0	0.0
3 Burnham Road	5800	0	900	2100	300	1800	300	0	0	0	0	0	0	0	400	6.9
4 Victoria Road Industrial Estate	11200	1200	800	5100	2100	0	100	0	0	0	0	0	0	0	1800	16.1
5 Hythe Street	4900	100	0	1100	600	2700	300	0	0	0	0	0	0	0	200	4.1
6 Riverside Industrial Estate	19200	0	0	9000	8900	0	0	0	0	700	0	0	0	0	600	3.1
7 Questor	106800	1700	7400	7400	35500	0	0	0	0	900	0	0	0	0	54000	50.6
8 Orbital One	13500	200	1100	4100	4800	1500	0	0	0	0	0	0	0	0	1800	13.3
9 Watling Street	6700	0	1200	2500	1000	600	600	0	0	0	200	0	0	0	500	7.5
10 Princes Road	24200	2900	1100	2500	10000	3100	0	0	0	0	0	0	0	0	4600	19.0
11 Crossways Business Park	229500	57500	27400	6700	115700	0	0	200				3700	0	8000	10300	8.0
12 Twisleton Court	3300	0	2800	0	0	500	0	0	0	0	0	0	0	0	0	0.0
13 Swanscombe Business Centre	2100	0	900	400	100	700	0	0	0	0	0	0	0	0	0	0.0
14 Galley Hill Industrial Estate	2800	0	0	1000	800	0	0	0	0	0	0	0	0	0	1000	35.7
15 Former Swanscombe Cement Works	61200	400	200	2200	56900	0	0	0	0	0	0	0	0	0	1600	2.6
16 Northfleet Industrial Estate w/o CTRL	27300	0	100	5200	7400	7400	0	0	0	0	0	0	0	0	7200	26.4
17 Northfleet Industrial Estate e/o CTRL	20900	0	900	10000	8800	400	0	0	0	0	0	300	0	0	500	2.4
<b>TOTAL (Numbers square metres)</b>	571900	64000	46000	64100	263900	18700	1300	200	0	1600	3900	300	8000	99900		
<b>TOTAL (Percentage)</b>	100.0	11.2	8.0	11.2	46.1	3.3	0.2	0.0	0.0	0.3	0.7	0.1	1.4	17.5		

NB: The figures have been rounded to the nearest 100.  
The vacant floorspace has not been allocated to a Use Class

**Table 10: Size Analysis of Firms in Dartford Borough 1991-2004**

Year	Number of Firms by Size of Firm (percentage)						Total Firms
	1-10	11-24	25-49	50-99	100-199	200+	
1991	72.7	13.7	7.1	3.5	1.5	1.6	1,600
1993	70.1	15.6	7.0	4.2	1.8	1.3	1,500
1995	69.6	15.1	7.4	4.5	1.9	1.5	1,500
1997	80.4	9.9	5.0	2.5	1.3	0.8	2,500
1998	82.7	8.5	4.5	2.3	1.2	0.7	3,000
1999	82.4	9.7	3.7	2.3	1.2	0.8	2,900
2000	80.8	10.3	4.6	2.1	1.4	0.7	3,100
2002	78.9	11.1	5.4	2.4	1.4	0.8	3,300
2003	79.0	11.1	5.4	2.4	1.3	0.7	3,300
2004	78.6	11.2	5.3	2.3	1.5	0.9	3,400

Year	Number of Employees by Size of Firm (percentage)						Total Employees
	1-10	11-24	25-49	50-99	100-199	200+	
1991	14.6	11.2	12.2	12.2	9.4	39.8	32,900
1993	14.0	13.0	12.0	14.3	12.3	34.6	30,000
1995	13.7	12.1	12.4	15.0	12.7	34.0	30,600
1997	16.3	11.6	12.5	12.5	13.7	33.1	34,400
1998	15.3	11.1	12.8	13.1	12.8	35.1	35,900
1999	21.5	13.4	10.5	12.9	11.6	30.1	37,200
2000	19.0	13.9	13.1	12.3	15.7	26.3	38,900
2002	17.9	13.5	13.9	16.2	13.1	24.9	47,400
2003	17.1	12.8	14.1	12.8	12.0	31.0	47,500
2004	17.7	13.8	14.4	12.0	16.2	25.8	45,800

Sources: 1991-1998 Annual Census of Employment & 1999 onwards Annual Business Inquiry

