Amaravati Buddhist Monastery Great Gaddesdon

Masterplan Brief - The English Sangha Trust
1.1 Executive Summary

1.1.1 The Masterplan Brief has been prepared on behalf of The English Sangha Trust, to investigate the future redevelopment option for the Amareswadi Buddhist Monastery situated in Great Gaddesden.

1.1.2 The site of the Amareswadi Buddhist Monastery was purchased in 1994 and has been in the stewardship of The English Sangha Trust ever since. It occupies an area of approximately 20 hectares with 22 main and similar ancillary buildings. The site was originally used as a school and many of the existing buildings date from this era.

1.1.3 Since the site 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 dismantled and replaced using an oak frame/brickwork construction in the 1999/00. A dormitory block was also constructed at that time. This has been the only major new building 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 originally as a summer camp and is not 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 housing, maintaining, replenishing and providing energy for the buildings has significantly increased during the last 15–10 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 as a Monastery has brought the Trust to consider its future on the site. The Trust decided that it wished to continue its activities at the location and is now planning development of the site in a way that 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 development of the site. The Masterplan site is intended to form part of the site's future planning development plan and to work on the terms of the outline 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 Exhibitions held on 27th July 2013 and feedback received during and after the exhibition;
- Masterplanning and design development work by GML Architects and Partners;
- Advice on highways and transport from Ecotect;
- Advice on energy and sustainability provided by SCI, 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.

Paul Judd
Amareswadi Buddhist Monastery, Great Gaddesden, Maldon, Essex - The English Sangha Trust
2 Site Description and History of the Site

2.1 Site Description and Location

2.1.1 Great Gaddesden is a hamlet located in the Chiltern Hills, north of Wendover and south of Wingfield. The site is sited outside the defined village settlement boundary on St Margaret’s Lane.

2.1.2 The site occupies an overall area of approximately 43.35 hectares with 21 acres and smaller ancillary buildings. The Main Enclosure Site is an area of approximately 34.30 hectares and an additional area of open space to the south of the Main Enclosure Site of approximately 4.60 hectares. These areas should be seen as integral to each other and function as such.

2.1.3 Great Gaddesden is located 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 mature forested landscapes. The special qualities include the chalk downland, which is surrounded by woods of oak, hazel, and elm, and the network of ancient chalk paths and ridges.

2.1.4 The topography of the landscape is high and undulating, with numerous localised hillocks and hollows. The site lies on the top of Pipers Hill outside the main village settlement which lies at the bottom of Pipers Hill. The site is centred on an area of north-south, east-west, valleys. The Gade Valley has a broad and gently undulating valley floor, although the middle reaches of the Gade Valley have eroded steep sides in places. This uniformity allows long views down along the open valley and from the valley slope, particularly from the north-east.

2.2 Surrounding Areas

2.2.1 The surrounding area comprises predominantly residential housing, land and lightly industrial use. Great Gaddesden contains all the ingredients of a classic village — a fine medieval church, substantial Victorian houses, school, former pub, farm buildings, and small buildings including stables and brick cottages. Further up Pipers Hill towards the site on the north-eastern edge of the estate lies Great Gaddesden House, a mid-19th century building of brick and stone construction.

2.2.2 The buildings include a wide variety of Chiltern vernacular materials, and their respective scale and style. The Landscape Character Assessment for Dacorum (2014) identified Great Gaddesden as part of the Higher Grade Valley (Area 173).

2.3 Planning History

2.3.1 Since the 1970s, a number of major planning applications have been submitted to Dacorum Borough Council, predominantly for repair and alteration works to the existing buildings.

2.3.2 A significant planning application was submitted to Dacorum Borough Council in 1995, in addition to the erection of the central church and yard building (Planning ref. 400448/9645), which was granted consent in 1996.

Roilo Judd
Arnside UK
2.4 History of the Site

2.4.1 The purpose of the acquisition by the Trust was to provide a spiritual resource, a facility which could be used by both the resident
congregations and the wider 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 1930 on
brick piers foundations, utilizing 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 the closure, replacement and clearance, of
landscaping etc.

2.4.4 The temple and courtyard division was constructed in 1999 on
what was formerly the school playground and the site of one of
the former school buildings. This has been the only major new
building project since the site was purchased, the basic brief and
position of the remaining buildings is as they were when the site
was originally constructed.
3 The Monastic Community

3.1 Amaranth was purchased in 1994 to provide a contemplative centre near London which could be both a new monastery for growing monastic community and as a place where lay Buddhists and interested people could learn and practice the Buddhist way of life. This includes a commitment to mindfulness and mental awareness through meditation and through the arts and life, as a way to nurture greater compassion and wisdom in oneself and others.

