



PIPERWELL FARM, SHEPLEY.

OS REF: SE 19091 08461.

ECOLOGICAL IMPACT ASSESSMENT.

Ref No: 251009/EcIA/3.

Date: 26th June 2026.

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1. INTRODUCTION.

1.1. An application is being prepared to convert a farmhouse and barn building into a residential dwelling. The plans also include the creation of a new detached garage, a hardstanding parking area, and a new access gate. In addition, a foul waste treatment unit and underground ground source heat pump pipes will be installed below ground.

1.2. Whitcher Wildlife Ltd was commissioned to carry out a Preliminary Ecological Appraisal of the site to establish whether there are any issues that may affect the proposed works.

1.3. Site surveys were carried out on 2nd October 2025 and 2nd January 2026. This report outlines the findings of those surveys. Upon completion of those surveys Whitcher Wildlife Ltd were subsequently commissioned to prepare an Ecological Impact Assessment (EcIA) to support the planning application.

1.4. Based on the findings of the initial surveys, bat emergence surveys were commissioned for the 2026 survey season, and these were carried out on 12th May, 2nd June and 23rd June. As the surveys have concluded and all of the analysis has been compiled, this report has been updated and re-issued.

1.5. Appendices I to IV of this report provide additional information on specific species and are designed to assist the reader in understanding the contents of this report.

2. SURVEY METHODOLOGY.

2.1. Prior to visiting the site, the survey area was cross referenced to maps and aerial photographs to give a general idea of the habitats and potential issues within the area and to identify potential access and walking routes.

2.2. The survey area was walked where access was agreed and public rights of way were used where no access was agreed. All habitats within and immediately around the survey area were documented and the dominant species within that habitat listed in line with the UK Habitat Classification methodology to identify the primary habitat types throughout the survey area. All primary habitats are accompanied by secondary codes which are used to add further specific details where necessary. Each primary habitat and unique set off secondary codes will be shown individually in the appended annotated map.

2.3. The survey area and immediate surrounding area was thoroughly searched for evidence of badger (*Meles meles*) activity by looking for the following signs in line with Harris S, Cresswell P and Jefferies D (1989). *Surveying Badgers*. Mammal Society: -

- * Badger setts.
- * Badger latrines or dung pits.
- * Badger snuffle holes and evidence of foraging.
- * Badger paths.
- * Badger prints in areas of soft mud.
- * Badger hairs caught on fencing.

2.3. The survey area was searched for watercourses and where found all watercourses within the survey area and for approximately 100m in each direction were thoroughly searched for evidence of water vole (*Arvicola amphibius*) activity by looking for the following signs, in line with Dean M, Strachen R, Gow D and Andres R (2016). *The Water Vole Mitigation Handbook (The Mammal Society Mitigation Guidance Series)*. Eds Fiona Mathews and Paul Chanin. The mammal Society, London: -

- * Water vole burrows.
- * Water vole faeces and latrines.
- * Water vole feeding stations.
- * Water vole runs.
- * Water vole prints in areas of soft mud.
- * Water vole lawns.
- * Predator field signs.

2.5. The survey area was searched for watercourses and where found all watercourses within the survey area and for approximately 50m in each direction were thoroughly searched for evidence of otter (*Lutra lutra*) activity by looking for the following signs in line with the P Chanin (2003). *Monitoring the Otter and Conserving Natura 2000 Rivers: Monitoring Series No10 Guidelines*: -

- * Otter prints in soft mud.
- * Otter spraints.
- * Otter Holts.

2.6. The survey area was searched for watercourses and waterbodies. Where found, and where safe to enter the water, all were thoroughly searched for the presence of crayfish, for approximately 50m in each direction of the site, by searching under rocks and logs. Where stated, crayfish traps were also deployed into the watercourse. All survey work was carried out in accordance with the *Conserving Natural 2000 Rivers Monitoring Series No 1, Protocol for Monitoring the White Clawed Crayfish*.

2.7. The survey area was searched for trees and structures and where found these were checked for potential bat roosting sites in line with Collins, J. (ed.) (2023) *Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition)* by looking for the following signs: -

- * Holes, cracks or crevices.
- * Bat Droppings.

2.8. The land immediately adjacent to the survey area was assessed for bat roosting potential and bat foraging potential. Connective routes and flight lines were also assessed whilst on site and using maps of the area.

2.9. The area within 500m of the survey site was cross referenced to maps to highlight all ponds close to the site. Where possible, all ponds identified were accessed using agreed access or public rights of way to assess the potential for great crested newts (*Triturus cristatus*) to be present.

2.10. The survey area was assessed for the potential for reptiles and suitable reptile habitats. Where applicable the area was also searched for the presence of reptiles.

2.11. Where appropriate, the habitat within and surrounding the survey area was searched for species such as hazel, oak, honeysuckle, bramble and other species which may provide potential habitat for hazel dormice (*Muscardinus avellanarius*). Field signs such as feeding remains and nests were also searched for where possible, in line with P

Bright, P Morris and T Mitchell-Jones *The Dormouse Conservation Handbook 2nd Edition*.

2.12. Where appropriate, the area within and surrounding the survey area was assessed for its potential to house habitat for red squirrels. Field signs of red squirrels were searched for at least every 50m, looking for any dreys, feeding signs or sightings of red squirrels.

2.13. All surveys were carried out in line with the Chartered Institute of Ecological and Environmental Management (CIEEM) survey standards and advice.

2.14. This document is prepared in line with The National Planning Policy Framework (NPPF). This sets out the government policy on biodiversity and nature conservation and places a duty on Planning Authorities to give material consideration to the effect of a development on legally protected species when considering planning applications. The NPPF and the Planning Practice Guidance on “Natural Environment” also promote sustainable development by ensuring that developments take account of the role and value of biodiversity and that it is conserved and enhanced within the development.

2.15. This report is prepared in line with the Natural Environment and Rural Communities (NERC) Act that came into force on 1st Oct 2006. Section 41 (S41) of the Act requires the Secretary of State to publish a list of habitats and species which are of principal importance for the conservation of biodiversity in England.

2.16. This survey was carried out by Jess Brown BSc (Hons) MSc ACIEEM. Since 2018 Jess has had experience in a professional capacity as an Ecologist carrying out protected species and habitat surveys. Jess holds a Natural England survey licences in respect of bats, great crested newts, and barn owls, and a Scottish Natural Heritage survey licence in respect of barn owls. She has also successfully completed a number of courses run by FSC and CIEEM in the relative protected species and carrying out site assessments using vegetation and has completed a MSc in Biological Recording. Jess is an Associate member of the Chartered Institute of Ecology and Environmental Management (CIEEM).

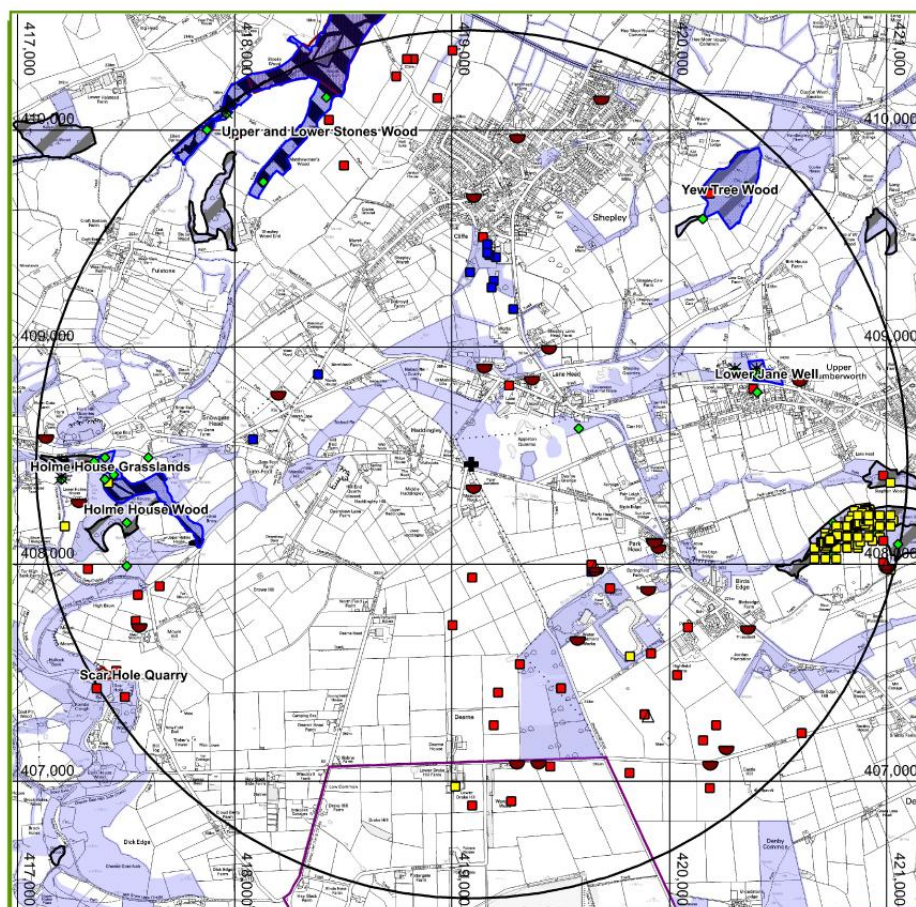
3. ECOLOGICAL BASELINE.

