



BEING GREEN

DARTINGTON



BAKER
ESTATES



Our Environmental Commitment

Here at Baker Estates, we take our impact on our surroundings very seriously.

We strive to ensure that we are building in the most environmentally responsible and sustainable way we can. We have put together the following information to give you some further understanding about the steps we have undertaken, and the ways in which you can help support our work, in order to ensure that your chosen development is no exception.



BEING GREEN



Wildlife Welfare

Wildlife welfare is always a key consideration for us when we begin the design and planning process on any new development.

We work hard to keep these considerations in mind throughout: from inception to final build. It's important to us to work with our natural environment, not against it, and we hope that our new residents will also enjoy the benefits this brings and will enjoy and engage with their surroundings.





Greater Horseshoe Bats

Greater Horseshoe bats are one of Britain's rarest bat species, and usually only found in areas of South Wales and the southwest of England.

Our Dartington developments are located within the "Landscape Connectivity Zone" associated with the South Hams Special Area of Conversation which are home to these bats.

To ensure the bats can continue to thrive alongside our new Dartington homes, we have created dark habitat corridors along the development boundaries. These act as buffers, designed to protect these light-sensitive bats as they move around and look for food by allowing them to keep away from brightly-lit areas. Lighting has been carefully thought out to minimise impact on the bats, and light-level monitoring will be undertaken to make sure this is kept in place.



How can you help?



BUILD A BAT BOX

Although there will be bat boxes on the development already, why not build your own? Easy to build, these boxes are ideal for attracting bats to your garden.



PLANT FLOWERS THAT ATTRACT MOTHS

By planting flowers that release scent in the evening, like common jasmine, evening primrose or honeysuckle, you will attract moths to your garden, which in turn will entice bats.



DON'T ADD LIGHT

If your property backs onto a dark corridor area, make sure you don't add any extra lighting to your property.

Woodlands

Our new homes at Dartington are surrounded by beautiful woodlands.

Around the developments are hedgerows which provide food and shelter for wildlife and allow animals to move freely between gardens and through the landscape.

As part of our ongoing commitment to protect our local wildlife, part of the site's objectives at Dartington include a Woodland Management Plan, which is designed to enhance and protect the woodland surrounding the sites.





How can you help?



MAINTAIN HEDGEROWS

The hedgerows protect the use of the area by bats, they minimise light spills and allow the wildlife to move freely. If your garden has a native hedgerow as a boundary, it must not be removed.



MAINTAIN BERRIES

Try to avoid trimming your hedgerows during the bird nesting season (March to August inclusive). And where possible, delay cutting until January or February, as hedgerow berries provide a valuable autumn and winter food source for birds.

Wildflower Grasslands

To encourage a wide range of wildlife to our developments, the habitat corridors will be planted and managed as a wildflower meadow.

This will allow a diverse species-rich meadow, providing nectar and shelter for a wide range of species, including insects, which encourages bats and seed- and insect-eating birds. As part of our ongoing commitment, the grassland will be maintained with infrequent mowing to allow plants to flower and set seed.





How can you help?



PLANT YOUR OWN FLOWERS

You can create your own small wildflower grassland by leaving a section of your garden to grow.



PROVIDE DRINKING WATER

To encourage animals in your garden, you can leave some water in for hedgehogs and birds.



PROVIDE SHELTER

Put up bird boxes so birds have somewhere safe to nest. Although the development will already provide these, it's always good to have more.

Bee Bricks

It is important to support and promote the declining bee population that we rely on for pollination.

To provide a nesting space for solitary bees, our homes at Dartington will have a minimum of 40 bee bricks installed. The bee bricks will be built into walls in place of a standard brick, and these will be placed at the end of garages and boundaries.





How can you help?

BEING GREEN



PLANT BEE-FRIENDLY FLOWERS

Encourage bees to your garden by planting flowers such as lavender, honeysuckle or buddleia. Buddleia is a vibrant purple shrub that provides food to both bees and butterflies.



BE BEE RESCUE READY

If you find a bee on the floor, it probably just needs some energy. Leave a spoonful of water with a pinch of sugar nearby.