3.2 Aside from separate monastic and nunnery communities, the monastery has resident volunteers and overnight guests, as well as day visitors. Part of the site is also a service as a retreat centre, where monastic teachers lead intensive residential meditation retreats of three to fifteen days. Around 50 people comprise the monastic community, with approximately 50 people utilizing the retreat centre facilities, depending on the time of year.

3.3 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 as 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, practice or facilities the community offers.

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

Amaranth Kathina Festival

*Roelle Judd - Amaranth Building Project Fundraiser for Macapalai Bhante - The English Langford Hall*
The Need to Upgrade and Improve the Site

4.1 Introduction

4.1.1 This section summarises an appraisal of the demands on the Arnamand 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 Arnamand's regular workshops with its stakeholders.

4.1.3 The main factors for the redevelopment of this site relate to the impractical costs associated with running and maintaining the buildings and facilities, 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

Connecting Corridor to the Retreat Centre

Men's Retreat Centre Lounge

Existing workshop to be replaced
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 requirement (including both thermal and electrical) for the overall site is around 9 MW. This could be significantly reduced if the site were to be reorganised using 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 use of the site. The Trust decided that it wished to continue its activities on the site, but that a new layout and plan to regenerate the site would be the most appropriate way forward.

4.2.3 Having considered these matters over a period of time the Trust feels that in order to continue its activities on the site, without the burden of existing maintenance and repair costs to buildings which are close to, or past their sell by date, a programme of phased improvements in the legal way forward.

4.2.4 A number of deficiencies have been identified in relation to the continued use of the existing buildings on the site. These are outlined, along with the proposed solutions as follows:

1. Timber buildings constructed in 1959 and suffering from water ingress due to external pressure on insulation, maintenance and repair and energy.

2. Buildings are built on brick piers with open areas beneath which create wind problems.
   Solution – Modern construction methods would eliminate this problem.

3. Insulation levels are poor in the individual buildings and consequently do not function well effectively.
   Solution – Freeze cold storage is designed with integrated design.

4. Heating system is based from the individual buildings and consequently do not function well effectively.
   Solution – Frore cold storage is designed with individual storage.

5. Currently there is no dedicated facility for mediation 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 departments 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 vulnerable and inefficient buildings on the site.
• To produce a masterplan which seeks out an appropriate layout and mix of buildings, which are more suitable and appropriate for Milling’s use.
• The opportunity to design buildings in a sensitive and highly regarded manner, apposite to its Chilham 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 in the future day.
• The opportunity to strengthen and enhance the landscape environment.
5.1 Introduction

5.1.1 Over the last 18 months, in conjunction with its contract partners, The English Heritage Trust decided to move forward in developing a masterplan for the white 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 interrupted, 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 new village.

5.1.3 Given the nature of this proposal, its sensitive location in the Area of Outstanding Natural Beauty and the length of time over which the studies have been taking place (some 15-20 years) we consider the best way to move at the proposals forward is by way of preparation of a masterplan in conjunction with Dartington 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 a framework 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) set out the government’s objectives for community involvement that will promote the quality development needed to deliver sustainable development. 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 interests and improved outcomes for the community (para 6.8).

6.1.3 Democracy Statement of Community Involvement (2013) guidance encourages developers and owners to involve the local community in an early stage in the form of pre-application discussions or pre-application events. The purpose of consulting on planning policy issues and planning applications is to:

- Provide opportunities for constructive contributions and involvement, as appropriate;
- Enhance the quality of decision-making by the Council;
- Promote a sense of responsibility where appropriate; and
- Raise awareness of the issues and understanding of divisional issues.

6.1.4 Rothwell Manning 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 interested parties were aware of the proposed transformation of the site and provide the opportunity for the community to share their views on the proposed developments. Advice was sought from Darlington Borough Council officers to ensure that the consultation was undertaken in accordance with Democracy Statement of Community Involvement.
6.2 Public Exhibition

6.2.1 A public exhibition was held on the 22nd 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. Publicity was provided and there was an opportunity to ask questions on the scheme.

6.2.2 The following stakeholders were invited to the exhibition:

- Ward Councillor Alex Chapman
- Ward Councillor Harry Killen
- The Parish Council (a presentation was also made to the Parish Council on the 22nd July 2013)
- The Chinatown Society
- Tenants were also sent to 200 residential and commercial tenants throughout the wider area.