3.1. Data Search Results.

3.1.1. A data search for existing records of protected species and local designated sites within 2km of the surveyed area was submitted to West Yorkshire Ecology.

3.1.2. The search found that there are no statutory designated sites within 2km of the survey area. A search of the MAGIC website shows that the site lies within an impact risk zone for a SSSI, but the risk zone does not apply to this type of development.

3.1.3. The data search also found five non-statutory Local Wildlife Sites (LWS) within 2km of the survey area. The closest site is Holme House Wood LWS, approximately 1.2km from the survey area.



3.1.4. The data search returned the following recent (post-2016) and relevant records:

- There are fourteen records of three bat species within 2km of the survey area, including common pipistrelle, soprano pipistrelle, and noctule bat. The closest

record is a field record of common pipistrelle and noctule bat approximately 90m from the survey area.

- A single water vole record was found approximately 740m from the survey area.
- Due to the confidential nature of badger records, limited details are provided. However, there are no badger records within 200m of the survey area. The closest sett record is approximately 950m of the survey area. The survey area falls within an area of increased probability of badger activity.

3.1.5. The data search results are available to the client on request but must not be placed into the public domain.

3.2. The Surveyed Area.

3.2.1. The site is located in a rural area near Shepley, West Yorkshire. It is surrounded by agricultural fields and scattered agricultural buildings in all directions, with an active sandstone quarry located further to the northeast.

3.2.2. The aerial map below shows the location of the survey area in red, and the surrounding landscape.



3.2.3. The survey area comprises a two-storey stone-built farmhouse, with an attached two-storey stone-built barn, and an attached single-storey stone-built stable. The layout of the property is shown in the aerial image below. Each part of the property has been labelled for the purposes of this report.



3.3. Survey Limitations.

The survey was carried out at a suboptimal time of year for identifying plant species.

3.4. Description of Habitats.

3.4.1. Appendix V of this report contains an annotated map marked up with the varying primary habitats across the site. These are listed below, followed by descriptions of each habitat. Secondary codes have been applied where appropriate.

- ulf – Sparsely vegetated land
- ulb5 – Buildings
- g4 – Modified grassland
- ule – Built linear features

3.4.2. *ulf*– Artificial unvegetated unsealed surface

Secondary codes: 81 Ruderal/ephemeral

An area to the south of the buildings comprised ruderal and ephemeral vegetation including broadleaved dock (*Rumex obtusifolius*), perennial ryegrass (*Lolium perenne*), nettle (*Urtica dioica*), ivy (*Hedera helix*), Yorkshire fog (*Holcus lanatus*), cow parsley (*Anthriscus sylvestris*), cock's-foot (*Dactylis glomerata*), bramble (*Rubus fruticosus*),

and small elder shrubs (*Sambucus nigra*). The area appears to have once been a courtyard which has been left to naturally regenerate over time.



3.4.3. u1b5 - Buildings

A single two-storey, stone-built farmhouse with an attached two-storey, stone-built barn and multiple single-storey extensions was present. The building is described in more detail in section 3.5.4.





3.4.4. g4 – Modified grassland

Secondary codes – 32 Scattered trees

3.4.4.1. The building was surrounded an enclosed grassland field. Historical satellite imagery suggests that this field was once part of the quarry to the north of the survey area, and has since been left to regenerate and regularly mown. The grassland comprises perennial ryegrass (*Lolium perenne*), cock's-foot (*Dactylis glomerata*), Yorkshire fog (*Holcus lanatus*), false oat-grass (*Arrhenatherum elatius*), common bent (*Agrostis capillaris*), creeping thistle (*Cirsium arvense*), broadleaved dock (*Rumex obtusifolius*), ragwort (*Jacobaea vulgaris*), and cow parsley (*Anthriscus sylvestris*).



3.4.4.2. A single sycamore (*Acer pseudoplatanus*) was present close to the western aspect of the building.



3.4.5. Built linear features

All boundaries of the site were demarcated by a combination of stone walls and post-and-wire fencing.

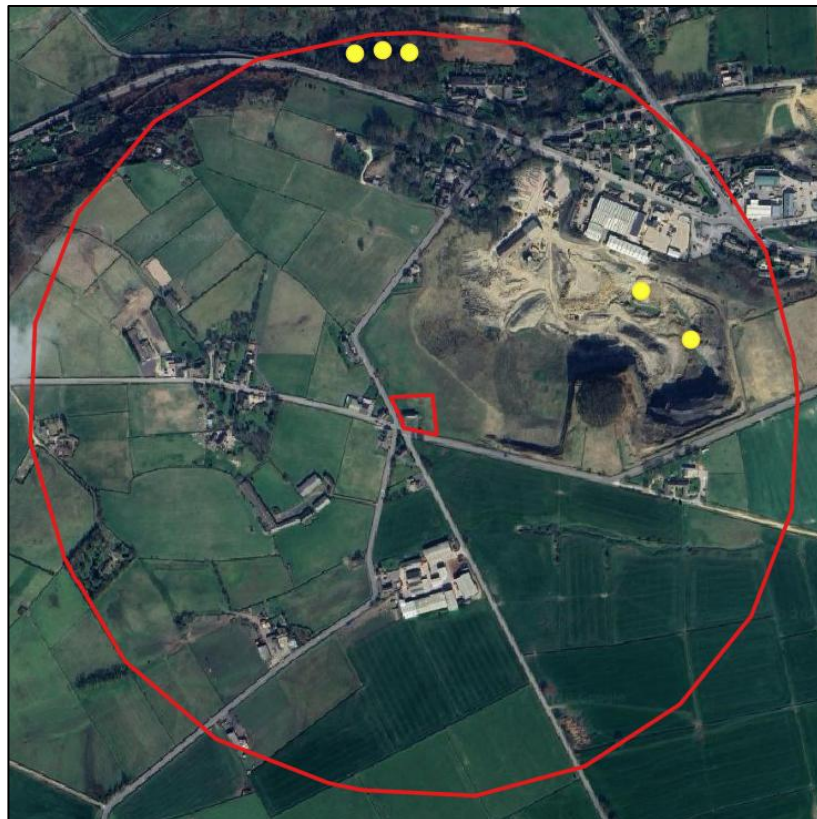


3.5. Description of Fauna.

3.5.1. No badger setts or field evidence was identified within the survey area.

3.5.2. No watercourses were present within the survey area to provide potential habitat for otters, water voles or white-clawed crayfish.

3.5.3. The site survey and a search of Ordnance Survey (OS) maps and aerial imagery found five ponds within 500m of the survey area, shown on the map on the following page. However, the three most northern ponds are separated from the survey area by roads and residential properties, providing ecological barriers to the movement of great crested newts from these ponds into the survey area. The two ponds to the east of the survey area are located within a working quarry, and will be surrounded by constant movement of plant and machinery, providing an ecological barrier to the movement of great crested newts. Therefore, it is highly unlikely that great crested newts are present within the survey area.



3.5.4. Bats

3.5.4.1. Farmhouse

3.5.4.1.1. The building has a stone construction, and the walls are in poor condition with multiple cracks, gaps or crevices throughout all aspects of the building which were suitable for roosting bats. Additionally, at least one of the windows was cracked,

providing a potential access point into the building. Examples of the overall condition of the walls are provided in the photographs below.



3.5.4.1.2. In addition, a timber frame has been erected on the southern gable end of the building to support the wall due to structural instability. There are gaps between the frame and the wall, providing potential roost features for bats. Furthermore, there are gaps between the timber boards used to construct the frame, providing further potential roost features within the frame itself.



