

Socio-Economic Benefits¹

Land east of Holdenfields Farm

Construction of up to 600 dwellings (including up to 120 affordable dwellings)

Construction Benefits

£133.6million
Estimated construction investment over 9.4-year build programme

138
Direct construction roles and indirect/induced jobs supported during build phase

£85.0million GVA²
Economic output contribution from jobs supported by activities at the Site over 9.4-year build programme (at current prices)

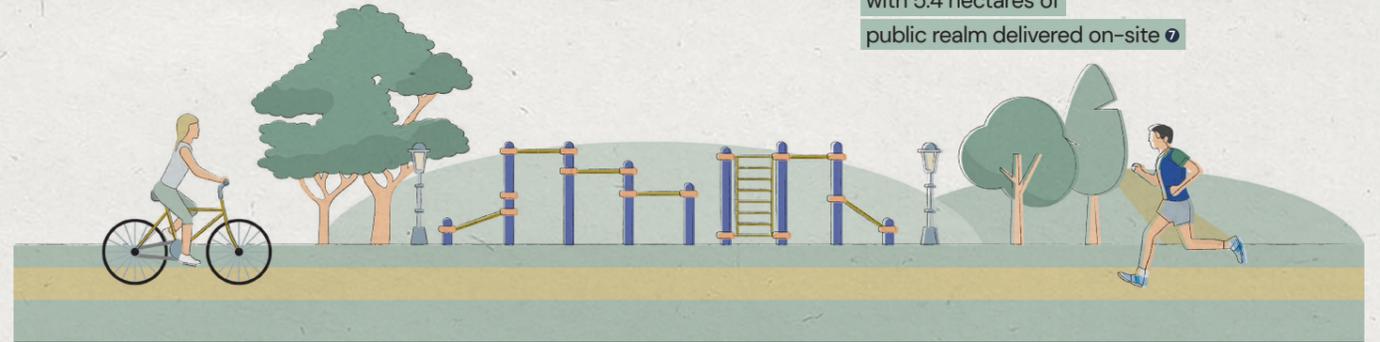


Built Environment Benefits³

£3.3million
In social value associated with local supply chain contribution from the Proposed Development³



£5.0million
In social value associated with 5.4 hectares of public realm delivered on-site⁷



Operational Benefits



629
Economically active residents in employment estimated to live in the new housing

£3.6million
Estimated first occupation expenditure⁴

90
FTE net additional on and off-site jobs supported by the operational phase activity



£4.7million
Total annual household expenditure to be retained within Stockton-on-Tees



47%
Of employed residents estimated to be working in higher value/higher income occupations

£1.2million
Estimated Council Tax income per annum⁴

£587,500
Estimated energy cost savings per annum from the Proposed Development



1,374 tonnes
Less carbon emitted by the dwellings at the Proposed Development



Social Value Benefits⁵

£982,375
Total social value as a result of 3,600 sq. m. of equipped play space provision on-site⁶



£169,405
Associated with the 15 apprenticeships supported during the scheme's construction sector¹¹

£58,200
Total social value per annum as a result of green open space delivered by the Proposed Development¹⁰



¹ Infographic compiled by Pegasus Group on behalf of the Applicant, using a combination of data analysis previously conducted by Savills UK on behalf of the Applicant, and additional research from Pegasus Group. See accompanying Socio-Economic Benefits Note for full details.
² Based on information provided by the Applicant.
³ Research suggests that the average homeowner spends approximately £5,000 to make their house 'feel like home' within 18-months of moving in (available here: https://www.hbr.co.uk/documents/7676/The_Economic_Footprint_of_UK_House_Building_July_2018LR.pdf). This has been updated to £6,000 to account for inflation using the Bank of England Deflator calculator.

⁴ Based on average sales prices of the nearby Oaklands, Kirklington development to estimate council tax.
⁵ Figures relate to Net Individual Value and are derived from the Built Environment Bank within the HACT Toolkit, version 6. Accessed December 2025.
⁶ Based on assumed multiplier of 175 and assumed project spend with local suppliers of just under £13.4million (10% of Total Construction Value - £133.6million).
⁷ Based on assumed 100% of total housing population at the Proposed Development.
⁸ Figures relate to (unless otherwise stated) Adjusted Total Social Value derived from the Social Value Bank within the HACT Toolkit, version 6. Accessed December 2025.

⁹ Assumed population of 272 residents aged 0-15 living at the Proposed Development (19.6% of total resident population), derived from 2021 Census data for Stockton-on-Tees.
¹⁰ Based on assumed 100% of dwellings at the Proposed Development. Figure for the social value of having green open space nearby per household is derived from the Homes England report 'Measuring Social Value - Paper 2: Brownfield Development Values, Homes England (November 2023). Available here - https://assets.publishing.service.gov.uk/media/65770c20467eb001355f53b/Brownfield_Development_Values.pdf.
¹¹ Figure for the number of apprenticeships supporting during the construction phase of the Proposed Development is derived from the Home Builders Federation Report 'The Economic Footprint of Home Building in England and Wales (September 2024). Available here - https://www.hbf.co.uk/documents/13965/The_Economic_Footprint_of_Home_Building_in_England_and_Wales_report_-_September_2024_vpdf