6.2.3 The public exhibition was held on the 22nd July 2013 at the Amman Valley Museum. The exhibition took place on a Saturday between 10am and 4pm to ensure that the exhibition was held on a standard working day.

6.2.4 The exhibition took place on a Saturday between 10am and 4pm to ensure that the exhibition was held on a standard working day.

6.2.5 The Project Manager, Planning, Construction, Highways,Consultants and members of the Amman Valley Museum and the English Heritage 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 Minster.

6.3 The Consultation Process

6.3.1 More than 100 people visited the exhibition throughout the day and a feedback form was completed. Many visitors complemented the design of the masterplan and welcomed the environment of the site.

6.3.2 A summary of the feedback is provided as follows:

- The proposed Masterplan is welcomed
- A well-planned Masterplan design, respectful to its context,
- Supportive of the improved sustainability and energy efficiencies to be incorporated into the proposals,
- Trolleys 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 Minster. Plans are also available from the Minster for people to take home. A PDF version of the exhibition boards is available on the Amman Valley Museum website.
7 Planning Framework

7.1 Planning Policy

7.1.1 This section sets out the key relevant national and local policies that have influenced the preparation of the Masterplan.

7.1.2 The planning policy framework for the site is made up of the following documents:

- National Planning Policy Framework (2011)
- Local Plan (pre-submission version 2011)
- Stonehouse Local Plan (Policies as saved 1991-2011)
- Updated Development Plan Document

7.1.3 A summary of the Stonehouse Local Plan and the City's Building Design Guide Policies are provided at Appendix I.

7.2 Site Designations

7.2.1 The local Plan proposes to identify the site as falling within the Area of Outstanding Natural Beauty. There are no other designations on the site.

7.3 National Planning Policy Framework

7.3.1 National Planning Policy Framework (NPPF) March 2012 – the NPPF sets out the Government's planning policies for England. The NPPF superseded the embodied Planning Policy Statements (PPS) and Guidance (FG) documents. At the heart of the NPPF is a presumption in favour of sustainable development. The NPPF recognises that there are three dimensions to sustainability: development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of tasks, which are mutually dependent and should not be undertaken in isolation:

- An Economic Role – contributing to building a strong, competitive and competitive economy by ensuring that new land is available in the right places and at the right time to support growth and innovation, and thereby identifying and coordinating development requirements, including the provision of infrastructure;
- A Social Role – supporting strong, vibrant and healthy communities, by ensuring the supply of housing required to meet the needs of present and future generations, and by creating a high quality built environment, accessible local services that reflect the community's needs and supports its health, social and natural 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, minimize waste and pollution, and mitigate and adapt to climate change including meeting the targets in a low carbon economy.

7.3.2 The NPPF states that planning sustainability development involves delivering positive improvements in the quality of the built, natural and historic environment, as well as people's quality of life, including:

- Making it easier for jobs to be created in cities and towns;
- Making a full use of the diversity of the built environment;
- Reducing flood risk and flooding; and
- Improving the conditions in which people live, work, travel and take leisure.

7.3.3 Paragraph 68 Planning policies and decisions should not be made to impose architectural styles or pedestrian layouts and they should not be used to create a particular spatial or visual framework requirements to ensure that certain development forms or styles. It is, however, proper to seek to promote or reinforce local character.

7.4 Emerging Documents Site Allocations Development Plan Document

7.4.1 The Development Plan Document will set out the location, size and intentions for the key sites that will help shape the borough over the next 15-20 years. Elsworth 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 development of the site. The Masterplan Brief is intended to form part of the site's evidence base in support of the site's allocation as a social and community facility within the Development Plan Document.
6.1 Introduction

6.1.1 This section of the Masterplan briefly identifies the key factors relating to the development of the site and sets down the general principles that will guide the future development. Each of these issues is likely to affect the final design, layout and content of the future development. This will include:

- Key View Analysis
- Developing a transport and movement strategy
- Car parking strategy
- Energy sustainability
- Ecology
- Existing Toec and Vegetation
- Design Requirements

6.2 Key View Analysis

6.2.1 The extent to which the Arundel and District Monastery Site is visible from the surrounding landscape depends on the degree of visibility. The relative visibility is influenced by the visual appeal of the site and its isolation from roads, public rights of way and properties. The influence of the visual impact of the existing site on the immediate surroundings. Seasonal change in planting schemes and different plant materials will affect the available views.