3.3.1.3. The roof is a pitched roof with stone tiles, which is in poor condition with many lifted, slipped, broken or missing tiles providing multiple potential roost features or

entry points into the building for bats. There are also gaps underneath many of the ridge tiles providing potential roost features for bats. In addition, a stone chimney stack is present which has gaps in the mortar, providing further potential roost features for bats.



3.5.4.1.4. One gable end is present on the southern aspect of the building. The gable end has multiple gaps in the stonework and multiple areas of missing mortar beneath the roof tiles, providing potential roost features and/or potential access points into the building for roosting bats.



3.5.4.1.5. Internally, the loft space could not be inspected due to safety concerns around the stability of the floors. However, the loft space could be viewed from holes where

the ceiling had partially collapsed. These viewing points showed an unlined roof with several gaps through which daylight could be seen. No field evidence of bats was found on the upper floor of the building underneath the gaps to the loft space, but it appeared that the floor had been recently swept.



3.5.4.1.6. Overall, due to the large number of potential access points into the loft space, and also many potential roost features under tiles or within gaps in the stonework of the walls, the farmhouse is assessed as having **high potential** for roosting bats

3.5.4.1.7. Due to the unlined roof, the loft space is unlikely to maintain the stable temperatures required for hibernation. Furthermore, due to the surrounding agricultural land, there is very little ecological connectivity between the buildings and any other suitable foraging/commuting habitats. However, it is possible that any bats found roosting through the summer months may also be present during the winter months. Therefore, the farmhouse is assessed as being a **non-classic hibernation site**.

3.5.4.1.8. No evidence of nesting birds was identified within the building. However, the gaps in the roof could provide potential nesting habitat for birds.

3.5.4.2. *Barn*

3.5.4.2.1. The building has a stone construction, and the walls are in poor condition with multiple cracks, gaps or crevices throughout all aspects of the building which were suitable for roosting bats. The walls are cavity walls, and several gaps lead to potentially large gaps within the cavity, providing potential roost features for multiple bats. The windows and doors were generally well-sealed by plywood boards. However, a purpose-built owl entry point is present on the eastern gable end, providing a potential entry point into the building for bats.



3.5.4.2.2. A stone-built column is present on the northern aspect of the building, which is partially covered with mortar. Most of the mortar has weathered away, leaving exposed gaps within the stonework and gaps underneath the mortar itself, providing potential roost features for bats.



3.5.4.2.3. The roof is a pitched roof with corrugated asbestos roofing sheets and clear plastic skylights. The roofing sheets extend on to the eastern gable end, where they are lifted away from the wall. The gaps between the sheets and the walls provide potential roost features for bats.



3.5.4.2.4. One gable end is present on the eastern aspect of the building. The gable end has multiple gaps in the stonework, as well as a large owl access point, providing potential roost features and/or potential access point for bats.



3.5.4.2.5. Internally, the majority of the barn is open and double height with a vaulted ceiling. There is a large gap in the roof where it has partially collapsed, providing potential access for bats. Furthermore, there are several gaps in the walls through which daylight can be seen. Parts of the walls have been lined with breezeblocks. However, where the stone walls remain, there are gaps within the stonework which could be accessed by roosting bats.

3.5.4.2.6. No field evidence of bats was found inside the barn, but the floor was partly covered by straw and other materials, and therefore it is possible that any droppings on the floor may have been obscured.



3.5.4.2.7. Two rooms are present on the ground floor in the eastern part of the barn. A small number of gaps to the outside were present in the walls. However, no field evidence of bats was found in these rooms. A further room was present above these rooms, but this was not accessible during this survey.



3.5.4.2.8. Overall, due to the large number of potential access points into the barn, and also many potential roost features under tiles or within gaps in the stonework of the walls, the barn is assessed as having **high potential** for roosting bats

3.5.4.2.9. Due to the materials used in the roof and the large gaps which will leave the building exposed to the elements, the barn unlikely to maintain the stable temperatures required for hibernation. Furthermore, due to the surrounding agricultural land, there is very little ecological connectivity between the buildings and any other suitable foraging/commuting habitats. However, it is possible that any bats found roosting through the summer months may also be present during the winter months. Therefore, the barn is assessed as being a **non-classic hibernation site**.

3.5.4.3. *Stables*

3.5.4.3.1. The building has a stone construction, and the walls are in poor condition with multiple cracks, gaps or crevices throughout all aspects of the building which were suitable for roosting bats. Part of the wall on the northern aspect has collapsed, exposing cavities in the wall and also large entry points for bats. In addition, there is a smaller barn owl entry point on the southern aspect of the building, providing further access into the building.



3.5.4.3.2. The roof is a mono-pitched roof with corrugated metal sheeting, which is generally unsuitable for roosting bats. However, the roof was poorly sealed to the building, providing access to any potential roost features internally or into the cavity walls.



3.5.4.3.3. Internally, access was limited due to the presence of a large amount of materials blocking entry. For this reason, a thorough search for field evidence of bats could not be carried out. However, daylight was visible from many points where the roof meets the walls. Multiple gaps leading into the cavity walls could be seen internally.



3.5.4.3.4. Overall, due to the large number of potential access points into the walls or within gaps in the stonework of the walls, the stables are assessed as having **high potential** for roosting bats

3.5.4.3.5. Due to the unsuitable roof material and the many open gaps around the building, the space is unlikely to maintain the stable temperatures required for hibernation. Furthermore, due to the surrounding agricultural land, there is very little ecological connectivity between the buildings and any other suitable foraging/commuting habitats. However, it is possible that any bats found roosting through the summer months may also be present during the winter months. Therefore, the stables are assessed as being a **non-classic hibernation site**.

3.5.4.4. Storage

3.5.4.4.1. The building has a stone construction with metal brackets around the eastern, southern and western aspects. The walls are in poor condition with multiple cracks, gaps or crevices throughout all aspects of the building which were suitable for roosting bats. A small open window was present on the eastern aspect, providing potential entry into the building for bats.



3.5.4.4.2. The roof is a pitched roof with stone tiles, which is in poor condition with many lifted, slipped, broken or missing tiles providing multiple potential roost features or entry points into the building for bats.



3.5.4.4.3. One gable end is present on the southern aspect of the building. The gable end has multiple gaps in the stonework and multiple areas of missing mortar beneath the roof tiles, providing potential roost features and/or potential access points into the building for roosting bats. However, barbed wire is also spread across this gable end where the roof meets the walls, potentially limiting the suitability of these features for bats.



3.5.4.4.4. No internal access was possible in this part of the building, and therefore a search for bats and/or field evidence was not carried out.

3.5.4.4.5. Overall, due to the large number of potential access points into the roof or within gaps in the stonework of the walls, the storage is assessed as having **high potential** for roosting bats

3.5.4.4.6. This part of the building could not be fully inspected for hibernation potential. However, it is possible that any bats found roosting through the summer months may also be present during the winter months.

3.5.4.5. A cellar was present underneath the farmhouse. This had an open doorway, providing potential access for bats, but also exposing the cellar to winds and changing temperatures. The walls and ceiling were limewashed, and no potential roost features were identified. No bats, droppings or field evidence was identified in the cellar. Therefore, the cellar was assessed as having **negligible potential for roosting or hibernating bats**.



3.5.4.6. A sycamore (*Acer pseudoplatanus*) was present on the western side of the building. No potential roost features were identified in the tree.



3.5.4.7. The vegetation on site provides some foraging habitat for bats. However, due to the surrounding agricultural land, there is very little ecological connectivity between the buildings and any other suitable foraging/commuting habitats. The survey area is therefore assessed as providing low value habitat for commuting/foraging bats.

3.5.5. *Nesting birds*

3.5.5.1. There is potential for nesting birds within the vegetation of the survey area between March and August (inclusive).

3.5.5.2. In addition, barn owl pellets and feathers were identified throughout the open section of the barn. The number of pellets found was more than ten, which suggests that the barn is a regular roost. The pellets varied in age from this current breeding season (less than eight months old) to more than a year old. In addition, multiple adult feathers were identified, as well as many droppings beneath timber ledges. The barn owl access point identified in section 3.5.4.2.1. leads directly into this barn via the upstairs room which could not be accessed during this survey. Therefore, it is possible that further field evidence, or the barn owls themselves, may have been present in that room. From the field evidence found in the accessible parts of the building, it is considered likely that barn owls are using the barn for breeding.



