

OT 11

Amaravati Buddhist Monastery Great Gaddesdon

Masterplan Brief - The English Sangha Trust



October 2013
Rolfe Judd

1 Executive Summary

1.1 Introduction

- 1.1.1 This Masterplan Brief has been prepared, on behalf of The English Sangha Trust, to investigate the future redevelopment options for the Amaravati Buddhist Monastery situated in Great Gaddesden.
- 1.1.2 The site of the Amaravati Buddhist Monastery was purchased in 1984 and has been in the stewardship of The English Sangha Trust ever since. It occupies an overall area of approximately 8.35 hectares with 22 main and smaller ancillary buildings. The site was originally in use as a school and many of the existing buildings date from this use.
- 1.1.3 Since the site's acquisition by the Trust a continuous programme of repair and maintenance has been undertaken, including insulation, replacement of windows, painting, landscaping etc. One of the original timber buildings was demolished and replaced using an oak frame/brickwork construction in the 1990s. A courtyard cloister was also constructed around that time. This has been the only major new build project since the site was purchased, the basic fabric and position of the remaining buildings is as they were when the site was originally constructed.
- 1.1.4 Whilst the buildings provide for the general activities of the Trust they were designed and built to operate as a summer camp and not as a Monastery. Therefore compromises are made on a regular basis in respect of the monastic activities which take place on the site. Furthermore, the cost of insuring, maintaining, repairing and providing energy for the buildings has significantly increased during the last 10 – 15 years.
- 1.1.5 The consideration of the factors mentioned above and the fact that the site was originally developed as a school and not a Monastery has brought the Trust to consider its future on the site. The Trust decided that it wished to continue its activities at this location and felt that a long term plan to redevelop the site would be the most appropriate way forward.
- 1.1.6 The Masterplan Brief is intended to explore the opportunities presented by the improvements to the site and to establish the framework for the future phased redevelopment of the site. The Masterplan is also intended to form part of the evidence base in support of the site's allocation as a 'social and community facility' within the Dacorum Site Allocations Development Plan Document.

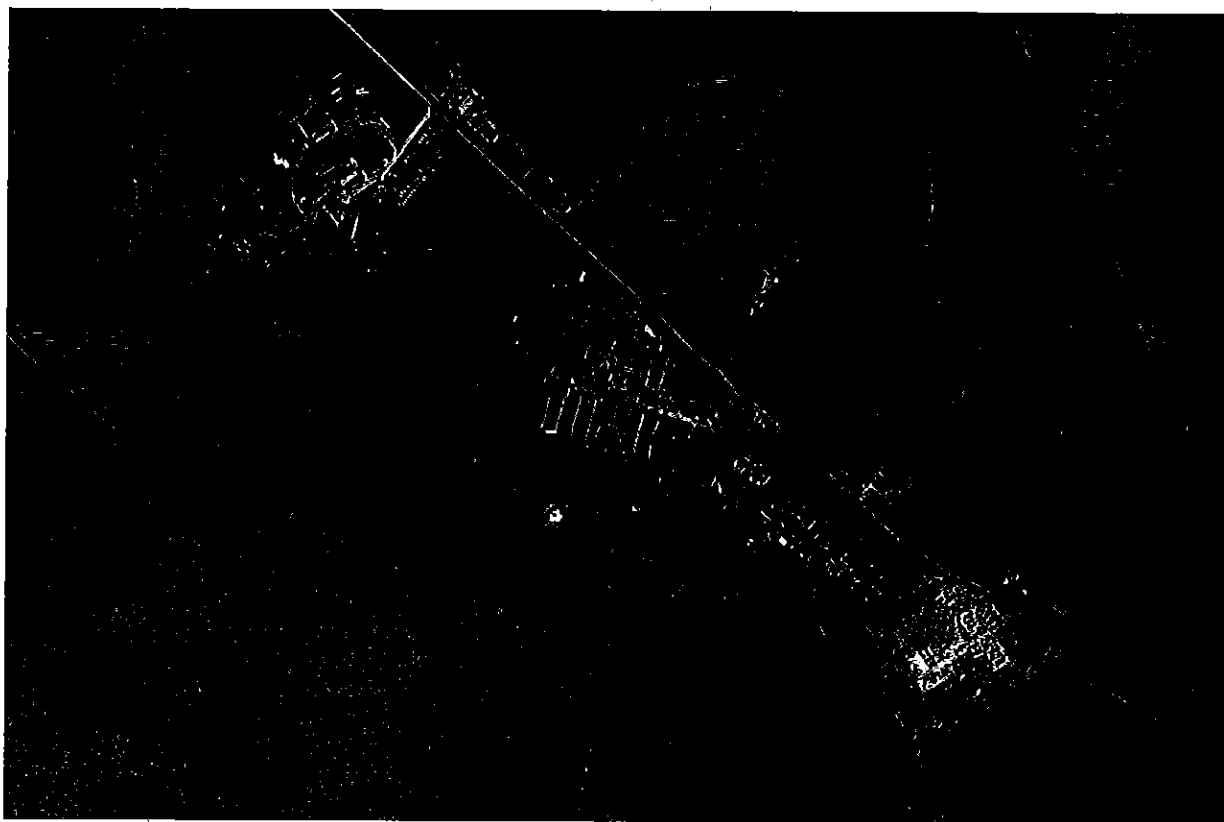
1.1.7 To date, the preparation of the Masterplan has been informed by:

- Discussions with Officers at Dacorum Borough Council;
- Public Exhibition held on the 27th July 2013 and feedback received during and after the exhibition;
- Masterplanning and design development work by GML Architects and Fabrik;
- Advice on highways and transport from Entran;
- Advice on Energy and Sustainability provided by SOL Environmental;
- Advice on Ecology provided by RSK;

1.1.8 The Masterplan is initially intended to assist Dacorum Borough Council formulate a fresh planning policy approach for the site and will be used as the basis upon which future phased planning applications will be delivered on the site.



Aerial Photograph of the Site



Key
— Site Boundary

2 Site Description and History of the Site

2.1 Site Description and Location	2.2 Surrounding Areas	2.3 Planning History
<p>2.1.1 Great Gaddesden is defined as a 'hamlet' in accordance with Dacorum's Core Strategy with a population of approximately 300 and is located in the Chiltern Hills, north of Hemel Hempstead. Great Gaddesden also borders Farmstead, Nettleden and Little Gaddesden. There is only one principal road through Great Gaddesden, namely Pipers Hill. The site is situated outside the defined village settlement boundary, on St Margarets Lane.</p>	<p>2.2.1 The surrounding area predominately comprises residential housing, farmland and light industrial uses. Great Gaddesden contains all the ingredients of a classic village – a fine medieval church, substantial Victorian Vicarage, school, former pub, farmhouse and farm buildings, timber framed and brick cottages. Further up Pipers Hill towards the site contains more modern (20th Century) development including recently constructed houses.</p>	<p>2.3.1 Since the site's acquisition by the Trust, a number of minor planning applications have been submitted to Dacorum Borough Council, predominately for repair and alteration works to the existing buildings.</p>
<p>2.1.2 The site occupies an overall area of approximately 8.35 hectares with 22 main and smaller ancillary buildings. The Main Monastery Site is an area of approximately 3.670 hectares and an additional area of open space to the south of the Monastery site of approximately 4.680 hectares. These two areas should be seen as integral to each other and function as such.</p>	<p>2.2.2 The buildings incorporate a wide palette of Chiltern vernacular materials, and their respective scale and styles. The Landscape Character Assessment for Dacorum (2004) identifies Great Gaddesden as part of the Higher Gade Valley (Area 123).</p>	<p>2.3.2 A significant planning application was submitted to Dacorum Borough Council in 1993, in relation to the erection of the central temple and courtyard doister (LPA Ref: 4/01442/94/4) which was granted consent in 1994.</p>
<p>2.1.3 Great Gaddesden is situated in the Chiltern Area of Outstanding Natural Beauty, one of the borough's most important landscape assets. It was designated for the natural beauty of its landscape and its natural and cultural heritage. Its special qualities include the steep chalk escarpment with areas of flower-rich downland, woodland, commons, tranquil valleys, the network of ancient routes, villages with their brick and flint houses, chalk streams and rich historic environment. Its conservation and enhancement is a national priority that is reflected locally.</p>		
<p>2.1.4 The topography of the landscape is within an undulating landscape, with numerous localised ridgelines and valleys. The site itself lies on top of Pipers Hill, outside the main village settlement which lies at the bottom of Pipers Hill. The area covers a series of north-west, south-east valleys. The Gade Valley has a broad and gently undulating valley floor, although the additional effects of springs in the Upper Chalk have created steep sides in places. This landform allows long views down along the open valley and from the valley slopes, particularly from the north-east.</p>		

