

Babergh and Mid Suffolk District Councils

Guidance notes for Householder development – provision of Biodiversity Enhancements

The commitment to securing measurable biodiversity net gains, equivalent to a 10% increase, was secured by the Councils when the Joint Local Plan – Part 1 was adopted, prior to mandatory biodiversity net gains coming into force. As a result, where appropriate and necessary, additional information has been requested by the council to ensure the requirements of Policy LP16 are met. This includes all householder development.

The relevant extract for householder applications (below) is taken from the Biodiversity and Trees Supplementary Planning Document adopted (March 2025). The document includes examples with weblinks for further information as well as guidance on appropriate measures.

<https://www.midsuffolk.gov.uk/w/supplementary-planning-documents-guidance-briefs>

To avoid potential delays and the expense of a discharge of condition application the following details should be included with your submission -

- The location, orientations and heights of enhancement measures clearly annotated on submission drawings.
- Detailed designs and/or manufacturers product specifications/descriptions

4.20 Biodiversity measures in householder applications

4.20.1 In the case of householder applications, the Councils would encourage biodiversity enhancements to be created, and it recognised that this is different to the requirements for mandatory BNG where householder applications are exempt.

4.20.2 The types of enhancements set out below are relatively straightforward, they should be an integrated aspect of the new construction where relevant and designed sensitively with longevity in mind. The Councils encourage as many of the following measures as possible and practical to be incorporated into development:

• Integral bat boxes/tubes.

• Integral bird boxes / bricks as opposed to generalist bird boxes, and these should be tailored to Priority or threatened species such as House Sparrow, Starling, Swift and others (see Appendix 7 for the full list of Priority species). [Suffolk's Priority Species | Suffolk Biodiversity Information Service](#)

• Integral bee bricks.

• Green roofs / walls or Brown / “Living” roofs. These should support diverse habitats. Sedum is not considered appropriate as it is a monoculture. For more information see: Green Roof Code.

• Hedgehog friendly fencing.

All the above products can be purchased online or at DIY retailers and will come with instructions for installation. The councils are unable to recommend a specific supplier.

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4.20.3 In some instances, timber may suffice (for example in the case of a timber shed or timber boxes). The Councils request that this information is submitted upfront in accordance with Local Validation List, and this would mean that costs associated with discharging of conditions would be minimised.

4.20.4 Biodiversity enhancement measures proposed for householder developments, will be secured via condition.