

Planning Conditions Compliance Statement

Oakfield House, 478 Station Road, Dorridge, Solihull, B93 8HE

Planning Conditions: 4, 5, 7 and 8

Condition 4 & 5 – Hard Landscaping

The hard landscaping for the development has been completed in accordance with the approved drawing **5062-049F Oakfield House – Landscape Plan**. All hard surfaces, including pathways, access areas, edging, and boundary treatments, have been installed exactly as shown on the approved plan. Materials, finishes, and layout match the specification and are now fully in place on site.

Soft Landscaping

Soft landscaping has been implemented in full accordance with drawing **5062-049F Oakfield House – Landscape Plan**. Planting beds, shrubs and lawn areas have been installed as specified, with species, locations, and densities matching the approved plan. All soft landscaping is now established on site, and ongoing maintenance will be carried out to ensure successful growth and long-term compliance with the approved scheme.

Condition 7 – Trespass-Proof Fence

The site boundary adjacent to the railway continues to be secured by the **existing palisade metal fencing**, which remains intact and fully functional. In addition, a **new high-level timber feather-edge screen fence** has been installed on the residential boundary, comprising **three and a half levels of concrete fence panels** with timber screening above. Together, these two layers of fencing provide a robust, secure, and trespass-resistant barrier that exceeds the minimum requirements of the condition.

Condition 8 – Vehicle Safety Protection Measures (Railway Boundary)

The railway line sits **several metres above the development site**, positioned on an elevated embankment. There is **no direct vehicular access** to the railway boundary from the development, and **no realistic scenario** in which vehicles could reach or impact the railway land.

Between the development and the railway, there are **multiple physical barriers**, including:

- The **existing palisade metal fence** which was present as the railway barrier before construction

- The **new timber feather-edge screen fence**
- The **elevated embankment**, which forms a natural protective barrier

Given the topography and the double-fenced boundary arrangement, there is **no vehicle hazard** present and **no requirement for additional vehicle safety protection measures**. The existing boundary treatments already provide more than adequate protection and meet the intent of Condition 8.

Conclusion

Conditions **4, 5, 7 and 8** have been fully complied with through the implementation of the approved landscaping plan, installation of robust high boundary fencing, and confirmation that no vehicle-related risk exists along the railway boundary due to the elevated topography and multiple secure barriers.



High level timber feather edge fencing on three and a half levels of concrete fence panels in front of existing palisade fencing on the railway border.