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

6.2.3 To indicate the degree of visibility, 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 distant view of the site, or a direct view where the site is partially as a visual part of the view.
- Open View: A clear view of the significant proportion of the site within the wider landscape.

6.2.4 While the site is located on a major driveway, due to the combination of topography and layers of vegetation, views to the north of the site are limited to the adjacent boundary edge.
Site Specific Considerations

6.2 Key Views Analysis

Photograph - Viewpoint 1
View looking south-east towards the l皇家马会海湾位于Horse Lane. View of the site was slightly obscured due to the presence of dense foliage and vegetation.

Photograph - Viewpoint 2
View looking south-east towards the site from along Shadwell Lane. View of the site was slightly obscured due to the presence of dense foliage and vegetation.

Photograph - Viewpoint 3
View looking south-west towards the site from along Shadwell Lane. View of the site was slightly obscured due to the presence of dense foliage and vegetation.

Photograph - Viewpoint 4
View looking north-west to the site from viewpoint 010. View of the site was slightly obscured due to the presence of dense foliage and vegetation.
8 Site Specific Considerations

8.2 Key Views Analysis

Photograph - Viewport 1
View looking southward along the windshield of a Southbound Coach. Views of a Southern boundary are shown, and a sense of the overall landscape is provided.

Photograph - Viewport 2
View looking southward along the windshield of a Northbound Bus. Views of the boundary are shown, and a sense of the overall landscape is provided.

Photograph - Viewport 3
View looking southward along the windshield of a Southbound Bus. Views of the boundary are shown, and a sense of the overall landscape is provided.

Photograph - Viewport 4
View looking southward along the windshield of a Northbound Coach. Views of the boundary are shown, and a sense of the overall landscape is provided.

Photograph - Viewport 5
View looking southward along the windshield of a Southbound Bus. Views of the boundary are shown, and a sense of the overall landscape is provided.

Photograph - Viewport 6
View looking southward along the windshield of a Northbound Bus. Views of the boundary are shown, and a sense of the overall landscape is provided.
8.3 Developing a Transport and Movement Strategy

8.3.1 A key component of the Masterplan proposal is to improve and formalise the current access arrangements on the Monastery site and the parking provided within the site. This will be undertaken on a day-to-day basis and during special festival days. The Monastery will provide two points of access, one as a main entrance and one as a service access. Minor amendments are proposed to the two existing accessways to allow for efficient access, egress and circulation.

8.3.2 The Masterplan proposal will not include proposals to increase the numbers of people visiting the Monastery, but to 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 proposal will provide support facilities to replace the existing structures but will not significantly affect the operation of the Monastery. As a result, there will be no significant change in the number and type of journeys.

8.3.3 Non-intrusive in nature, the Masterplan proposal provides an opportunity to improve parking, transportation, 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 making improvements to the service access and new on-site parking and servicing facilities.
- To provide facilities for 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 provide a Green Travel Plan (GTP) which will promote travel to and from the Monastery by sustainable modes and to reduce single-occupancy car use. The GTP will quantify the current and predicted journeys by vehicle mode and set targets and objectives for the future.
- To prepare an Event Management Plan to respond to increased parking arrangements during festival days and celebrations.
- To reduce 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 ensure that car parking is provided in such a way as to 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:

- On-site parking for visitors and non-resident staff.
- Long-term parking for residents and those staying overnight or doing extensive research.
- Festival parking, which would be provided on a temporary basis on the approach to the site from the main access point.

8.4.4 The careful arrangement of these parking facilities allows parking activity to be managed on a day-to-day basis, so as to prevent congestion and provide a dedicated car parking area, which includes a dedicated coach parking area. The car parking is carefully sited adjacent to the main access point.

8.4.5 The main car parking area (for visitors, non-resident staff, students, and those staying overnight) would accommodate around 100 cars and would include a dedicated coach parking area. The car parking area is sited adjacent to the main access point.

8.4.6 The overall scheme provides for a phased approach to car parking facilities to be provided, with a phased approach in which those facilities which are secure, covered, and well-lit.
8 Site Specific Considerations

8.3 Developing a Transport and Movement Strategy
Site Specific Considerations

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 economic use. The following key sustainability and energy objectives have been designed in accordance with the objectives of the County Council Strategy and will be incorporated where possible into future planning applications:

- Energy Efficiency
  - Explore opportunities to introduce low energy lighting;
  - 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 bioretention where possible.