2.4 History of the Site

- 2.4.1 The purpose of the acquisition by the Trust was to provide a spiritual Monastic facility which could be used by both the resident ordained community and the wider Lay Buddhist Community, bearing in mind the site's relationship with London and a number of the Home Counties.
- 2.4.2 The original buildings on the site were constructed in 1939 on brick pier foundations, utilising a timber framed construction method and externally clad with Canadian Cedar, the purpose of which was, originally, to serve as a summer camp for urban children. Immediately on completion, owing to the outbreak of the Second World War, it was used instead to house evacuees from London. Following the end of the conflict, the site was converted to be used as a school until the early eighties when it was offered for sale by the owners, Bedfordshire County Education Authority.
- 2.4.3 Since the site's acquisition by the Trust a continuous programme of repair and maintenance has been undertaken, including insulation, replacement of windows, painting landscaping etc.
- 2.4.4 The temple and courtyard cloister was constructed in 1999 on what was formally the school playground and the site of one of the former school buildings. This has been the only major new build project since the site was purchased, the basic fabric and position of the remaining buildings is as they were when the site was originally constructed.



Photograph of site when in use as a school.

3 The Monastic Community

3.1 The Monastic Community

3.1.1 Amaravati was purchased in 1984 to provide a contemplative centre near London which could serve both as a new monastery for an expanding monastic community and as a place where lay Buddhists and interested people could learn and practise the Buddhist way of life. This includes a commitment to harmlessness and mindful awareness through meditation and throughout one's life, as a way to nurture greater compassion and wisdom in oneself and others.

3.1.2 Aside from separate monks' and nuns' communities, the monastery hosts resident volunteers and overnight guests, as well as day visitors. Part of the site further serves as a retreat centre, where monastic teachers lead intermittent residential meditation retreats of between three to fifteen days. Around 50 people comprise the monastic community, with approximately 50 people utilising the retreat centre facilities, depending on the time of year.

3.1.3 The resident monastic community have, since the time of the Buddha, been alms mendicants dependent on lay people for food, clothing, accommodation and medicine. This makes for a very open form of the religious life, and people come to the monastery on a daily basis to provide the main meal of the day, to remember a loved one who has died, for meditation classes and at other times. The monastery is always open to visitors and there is no charge for any of the teaching, literature or facilities the community offers.

3.1.4 There are several days in each year when events in the life of the Buddha are recalled and celebrated, the two main ones being 'Vesak' and 'Kathina', which usually take place in May and October/November respectively. The numbers of visitors on these days is much larger than usual; for a few hours during these two days the monastery can have several hundred people visiting.



Amaravati Kathina Festival

4.1 Introduction

- 4.1.1 This section summarises an appraisal of the demands on the Amaravati Buddhist Monastery and the Trust's future needs for the site.
- 4.1.2 The information in this Chapter has been established through a detailed assessment commissioned by the Trust and from Amaravati's regular workshops with its stakeholders.
- 4.1.3 The main issues for the redevelopment of this site relate to the immense costs associated with running and maintaining the buildings and which, in their existing form, are not wholly suitable for monastic use. As a result the Trust commissioned a team of consultants, including architects to undertake an assessment of the existing uses and to consider the potential opportunities for creating a sustainable and energy efficient development in a layout that is fit for monastic use.



Retreat Centre kitchen and accommodation



Entrance to the Retreat Centre



Existing workshop to be replaced



Connecting Corridor to the Retreat Centre



Men's Retreat Centre lounge

4 The Need to Upgrade and Improve the Site

4.2 The Deficiencies of the Existing Accommodation

- 4.2.1 The cost of insuring, maintaining, repairing and providing energy for the buildings has spiralled during the last 10–15 years. Following an energy use review (commissioned by the Trust) by consultants, the Trust was informed that the current combined energy requirements (including both thermal and electrical) for the overall site is around 0.9 MW. This could be significantly reduced if the site were to be regenerated utilising modern methods of construction.
- 4.2.2 The consideration of the factors mentioned above and the fact that the site was originally developed as a school and not a monastery has brought the Trust to consider its future on the site. The Trust decided that it wished to continue its activities at this location and felt that a long-term plan to regenerate the site would be the most appropriate way forward.
- 4.2.3 Having considered these matters over time the Trust feels that in order to continue its activities on the site, without the burden of spiralling maintenance and repair costs to buildings which are close to, or past their 'sell by' date, a programme of phased improvements is the logical way forward.

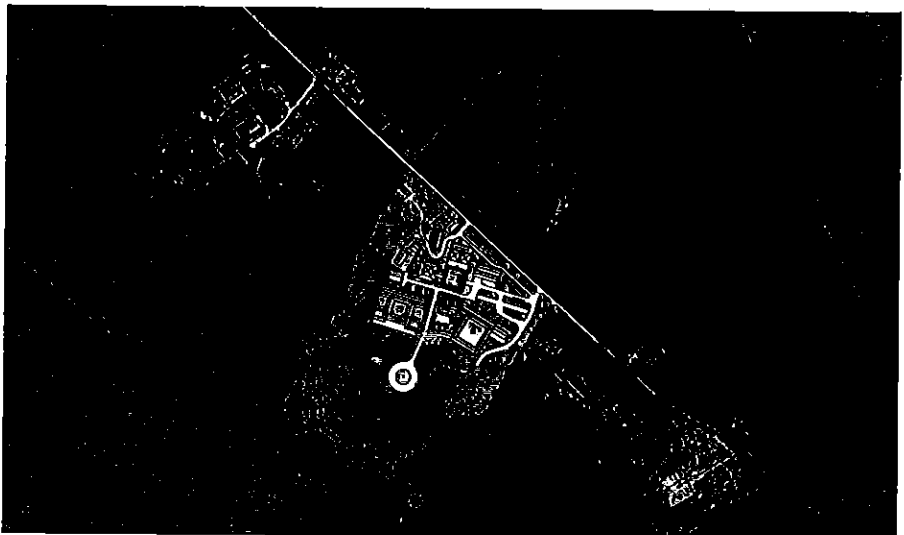
- 4.2.4 A number of deficiencies have been identified in relation to the continued re-use of the existing buildings on the site. These are outlined, along with the proposed solutions as follows:
- 1 Timber buildings constructed in 1939, and owing to their age give rise to upward pressure on insurance, maintenance and repair and energy.
Solution – Replace buildings utilising modern methods of construction.
 - 2 Buildings are built on brick piers with open areas beneath which create rodent problems.
Solution – Modern construction methods would eliminate this problem.
 - 3 Retreat centre is formed from five individual buildings and consequently does not function wholly effectively.
Solution – New purpose built retreat centre with an integrated design.
 - 4 Lay guests share accommodation with ordained individuals, which is not an ideal situation as both groups embrace different life styles.
Solution – Provide purpose built accommodation for both ordained and lay individuals.
 - 5 Currently there is no dedicated facility for meditation classes and workshops or lay meetings.
Solution – Provide a purpose built facility.
 - 6 A number of administrative and publishing facilities are placed in different buildings on the site.
Solution – Provide a purpose built facility to enable all of these functions to be in one building.
 - 7 Books and publications for free distribution are currently stored off site.
Solution – Include a storage facility in a purpose built administration block.

