

Fact Sheet

DEVELOPMENT TYPE: REGENERATION / MIXED USE / RESIDENTIAL

DEVELOPMENT NAME: NORTON PARK, STOKE-ON-TRENT



Location: The District Centre site has direct frontage and access from the A53 Leek New Road, the main road from the centre of Stoke on Trent towards Leek.

Description: Norton Park is a total of c.99 acres which has been reclaimed to create a large residential development site with a District Centre development site adjacent and extensive public open space. All the residential land has been sold and developed for about 700 new homes.

4.25 acres of the District Centre site remains to be developed for retail, restaurant and associated uses.



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Total development value: Over £90m of value has been created on the total Norton Park site to date.

Website: www.stmodwen.co.uk

Site History: St. Modwen purchased the site from Stoke-on-Trent City Council. The total site straddles the Newford Valley, previously the former Norton Colliery spoil tip (closed 1977) to the east and the Newford Valley refuse tip to the west. St. Modwen has undertaken extensive site reclamation and development.

Project Highlights:

- Reclamation of the former colliery tip involving c.400,000 cu.m of colliery spoil, the treatment of mine shafts and a comprehensive scheme for the capping, landscaping and gas attenuation of the former refuse tip.
- New junctions off A53 and spine road through the residential development area.
- 39.5 acres sold for residential development for about 700 dwellings.
- District Centre, sites sold for an ALDI supermarket and a Public House.
- New walkways created through the Newford Valley linking the public open space, residential and District Centre.