8.5.2 The strategy foresees that future planning applications will include best practice sustainable design measures and a significant reduction of the G01 emissions through a combination of passive design measures, energy efficiencies as well as utilizing on-site renewable technologies.
Site Specific Considerations

86.1 Given the configuration 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 open and subject to development. Hertfordshire A Char number one may impact 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 pollinators and birds.
- Where possible, continue to retain woodland any cleared trees and shrubs and create additional legacies in shelter belts within the landscaped areas of the site. This will aid windbreaks, including potentially shade tolerant and evergreen. Full understanding of their size, species, and habitat needs. Full understanding of their size, species, and habitat needs. Full understanding of their size, species, and habitat needs.
- Rural sites in Hertfordshire are used by a variety of bird and bat species. If bat and bird boxes were to be erected on building sites, it would enhance the appeal of the site for both bird and bat 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 trees stock in order to enable an initial assessment of the site opportunities and constraints.

8.7.2 In general the tree stock consists of a stock mature and early middle-aged including Ash, Maple, Cherry, Olive, Cypress, Field Maple, Oak, Hawthorn, Hazel, Holly, Poplar, Silver Birch, Spruce, 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 setting context within the local and wider landscape.
Site Specific Considerations

8.6 Design Requirements

8.6.1 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 sit around them in different ways or function that is required in order for the Monastery to operate effectively and efficiently.

8.6.2 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 Guests Area
3. Amarnath House (Recommended by a Sector Trust)
4. Workshop and Ceramic 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' Nurseries & Male Guests
10. Monastery Hall
11. Retreat Centre
12. Bednasakai Hall (Massive purpose building for meditation workshops, classes, discussion and study groups)
13. Female Lay Residents
14. Shiva Area
15. Abbott's Cell (Accommodation used by a Senior Monk)

8.6.3 The key objectives for the preparation of a Development Brief are outlined as follows:

- The opportunity to locate the existing monastic and administration buildings on the site.
- To produce a master plan which sets out an appropriate layout and scale of buildings. To be developed in phases over a period of around 10-15 years, which are more suitable and adaptable for Monastic use;
- The design of the proposed buildings will be sensitive and respectful to its Chidradurga location, views and setting;
- The design of the buildings will be respectful in context to the central temple, which is the spiritual and focal point of the site;
- The layout of the terraces and landscaping will be designed to integrate the buildings into the temple;
- The opportunity to formulate the landscaping and parking arrangements within the site and on festival days;
- The opportunity to significantly reduce the energy demand through the use of renewable energy technologies.
- The opportunity to incorporate sustainable technologies in order to provide an improved environment for the monastery. For example, natural lighting, heat distribution, acoustic performance and separation, natural ventilation, reduced water consumption.
9.1 The Proposed Masterplan

The Proposed Masterplan

- Hunt Area
- Former Guard Area
- Arches North
- Water Tower Gate
- High Street
- School
- Hospital
- Road
- Student Union & North Block
- Ponds
- Nursing Block
- Michael Centre
- School Block
- Hamlet
- Roads
- Mothership

Legend:
- Controlled Access
- Everyday Vehicular Access
- Private Vehicular Access
- Restricted Access
- Proposed Buildings
- Proposed Chubbled Area
- Proposed Parking Area
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 predominantly single storey in height.
- The design of the buildings is sympathetic to the character of area and seamless to the coastal landscape which is being retained.
- The new buildings will be constructed of brick, stone and timber, using the Culture Design Guide as a reference.
- Creation of a formalised parking court for the municipal office, community's use, and visitors to the site.
- Formalised servicing arrangements are to be provided on the site.
- Strengthened landscaped boundaries and ecology enhancement will be practiced throughout the site.
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:

- Remove all existing hedges and landscaped boundary to St Margaret's 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;
- Use of boundary treatments, such as brick walls, fences and hedging to be provided within the site;
- Rendered external and soft landscaped areas within the site, such as car parking areas.

Legend
- Existing Trees
- Proposed Trees
- Existing Hedge
- Proposed Hedge
- Grass
- Aggregate Surfacing
- Tarmac Surfacing
- Natural Surfacing
- Aggregate Surfacing 50% Cover and Tarmac
- Aggregate Car Park entrance by Hedging
- Proposed Hedge
- Proposed Trees

Landscape Strategy Plan for Arrival Spaces
The Proposed Masterplan Solution

9.3 Landscape Strategy

Legend

- Bamboo
- 1.2m Hedge
- 1.8m Hedge
- Close Board Fencing
- Gap Up Existing
- Shrubs
10.1 Amarnath Madhablicas Monastery Masterplan - Summary

10.1.1 The purpose of the Masterplan is to investigate objectives for the future improvements to the site and to establish a planning framework and set a direction for the future phased planning applications and how they come forward for the site.

