
Cellar Door, Luddesdown, Kent, DA13 0XE.

BIODIVERSITY NET GAIN STATEMENT

JW Biodiversity Management

Authored by: James Webster



Contents

1. Introduction	3
1.1 Development outline	3
1.2 Site Description.....	3
1.3 Limitations	3
1.4 Relevant Legislation and Planning Policies	4
2. Methods.....	6
3. Habitats On site.....	6
4. BNG Statement.....	7
3.1 BNG Exemptions.....	7
3.1.1 De-minimis exception.....	7
3.2 Discussion of de-minimis exemption for the site.....	7
3.2.1 Priority.....	7
Habitat.....	7
Development Impacts.....	7
3.3 Conclusion	7
4. Appendix.....	8
8.1 Appendix 1: Proposed Layout	8

Job	Cellar Door, Luddesdown, Kent, DA13 0XE		
Report title	Biodiversity Net Gain Statement		
Version	Final		
File reference	RP-BM010825-01		
Author	James Webster MCIEEM,		15/08/2025

1. Introduction

JW Biodiversity Management have been commissioned to compile a BNG statement relating to a proposed development at the Cellar Door, Luddesdown, Kent, DA13 0XE.

1.1 Development outline

JW Biodiversity management understands that the proposals will involve the installation of additional wine tanks on an area of hardstanding.

1.2 Site Description

The site consists of an area of hardstanding located adjacent to a Winery Building. The site is located on the wider grounds of the Golden Lion Public House. To the east of the site is an area of trees and grass, above a retaining wall, that leads to the Cutter Ridge Road.

The site is located in a rural area. The site is located in the northern section of the small village of Luddesdown. The local landscape is dominated by agricultural areas with large areas of woodland located in the wider landscape.

The site is with the Medway Local Planning Authority and the North Downs National Character Area (NCA). The site (as shown on figure 1) is located in Luddesdown, Kent TQ67246658.

1.3 Limitations

The area measurements are based on plans provided by third parties. The assessment is based on photos and plans provided by third parties.

1.4 Relevant Legislation and Planning Policies

Relevant legislation implications for this site include;

- The Conservation of Habitats and Species Regulations 2010 (as amended);
- The Wildlife and Countryside Act 1981 (as amended);
- The Countryside and Rights of Way Act 2000;
- The Natural Environment and Rural Communities Act (NERC Act) 2006;
- Environment Act (2021)

Planning policies, both local and national, may affect any proposed development. Relevant planning policies to this development include;

- Medway Council BNG information¹

¹ [Biodiversity Net Gain \(BNG\) | Biodiversity Net Gain \(BNG\) | Medway Council](#)