4.3 Opportunities

- 4.3.1 In addressing the deficiencies of the existing accommodation on the site and the Monastery's future requirements, the following opportunities are outlined as follows:
- The opportunity to remove and replace the existing outmoded and inefficient buildings on the site;
 - To produce a masterplan which sets out an appropriate layout and scale of buildings, which are more suitable and appropriate for Monastic use;
 - The opportunity to design buildings in a sensitive and respectful manner, appropriate to its Chiltern AONB location, views and setting;
 - The opportunity to significantly reduce the energy demand through the use of renewable/alternative energy technologies;
 - The opportunity to design the layout of the buildings and landscaping to benefit from natural daylight/sunlight;
 - The opportunity to formalise the servicing and parking arrangements within the site and on festival days;
 - The opportunity to strengthen and enhance the landscaped environment.

5.1 Introduction

- 5.1.1 Over the last 18 months, in conjunction with its consultant team The English Sangha Trust decided to move forward in developing a masterplan for the whole site, rather than taking a piecemeal approach to the site's redevelopment. The 'masterplan' could then be implemented in phases and would, over time, provide a site more suited to the activities of a monastic community, taking place in a modern, sustainable and energy-efficient environment.
- 5.1.2 The aspiration is to replace the existing buildings with new buildings, in a layout that is 'fit for purpose' for use by the Monastery. The existing use of the site will not be intensified, as the number of bed spaces will remain broadly the same. The proposals will be highly sustainable, incorporating renewable energy sources, in order to keep the running costs low. The overall aim of the Masterplan is to create a highly sustainable 'eco village'.
- 5.1.3 Given the nature of the proposals, its sensitive location in the Chiltern AONB and the length of time over which the redevelopment will take place (Circa 10-20 years) we consider the best way to move the proposals forward is by way of preparation of a masterplan in conjunction with Davonum Borough Council.
- 5.1.4 The Masterplan Brief for the site will support the Council's emerging Site Allocations Development Plan Document. Once adopted, the Masterplan will provide the basis for which future phased planning applications will be considered.



The proposed masterplan in context

6 Involving The Community

6.1 The Consultation Process

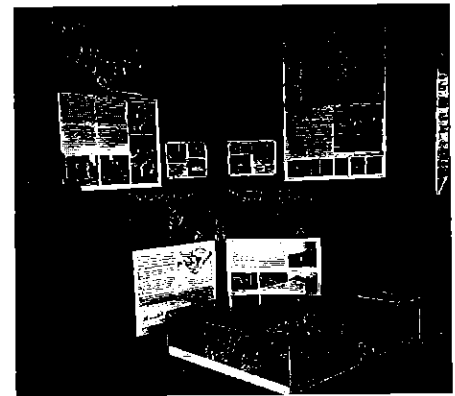
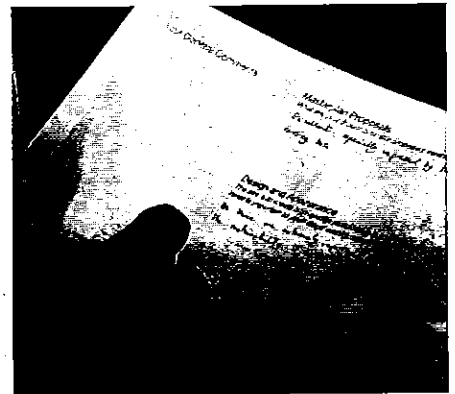
6.1.1 The National Planning Policy Framework (2012) sets out the government's objectives for community involvement that will produce the quality development needed to deliver sustainable developments. In particular the NPPF states:

Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community (para 188).

6.1.3 Dacorum's Statement of Community Involvement (2012) guidance encourages developers/landowners to involve the local community from an early stage in the form of a local exhibition, public meetings or circulation of leaflets. The purpose of consulting on planning policy issues and planning applications is to:

- Provide opportunities for constructive contributions and involvement, so as to:
 - Enhance the quality of decision-making by the Council;
 - Promote shared responsibility (where appropriate); and
 - Raise awareness of the issues and understanding of decisions taken.

6.1.4 Roife Judd Planning Ltd and Alliance 2000 Ltd were instructed by the Trust to manage the pre-application consultation with the community and local stakeholders. The aim of the consultation process was to ensure that all relevant parties were aware of the proposed Masterplan Brief for the site and provide the opportunity for the community to share their views on the proposed Masterplan. Advice was also sought from Dacorum Borough Council officers to ensure that the consultation was undertaken in accordance with Dacorum's Statement of Community Involvement.



6.2 Public Exhibition

- 6.2.1 A public exhibition was held on the 27th July 2013 to present the scheme to local residents, businesses and stakeholders. The public exhibition was arranged to ensure that local residents and businesses were fully aware of the Masterplan proposals for the site and provide the opportunity to invite surrounding landowners to view the proposals and ask questions on the scheme.
- 6.2.2 The following Stakeholders were invited to the exhibition:
- Ward Councillor Bert Chapman
 - Ward Councillor Hilary Killen
 - The Parish Council (A presentation was also made to the Parish Council on the 22nd July 2013)
 - The Children Society
 - Invites were also sent to 200 residential and commercial tenants throughout the wider area.
 - Two articles advertising the public exhibition were placed in the Hemel Gazette on the 10th July 2013 and the 17th July 2013.
- 6.2.3 The public exhibition was publicised to a wide audience by distributing a formal invitation by post. The invite had the location of the exhibition venue and a contact number for assistance.
- 6.2.4 The public exhibition was held on the 27th July 2013 at the Amaravati Buddhist Monastery. The exhibition took place on a Saturday between 10am and 4pm to ensure that the exhibition was held outside standard working hours.
- 6.2.5 The Project Manager, Planning Consultant, Highways Consultant and members of the Amaravati Buddhist Monastery and The English Sangha Trust were present throughout the exhibition day to answer questions.
- 6.2.6 Outside the exhibition venue, posters and directions were put up to advertise the exhibition. The venue was therefore well advertised from outside the Monastery.

- 6.2.7 The exhibition comprised 9 display boards outlining the evolution of the scheme and a model. The boards were A1 size and provided a clear description of the development and evolution of the Masterplan proposals.
- 6.2.8 Comment forms and pamphlets were available during the exhibition. Visitors were encouraged to either complete the forms during the exhibition and place into a private post box or return the forms at a later date. The comment form had a contact address to return the comments.

6.3 The Consultation Process

- 6.3.1 More than 100 people visited the exhibition throughout the day and 26 feedback forms were completed. Many visitors complimented the design of the masterplan and welcomed the improvement of the site.
- 6.3.2 A summary of the feedback is provided as follows:
- The proposed Masterplan is welcomed;
 - A very well considered Masterplan design, respectful to its context;
 - Supportive of the improved sustainability and energy measures to be incorporated into the proposals;
 - Traffic and parking is an important consideration, particularly during festival events and the construction period.

6.4 Consultation Following the Exhibition

- 6.4.1 Following the exhibition, the model and exhibition boards are currently displayed at the Monastery. Pamphlets, which provide a summary of the Masterplan proposals, are also available from the Monastery for people to take home. A PDF version of the exhibition boards are advertised on the Amaravati Buddhist Monastery website.