3.5.5.3. In addition, two further disused nests were identified, including one swallow nest and one other species.



3.5.6. The survey area provided some value for reptiles, particularly the grassland to the north of the survey area. However, the survey area is surrounded by roads to the south and west. Therefore, it is likely that suitability of the site is limited to low numbers of common reptile species.

3.5.7. The survey area lies outside the natural range of hazel dormouse and red squirrel and there are no records of these species within 2km of the survey area.

3.5.8. The survey area provides suitable commuting routes for hedgehogs through the site and neighboring properties.

3.5.9. No invasive plant species listed on Schedule 9 of the Wildlife and Countryside Act (1981) were identified within the survey area.

3.6. Dusk Emergence Surveys.

3.6.1. As potential for roosting bats was identified in the buildings, a total of three dusk emergence surveys were subsequently carried out.

3.6.2. The surveys were led by Ruth Georgiou, who holds a level two Natural England survey licence in respect of bats (2015-11823-CLS-CLS). These were carried out on 12th May, 2nd June and 23rd June 2026.

3.6.3. Dusk Emergence Survey 12th May 2026.

3.6.3.1. The survey was led by Ruth Georgiou, who holds a level two Natural England survey licence in respect of bats (2015-11823-CLS-CLS).

3.6.3.2. The survey was carried out by four surveyors. The evening was partially cloudy but dry with a temperature of 10.5°C at the start of the survey and 9°C at the end of the survey. There was an occasional breeze measuring 4 on the Beaufort scale. Sunset was at 20:58 and the survey lasted from 20:43 until 22:30.

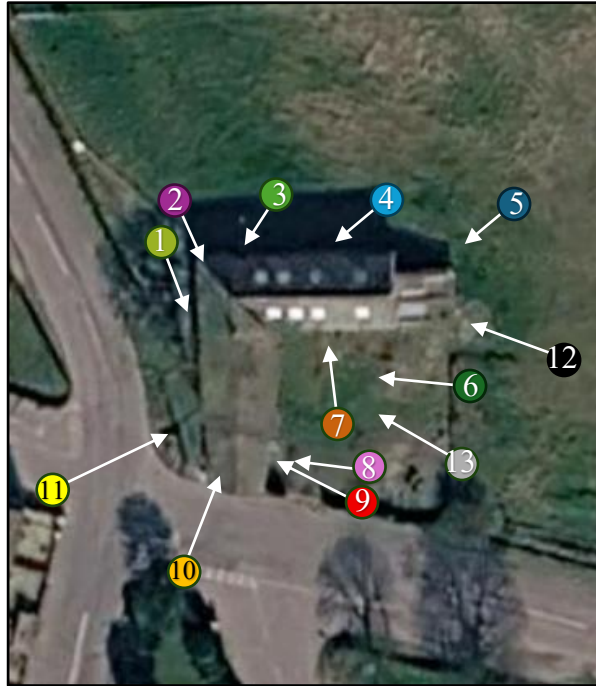
3.6.3.3. All surveyors were equipped with Batbox Duet detectors and two-way radios. Five Anabat Ranger static recorders and one Anabat Chorus static recorder were deployed around the site to record bat activity for subsequent computer analysis using Anabat Insight Software.

3.6.3.4. The aerial photograph below shows where the Surveyors (S) and Anabats (AB) were located throughout the survey.

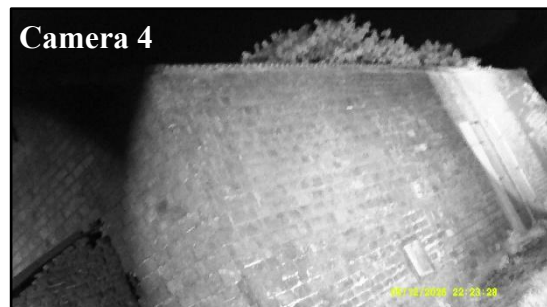
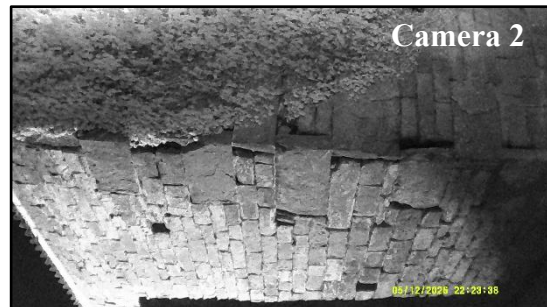


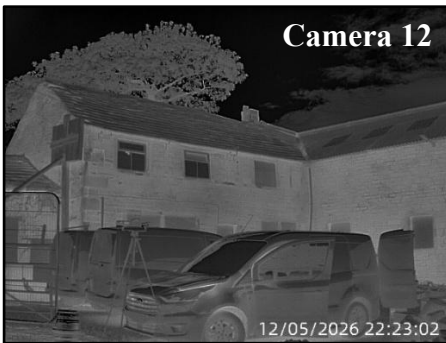
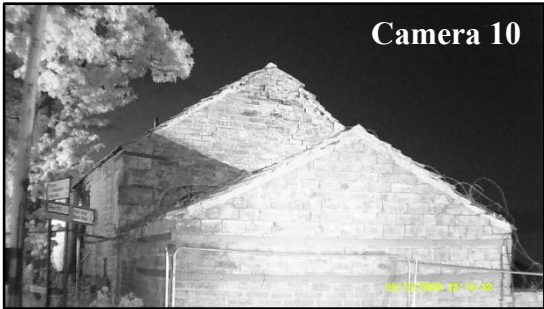
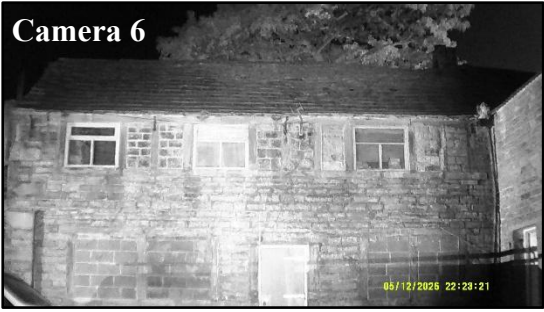
3.6.3.5. Eleven infra-red cameras with infra-red torches and two thermal cameras were also set up around the buildings, ensuring that all suitable features were covered.

3.6.3.6. The aerial photograph below shows where the cameras were positioned along with their approximate field of view.



3.6.3.7. The photographs below show the view of each camera at the darkest point of the survey.





3.6.3.8. During the survey, surveyor 4 heard a brief bat call very early in the survey at 20:42. No further bat activity was noted by any of the surveyors throughout the duration of the survey.

3.6.3.9. None of the surveyors observed any bats emerge from the building during the survey, this was confirmed through subsequent analysis of the video footage captured on the night.

3.6.3.10. After acoustic analysis of the Anabats, it was noted that no bat calls were recorded throughout the duration of the survey.

3.6.4. Dusk Emergence Survey 2nd June 2026.

3.6.4.1. The survey was led by Ruth Georgiou, who holds a level two Natural England survey licence in respect of bats (2015-11823-CLS-CLS).

3.6.3.2. The survey was carried out by three surveyors. The evening was fine and dry with a high cloud cover. There was a temperature of 17°C at the start of the survey and dropped to 15°C at the end of the survey. There was a gentle breeze throughout the survey measuring three on the Beaufort scale. Sunset was at 21:12 and the survey lasted from 20:57 until 22:57.

3.6.3.3. All surveyors were equipped with Batbox Duet detectors and two-way radios. Six Anabat Ranger static recorders were deployed around the site to record bat activity for subsequent computer analysis using Anabat Insight Software.

