

- 1 St John's Thornham CE Primary School
- 1a Thornham House (residential dwelling)
- 2 St John's Thornham Church
- 3 Thornham Cricket Club
- 4 Richard Bentley Smalley Memorial Hall
- 5 Existing farm (with potential for future residential development)
- 6 M627(M)
- 7 M62
- 8 A664 (Rochdale/ Manchester Road)
- 9 Thornham Lane
- 10 Thornham New Road
- 11 Petrol station and local shop



- Site Boundary (c.87.52ha)
- Enhanced Green infrastructure (see Landscape Strategy within DAS for details)
- Retained trees
- Retained pond
- Existing watercourse
- Stakehill community heart (Character Area)
- Newhey neighbourhood (Character Area)
- Thornfields hamlets (Character Area)
- St Johns (Character Area)
- Local centre
- Land provided for school extension

- Primary point of highway access
- Secondary/ emergency point of highway access (c.100 homes only)
- Pedestrian access point
- Public footpath (retained for pedestrian/ cycle connectivity)
- Pedestrian/ cycle connection
- Pedestrian/ cycle connection (See DAS for additional connections/routes)
- Boulevard frontage
- Informal avenue frontage
- Landscape frontage
- Community links frontage
- St John's frontage

- Indicative street trees (shown along the Boulevard and Informal avenue only)
- Play area (MUGA)
- Play area (LEAP)
- SuDS attenuation areas
- Allotments
- External views
- St John's Church views
- St John's character area
Larger detached properties - 25-30 DPH - Residential
- Stakehill character area
Largely detached, semi-detached, occasional terrace properties - 30-35 DPH - Residential
- Newhey Community heart character area
Mixture of detached and semi-detached and terrace properties - 35-45 DPH - Mixed Use
- Thornfields Hamlets character area
Detached, semi-detached and terrace properties - 20-25 DPH - Residential
- Potential affordable homes location
(15% of total number of units)

Project
**Land at Stakehill,
Rochdale**
Drawing Title
Illustrative Masterplan

Date
16.03.23
Project No
33961

Scale
1:5000@A3
Drawing No
Ai24

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