7 Planning Framework

7.1 Planning Policy	7.3 National Planning Policy Framework	
7.1.1 This section sets out the key relevant national and local policies that have influenced the preparation of the Masterplan.	7.3.1 National Planning Policy Framework (NPPF) March 2012 – the NPPF sets out the Government’s planning policies for England. The NPPF supersedes the myriad of Planning Policy Statements (PPS) and Guidance (PPG) documents. At the heart of the NPPF is a presumption in favour of sustainable development. The NPPF recognises that there are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles, which are mutually dependent and should not be undertaken in isolation: <ul style="list-style-type: none"> • An Economic Role - contributing to building a strong, responsive and competitive economy by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying coordinating development requirements, including the provision of infrastructure; • A Social Role - supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and supports its health, social and cultural well-being; and • An Environmental Role - contributing to protecting and enhancing our natural, built and historic environment, and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy. 	7.3.2 The NPPF states that pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as people’s quality of life, including: <ul style="list-style-type: none"> • Making it easier for jobs to be created in cities towns and villages; • Moving from a net loss of bio-diversity to achieving net gains for nature; • Replacing poor design with better design; • Improving the conditions in which people live, work, travel and take leisure; and • Widening the choice of high quality homes.
7.1.2 The planning policy framework for the site is made up of the following documents: <ul style="list-style-type: none"> • National Planning Policy Framework (2011), • Dacorum Core Strategy (pre Submission version 2011) • Dacorum Adopted Local Plan (Policies as saved 1991-2011) • The Chilterns Building Design Guide (2010) • Emerging Dacorum Site Allocations Document 		7.3.3 Paragraph 60. Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.
7.1.3 A summary of the relevant Core Strategy, Local Plan and the Chilterns Building Design Guide Policies, are provided at Appendix I.		
7.2 Site Designations		
7.2.1 The Local Plan proposals map identifies the site as falling within the Area of Outstanding Natural Beauty. There are no other designations on the site.		7.4 Emerging Dacorum Site Allocations Development Plan Document
		7.4.1 The Site Allocations Development Plan Document will set out the location, scale and timeframes for the key sites that will help shape the borough over the next 15-20 years. Dacorum is intending to go out to consultation on the Site Allocations DPD in 2014.
		7.4.2 The Masterplan Brief is intended to explore the opportunities presented by the improvements to the site and to establish the framework for the future redevelopment of the site. The Masterplan is also intended to form part of the of the evidence base in support of the site’s allocation as a ‘social and community facility’ within the Dacorum Site Allocations Development Plan Document.

8.1 Introduction

8.1.1 This section of the Masterplan brief identifies the key factors relating to the development of the site and sets them out as principles that will guide future development. Each of these issues is likely to affect the final design, layout and content of the future development. This will include:

- Key Views Analysis
- Developing a transport and movement strategy
- Car parking strategy
- Energy/Sustainability
- Ecology
- Existing Trees and Vegetation
- Design Requirements

8.2 Key Views Analysis

8.2.1 The extent to which the Amaravati Buddhist Monastery Site is visible from the surrounding landscape is based on grading the degrees of visibility. It is determined from a visual appraisal of the site and its context from roads, public rights of way and properties. The adjacent plan is the visual summary of the existing site from the immediate surroundings. Seasonal change in existing evergreen and deciduous plant material will affect the available views.

8.2.2 The extent of visibility of the site is limited to the locality of the site, open views are contained due to a combination of vegetation, the existing built form and topography both outside and within the site.

8.2.3 To indicate the degree of visibility of the site from any location, including from roads, public rights of way and properties, three categories have been used:

Truncated View: No view of the site or the site is difficult to perceive;

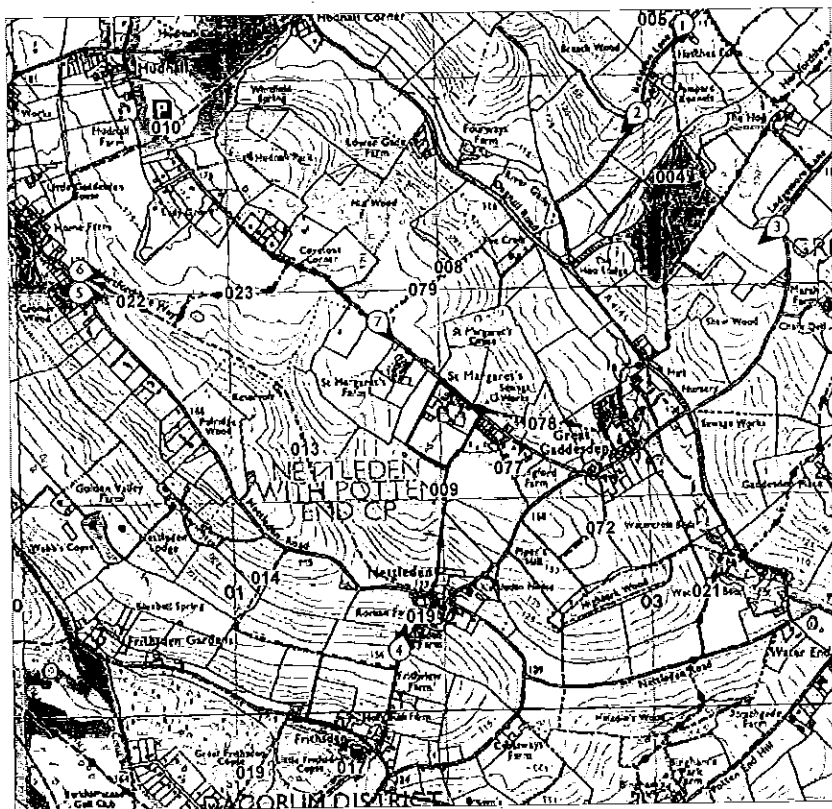
Partial View: A view of part of the site, or a filtered view of the site, or a distant view where the site is perceived as a small part of the view;

Open View: A clear view of a significant proportion of the site within the wider landscape.

8.2.4 Whilst the site is located on a major ridge line, due to the combination of topography and layers of vegetation, views locally of the Site are limited to the adjacent boundary edge.

8 Site Specific Considerations

8.2 Key Views Analysis



Legend



Site Boundary



Location of Photographic viewpoint – Open View (An open view of the whole of the site or open view of part of the site).



Location of Photographic viewpoint – Partial View (A view of the site which forms a small part of the wider panorama, or where views are filtered between

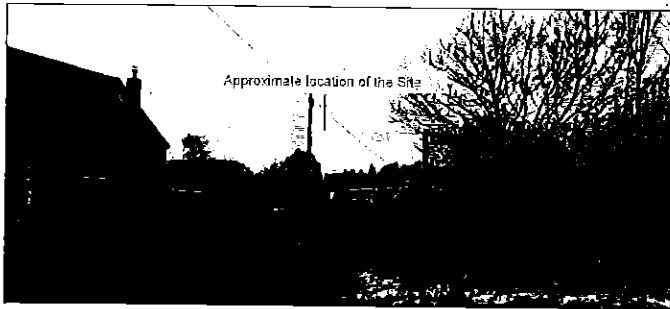


Location of Photographic viewpoint – Truncated View (Views of the site are obscured by the intervening

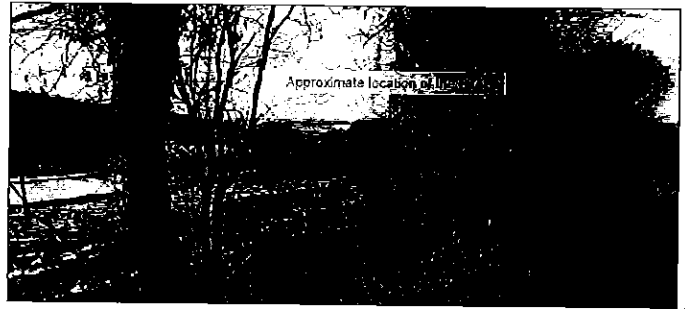


Public footpath

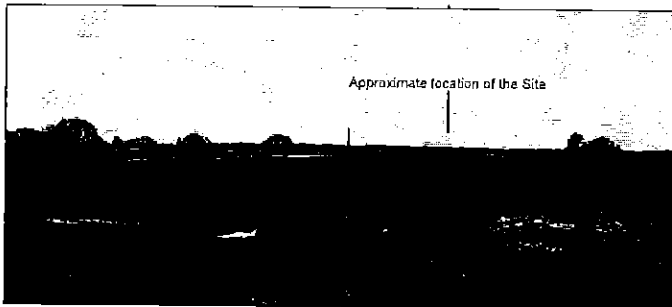
8.2 Key Views Analysis



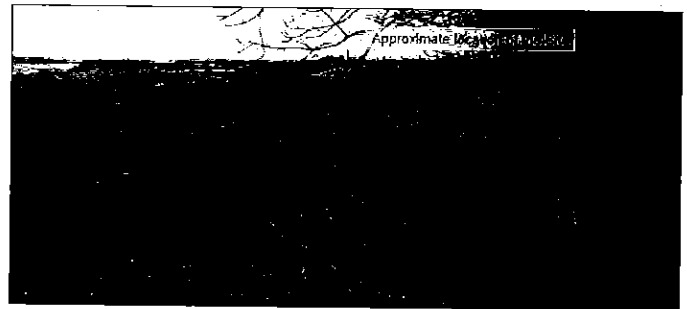
Photograph – Viewpoint 1
View looking south-west towards the Site from footpath No.015 adjacent Bradden Lane. Views of the Site are wholly truncated due to the intervening landform and layers of vegetation.