3.6.3.4. The aerial photograph below shows where the Surveyors (S) and Anabats (AB) were located throughout the survey.

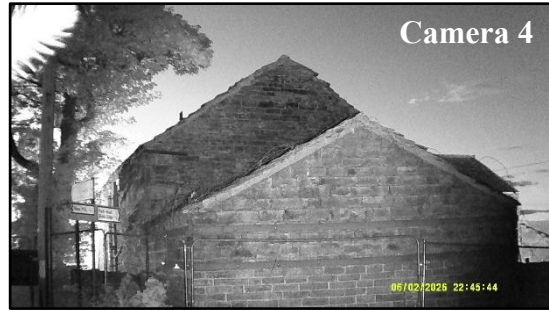
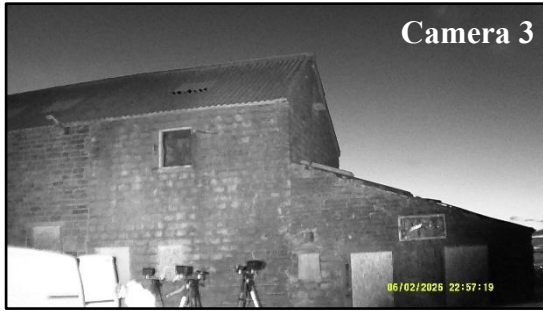
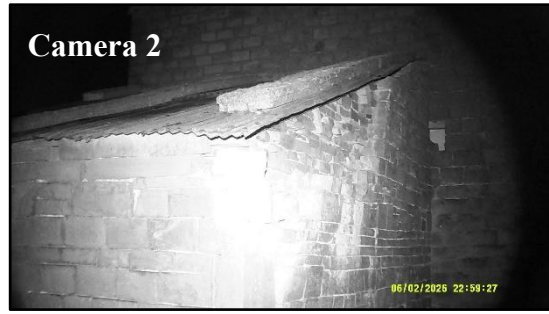


3.6.3.5. Five infra-red cameras and infra-red torches as well as four thermal cameras were set up around the building, ensuring that all suitable features were covered.

3.6.3.6. The aerial photograph below shows where the cameras were positioned along with their approximate field of view.



3.6.3.7. The photographs overleaf show the view of each camera at the darkest point of the survey.



3.6.3.8. The levels of bat activity observed or recorded during this survey were noticeably higher than the first dusk emergence survey, but still low. The first bat was heard but not seen by Surveyors 2 and 3 at 21:56. This was followed by intermittent passes of bats across the site and occasional foraging in the courtyard and over the road.

3.6.3.9. None of the surveyors observed any bats emerge.

3.6.3.10. With increase to the number of thermal cameras used, fewer infra-red cameras were utilised during this survey as the thermal cameras have a squarer field of view (FOV) this allowed for more of the building to be placed within the cameras view.

3.6.3.11. Analysis of the video footage of all cameras across the site did not capture any bats emerging from the buildings.

3.6.3.12. Common pipistrelle bat calls were predominantly recorded during the survey, a maximum of 86 calls recorded on one Anabat likely attributed to one bat consistently foraging around the building. One soprano pipistrelle and one noctule bat were also recorded during the survey.

3.6.5. Dusk Emergence Survey 23rd June 2026.

3.6.5.1. The survey was led by Ruth Georgiou, who holds a level two Natural England survey licence in respect of bats (2015-11823-CLS-CLS).

3.6.5.2. The survey was carried out by three surveyors. The evening was fine and dry with a high cloud cover. There was a temperature of 25°C at the start of the survey and dropped to 23°C at the end of the survey. There was a gentle breeze throughout the survey measuring one on the Beaufort scale. Sunset was at 21:40 and the survey lasted from 21:25 until 23:10.

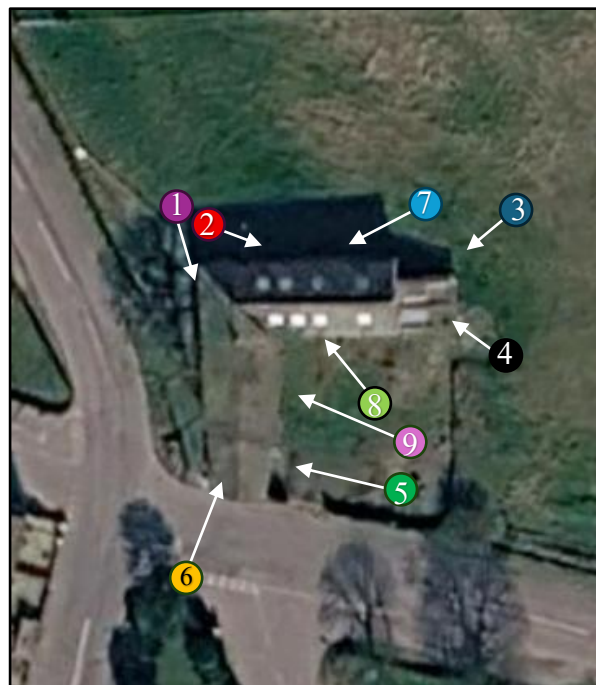
3.6.5.3. All surveyors were equipped with Batbox Duet detectors and two-way radios. Six Anabat Ranger static recorders were deployed around the site to record bat activity for subsequent computer analysis using Anabat Insight Software.

3.6.5.4. The aerial photograph below shows where the Surveyors (S) and Anabats (AB) were located throughout the survey.

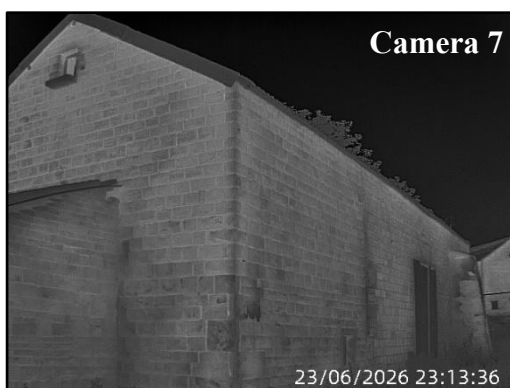
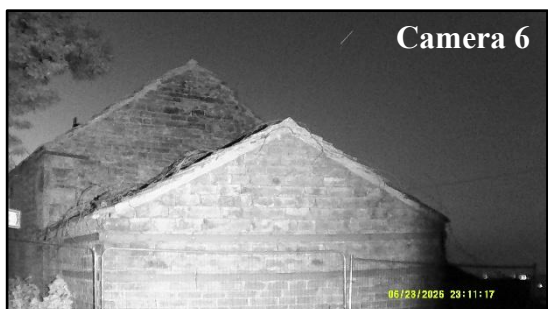


3.6.5.5. Seven infra-red cameras and infra-red torches as well as three thermal cameras were set up around the building, ensuring that all suitable features were covered. Shown below are photographs, which show the view of each camera at the darkest point of the survey.

3.6.5.6. The aerial photograph below shows where the cameras were positioned along with their approximate field of view.



3.6.5.7. The photographs below show the view of each camera at the darkest point of the survey.





3.6.5.8. The levels of bat activity observed or recorded during this survey were slightly less compared to the activity recorded during the second emergence survey. The first bat was heard and seen by surveyor 2 at 22:20. This was followed by intermittent passes of bats across the site and the occasional foraging in the courtyard and over the road.

3.6.5.9. None of the surveyors observed any bats emerge.

3.6.5.10. Analysis of the video footage of all cameras across the site did not capture any bats emerging from the buildings.

3.6.5.11. The Anabats recorded only common pipistrelle bats, with a maximum of 35 calls on one Anabat throughout the survey.

3.6.6. To summarise, no bats were seen to emerge from the buildings during any of the surveys. The bat activity levels were generally low, with activity restricted to one or two bats foraging around the area. The bats showed no interest in the buildings.

4. BIODIVERSITY NET GAIN (BNG) ASSESSMENT

4.1. Baseline Biodiversity Value.

4.1.1. Baseline biodiversity calculations have been carried out using the Statutory Metric tool, the current metric at the time of writing this report. The calculations have been completed for habitat units only. There are no hedgerow or watercourse features on the site.

4.1.2. *Habitat Units.*

The area habitat calculations include all habitats that lie within the red line boundary of the site. The habitats baseline on the site was calculated at 0.75 units as demonstrated in the table below.

Habitat Type	Extent (ha)	Distinctiveness	Condition Assessment	Biodiversity units
Modified grassland	0.2212	Low	Poor	0.44
Developed land; sealed surface	0.0259	V.Low	N/A - Other	0.00
Ruderal/Ephemeral	0.0277	Low	Moderate	0.11
Rural tree	0.0163	Medium	Good	0.20
Total	0.24 (Exc. trees)			0.75

4.2. Post Development Intervention and Habitat Creation.

4.2.1. The below shows the habitat biodiversity units that will be delivered on site post development.

4.2.2. This was calculated using the current site layout plans provided at the time of this report, shown in Appendix VI. The calculations are based on the enhancement of a fenced off area of poor condition modified grassland in the east of the survey area to create a species-rich modified grassland, as well as the planting of sixteen small trees.

