



Briefing Note – Yaverland Landscaping

Date 10 November 2025
Prepared by Town Clerk/RFO

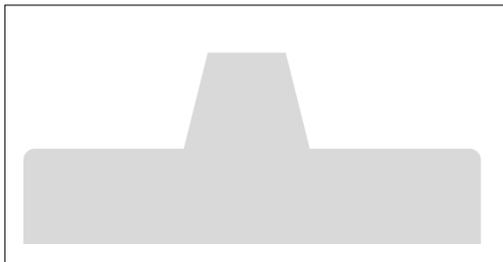
1. BACKGROUND

- 1.1. The town council demolished the old toilet block and replaced it with a danfo unit early in 2025.
- 1.2. Following the works, the front of the rear planter (which was formed by the external wall on the old block) needed replacement and a large area to the right of the new facility requires landscaping.
- 1.3. Green Towns have begun the project, planting a coastal hedge around the shower to provide some shelter from the wind and planted a coastal border around the bund.

2. PROPOSAL

Planter

- 2.1. The planter sits to the rear of the site and is approximately 10 metres long by 4 meters wide and is irregular in shape.
- 2.2. Images



Current outline



Planter prior to demolition of old block



Current view from right

- 2.3. Since the front wall was formed by the external wall of the old block, the pointing is in poor repair and the wall itself is in need of replacement. The rear walls are in better

condition, but some stones will require replacement and repointing will be required in several areas.

- 2.4. Replacing the entire planter in the same stone or in more hard-wearing engineering stone was estimated to cost between £8,000 and £10,000.
- 2.5. The proposed solution is to replace the existing stone walls with treated wooden sleepers, in keeping with the wooden design of the toilet block.
- 2.6. The side walls would reduce in height to blend with the land of front which will be planted and maintained by Green Town Volunteers and is estimated to cost £1,000.
- 2.7. The estimated cost for the sleeper solution is £2,000 to £3,000.

Paved area

- 2.8. Following the works, the right hand of the site was left unpaved. Woodchip was laid on the unpaved area to make it usable in the summer. This is not an appropriate permanent solution as it is not accessible to those with limited mobility and requires a lot of maintenance to keep it weed free.
- 2.9. Quotes have been obtained to pave the area with a small boarder remaining at the bottom of the bund edging the site.
- 2.10. Estimated costs to pave the area are between £5,000 and £6,000.



Woodchipped area to be paved

Street Furniture

- 2.11. There is space to install two benches on the site, in front of the bund, in keeping with those on Culver Parade. This will improve accessibility on the site.



Captain's Table Treble

- 2.12. The installation of picnic tables on the site was considered. However, it was felt the proximity to the toilets would discourage use.
- 2.13. However, the estimated cost of the benches including installation is £4,000.
- 2.14. Two members of the public have come forward wishing to dedicate benches to loved ones and contribute to the costs.
- 2.15. In keeping with the town council's other projects around the town promoting local history and information, two lectern style interpretation boards are being proposed on site.
- 2.16. One board will provide information on current and historical fauna and flora, the other local archaeological finds and fossils on the beach.
- 2.17. These will be positioned at the edge of the bedded areas to the front left and right of the site. This will hopefully stop people cutting through the planting until it becomes established.

They are expected to cost between £1,500 and £2,000 each, including design and installation.

3. LEGISLATION

- 3.1. The Town Council holds General Power of Competence as provided by the Localism Act 2011 (Chapter 1, Sections 1 – 8)^{1 2}

4. FINANCIAL IMPLICATIONS AND CONSIDERATIONS

- 4.1. Budget provision was made to landscape the site at Yaverland. The proposed works are estimated to cost up to £28,000 with best value for money being sought.
- 4.2. This falls within the budget envelope for landscaping the site.

5. EQUALITY AND DIVERSITY, CRIME AND DISORDER AND BIODIVERSITY

Equality and Diversity

- 5.1. The council as a public body is required to meet its statutory obligations under the Equality Act 2010 to have due regard to eliminate unlawful discrimination, promote equal opportunities between people from different groups and to foster good relations between people who share a protected characteristic and people who do not share it.
- 5.2. The protected characteristics are: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

¹ [Localism Act 2011 - Explanatory Notes](#)

² [The Parish Councils \(General Power of Competence\) \(Prescribed Conditions\) Order 2012](#)

- 5.3. The proposed design extends the hard standing on the site and provides benches, increasing accessibility.
- 5.4. There are no further equality and diversity implications.

Crime and Disorder

- 5.5. Poorly maintained sites are often prone to vandalism and attract antisocial behaviour. Landscaping the site and making it a cohesive usable space, increasing footfall will reduce the risk of this.

Biodiversity implications

- 5.6. The provision of the planter on site will enhance biodiversity and planting will be sympathetic to the coastal location.
- 5.7. The inclusion of interpretation boards on site highlighting flora and fauna will promote an understanding of biodiversity.

6. RECOMMENDATION

THAT at budget to up to £28,000 be approved for officers to commission works to landscape the site as proposed.