Photograph – Viewpoint 2
View looking south-west towards the Site roadside along Bradden Lane. Views of the Site are wholly truncated due to the intervening landform and layers of vegetation.



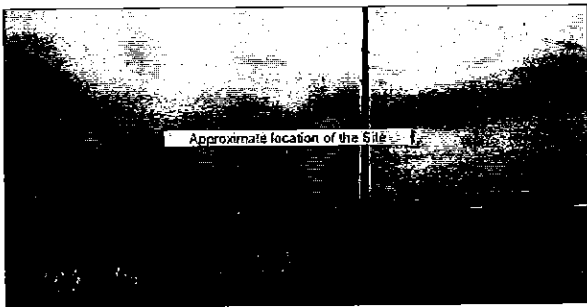
Photograph – Viewpoint 3
View looking west/south-west towards the Site from along Ledgemore Lane. Views of the Site are wholly truncated due to the intervening landform and layers of vegetation.



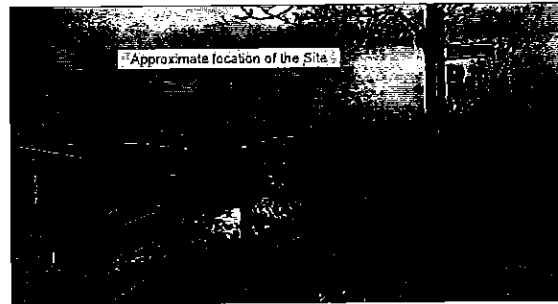
Photograph – Viewpoint 4
View looking north towards the Site from footpath No 019. Views of the Site are truncated due to the intervening layers of vegetation.

8 Site Specific Considerations

8.2 Key Views Analysis



Photograph - Viewpoint 5
View looking south-east towards the Site from roadside along Nettleden Road. Views of the Site south-west boundary and the spire are just discernible through the understating of the local landscape.



Photograph - Viewpoint 6
View looking south-east towards the south-west boundary from footpath No 022 adjacent Nettleden Road. Views of the site are truncated due to the layers of vegetation.



Photograph - Viewpoint 7
View looking south-east towards the Site from the roadside adjacent footpath Nos 079 and 008. Views of the Site are wholly truncated due to the intervening built form and layers of vegetation.

8.3 Developing a Transport and Movement Strategy

- 8.3.1 A key component of the Masterplan proposals is to improve and formalise the current access arrangements into the Monastery and the parking provided within the site which will be used on a day-to-day basis and during special festival days. The Monastery will retain two points of access, one as a main entrance and one as a service access. Minor amendments are proposed to the two existing accesses to allow for efficient access, egress and circulation.
- 8.3.2 The Masterplan proposals are not intended to increase the numbers of people visiting the Monastery, but do provide the opportunity to make improvements to the accessibility and operation of the site. The number of journeys to and from the Monastery is dictated by the number of residents and visitors, and their duration of stay. The masterplan proposals will provide purpose-built facilities to replace the existing structures but will not significantly affect the operation of the Monastery, as a result there will not be any material change in the number and type of journeys.
- 8.3.3 Notwithstanding this 'neutral' effect, the Masterplan process provides an opportunity to improve parking, internal circulation and servicing facilities, and to actively promote sustainable travel in a managed way.

8.3.4 The key objectives are:

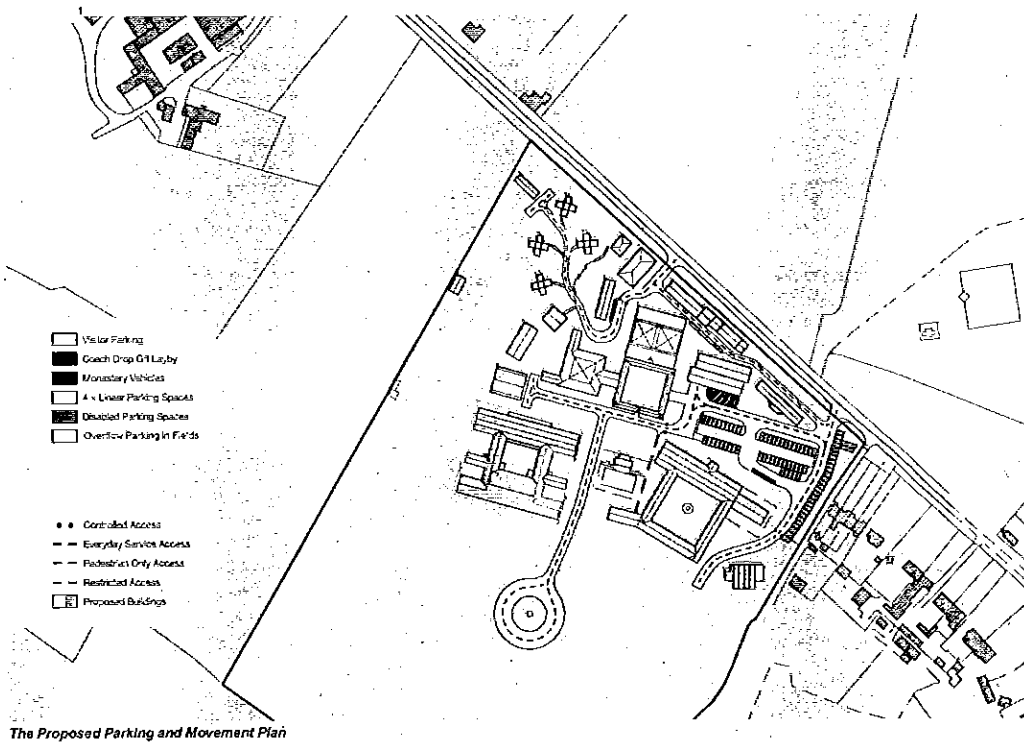
- To improve servicing arrangements for the monastery and to ensure that all servicing activity takes place within the site. This includes minor improvements to the service access and new on-site turning and servicing facilities;
- To provide flexible car parking provision which provides dedicated parking spaces (including disabled parking) for everyday use and overflow parking areas on-site to cater for festival days, in order to prevent parking in the surrounding area;
- To produce and implement a Green Travel Plan (GTP) which will promote travel to and from the Monastery by sustainable modes and reduce single occupancy car trips. The GTP will quantify the current and predicted journeys by each mode and set targets and objectives for the future;
- To prepare an Event Management Plan to respond to travel and parking arrangements during festival days and celebrations;
- To retain and improve (where necessary) the existing vehicle access points to the Monastery.

8.4 Car Parking Strategy

- 8.4.1 The future phased planning applications for the site will include a comprehensive car parking strategy.
- 8.4.2 The main objective in relation to car parking is to formalise and provide dedicated parking spaces (including disabled parking) for everyday use and overflow parking areas on-site to cater for festival days, in order to prevent parking in the surrounding area.
- 8.4.3 The parking would be generally divided into three areas:
- daily parking for visitors and non-resident staff;
 - long-stay parking for resident staff and those attending retreats; and
 - festival parking to be provided on a temporary basis on the open land to the south of the main parking area.
- 8.4.4 The careful arrangement of these parking facilities allows parking activity to be minimised next to site boundaries; it also ensures that adequate parking is provided on-site to cater for demand in a flexible and managed way.
- 8.4.5 The main parking area (for visitors, non-resident staff, resident staff and those attending retreats) could accommodate around 80 cars and would include a dedicated coach dropping off area. The coach parking is situated adjacent to the main site entrance.
- 8.4.6 The redevelopment provides an opportunity for new cycle parking facilities to be provided for residents and visitors which are secure, covered and well lit.