4.2.3. The remainder of the site will comprise buildings, hardstanding, and vegetated gardens.

Habitat Type	Extent (ha)	Distinctiveness	Condition Assessment	Biodiversity units
Enhanced:				
Modified grassland	0.1154	Low	Poor - Good	0.50
Retained:				
Developed land; sealed surface	0.0259	V.Low	N/A - Other	0.00
Modified Grassland	0.0016	Low	Poor	0.00
Created:				
Developed land; sealed surface	0.0498	V.Low	N/A	0.00
Vegetated garden	0.0821	Low	N/A	0.16
Rural tree	0.0651	Medium	N/A	0.20
Total	0.13 (Exc. trees)			0.86

4.3. Biodiversity Net Gain Calculations.

4.3.1. Based on the figures above, there will be a net loss of 0.04 habitat Bu (-6.48%). In addition, the trading rules have not been satisfied.

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Area habitat units</i>	0.11
	<i>Hedgerow units</i>	0.00
	<i>Watercourse units</i>	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Area habitat units</i>	15.12%
	<i>Hedgerow units</i>	0.00%
	<i>Watercourse units</i>	0.00%
Trading rules satisfied?	Yes ✓	

5. IMPACT ASSESSMENT, MITIGATION AND RESIDUAL EFFECTS.

5.1. Designated Sites.

5.1.1. Impact Assessment.

The survey area lies far enough away from any statutory designated sites to avoid any impacts. Therefore, there will be no impact on designated sites as a result of the proposed development.

5.1.2. Mitigation.

No mitigation is considered necessary.

5.1.3. Residual Impacts.

The proposed development will have no residual impact on designated sites.

5.2. Species – Birds.

5.2.1. Impact Assessment.

5.2.1.1. The vegetation on site as well as the buildings themselves provided suitable nesting habitat for birds during the breeding season, which extends from March to August each year. Therefore, any vegetation clearance or works to the buildings carried out within the nesting bird season is likely to have a high impact on nesting birds.

5.2.1.2. Furthermore, evidence of barn owl nesting, including a large number of pellets of various ages, adult and juvenile feathers, and droppings, was found inside the “Barn” during the PRA survey. Without appropriate mitigation in place, the proposed conversion of the buildings could have a high impact on barn owls if carried out at a time when the owls are nesting. Furthermore, without appropriate mitigation, the development of the building would result in the loss of a nesting site.

5.2.2. Mitigation.

5.2.2.1. Pre-development

5.2.2.1.1. At the earliest opportunity and at least 30 days prior to the commencement of construction works alternative nesting/roosting provisions will be made.

5.2.2.1.2. Alternative provisions will consist of one barn owl nestbox erected within 200m of the current barn. As all of the buildings will be subject to disturbance, and the only tree within the survey area is adjacent to a road, it will be necessary to erect the nestbox on a pole. The box will meet the Barn Owl Trust specification and will be erected at least 4.5m from ground level.

5.2.2.1.3. The nestbox should be kept free from disturbance by on-site protection measures such as signage and fencing.

5.2.2.1.4. The location of nest box is shown on the aerial image below.



5.2.2.2. During development

5.2.2.2.1. No works to the Barn or works to other parts of the building that has potential to cause disturbance to barn owls within the barn will take place between March and August inclusive.

5.2.2.2.2. In addition, as the barn owl nesting season can vary in timing, the works will be immediately preceded by a nesting bird survey carried out by a competent person who also holds a survey licence for barn owls. This should take place no more than three days prior to works commencing. If the barn owls are found to be nesting in one of the buildings, then no works can begin that will cause any disturbance to the barn owl or its nest until the last dependent young has stopped returning to the nest. Similarly, if any other bird species are found to be nesting, the works in the vicinity of the nest will be restricted until the young have fledged.

5.2.2.2.3. In the event that nesting barn owls are discovered or suspected after the works have commenced, an ecologist licenced to survey barn owls will be consulted to advise on the most appropriate course of action. This may require temporarily stopping works and/or the implementation of buffer zones until young have fledged.

5.2.2.3. Post-development

5.2.2.3.1. Permanent nesting provision will be integrated into the Barn. The nesting space will adhere to the following specifications:

- The existing entrance hole on the eastern aspect of the Barn will be retained, and the permanent nesting provisions will be joined onto this access point.
- The floor area of the nesting chamber will have a dimension of at least 1m²
- The depth from the bottom of the entrance hole to the floor of the nesting area must be at least 460mm, ideally more than 540mm.
- The interior must remain dry through periods of prolonged heavy rain.
- An access point for humans will be created, allowing access for periodically clearing out old nest debris.
- The building was also assessed as having high potential for roosting bats, but surveys have not yet been carried out. If bats are found to be present within the building, the mitigation strategy for barn owls should be read in conjunction with any mitigation proposed for roosting bats, ensuring that specifications for both are adhered to.

5.2.2.3.2. The owner and/or residents of the Barn will be made aware of the nesting space and the requirement for clearing out old nesting debris. The nesting space should be cleared out every 3-4 years during the winter months.

5.2.2.3.3. As the site is surrounded by ideal rough grassland habitat within the ownership of the adjacent quarry, no further mitigation is proposed for the retention of foraging habitats.

5.2.2.3.1. Where possible, all vegetation clearance, site clearance and works to the buildings will be carried out outside the nesting bird season.

5.2.2.3.2. Where it is necessary to undertake such works within the nesting bird season, a nesting bird survey will be carried out immediately prior to the works. In the event that any active nests are found, the nests and a suitable buffer around them will be left undisturbed until the young have fledged.

5.2.3. Residual Effect.

With the above mitigation measures in place there will be a no negative residual impact on barn owls or other nesting birds at a site level.

5.3. Species – Bats.

5.3.1. Impact Assessment.

5.3.1.1. All parts of the building, excluding the cellar, were assessed as having high potential for roosting bats. Subsequent bat dusk emergence surveys were carried out and no bat roosts were found in the buildings, confirming likely absence of bats and bat roosts. The proposals will therefore have no impact on roosting bats.

5.3.1.2. One tree was present within the survey area, which did not provide any potential roost features for bats. Therefore, there will be no impact on bats roosting in trees as a result of the proposed development.

5.3.1.3. The vegetation on site, particularly the gardens of the neighbouring property, provide some foraging habitat for bats. However, due to the surrounding agricultural land, there is very little ecological connectivity between the buildings and any other suitable foraging/commuting habitats. The survey area is therefore assessed as providing low value habitat for commuting/foraging bats. Therefore, with a sensitive lighting scheme in place, there will be no impact on foraging/commuting bats.

5.3.2. Mitigation.

Any external lighting will be downward directional to avoid having any impact on bats foraging in the vicinity of the buildings.

5.3.3. Residual Effect.

There will be a no negative residual impact on bats at a site level.

5.4. Species – Reptiles.

5.4.1. Assessment.

The survey area provided some value for reptiles, particularly the grassland to the north of the survey area. However, the survey area is surrounded by roads to the south and west. Therefore, it is likely that suitability of the site is limited to low numbers of common reptile species. Therefore, it is unlikely that the proposed works will have any impact on reptiles, but precautionary measures will ensure that this is the case.

5.4.2. Mitigation.

As a precaution, the following measures will be implemented to prevent any harm to reptiles:

- It is recommended that all onsite personnel are briefed on the identification of reptiles. Toolbox talks have been provided to aid with identification.
- In the unlikely event that multiple reptiles or hibernating reptiles are discovered, works should stop immediately, and Whitcher Wildlife should be contacted for further advice.
- Any stored materials moved from the ground must be carefully lifted and not dragged along the ground to prevent harm to any reptiles that may be sheltering beneath.
- Prior to site clearance, all vegetation should be cut to a minimum of 200mm above ground level and the arisings should be carefully removed from site. This will encourage any reptiles or hedgehogs at ground level to vacate the area and will deter them from returning.

5.4.3. Residual Effect.

With the above mitigation in place there will be no negative impact on reptiles at a site level.

5.5. Species – Hedgehogs.

5.5.1. Assessment.

The survey area provides potential commuting routes for hedgehogs through the site and neighboring properties.

5.5.2. Mitigation.

All vegetation on the site will initially be cut down to a minimum of 150mm and left for twenty-four hours before clearing to ground level to prevent any harm to any animals at ground level and to make the area unattractive for any fauna species before the ground clearance. This will prevent harm to any hedgehogs.

5.5.3. Residual Effect.

With the above mitigation in place there will be no negative impact on hedgehogs at a site level.

6. ADDITIONAL BIODIVERSITY ENHANCEMENT MEASURES.

6.1. In line with the NPPF some biodiversity enhancements for fauna species will be provided on the site.

6.2. This will be achieved by providing integrated bird and bat boxes in the converted building in addition to any mitigation measures.