Note: Total figures rounded to nearest 100

**Table 11: Employment Site Considerations**

CONSIDERATIONS		SITES														
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
<b>0</b>	<b>Planning Status</b>															
0.1.1	Allocated in Adopted Local Plan															
0.1.2	Allocated in Local Plan Review															
0.1.3	Representation on LDF SSA (July 2006)															
0.2	Planning Application															
0.3	Benefits from planning permission															
0.3.1	Not started															
0.3.2	Under construction															
	<b>Floorspace</b>															
0.4.1	A2															
0.4.2	B1	265000	120000	10000	25000			50000	16000					6000		3500
0.4.3	B2															
0.4.4	B8															3500
0.4.5	Total	265000	120000	10000	25000	59900	9500	50000	16000	3700	185800	46500	11500	6000	7000	5400
<b>1</b>	<b>Market Attractiveness Factors:</b>															
<b>1.1</b>	<b>Has there been recent development activity within the last 5 years? [works on site, planning briefs or pp for good quality employment uses]</b>															
1.1.1	On site employment development															
1.1.2	Planning brief															
1.1.3	planning permission for good quality employment uses															
1.1	Has the site been formally identified for employment for at least 10 years?															
1.1.1	Yes	ALP/RPG9	RPG	RPG		ALP/PP	ALP		ALP	PP	ALP/PP/RPG	ALP	ALP			
1.1.2	No															
1.2	<b>Is it being actively marketed as an employment site?/ has there been any recent development activity, within the last 5 years</b>															
1.2.1	Work on site															
1.2.2	revised planning application															





Notes: \* Small area east of Central Road and all west of Central Road  
Offices, general industry, storage and distribution uses are Less vulnerable uses and are permissible in Zones 1, 2 and 3a.  
Ship building and docks and wharves are water compatible development and are acceptable in Zones 1, 2 and 3a, and in Zone 3b where it has to be in such a location.

Zone1: Less than 1:1000 annual probability  
Zone 2: Between 1:100 and 1:1000 annual probability  
Zone 3a: Having 1:100 or greater annual probability  
Zone 3b: Having 1:20 or greater annual probability

**Sites:**

- 1 Ebbsfleet
- 2 Eastern Quarry
- 3 Northfleet West Sub Station
- 4 Swanscombe Peninsula West
- 5 Crossways residue
- 6 Crossways DBC land
- 7 St Clements Valley
- 8 Darenth Road
- 9 Ingress Park
- 10 The Bridge
- 11 Dartford Marshes (GSK)
- 12 Dartford Marshes northern end
- 13 Mill Pond
- 14 Northern Gateway East
- 15 Blackshole Farm

Table 12: Estimated Jobs 2006 - 2026

Site	Total Floorspace  Sq m	Estimated Jobs				
		2006- 2011	2011- 2016	2016- 2021	2021- 2026	2006- 2026
<b>Sites Identified in Higher Level policy documents:</b>						
Ebbsfleet	265000	2350	11300	250	0	13950
Crossways	59867	1600	1300	0	0	2800
The Bridge	185000	2300	3800	0	0	6050
Eastern Quarry	120000	0	0	2000	2000	4000
Northfleet West SS	10000	0	250	100	0	300
Dartford Fresh Marshes	46500	0	200	200	200	550
<b>Total</b>	<b>686367</b>	<b>6250</b>	<b>16800</b>	<b>2550</b>	<b>2200</b>	<b>27750</b>
<b>Large sites with Planning Permission likely to be developed:</b>						
Littlebrook	72089	1050	0	0	0	1050
Questor	6498	150				150
<b>Total</b>	<b>78587</b>	<b>1200</b>				<b>1200</b>
<b>Additional sites identified in Core Strategy:</b>						
St Clements Valley	50000	0	250	1250	250	1650
Darenth Road	16000	0	350	150	0	550
Ingress Park	3667	50	0	0	0	50
Mill Pond	6000	0	300	0	0	300
Northern Gateway E	7000		250			250
<b>Total</b>	<b>82667</b>	<b>50</b>	<b>1150</b>	<b>1400</b>	<b>150</b>	<b>2800</b>
<b>TOTAL</b>	<b>847621</b>	<b>7500</b>	<b>17950</b>	<b>3950</b>	<b>2350</b>	<b>31750</b>
NB: Totals have been rounded to nearest 50						