8 Site Specific Considerations

8.3 Developing a Transport and Movement Strategy



The Proposed Parking and Movement Plan

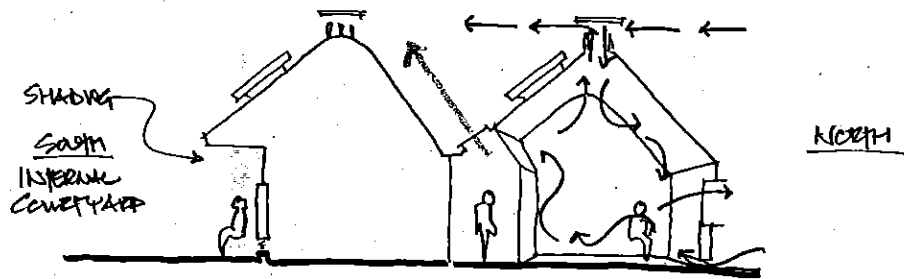


8.5 Energy & Sustainability

8.5.1 The overarching objective of the redevelopment is to create a highly sustainable community, with buildings that are fit for monastic use. The following key sustainability and energy objectives have been designed in accordance with the objectives of Dacorum's Core Strategy and will be incorporated where possible into future planning applications:

- Energy Efficiency
 - Explore opportunities to introduce low energy light fittings;
 - Explore opportunities for introducing heat recovery systems.
- Renewable Technologies
 - Explore opportunities for introducing renewable technologies such as solar thermal for water heating, photovoltaic arrays for energy generation and ground source heat pumps for space heating, where feasible and viable;
- Water
 - Explore opportunities to provide rainwater harvesting;
 - Where possible the development will aim to include low water consumption measures for sanitary ware and appliances.
- Materials
 - Explore opportunities to utilise locally sourced, high quality materials with responsible sourcing certification where possible.
- Sustainable Drainage Systems (SUDS)
 - The site is located in Flood Zone 1 (low risk). The site is located along a ridge of elevated land and, as such, is unlikely to be at risk from groundwater or surface flooding. Future planning applications will explore the opportunity to introduce SUDS features such as permeable paving, shallow ponds, swales and basins where possible.

8.5.2 The strategy shows that future planning applications will include best practice sustainable design measures and a significant reduction of the CO2 emissions through a combination of passive design measures, energy efficiencies as well as utilising on-site renewable technologies.



Schematic Indication of air circulation, heating and cooling

8 Site Specific Considerations

8.6 Ecology

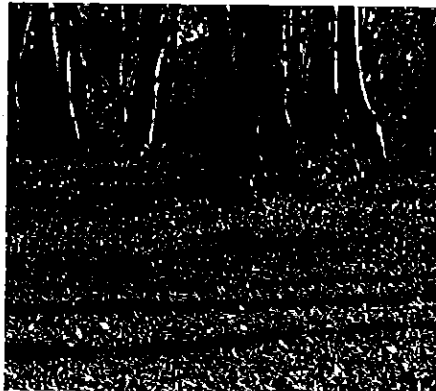
8.6.1 Given the rural location of the site, a high level ecological assessment has been carried out in order to determine if the site contains any protected habitats. The survey identified that the habitats on the site are common and ubiquitous throughout Hertfordshire. A number of potential ecological enhancements are identified which may increase the biodiversity value of the site. These are summarised as follows:

- The site could benefit from planting native plant species in replacement of introduced ornamental shrubs and trees. This can enhance the existing habitat for invertebrates and birds.
- Where possible, continue to retain wood from any cleared trees and shrubs and create additional log piles in shaded spots within the landscaped areas of the site. This will attract insects, including potentially stag beetles and eventually, if left undisturbed for long enough, reptiles such as slow worms.
- Rural sites in Hertfordshire are used by a variety of bird and bat species. If bat and bird boxes were to be erected on buildings and trees, it could enhance the appeal of the site for bat and bird species.



8.7 Trees and Vegetation

- 8.7.1 A preliminary arboricultural appraisal has been undertaken on the site, which identifies the principal arboricultural features and provides an overview of the tree stock in order to enable an initial assessment of the site opportunities and constraints.
- 8.7.2 In general the tree stock across the site is mature and early middle-aged including: Ash, Apple, Cherry, Cedar, Cypress, Field Maple, Ginkgo, Hawthorn, Hazel, Holly, Poplar, Silver Birch, Sycamore, Weeping Willow.
- 8.7.3 The trees within the Monastery and field extension are not subject to a Tree Preservation Order.
- 8.7.4 Any tree removal required as part of future planning applications should be mitigated through landscape planting of new trees to provide a future legacy and maintain the visual amenity within the local and wider landscape.



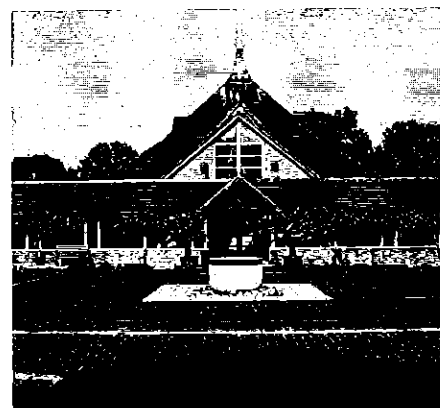
8 Site Specific Considerations

8.8 Design Requirements

- 8.8.1 The Masterplan provides the Monastery with the opportunity to arrange and site the buildings in a way which is more suitable for Monastic use. Whilst the central temple and courtyard is retained, each of the new buildings sited around it has a different use or function that is required in order for the Monastery to operate efficiently and effectively.
- 8.8.2 The layout, scale and use of the buildings has been determined based on the requirements set by the Monastery. The proposed Masterplan provided on the following page, labels the buildings according to their use. A description of the various uses is provided as follows:
- 1 Nuns' Area
 - 2 Female Guest Area
 - 3 Amara Kuti (Accommodation used by a Senior Nun)
 - 4 Workshop and General Storage
 - 5 Kitchen and Sala
 - 6 Admin Block
 - 7 Bodhi House (Monks' and Nuns' family and friends guest accommodation)
 - 8 Male Lay Residents
 - 9 Monks' Vihara & Male Guests
 - 10 Nursing Kuti
 - 11 Retreat Centre
 - 12 Bodhiyana Hall (General purpose building for meditation workshops, classes, discussion and study groups)
 - 13 Female Lay Residents
 - 14 Stupa Area
 - 15 Abbots Kuti (Accommodation used by a Senior Monk)

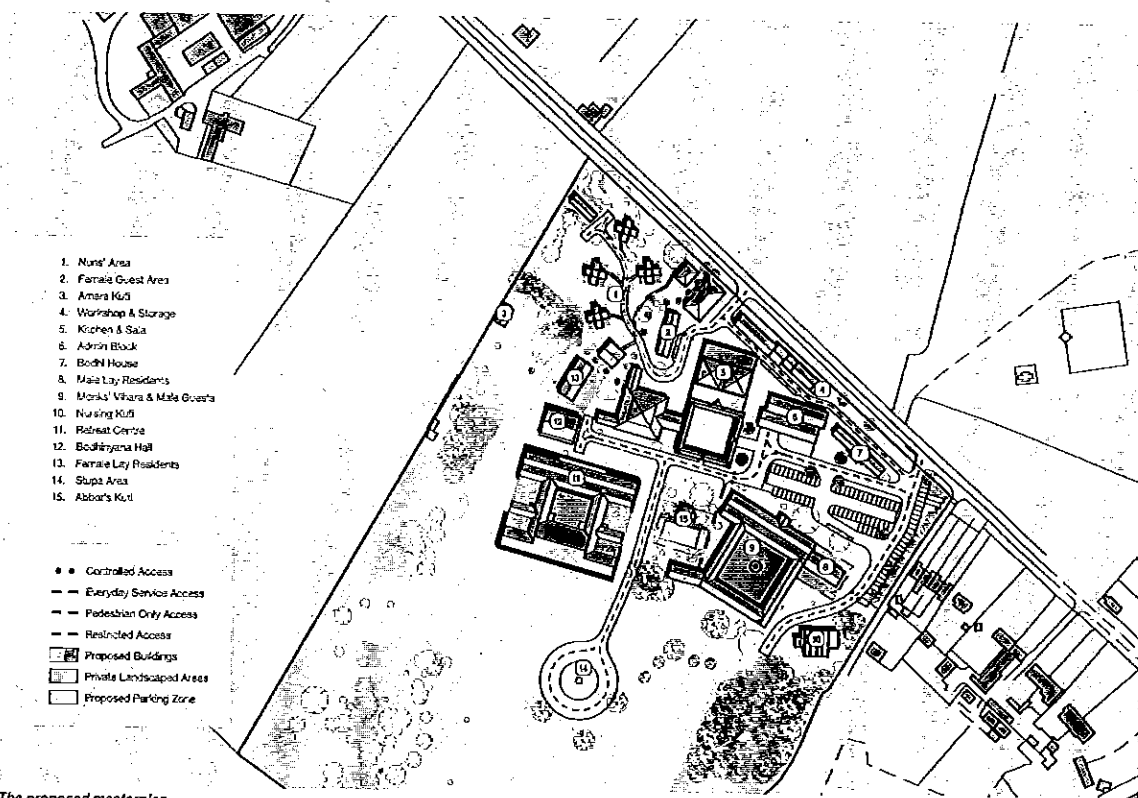
8.9 Key Objectives of the Proposed Masterplan