CREATE A BEE BATH

Just like a bird bath, but smaller. Bees work up a thirst foraging and collecting nectar, a shallow bowl with clean water and some small pebbles or stones inside will do the trick, allowing the bees to land on the stones and take a drink.



Energy Efficiency

Energy efficiency is always at the forefront of our minds, and yours.

It is vital that our homes are made to enhanced energy efficiency standards to help to protect our planet's resources. We are also very aware that the more efficient we can make our homes, the cheaper it is for you to run them.



How do our homes help?

ENERGY SAVING

Thanks to increased insulation, modern double glazing and ventilation systems, our new homes produce just a third of the annual carbon emissions produced by older properties. 100% of our homes come with energy saving bulbs.



SOLAR PV PANELS

Generate a proportion of your electricity from sunlight. There are around 230 solar PV systems across our Sawmills development, and these will also be added to St Mary's. The average saving for new build homeowners is between £2,500 - £3,100 a year. *Report from HBF - 2023 Watt a Save



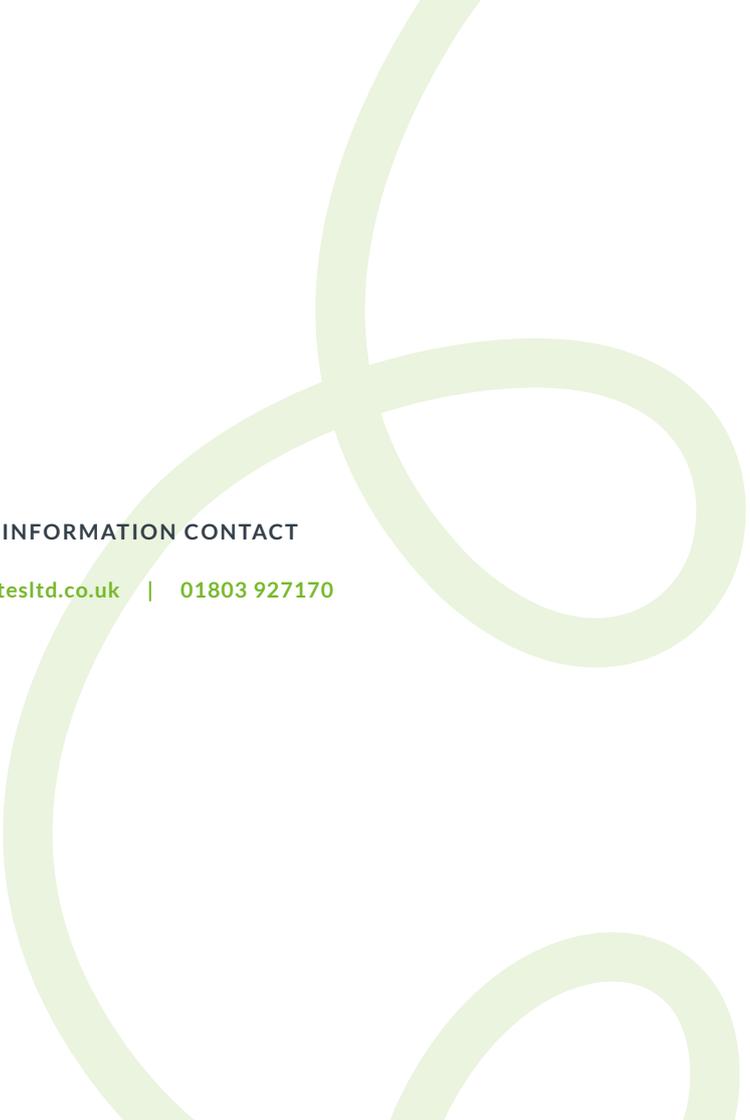
EFFICIENT WATER SAVING

All of our homes include efficient water fittings that are installed to reduce the consumption of water in your new home. This includes efficient shower and bath fittings as well as dual flush toilets.



CHARGING POINTS

Providing a great way to reduce your carbon footprint, we offer car charging points to each home on our Dartington developments as standard. Having a car charging point installed at home means you will be able to charge your car faster than using a 3-Pin plug.



FOR MORE INFORMATION CONTACT

www.bakerstatesltd.co.uk | 01803 927170



Good things happen here