Table 13: Estimated Jobs 2006 - 2026 by Use Class

Site	Total Floorspace  Sq m	Estimated Jobs				
		2006- 2011	2011- 2016	2016- 2021	2021- 2026	2006- 2026
<b>B1</b>						
Ebbsfleet	265000	2350	11300	250	0	13950
Crossways	39687	1300	1250	0	0	2550
The Bridge	103086	1250	3400	0	0	4650
Eastern Quarry 2	120000	0	0	2000	2000	4000
NWSS	10000	0	250	100	0	350
Questor	1077	50	0	0	0	50
St Clements Valley	50000	0	250	1250	150	1650
Darenth Road	16000	0	350	150	0	550
Ingress Park	3667	50	0	0	0	50
Dartford Fresh Marshes	15500	0	100	100	100	250
Northern Gateway East	3500	0	200	0	0	20
Millpond Road	6000	0	300	0	0	300
<b>Total</b>		<b>5000</b>	<b>17400</b>	<b>3850</b>	<b>2250</b>	<b>28500</b>
<b>B2</b>						
The Bridge	23975	200	400	0	0	550
Questor	2711	100	0	0	0	100
Dartford Fresh Marshes	15500	0	50	50	50	200
<b>Total</b>		<b>253</b>	<b>450</b>	<b>50</b>	<b>50</b>	<b>850</b>
<b>B8</b>						
Crossways	20180	300	0	0	0	300
The Bridge	57939	850	0	0	0	850
Littlebrook PS	72089	1050	0	0	0	1050
Questor	2710	50	0	0	0	50
Dartford Fresh Marshes	15500	0	50	50	50	100
Northern Gateway East	3500	0	50	0	0	50
<b>Total</b>		<b>2250</b>	<b>100</b>	<b>50</b>	<b>50</b>	<b>2400</b>
<b>TOTAL</b>	<b>847621</b>	<b>7500</b>	<b>17950</b>	<b>3950</b>	<b>2350</b>	<b>31750</b>
NB: Totals have been rounded to nearest 50						

**Table 14: Jobs per 1000 Population**

<b>2003 Service Job Estimate</b>	<b>2003 Mid Year Estimate</b>	<b>jobs per 1000 population</b>
22400	86200	260.0

Sources:

2003 Annual Business Inquiry

2003 Mid Year Estimate (Office for National Statistics)

Note:

Jobs based on the following activities:

	Sector
Construction	45
Retail, Hotels, travel agents, cinema, (less Bluewater)	52
Education	80
Health and Social Work	85
Sewage refuse disposal	90
Activities, membership organisations	91
Sporting Activities	926
Washing/dry cleaning	9301
hairdressing etc	9302
Funeral etc	9303

**Table 15: Estimated Workforce (Revised 27 December 2007)**

Year	Dwellings		Share of all dwellings that are occupied	Occupied dwellings  (c x d)	Number of Economically Active Residents based on 1.2 Economically Active Residents per household	Number of Economically Active Residents based on 1.6 Economically Active Residents per household				Total	Change
	Growth in period	Number			2006	2006-2011	2011-2016	2016-2021	2021-2026		
a	b	c	d	e	f	g	h	i	j	k	l
2001		36028	0.9781	35239							
2006	2399	38427	0.9781	37585	44400					44400	
2011	3782	42209	0.9781	41285	43400	5900				49300	5000
2016	8164	50373	0.9781	49270	42500	5800	12800			61000	11700
2021	2242	52615	0.9871	51936	41700	5700	12600	3500		63500	2500
2026	1601	54216	0.9781	53029	41300	5600	12400	3500	2500	62900	-600
Change 2006-2206		15789									18576

**Sources:**

Dwellings

2001 Census table KS16 Household spaces & accommodation type

2001-2006: Housing Return

Occupied dwellings	2006 onwards: Housing Trajectory	
Average Household Size:	2001 Census table KS16 Household spaces & accommodation type	
	KCC Strategy Based (SEP September 2006)	
	2001	2.40
	2006	2.36
	2011	2.31
	2016	2.26
	2021	2.22
	2026	2.20

**Notes:**

Economically Active Resident Totals have been rounded to the nearest 100

- Columns f - j      The first estimate in the column is calculated by multiplying occupied dwellings by the number of economically active residents per household
- Column f          The estimates for 2011 to 2026 are based on the 2006 figure factored for the change in average household size for each period
- Columns g - j      A similar approach has been used for estimating economically active residents at 2011 - 2026 as for column f