- 8.9.1 The broad objectives for the preparation of a Development Brief are outlined as follows:
- The opportunity to replace the existing outmoded and inefficient buildings on the site;
 - To produce a masterplan which sets out an appropriate layout and scale of buildings, to be redeveloped in phases over circa 10-20 years, which are more suitable and appropriate for Monastic use;
 - The design of the proposed buildings will be sensitive and respectful to its Chiltern AONB location, views and setting;
 - The design of the buildings will appear respectful in context to the central temple, which is to be retained and forms the 'heart of the site';
 - The layout of the buildings and landscaping will be designed to benefit from natural daylight/sunlight;
 - The opportunity to formalise the servicing and parking arrangements within the site and on festival days;
 - The opportunity to significantly reduce the energy demand through the use of renewable/alternative energy technologies;
 - The opportunity to incorporate sustainable technologies in order to provide an improved environment to the monastery. For example natural lighting, heat distribution, acoustic performance and separation, natural ventilation, reduced/recycled water consumption.



Existing temple and courtyard to be retained

9.1 The Proposed Masterplan



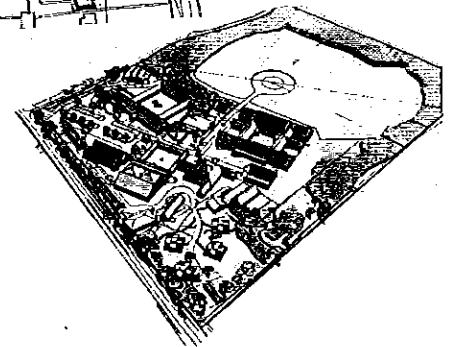
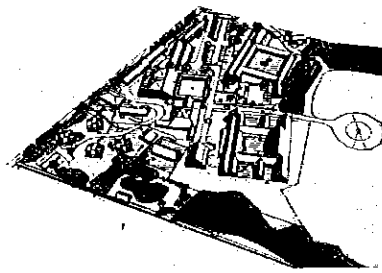
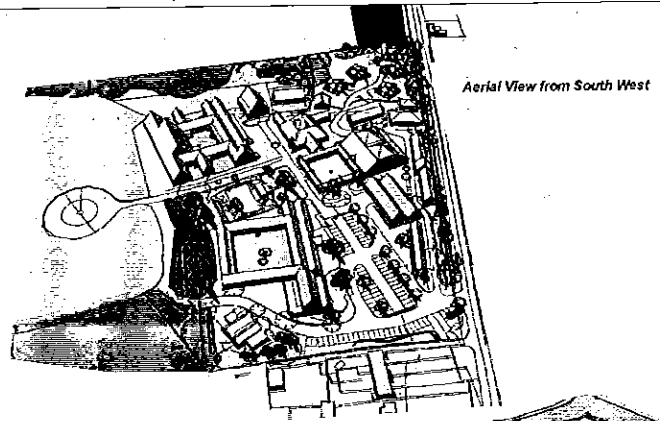
The proposed masterplan

9 The Proposed Masterplan Solution

9.2 Design Principles

9.2.1 The key design principles are summarised as follows:

- The replacement buildings are positioned in largely the same locations as the existing buildings on the site;
- The buildings will be predominately single storey in height;
- The design of the buildings are sympathetic to the character of area and recessive to the central temple which is being retained;
- The new buildings will be constructed of brick, stone and timber, using the Chittam Design Guide as a reference;
- Creation of a formalised parking court for the monastic community's use and visitors to the site;
- Formalised servicing arrangements are to be provided on the site;
- Strengthened landscaped boundaries and ecology enhancements will be provided throughout the site.



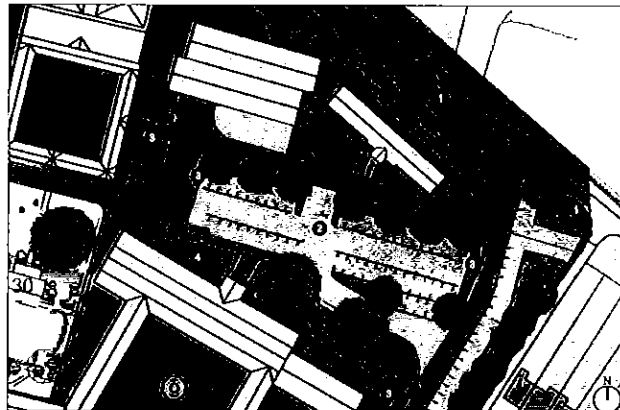
9.3 Landscape Strategy

9.3.1 The landscape strategy offers the opportunity to create and enhance landscaped areas within the site. The landscape strategy is based on the following key principles:

- Retention of the existing hedging/landscaped boundary to St Margarets Lane;
- Strengthen existing landscaped areas within the site, where required;
- Opportunities to create interesting formalised landscaped areas within the site;
- Opportunities to provide landscaped screening between the different building uses within the site.

9.3.2 Future planning applications should be supported by a detailed landscape plan, which outlines the details of:

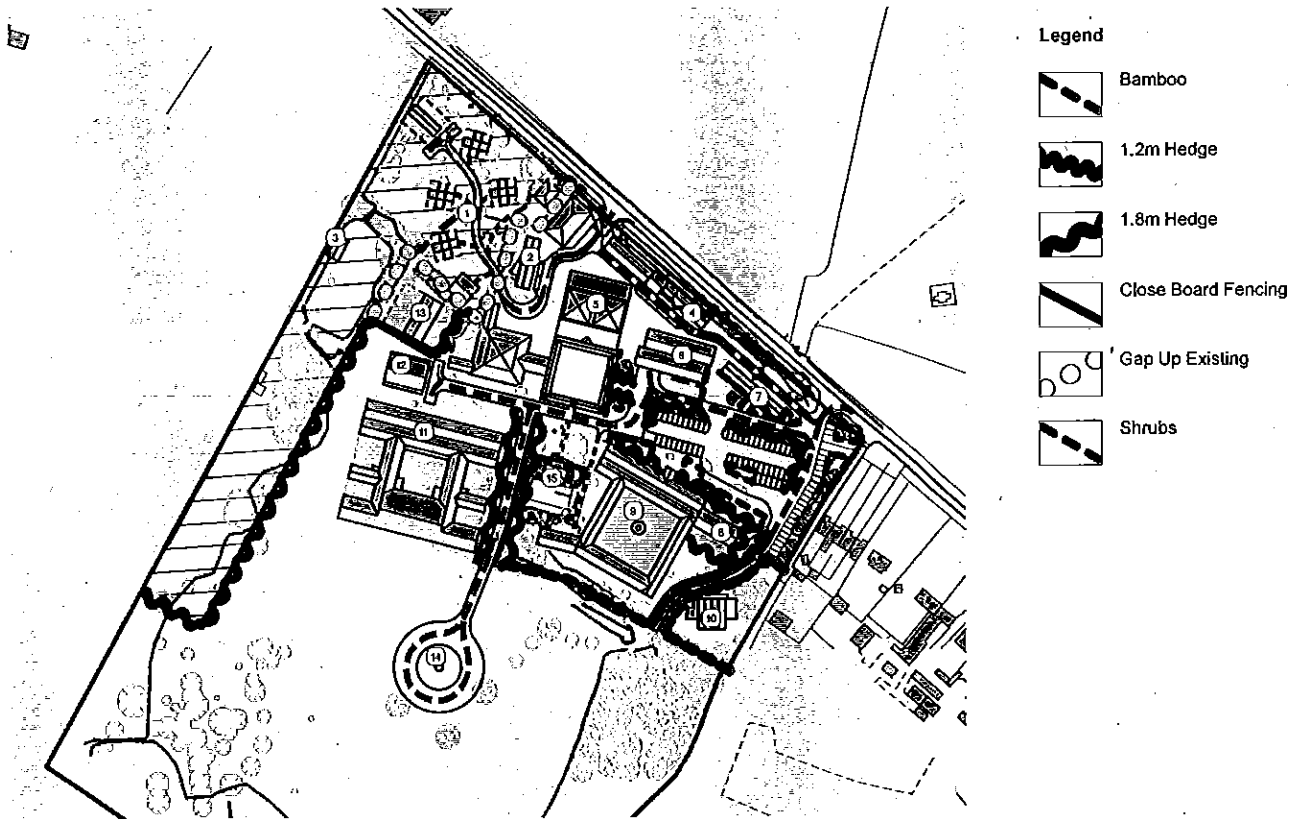
- Tree planting to strengthen the existing landscape within the site;
- Details of boundary treatments, such as brick walls, fences and hedging to be provided within the site;
- Details of hard and soft landscaped areas within the site, such as car parking areas.



