



DUCHY of LANCASTER

Crewe Green – an exemplar development for existing and future generations

The Duchy of Lancaster's objective is to create an exemplar, high-quality housing development which seeks to respect and enhance the character of the village, respond to existing infrastructure issues and make rural living accessible to a wider sector of the community.

What is proposed?

- ◆ A one-off development of traditional homes built in the local architectural vernacular and to the highest quality under the Duchy's own residential design code, which will reflect the history and heritage of Crewe Green.
- ◆ A green 'collar' around the village to prevent any coalescence and protect the identity of Crewe Green.
- ◆ A residential scheme of 81 homes providing a variety of housing, through a sensitive masterplan which recognises the two distinct areas, being the core of the village and the Tollgate site.
- ◆ A realistic balance of approximately 25 affordable homes administered by the Duke of Lancaster Housing Trust and managed by a local Registered Social Landlord which will prioritise applications from local residents of all ages.
- ◆ The reconfiguration of the highway network within - and immediately surrounding - the village to address traffic problems, and the provision of land to alleviate the congestion problems at the Crewe Green roundabout.
- ◆ Safe crossing points within the village and the reduction of traffic speeds through the village.
- ◆ A dedicated Village Hall at the heart of village life for use by the local community.
- ◆ A large new public open space with improved links and woodland as well as a village square next to the Hall together with an area allocated for allotments.
- ◆ New sympathetically designed and adoptable street lighting to reflect the character of the village and ensure adequate levels of on-street safety and security.
- ◆ An opportunity to maximise the potential of linking as many existing village properties as possible to mains drainage.
- ◆ The redrawing of the existing Conservation Area boundary to protect the integrity of the existing and new homes as well as defining the wider village boundary.

Your views matter to us

The Duchy of Lancaster has reviewed the proposals for Crewe Green, taking into account feedback received to date and The Duchy's objectives for this part of its land ownership.

We believe the village needs to be sympathetically expanded to enhance the village for the benefit of existing and future generations. We also recognise that this cannot be done in isolation and would welcome your views.

The Duchy would therefore like to give the residents of Crewe Green the opportunity to view the revised scheme at the Old School Hall on Crewe Road, Crewe Green, on Monday, 31st October between 2pm and 7pm.

Our development partners, Elan Homes, as well as our consultants and members of the project team will be on hand to answer any questions you may have and feedback forms will be available for you to record your comments.

We hope you can join us and look forward to seeing you.

We look forward to meeting you at the exhibition and hearing your views.