6.3. An integrated Habibat bat box with custom facing, like shown below, will be installed in a suitable location on the southern aspect, at least 3m from ground level or as high as possible.



6.4. A pair of integrated universal swift nest boxes will also be installed on the eastern aspect, at least 3m from ground level or as high as possible. Swift boxes have also been proven to be used by other small birds, including sparrows and therefore will cater for a variety of bird species.

6.5. A sensitive lighting scheme will be installed on the site with all external lighting being downward directional lighting that does not illuminate any of the new bat roosting features provided, any trees, or boundary vegetation features.

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Appendix I. NESTING BIRD INFORMATION.

Ecology

The nesting season will vary according to the weather each year but generally commences in March, peaks during May and June and continues until September. It is also worth remembering that some birds nest in trees and scrub, but others are ground nesting or prefer man-made structures or buildings.

Surveys

Nesting bird surveys search for potential nest sites in vegetation, buildings etc. Potential nesting sites are observed over a suitable period of time for bird movements or calling male birds that would indicate the presence of a nest. The presence of a nest can be identified from the field signs without the necessity to see the nest itself, thereby avoiding any disturbance of the nests. The best way to avoid this issue is to plan for vegetation clearance to be carried out outside the bird-nesting season.

Legislation

Nesting birds are protected under The Wildlife and Countryside Act 1981.

Part 1. -(1) Of the Act states that: - If any person intentionally: - kills, injures or takes any wild bird; takes, damages or destroys the nest of any wild bird while that nest is in use or being built; or takes or destroys an egg of any wild bird, he shall be guilty of an offence.

Part 1.-(5) of the Act states that:- If any person intentionally:- disturbs any wild bird included in Schedule 1 while it is building a nest or is in, on, or near a nest containing eggs or young; or disturbs young of such a bird, he shall be guilty of an offence and liable to a special penalty.

The Countryside and Rights of Way Act 2000 amends the above by inserting after “intentionally” the words “or recklessly”.

Appendix II. BAT INFORMATION.

Ecology

There are currently 18 species of bat residing in Britain, 17 of which are known to breed here. They are extremely difficult to identify in the hand and even more so in flight.

Many species appear to be diminishing in numbers, probably due to habitat change and shortage of food, caused by pesticides, as insects are their sole diet.

As their diet consists solely of insects, bats hibernate during the winter when their food source is at its most scarce. They will spend the winter in hollow trees, caves, mines and the roofs of buildings.

Certain species, particularly the pipistrelle (the commonest and most widespread British bat) can quickly adapt to man-made structures and will readily use these to roost and to rear their young.

Surveys

During walkover surveys, bat roosts can be identified by looking for:

- Suitable holes, cracks and crevices within any building, tree or other structure.
- Bat droppings along walls, window cills, or on the ground.
- Prey remains, such as insect wings.

Further investigations can be made using endoscopes, by carrying out aerial inspections of trees or by conducting bat activity surveys during dusk and dawn over summer months.

Legislation

Bats are protected under Appendix II and III of the Bern Convention (1982), Schedule 5 and 6 of the Wildlife and Countryside Act (1981), Annex IV of the Habitats Directive (some species under Annex II), Annex II of the Conservation of Habitats and Species Regulations (2010) and EUROBATS agreement. Numerous species are also listed

under section 41 of the Natural Environment and Rural Communities Act (2006) making them species of principal importance.

All bats and their roosts are therefore protected in the UK. This makes it an offence to kill, injure or take any bat, to interfere with any place used for shelter or protection, or to intentionally disturb any animal occupying such a place.

The UK has designated maternity and hibernacula areas as Special Areas of Conservation (SAC's) under the Habitats Directive. Implementation of the UK Biodiversity Action Plan also includes action for a number bat species and the habitats which support them.

Where development proposals are likely to affect a bat roost site, a licence is required from Natural England.

Appendix III. HEDGEHOG INFORMATION.

Ecology

The hedgehog was a common species once widespread throughout the country but it has suffered a major decline due to loss of habitat. They are now found distributed across the UK, but the population increases to the south and east. Hedgehogs are rare in Scotland, Wales and Northern Ireland.

The hedgehog is a small, spiny mammal around 20cm long with a long snout. The back and sides of the hedgehog are covered in 25mm (1”) long spines. These are absent from the face, legs and underside, which are covered with coarse, grey-brown fur.

Hedgehogs are highly active and range widely. They need to be able to move freely through a well-connected range of habitats to find food, mates and areas to nest. Studies show that hedgehogs can travel around 2km in a night in urban areas and 3km a night in rural landscapes. A viable population of urban hedgehogs is thought to need 0.9km² of well-connected habitat.

Hedgehogs nest year-round and produce different types of nest for daytime resting, breeding and hibernation. Daytime nests are a retreat during the active season, and are often temporary, flimsy and found in areas of rough grassland, loose leaf piles or garden vegetation. Breeding nests are made by females and are used to raise young. They tend to be more robust, like hibernation nests. Winter nests can be used for several months to hibernate through periods of cold weather and low food availability. The sturdiest nests rely on medium-sized deciduous leaves and a structure to hold the leaves in place. Bramble patches, log piles and open compost heaps are common locations for breeding and hibernation.

Hedgehogs are omnivores, but the bulk of their diet consists of macro-invertebrates such as beetles, worms, slugs, earwigs, caterpillars and millipedes. In urban areas, supplementary food in the form of cat, dog or formulated hedgehog food can make up a significant part of their diet. Access to water is also very important.

Surveys

Hedgehogs are nocturnal animals, so despite their spiny appearance they are often difficult to find.

All surveys should be conducted between May and November when hedgehogs are active.

Droppings can be found in grassland, farmland and in gardens. The droppings are crinkly, often studded with shiny fragments due to their diet of insects. They are variable in size, 15-50mm long and 8-10mm thick, blue/black in colour and sweet smelling with a hint of linseed oil.

Footprint tunnels and camera traps can also be used to survey for hedgehogs.

Further survey techniques can also be used to survey for hedgehogs, but these require a survey licence to carry out surveys involving trapping and torch or spotlight searches.

Legislation

The hedgehog is considered an endangered species, but it benefits only from general protection under the Wildlife and Countryside Act 1981. They are listed under Schedule 6 of the Act, which makes it illegal to kill, trap or capture wild hedgehogs, with certain methods listed. They are also listed under the Wild Mammals Protection Act (1996), which prohibits cruel treatment of hedgehogs and they are a species of 'principal importance' under the NERC Act, which confers a 'duty of responsibility to public bodies'.

However, none of these deal with the issues that are a threat to the hedgehog. The main threat is the increasing loss of habitat, the increasing traffic on our roads and the increasing use of herbicides, in particular those used to kill garden slugs.

Appendix IV. BARN OWL INFORMATION.

Ecology

The diet of the Barn Owls consists almost entirely of small mammals such as mice, shrews and voles. Consequently, areas of moist, moderately long grassland are especially important for foraging with 90% of prey taken within a 1km radius of the nest site.

Their feathers are specially structured for silent flight and, by using their extremely sensitive hearing, Barn Owls can find and swoop noiselessly onto their prey. Although Barn Owls can see perfectly well in daylight, they tend to hunt mainly at night.

Suitable nest sites are predominantly in derelict buildings such as farm buildings, church towers and old chimneys. Nest sites must be dry and warm to prevent fatal chilling of the owlets in wet weather.

Barn Owls generally produce 4 – 7 eggs, laid at intervals of 2 – 3 days during the breeding season (March to August inclusive). This gives a staggered hatch, with the first hatchling being as much as a week older than the last. In poor prey years the youngest chicks are unlikely to fledge.

Habitat loss due to agricultural change and urbanisation has had the most significant impact on Barn Owl numbers. The drainage of grasslands, increases in cereal crops, autumn sowing, the decline in haymaking, the loss of wild grassland, edge habitats and hedgerows, the vermin proofing of grain storage and the fragmentation of habitats as a result of land take for new roads, factories and housing schemes have all had an influence on the availability of suitable foraging habitat.

This has been compounded by the loss of traditional nest sites as a result of building improvements and conversions for other uses including residential.

As birds are pushed to exploit prey rich roadside verges and railway embankments they increasingly become prone to deaths from collisions with trains and road vehicles. Death can also be caused by consuming prey items which contain residues of rat and mouse poison.