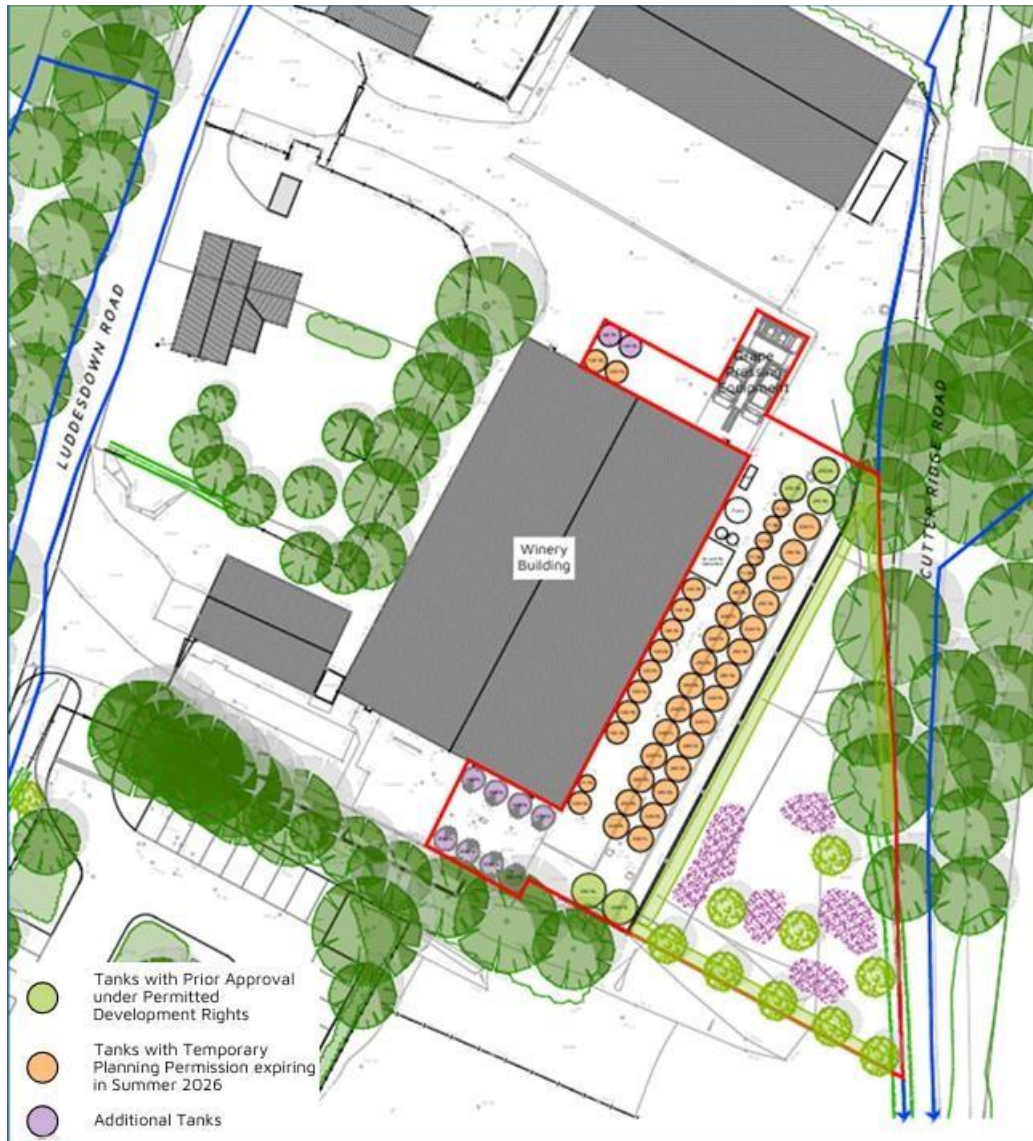


Figure 1: Site boundary and proposed layout.

2. Methods

This statement has been prepared by a competent and experienced ecologist. The statement is based on a site visit by an ecologist on the 10th of August 2025.

3. Habitats On site

The site is dominated by areas of hardstanding with existing wine tanks. The site surrounds part of the Winery Building as well as a retaining wall to the east.

The site does not contain any vegetative habitats.



Photo 1: Showing site with existing wine tank.

4. BNG Statement

3.1 BNG Exemptions

Not all developments are required to achieve a 10% net gain in biodiversity. The following types of development are exempt from the BNG requirements, to keep the policy proportionate.

- Householder applications
- Permitted development
- Variations on existing planning permissions
- Existing applications submitted prior to the 12th February or 2nd April 2024.
- Applications subject to the 'de-minimis' threshold where the development does not impact a priority habitat, and impacts less than 25m² of habitat that has a biodiversity value of greater than 0; and less than 5m of a linear habitat;
- Biodiversity Gain Sites
- Residential self build and custom-build applications

3.2 Discussion of exemption for the site

The site does not have any vegetated habitats and therefore the baseline score is 0. This project would be exempt as it will not impact any vegetated habitats.

3.3 Conclusion

In conclusion the site qualifies for exemption as it will not impact any vegetated habitats.

4. Appendix

4.1 Appendix 1: Proposed Layout