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 elevation as a social and commimal facility within the Darwin Site Allocations Development Plan Document.

10.1.3 The Masterplan Brief for the site will support the Council’s emerging sites allocations and development plan. Once adopted, the Masterplan will provide the basis for which future phased planning applications will be considered.

10.1.4 In addressing the efficiencies of the existing accommodation on the site and the monastery’s future requirements, the following opportunities are outlined as follows:

- The opportunity to demolish 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 monastery use;
- The opportunity to design buildings in a sensitive and appropriate manner appropriate in its architectural location, views, and setting;
- The opportunity to significantly reduce the energy demand through the use of renewable or alternative energy technologies;
- The opportunity to incorporate sustainable technology in order to provide an improved environment for the monastery. For example, natural lighting, local distribution, acoustic performance and separation, natural ventilation, and recycled and reused water consumption;
- The opportunity to align the layout of the buildings and landscaping to benefit from natural daylight, and.
- The opportunity to formalise the servicing and landscaping arrangements within the site and on external areas;

10.1.5 The overarching objective for the Masterplan is to create a sustainable community, in a layout and scale that is fitting for purpose, for one by the monastery. The future proposals for the site are an opportunity 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 viable socio-economic village.
Appendix Planning Policy

Dacorum Core Strategy (Pre Submission Version 2011)

Dacorum has received the Independent Inspector's Report following the public examination of 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 27th September 2013.

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

- Policy CS1: Distribution of Development
- Policy CS2: Selection of Development Sites
- Policy CS3: Managing Selected Development Sites
- Policy CS4: Sustainable Transport
- Policy CS5: Management of Roads
- Policy CS6: Quality of Settlement Design
- Policy CS7: Quality of Neighbourhood Design
- Policy CS8: Quality of Site Design
- Policy CS9: Sector Infrastructure
- Policy CS10: The Chiltern Area of Outstanding Natural Beauty
- Policy CS11: Landscape Character
- Policy CS12: Greens Infrastructure
- Policy CS13: Quality of Historic Environment
- Policy CS14: Carbon Dioxide Reductions
- Policy CS15: Sustainable Design and Construction
- Policy CS16: Water Management
- Policy CS17: Air, Soil and Water Quality
- Countryside Place Strategy

Dacorum Local Plan (Policies as amended 2013)

The Local Plan and supplementary policies listed are 'amendable' and their 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 2: Selected Small Villages in the Rural Area
- Policy 3: Quality of Development
- Policy 4: Transport Planning Strategy
- Policy 5: Development and Transportation Impacts
- Policy 6: Traffic Management
- Policy 7: Preservation and management of parking
- Policy 8: Private parking providers
- Policy 9: Access for Disabled People
- Policy 10: Land for Social and Community Facilities
- Policy 11: Revitalisation of Busy and Community Facilities
- Policy 12: Landscape Strategy
- Policy 13: Area of Outstanding Natural Beauty
- Policy 14: Landscape Regeneration
- Policy 15: Preservation of Trees, Hedgerows and Woodlands
- Policy 16: Trees and Woodland Management
- Policy 17: Heights of Buildings
- Policy 18: Energy Efficiency and Conservation
- Policy 19: Renewable Energy
- Policy 20: Water Conservation and Sustainable Drainage Systems
- Policy 21: 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 inform the design of the new buildings on the site.

The Chilterns Buildings Design Guide provides guidance for developers on how to make the most of the site's potential to create high quality and distinctive buildings that are in keeping with the traditional character of the Chilterns. The guide highlights the importance of respecting the existing built environment and ensuring that new development is sympathetic to the surrounding landscape.

Chapter 3 of the Design Guide, "Designing New Buildings", sets out the key principles and strategies for developing the site, including the design and siting of new buildings.

Emerging Dacorum Site Allocations Development Framework

The Site Allocations Development Framework will set out the location, scale and timing of the key areas that will shape the borough over the next 15-20 years. The framework is intended to be consulted on the Site Allocations Framework in 2014.

The Mayor's Brief is intended to explore the opportunities presented by the improvements to the site and to establish a framework for the future development of the site. The Mayor's Brief is also intended to form part of the evidence base in support of the site's allocation for a local and community facility within the Dacorum Site Allocations Development Framework.