The effects of disturbance are more pronounced at different times of the year. The early stages of the breeding season are the most vulnerable and birds may abandon nest building or even eggs if disturbed. When the eggs have hatched, they tend to tolerate a higher level of disturbance before abandoning young birds in the nest. Generally, disturbance should be avoided between April and September.

Surveys

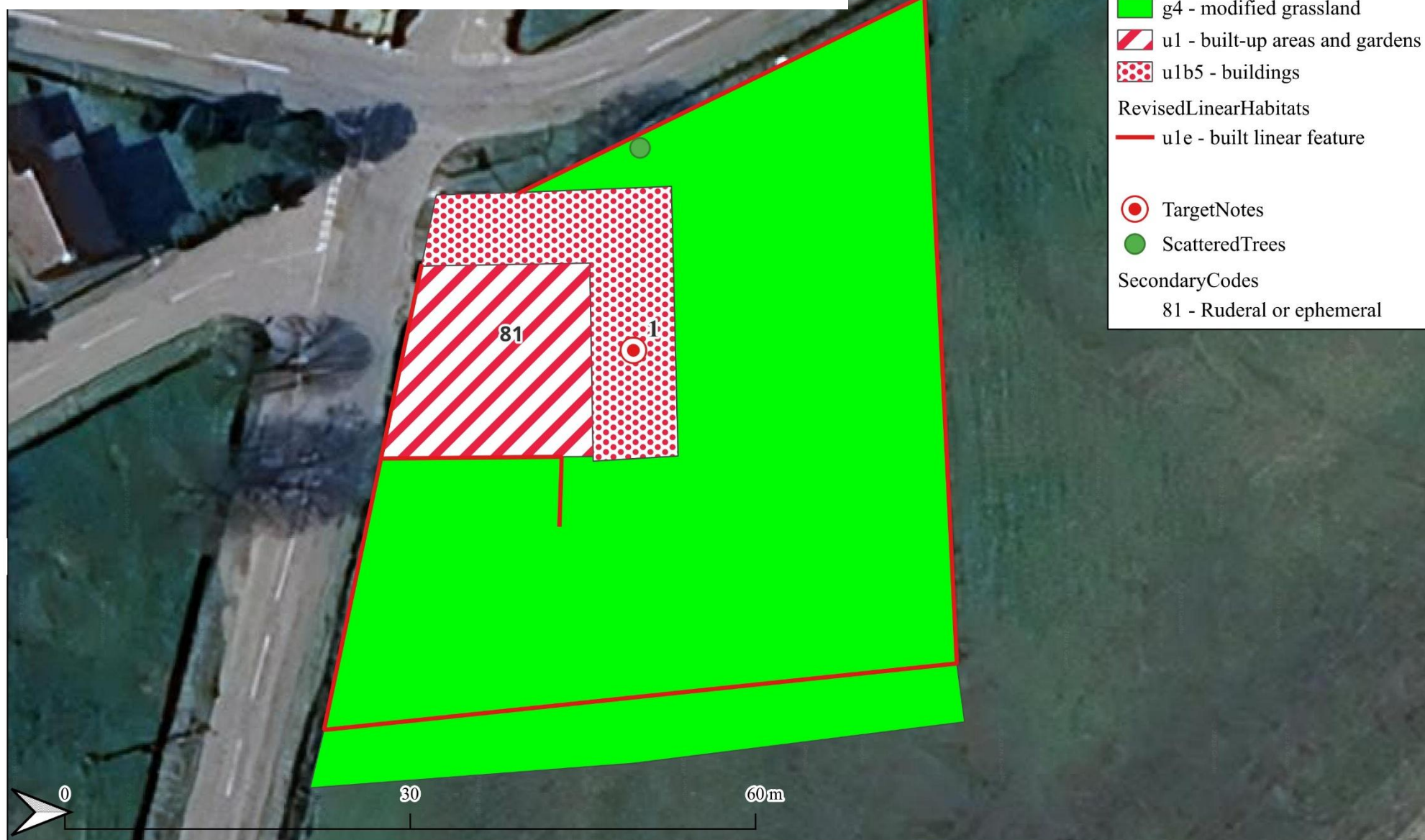
Walkover surveys will look identify areas of suitable foraging habitat for Barn Owls. They will also look for suitable nesting locations and any signs of pellets within these areas.

Legislation

Barn Owls are protected under Schedule 1 and Schedule 9 of The Wildlife and Countryside Act 1981.

It is therefore an offence to intentionally kill, injure or take any wild bird, take damage or destroy the nest of any wild bird while that nest is in use or being built, or to take or destroy an egg of any wild bird. Special penalties are available for offences related to birds listed on Schedule 1 of The Wildlife and Countryside Act (1981), for which there are additional offences for disturbing these birds at their nests, or their dependent young.

Appendix V. ANNOTATED MAP OF THE SURVEY AREA. (PRE-DEVELOPMENT)



Site: Piperwells Farm

Date: 28.04.2026

Reference: 251009

Produced by: Samuel Bentley



Appendix VI. ANNOTATED MAP OF THE SURVEY AREA. (POST-DEVELOPMENT)



Site: Piperwells Farm

Date: 30.04.2026

Reference: 251009

Produced by: Samuel Bentley



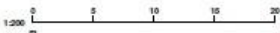
Appendix VII. SITE LAYOUT



1 Proposed Landscape Plan
1:200

Biodiversity Net Gain Planting Scheme				
Piper Well Farmhouse & Barn, Shepley				
Trees				
Plan Ref:	Latin Name	Common Name	Height at 20 yrs	Good for
1	Quercus Robur	English Oak	10 x 6 mtrs	Carbon Storage, wildlife friendly
2	Populus Tremula	Aspen	12 x 8 mtrs	Pollinator & bird feeder
3	Sorbus Aucuparia	Mountain Ash	6 x 4 mtrs	Pollinator & bird feeder
4	Malus Sylvestris	Crap Apple	8 x 4 mtrs	Pollinator & bird feeder
5	Malus Sylvestris	Crap Apple	8 x 4 mtrs	Pollinator & bird feeder
6	Sorbus Aria	White Beam	8 x 4 mtrs	Pollinator & bird feeder
7	Betula Pendula	Silver Birch	7 x 4mtrs	Bird & insect feeder
8	Viburnum Opulus	Guslar Rose	4 x 4 mtrs	Attracts birds & wildlife
9	Corylus Avellana	Hazel	4 x 4 mtrs	Pollinator & bird feeder
10	Carpinus Betulus	Horn Beam	10 x 6 mtrs	Carbon Storage, wildlife haven
11	Corylus Avellana	Hazel	4 x 4 mtrs	Pollinator & bird feeder
12	Prunus Avium	Wild Cherry	10 x 8 mtrs	Pollinator & bird feeder
13	Malus Sylvestris	Crap Apple	8 x 4 mtrs	Pollinator & bird feeder
14	Prunus Avium	Wild Cherry	10 x 8 mtrs	Pollinator & bird feeder
15	Sambucus Nigra	Common Elder	4 x 3 mtrs	Pollinator & bird feeder
16	Salix Caprea	Goat Willow	5 x 4 mtrs	Attracts birds & bees
Hedgerows				
	Crataegus Monogyna	Hawthorn	Managed Hedgerow	Pollinator & bird feeder
	Hippocrepis Emmodius	Sea Buckthorn	Managed Hedgerow	Pollinator & bird feeder
	Ilex Aquifolium	Holly	Managed Hedgerow	Pollinator & bird feeder

NOTE:
Do not scale from this drawing, only use
square dimensions for construction purposes.
for the avoidance of doubt all dimensions are
to wall structure not finishes.
Contractors are to verify all dimensions on site
and notify the designer of any discrepancies.



Rev	Description	Date
A	Initial issue	21/04/26
B	T15 and T16 added	30/04/26

CODE	SUITABILITY DESCRIPTION
STATUS	PURPOSE OF ISSUE

PROJECT
Piper Well Farmhouse & Barn,
Piper Well Lane, Shepley,
Huddersfield, HD8 8BA

TITLE
Landscaping Plan

CLIENT
Simcox

DRAWN BY: JP	CHECKED BY: JP	DATE: 04/21/26
SCALE (if A1): As Indicated	PROJECT NUMBER: 2024-70	

Oakleaf Architecture



E-mail: oakleafarchitecture@outlook.com
ARCHITECTURE - PLANNING - BUILDING REGS

DRAWING NUMBER	REV
A (PL)-004	B