



Briefing Note – Yaverland Landscaping

Date 10 November 2025
Prepared by Town Clerk/RFO

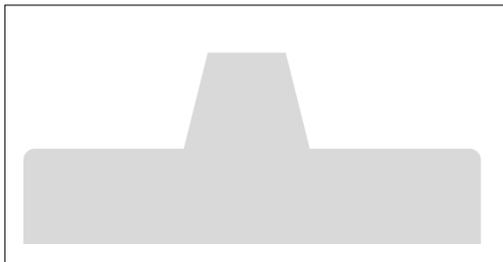
1. BACKGROUND

- 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 some work, planting a coastal hedge around the shower to provide some shelter from the wind and planted a coastal border around the bund.

2. SCOPE

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. The condition will also continue to deteriorate as it is close to end of life.

- 2.4. Long term replacing the planter will be more effective than ongoing repairs. It will also allow for something more in keeping with the site be installed.

Paved area

- 2.5. 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.
- 2.6. Quotes have been obtained to pave the area with a small boarder remaining at the bottom of the bund edging the site.
- 2.7. Estimated costs to pave the area are between £5,000 and £6,000.



Woodchipped area to be paved

Street Furniture

- 2.8. There is space to install two benches on the site, in front of the bund.
- 2.9. The installation of picnic tables on the site was considered. However, it was felt the proximity to the toilets would discourage use.
- 2.10. Two members of the public have come forward wishing to dedicate benches to loved ones and contribute to the costs.
- 2.11. 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.
- 2.12. One board will provide information on current and historical fauna and flora, the other local archaeological finds and fossils on the beach.
- 2.13. 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.

3. PROPOSAL

- 3.1. The Finance Committee is recommending Council tender a site wide landscaping project including soft and hard landscaping to ensure a cohesive design across the site.
- 3.2. Ideally this will complement the natural environment surrounding the site (Culver, Browns, proposed International School of Rewilding).
- 3.3. The Committee will provide a woodland style design brief to inform the process.
- 3.4. The notice inviting expressions of interest will be posted the first week in January.

4. LEGISLATION

- 4.1. The Town Council holds General Power of Competence as provided by the Localism Act 2011 (Chapter 1, Sections 1 – 8)^{1 2}
- 4.2. Due to the proposed value of £30,000 the Council must advertise the opportunity on Contracts Finder.³
- 4.3. There is no legal requirement for a full tender process to be undertaken as it is below the thresholds requiring this.

5. FINANCIAL IMPLICATIONS AND CONSIDERATIONS

- 5.1. The committee requests a budget of up to £30,000 for the project.
- 5.2. This falls within the budget envelope for landscaping the site.

6. EQUALITY AND DIVERSITY, CRIME AND DISORDER AND BIODIVERSITY

Equality and Diversity

- 6.1. 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.
- 6.2. The protected characteristics are: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.
- 6.3. The proposal should extend the hard standing on the site and provide benches, to increase accessibility.
- 6.4. There are no further equality and diversity implications.

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

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

³ [Guidance for reconciling publication requirements of the Procurement Act 2023 and the Local Government Transparency Code 2015 - GOV.UK](#)

Crime and Disorder

- 6.5. 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

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

7. RECOMMENDATION

THAT Council seek proposals for the complete landscaping of the site, up to £30,000 in value.