



GREENPRINT

Our framework
for a green
recovery

Quality in Design and Build: Consultation Summary Summer 2022



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1. Introduction

1.1 About Greenprint

The Greenprint is a joint initiative led by New Forest National Park Authority, University of Southampton, University of Portsmouth, and Southern Policy Centre, working with Partnership for South Hampshire. The objective of the Greenprint framework is to enhance collaboration across and within sectors to achieve a green recovery together.

The Greenprint framework has been developed from existing plans and strategies, and through dialogue with a range of stakeholders, reflecting the distinctive characteristics of our area: our renowned coastline and national parks; the interconnected mosaic of urban, suburban and rural communities; our excellent educational and research institutions; a commitment to building sustainable places; and building climate resilience by working with local businesses and innovative Small and Medium Enterprises (SMEs). The framework focuses on five priorities: Net Zero with Nature, World Class Blue/Green Environments, Natural Health Service, Quality in Design and Build, and Green Skills and Jobs.

Between June and August 2022, Karolina Zarzyczny (the Greenprint Initiative secondee) conducted a series of interviews with a range of stakeholders and experts across the Central South. The objective of the interviews was to gather expert and key stakeholder opinions, regarding the actions which should underpin the Greenprint Framework. This document provides a summary of the consultation for the Quality in Design and Build priority.

1.2 Quality in Design and Build

The Quality in Design and Build priority focuses on encouraging an innovative approach to creating high quality, inclusive and sustainable places for people and nature, adopting a low-carbon, sustainable approach which will make the region a benchmark. The priority is further split into two outcomes:



Zero Carbon Build and Retrofit

“Planned housing construction and retrofit meet the highest standards for zero-carbon build, and local planning authorities work with higher education institutes and industry sectors to incorporate skills training and investment into facilitating training for zero-carbon construction, retrofit, and maintenance. New and retrofitted domestic builds provide affordable options for region.”



Design, Build and Nature

“Infrastructure and building/construction developments incorporate plan for mitigation of environmental impact and net gain for natural spaces over full lifecycle of planning and delivery.”

2. Method of consultation

2.1 Interviewee selection

The Greenprint framework was developed through dialogue with a range of stakeholders and experts which came together in Communities of Practice. For the consultation, members of Communities of Practice were invited for an online interview to provide their thoughts and expertise on actions which they believe should underpin the Greenprint framework. Individuals new to Greenprint, were invited on recommendation from other Community of Practice members.

For this consultation, we interviewed three experts: Mike Allgrove (Director of Mike Allgrove Planning Limited, PfSH Consultant), Gary Wilburn (Managing Director of EP Projects), and an Associate Architect from Stride Treglown.

2.2 Interview format

All the interviews were between 30—60 minutes long, and took place over Microsoft Teams. When a call was not possible, consultation was carried out over email. All the experts and stakeholders were interviewed by Karolina Zarzyczny.

The interviewees were first asked to provide an overview of their understanding of Greenprint, as well as their involvement in the initiative so far. The interviewees were then updated on the Greenprint progress, asked to confirm whether they understand the two Quality in Design and Build outcomes, and were given the opportunity to comment on the outcome definitions.

With the outcomes in mind, the interviewees were asked to provide their opinions on what actions they believe should be taken across the Central South, in order to achieve the Greenprint outcomes. Where appropriate, the interviewees were asked to identify the challenges and obstacles to achieving the outcomes, and provide suggestions for overcoming them. Finally, the interviewees were given an opportunity to add any other comments.

The objective of the Greenprint framework is to enhance collaboration across and within sectors to achieve green growth together.



3. Zero Carbon Build and Retrofit

3.1 Overview



Zero Carbon Build and Retrofit

“Planned housing construction and retrofit meet the highest standards for zero-carbon build, and local planning authorities work with higher education institutes and industry sectors to incorporate skills training and investment into facilitating training for zero-carbon construction, retrofit, and maintenance. New and retrofitted domestic builds provide affordable options for region.”

Outcome 1 focusses on ensuring both new builds and retrofits work towards the highest standard of zero-carbon build, as far as it is possible. This outcome is underpinned by the application of evidence-based approaches to new builds and retrofits, and the creation of training opportunities and green jobs within the sector.

3.2 Common themes and challenges.

Throughout the interviews, common themes and challenges emerged across the sectors. Those themes and challenges are applicable to organisations, businesses, councils and authorities across central south. The common themes and challenges are summarised below:



Transparency is key when planning for high standards of design and architecture in sustainability in order to avoid greenwashing.



Engagement with larger housing developers is necessary, to encourage planning for future developments to go above and beyond the current governmental standards.



Retrofit projects are bespoke and require expert surveys and consultancy.

3.3 Suggested actions

A summary of the suggested actions relating to Zero Carbon Build and Retrofit, is provided in the table below.

Action	Aim of the action.	Sector	Possible metrics	Challenges	Taking it further
A holistic retrofit of council homes is needed to reduce carbon emissions, and help lift people out of fuel poverty.	According to the ONS and NEA, winter of 2019-2020 saw 8,500 deaths due to fuel poverty. With the rising costs of gas and electricity, this number is expected to rise. By targeting homes of the most vulnerable for retrofit, this number can be reduced.	Organisations, local authorities, councils.	Statistics on council homes which are suitable for- and have been retrofitted.	Costs associated with retrofitting. Not all buildings can be retrofitted.	