Landscape Strategy Plan for Arrival Space

9 The Proposed Masterplan Solution

9.3 Landscape Strategy



10.1 Amaravati Buddhist Monastery Masterplan – Summary

10.1 Amaravati Buddhist Monastery Masterplan – Summary

- The opportunity to strengthen and enhance the landscaped environment.

10.1.1 The purpose of the Masterplan is to investigate objectives/options for the future improvements to the site and to establish a planning/design framework and set a blueprint for the future phased planning applications as they come forward for the site.

10.1.5 The overarching objective for the Masterplan is to create a sustainable community, in a layout and scale that is 'fit for purpose' for use by the Monastery. The future proposals for this site are envisaged to be highly sustainable, incorporating renewable energy sources, in order to keep the running costs low. The Masterplan is based on the principles of creating a highly sustainable 'eco village'.

10.1.2 The Masterplan Brief is intended to explore the opportunities presented by the improvements to the site and to establish the framework for the future redevelopment of the site. The Masterplan is also intended to form part of the evidence base in support of the site's allocation as a 'social and community facility' within the Dacorum Site Allocations Development Plan Document.

10.1.3 The Masterplan Brief for the site will support the Council's emerging Site Allocations Development Plan Document. Once adopted, the Masterplan will provide the basis for which future phased planning applications will be considered.

10.1.4 In addressing the deficiencies of the existing accommodation on the site and the Monastery's future requirements, the following opportunities are outlined as follows:

- The opportunity to remove and replace the existing outmoded and inefficient buildings on the site;
- To produce a masterplan which sets out an appropriate layout and scale of buildings, which are more suitable and appropriate for Monastic use;
- The opportunity to design buildings in a sensitive and respectful manner, appropriate to its Chiltern AONB location, views and setting;
- The opportunity to significantly reduce the energy demand through the use of renewable/alternative energy technologies;
- The opportunity to incorporate sustainable technologies in order to provide an improved environment to the monastery. For example natural lighting, heat distribution, acoustic performance and separation, natural ventilation, reduced/ recycled water consumption.
- The opportunity to design the layout of the buildings and landscaping to benefit from natural daylight/sunlight;
- The opportunity to formalise the servicing and parking arrangements within the site and on festival days;

Appendix Planning Policy

Dacorum Core Strategy (Pre Submission Version 2011)

Dacorum has received the independent Inspector's Report following the public examination into the Core Strategy in 2012. The Council will consider the adoption of the Core Strategy at the Cabinet meeting of the 17th September 2013 and Full Council on the 25th September 2013.

A list of all the relevant planning policies in the Core Strategy are listed below:

- Policy CS1: Distribution of Development
- Policy CS 1: Selection of Development Sites
- Policy CS3: Managing Selected Development Sites
- Policy CS8: Sustainable Transport
- Policy CS9: Management of Roads
- Policy CS 10: Quality of Settlement Design
- Policy CS 11: Quality of Neighbourhood Design
- Policy CS 12: Quality of Site Design
- Policy CS 23: Social Infrastructure
- Policy CS 24: The Chilterns Area of Outstanding Natural Beauty
- Policy CS 25: Landscape Character
- Policy CS 26: Green Infrastructure
- Policy CS 27: Quality of the Historic Environment
- Policy CS 28: Carbon Emissions Reductions
- Policy CS 29: Sustainable Design and Construction
- Policy CS 31: Water Management
- Policy CS 32: Air, Soil and Water Quality
- Countryside Place Strategy

Dacorum Local Plan (Policies as saved 1991-2011)

The Local Plan and supplementary policies listed are 'saved' until these policies are replaced by the Local Development Framework. A list of all the relevant planning policies in the Dacorum Local Plan are listed below:

- Policy 1: Sustainable Development Framework
- Policy 8: Selected Small Villages in the Rural Area
- Policy 11: Quality of development
- Policy 49: Transport Planning Strategy
- Policy 51: Development and transport impacts
- Policy 55: Traffic Management
- Policy 57: Provision and management of parking
- Policy 58: Private parking provision
- Policy 63: Access for Disabled People
- Policy 67: Land for social and community facilities
- Policy 68: Retention of Social and Community facilities
- Policy 96: Landscape Strategy
- Policy 97: Area of Outstanding Natural Beauty
- Policy 98: Landscape Regions
- Policy 99: Preservation of Trees, Hedgerows and Woodlands
- Policy 100: Tree and Woodland Planting
- Policy 101: Tree and Woodland Management
- Policy 111: Height of Buildings
- Policy 122: Energy Efficiency and Conservation
- Policy 123: Renewable Energy
- Policy 124: Water Conservation and Sustainable Drainage Systems
- Policy 129: Storage of Recycling and Waste on Development Sites
- Appendix 5 – Parking Provision

The Chilterns Buildings Design Guide

Given the site's location within the Chiltern Area of Outstanding Natural Beauty, the Chilterns Buildings Design Guide will guide and influence the future design of the new buildings on the site.

The Chilterns Building Design Guide provides guidance on ways in which the outstanding and distinctive qualities of the Chilterns AONB can be conserved or enhanced when building takes place. The objectives of the Design Guide are listed as follows:

- Raise awareness of the quality of the traditional built character of the Chilterns AONB
- Help identify and protect the distinctive traditional built character of the Chilterns AONB and thereby promote local identity;
- Inspire high quality design in new developments which respect the traditional built character of the AONB
- Re-establish traditional character in areas of the AONB where it has been damaged or eroded
- Provide a co-ordinated and integrated approach for design advice throughout the AONB
- Ensure that appropriate development respects its local context and the wider landscape
- Promote sustainability in design and use of resources, particularly locally produced building materials.

Chapter 3 of the Design Guide 'Designing New Buildings', sets out principles and 'checklists' to assist with the design and siting of new housing and a wide range of other buildings.

Emerging Dacorum Site Allocations Development Plan Document

The Site Allocations Development Plan Document will set out the location, scale and timeframes for the key sites that will help shape the borough over the next 15-20 years. Dacorum is intending to go out to consultation on the Site Allocations DPD in 2014.

The Masterplan Brief is intended to explore the opportunities presented by the improvements to the site and to establish the framework for the future redevelopment of the site. The Masterplan is also intended to form part of the evidence base in support of the site's allocation as a 'social and community facility' within the Dacorum Site Allocations Development Plan Document.