**Table 16: Economically Active Residents per Household at 2001**

Estate	Output Area	Lower Output Area	Occupied Household Spaces	16-74 Economically Active Residents			16-74 Economically Active Residents per Dwelling		
				Male	Female	Total	Male	Female	Total
Rialto Temple Hill		005A	768	500	423	923	0.7	0.6	<b>1.2</b>
Rialto Temple Hill	29UDGH0002		130	81	72	155	0.6	0.6	1.2
Rialto Temple Hill	29UDGH0003		124	85	59	141	0.7	0.5	1.1
<b>Total</b>			<b>254</b>	<b>166</b>	<b>131</b>	<b>296</b>	<b>0.7</b>	<b>0.5</b>	<b>1.2</b>
Stone Place Road		006D	847	584	485	1069	0.7	0.6	<b>1.3</b>
Stone Place Road	29UDGM0020		111	76	55	134	0.7	0.5	1.2
Stone Place Road	29UDGM0019		129	76	76	145	0.6	0.6	1.1
<b>Total</b>			<b>240</b>	<b>152</b>	<b>131</b>	<b>279</b>	<b>0.6</b>	<b>0.5</b>	<b>1.2</b>
Worcester Park		002A	564	469	391	860	0.8	0.7	<b>1.5</b>
Worcester Park	29UDGC0001		124	108	89	197	0.9	0.7	1.6
Worcester Park	29UDGC0003		107	97	75	174	0.9	0.7	1.6
Worcester Park	29UDGC0004		106	86	70	150	0.8	0.7	1.4
<b>Total</b>			<b>337</b>	<b>291</b>	<b>234</b>	<b>521</b>	<b>0.9</b>	<b>0.7</b>	<b>1.5</b>
Neptune Park	29UDGP0021		123	83	52	137	0.7	0.4	<b>1.1</b>
Darenth Park	29UDGA0016		120	122	101	219	1.0	0.8	1.8
Darenth Park	29UDGA0018		115	85	75	162	0.7	0.7	1.4
<b>Total</b>			<b>235</b>	<b>207</b>	<b>176</b>	<b>381</b>	<b>0.9</b>	<b>0.7</b>	<b>1.6</b>
Ingress Park	29UDGD0004		120	111	88	193	0.9	0.7	<b>1.6</b>
Bexley Hospital	29UDGG0009		112	106	86	192	0.9	0.8	<b>1.7</b>
Waterstone Park	29UDGC0005		122	84	75	161	0.7	0.6	<b>1.3</b>
<b>Dartford Borough</b>			<b>35240</b>	<b>23081</b>	<b>19174</b>	<b>42255</b>	<b>0.7</b>	<b>0.5</b>	<b>1.2</b>

Sources: 2001 Census Tables KS09 and KS16

Table 17: Qualifications of Residents Aged 16-74 at 2001

All people aged 16-74

Area	All people aged 16 - 74	People aged 16 - 74 with:					
		No qualifications	Highest qualification attained level 1*	Highest qualification attained level 2**	Highest qualification attained level 3***	Highest qualification attained level 4/5#	Other qualifications/ level unknown
England and Wales	37,607,438	10,937,042	6,230,033	7,288,074	3,110,135	7,432,962	2,609,192
<i>percentage</i>		29.1	16.6	19.4	8.3	19.8	<b>6.94</b>
Kent County	947,830	268,478	172,579	199,159	75,416	158,974	73,224
<i>percentage</i>		28.3	18.2	21.0	8.0	16.8	<b>7.73</b>
Dartford Borough	62,095	17,502	13,198	13,610	4,282	8,464	5,039
<i>percentage</i>		28.2	21.3	21.9	6.9	13.6	8.11

*Cells in this table have been randomly adjusted to avoid the release of confidential data.*

*Notes: \* 1+ 'O' level passes; 1+ CSE/GCSE any grades; NVQ level 1; Foundation GNVQ.*

*\*\* 5+ 'O' level passes; 5+ CSEs (grade 1's); 5+ GCSEs (grades A-C); School Certificate; 1+ 'A' levels/'AS' levels; NVQ level 2; Intermediate GNVQ.*

*\*\*\* 2+ 'A' levels; 4+ AS levels; Higher School Certificate; NVQ level 3; Advanced GNVQ.*

*# First degree; Higher degree; NVQ levels 4 and 5; HNC; HND; Qualified Teacher Status; Qualified Medical Doctor; Qualified Dentist; Qualified Nurse; Midwife; Health Visitor.*

Source: 2001 Census (Key Statistics for Local Authorities).

© Crown Copyright 2003.

Crown copyright material is reproduced with the permission of the Controller of HMSO.

This page is intentionally blank

## Figure

1 Employment Estates and Areas

This page is intentionally blank