Action	Aim of the action.	Sector	Possible metrics	Challenges	Taking it further
As far as possible, new builds should conform to the Passivhaus, AECB and/or BREEAM standards to aim beyond governmental policies.	Passivhaus buildings are energy efficient and typically use around 10% of the energy used by a regular building. BREEAM standards incorporate other aspects of sustainability such as water consumption, pollution and biodiversity. AECB building standards focus on low energy and low carbon builds.	Local authorities, large developers, land owners, schools and businesses.	Proportion of Passivhaus or BREEAM standard buildings. EPC ratings and estimates of energy saved.	Initial building costs are higher, but the costs are returned in energy savings over time e.g. commercial developments can expect a payback in 2-3 years. Development plans need to pass a viability analysis which can be more difficult when certain standards are made compulsory.	Where applicable, set policies in place that approve new developments only when a set target of new buildings conform to the listed standards.
Any retrofit project requires expert consultation.	If carried out incorrectly, retrofit projects can cause more damage than good e.g. if insulation is added to a building without an appropriate survey beforehand, trapped moisture can damage building structure.	Local authorities, large developers, land owners, schools and businesses.	Binary metrics—was an appropriate consultation carried out?	Expert consultations can be costly.	
As far as possible, retrofit project should be based around the LETI standards.	The LETI's Climate Emergency Retrofit guide provides guidance and metrics on retrofitting buildings for the future.	Local authorities, large developers, land owners, schools and businesses.	Metrics can be found in the LETI guide .	Expert consultations can be costly.	
Educational campaigns are needed to educate building owners, land owners, and local councils on the benefits of zero carbon builds and retrofits, on the terminology used, and things to look out for when planning new builds or retrofits.	There is a need for better understanding of how Net Zero is measured and what metrics are included. Moreover, people need unbiased professional advice throughout the building or retrofit process.	Local authorities, councils and organisations.	Metrics can be obtained around engagement or outcomes from the engagement.	Cost associated with collating expert advice.	

4. Design, Build and Nature

4.1 Overview



Design, Build and Nature

“Infrastructure and building/construction developments incorporate plan for mitigation of environmental impact and net gain for natural spaces over full lifecycle of planning and delivery.”

Outcome 2 focusses on ensuring that new infrastructure and developments mitigate any environmental impact and achieve overall biodiversity net gain.

4.2 Common themes and challenges.

Throughout the interviews, common themes and challenges emerged across the sectors. Those themes and challenges are applicable to organisations, businesses, councils and authorities across central south. The common themes and challenges are summarised below:



Greening of spaces to bring nature to urban areas should focus on native biodiversity and overall biodiversity net gain.



Greening cities should involve the local community to ensure people are provided with what they want and need.



Planning systems should already be looking at net gain and nature recovery strategies as these are requirements of the environment act.



Natural capital should be a focal point of development planning.



4.3 Suggested actions

A summary of the suggested actions relating to Design, Build, Nature, is provided in the table below.

Action	Aim of the action.	Sector	Possible metrics	Challenges	Taking it further
New builds should have a natural capital focus in landscape planning.	Landscape teams should be able to provide bespoke recommendations on how to best utilise natural capital for new developments. The recommendations will vary between projects and size of land available.	Local authorities, large developers, land owners, schools and businesses.	Metrics on the value or extent of natural capital gained.	Expenses associated with landscape expertise.	
Maintenance of any green features should be considered before their build.	Features such as green roofs or green walls cause issues after their instalment as their maintenance, and costs associated with maintenance are overlooked.	Local authorities, large developers, land owners, schools and businesses.	Metrics on the cost-benefit analysis of such features.	Staffing costs associated with planning and decision making.	
Provide opportunities for commuting to be a nature immersive experience as the commute itself can allow for interaction with nature.	Creating nature engagement through a range of sensory queues by e.g. planting wildflowers by bus stops or along cycle lanes or walkways.	Local authorities, large developers, land owners, schools and businesses.	Data can be obtained as size of "natural area" created or proportion of public and active transport which provides nature immersive experiences. Opinion data can be obtained from the public via surveys or feedback buttons placed at points of commute start/end e.g. bus stops.	Requires collaboration between sectors. Long term maintenance of natural areas needs to be considered in planning.	Support community projects to allow public to participate in planting in their local areas.
All developments and landscaping projects should use consultants who are accredited by Building with Nature or hold an equivalent accreditation.	Building with Nature standards apply to at every stage of development process. Working with consultants accredited by Building with Nature, can ensure best practice is implemented throughout the project.	Local authorities, large developers, land owners, schools and businesses.			

5. Useful Resources

This section contains a list of useful online resources and examples supporting the suggested actions. The useful resources list is not exhaustive, and there is a range of resources available online, which have not been added to this list. Please note, Greenprint does not endorse any of the listed organisations and the purpose of this list is solely to provide Greenprint partners with a starting point and ideas which could be incorporated into their future planning.



[LETI's Climate Emergency Retrofit Guide](#)



[NEA article on fuel poverty](#) and the [NEA Fuel Poverty Monitor](#)



Evidence that active commuting through natural environments is associated with better mental health can be found [here](#). "Highlights" summarise the key findings.



[The NATURE Tool](#) for urban and rural environments is an easy to use Excel tool that allows users to assess the impact of land-use and management as well as assist in achieving net gain.



[Building with Nature](#) webpage



[Passivhaus Trust](#) webpage



[BREEAM standards](#)

Greenprint is a joint initiative led by:



Working with:

