

# PUBLIC ART STATEMENT

Primary School, Sports Facilities & Allotments

Reserved Matters Application

June 2026



# ONE HORTON HEATH

## DOCUMENT CONTROL

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# Contents

- 1. Background.....4
- 2. Policy Context.....5
- 3. Delivery of Public Art .....7
- 4. One Horton Heath Public Art Vision .....8
- 5. Conclusion ..... 11

## 1. Background

- 1.1 This Public Art Statement has been developed in accordance with relevant National and Local planning policy and guidance and, notably, Eastleigh Borough Council's Public Art Strategy (2023 - 2028) and Planning Obligations SPD.
- 1.2 The One Horton Heath project is committed to the delivery of high-quality public art commissions to support community health, well-being and cultural objectives. The Outline Planning Permission (Application Ref: O/20/89498) for One Horton Heath and its accompanying Section 106 legal agreement (s106) establishes the extent of planning contributions, the corresponding triggers for payment, and the mechanisms through which public art will be delivered on site.
- 1.3 Construction works on the First Residential Parcel (Application Ref: F/20/89500) also referred to as the Lower Acre) have commenced with first occupation expected in early 2026. Correspondingly, the Public Art Steering Group tasked with the oversight of the implementation and construction of Public Art has been appointed and is operational. An overarching *Vision for Public Art at One Horton Heath* was approved by Fair Oak and Horton Heath Parish Council in 2026 to provide a cohesive strategy for the delivery of public art across the whole site.
- 1.4 The purpose of this parcel specific Public Art Statement is not to dictate the location or type of public art commissions on the School, Sports Facilities and Allotments, but rather is to ensure that there are suitable and sufficient opportunities for the Public Art Steering Group and other key stakeholders to explore.

## 2. Policy Context

### National Planning Policy Framework

- 2.1 The latest iteration of National Planning Policy Framework (NPPF) was published in 2024 and maintains that the role of the planning system is to deliver sustainable development. Sustainable development comprises of three overarching and interdependent objectives; economic, social and environmental (Paragraph 8.). In describing the social component of sustainable development, the NPPF states:

*a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being;*

(Para 8, sub-clause b)

- 2.2 While the NPPF does not directly refer to the commissioning of high-quality public art, its role is considered relevant to the promotion of well-designed, beautiful and safe places that support communities' health, social and cultural wellbeing.
- 2.3 Section 8 of the NPPF entitled '*Promoting healthy and safe communities*' states that planning policies and decisions should provide the social, recreational and cultural facilities and services the community needs by planning positively for their provision (Para. 98).
- 2.4 The National Design Guide includes a reference to public art within the wider context of how the quality of the spaces between buildings is as important as the buildings themselves. The National Design Code and Guidance Notes for Design Codes illustrate how well-designed places that are beautiful, healthy, greener, enduring and successful can be achieved in practice.
- 2.5 The Eastleigh Borough Local Plan 2016-2036 was adopted in 202 and sets out the policies and plans to guide future development to 2036.
- 2.6 Policy DM1: General Criteria for New Development sub-clause k) stipulates that all new large-scale development should make provision for public art in accordance with the Council's adopted Public Art Strategy. The Local Plan highlights the role of public art in providing opportunities for community involvement and creative industries to participate in the economic growth of the area.
- 2.7 Policy DM36, community, leisure and cultural facilities states that the development of new housing likely to increase the use of local community, leisure or cultural facilities will be required to contribute towards their enhancement, or provide new, facilities if required. Public Art is regarded as an example of a cultural facility required by new development.
- 2.8 The Planning Obligations SPD welcomes the use of public art in making public spaces unique. It advises that public art '*can lead to the enhancement of the built environment,*

## ONE HORTON HEATH

*increasing the potential value and status of developments by assisting image and marketability, creating landmarks and areas that are attractive to both public and investors and which bring benefits to the local and wider communities’.*

2.9 Planning obligations towards public art are calculated using the formulae in Appendix 5 of the SPD.

2.10 The Public Art Strategy 2023-2028 specifically sets out the Council's Vision for Public Art in the Borough which is set out below:

*The Council's vision for public art is to deliver a sustainable, innovative, and distinctive public art programme which celebrates the Borough's diverse culture, heritage and biodiversity, engages its communities and brings about a renewed sense of pride and ownership. Public art is best defined as the principle of involving artists in the conception, development, and transformation of the public realm. Public art commissions can be temporary or permanent, internal or external; they can be stand-alone features or integrated into the environment. They can include temporary events and performances. Artists can deliver public art projects in many ways including as part of development teams, alongside architects, engineers and designers and undertaking residencies based in particular locations or with community groups. The public realm means any place that offers the public free and easy access including but not limited to public buildings, paths, streets, roads, squares, gardens, parks, and open spaces. Artwork provided within the boundary of a private site but fully visible from publicly accessible land and able to be enjoyed by the public can also be considered public art.*

2.11 The Strategy then goes on to detail the key principles by which the programme of public art will be delivered in the Borough:

- Encourage high-quality design and environmental standards
- Improve accessibility and legibility
- Enhance public open space and other recreational facilities
- Raise the profile of town and village centres
- Empower local people and communities
- Celebrate heritage, biodiversity, and culture
- Advocating and promoting the benefits of public art

2.12 One Horton Heath is identified as a Project (Reference no. 18) which will be actioned as part of the Public Art Strategy.

## 3. Delivery of Public Art

- 3.1 Outline Planning Permission (Application Ref: O/20/89498) for One Horton Heath was granted in October 2025. The Section 106 (s106) legal agreement sets out the extent of planning contributions, the corresponding trigger points for payment, and the mechanisms through which public art will be delivered on the site.
- 3.2 The s106 contribution for public art for the entire One Horton Heath site is £1,200,000 (index linked from and including April 2021). This is to be paid in three equal instalments prior to the occupation of the 1st, 200th and 300th units. The First Residential Parcel (Application Ref: F/20/89500) also referred to as the Lower Acre) comprises of 381 units and is under construction, with first occupation expected in early 2026. The Primary School is a later phase of development which will be delivered after the Lower Acre and, correspondingly, a significant proportion of the public art monies will have been paid (potentially the full amount) prior to works commencing.
- 3.3 Schedule Eleven of the s106 legal agreement advises that prior to the commencement of development, a Public Art Steering Group shall be established to oversee the implementation and completion of Public Art on One Horton Heath. Members of the Public Art Steering Group have been appointed, and it is operational.
- 3.4 Schedule Eleven also refers to a Public Art Statement which provides a strategy for:
- mechanisms for appointing and coordinating a steering group responsible for the commission and delivery of the Public Art.
  - mechanisms for evaluating proposals relating to the Public Art.
  - a timetable for design, implementation and completion of the Public Art.
- 3.5 The s106 makes it clear that the Public Art Steering Group is to complete the Public Art in accordance with the Public Art Statement and to the limit of the Public Art Contribution.
- 3.6 As works on the Lower Acre have commenced, a Public Art Statement was published for that specific parcel. One of the key recommendations of the *Public Art Statement* was the creation of an overarching *Vision for Public Art at One Horton Heath* which would provide a cohesive strategy for the delivery of public art across the whole site.
- 3.7 It is therefore not the role of the applicant to dictate the location or type of public art commissions on the Reserved Matters parcels, but rather to ensure that there are suitable and sufficient opportunities for its delivery. Opportunities for the delivery of public art commissions are to be considered by the Public Art Steering Group and other stakeholders using the guidance provided by the *Vision for Public Art at One Horton Heath* and the *Design Code*.

### 4. One Horton Heath Public Art Vision

4.1 The scale of the One Horton Heath and its associated public art programme warrant a dedicated *Vision for Public Art at One Horton Heath* (referred to hereafter as 'The Vision') which was approved by Fair Oak and Horton Heath Parish Council earlier this year. This Vision set out a series of 'Guiding Principles' to inform commission briefs and artist selection, which are as follows:

- We will give nature a seat at the table
- We will be inclusive
- We will spend money carefully
- We can be flexible
- We will take risks
- We will use and promote local resources

4.2 The Vision sets out a full programme of projects against the ten years forecasted for the construction program. The project program incorporates a series of artist's residences, public engagement events and workshops, as well as advising on key locations and themes for public art works across the One Horton Heath site. A significant proportion of the public art contributions will have been paid, potentially the full amount, prior to works commencing on School and as such funding will be available to facilitate these aspects of The Vision at the discretion of the Steering Group.

4.3 The Primary School, Sports Facilities and Allotments are critical facilities serving new and existing residents and the parcel is expected to be a hub for new and existing residents of Horton Heath. There are no specific locations for public art works in the application area identified in The Vision, but opportunities have been identified in Figure 1. below

# ONE HORTON HEATH

Figure 1. Public Art Opportunities in the Primary School, Sports Facilities and Allotments.



## School Square

- 4.4 In the north-west of the site has been carefully designed as a multi-functional civic space referred to as the 'School Square'. This area serves several functions including; acting as a child collection / drop off point for the school, public seating and a community focal point. The School Square is also at an intersection of cycle and pedestrian routes connecting the school to adjacent residential parcels, the local centre, the community centre and green infrastructure.
- 4.5 Considering the above, the School Square has been identified focal point that may be suitable for a public art commission. There has been some enthusiasm for public art in this location in early stakeholder engagement, with suggestions that public art commissions could serve a functional purpose such as providing flooring / seating / shade / fencing / play opportunities.
- 4.6 The incorporation of public art into fencing around the School Square has notable potential, given it is a more formal hard landscaped space. The boundary treatment where the public realm meets the secure school envelope has been earmarked as having the potential to add interest and character and, in turn, enhance the quality of place.

## Sports Pavilion / Green

- 4.7 There is an area of amenity green space at the south of the site, which sits in front of the Sports Pavilion. The pavilion / green is highly accessible and located to the east of the car park serving the sports pitch and primary school, and part of walking and cycle routes (referred to as the 'cycle greenway') connecting to the southern residential parcels (Lower Acre and Upper Acre).
- 4.8 The green is considered a 'break out' space for the adjacent uses and is also earmarked as a future 'informal play area' as required by the *Open Space & Play Strategy* (July 2024) approved as part of the Outline Planning Application.
- 4.9 There are opportunities to provide a focal point for a public art either on the green or incorporated in the Sports Pavilion itself.

## Play Area

- 4.10 The *Vision for Public Art at One Horton Heath* advises that part of the public art contribution could be used to enhance play areas with bespoke playable artworks. Commissioned pieces would need to prioritise accessibility, the highest safety standards and be fabricated from robust materials, ensuring they are low-maintenance and permanent.
- 4.11 As referenced earlier in this report, the *Open Space & Play Strategy* (July 2024) approved as part of the Outline Planning Application requires an informal play area to be delivered near the Sports Pitch. This has been earmarked on the plans for the amenity greenspace sitting to the south of the proposed sports pavilion, and as such this location offers an opportunity for public art.

- 4.12 The 'School Square' to the north-west of the site has also been earmarked as an opportunity for potential bespoke playable artwork. While this area is too small to accommodate an informal play area, it may be suitable for a standalone piece.

### Wayfinding

- 4.13 The incorporation of public art into wayfinding infrastructure for the site is part of the *Vision for Public Art at One Horton Heath* program. The intention is to deliver a multi-purpose waymarking scheme which signposts active travel routes and educates about local biodiversity. The vision also identifies the wayfinding project as good opportunity to work with local school children during the development of concept and design.
- 4.14 Figure 1 highlights wayfinding / signage opportunities on key pedestrian and cycle routes serving the primary school, sports pitches and allotments.

## 5. Conclusion

- 5.1 This Public Art Statement has been developed in accordance with relevant National and Local planning policy and guidance. It has also given due consideration to the relevant strategies for the delivery of public art in the Borough (Eastleigh Borough Council Public Art Strategy 2023-2028) as well as those directly relevant to the project (the draft One Horton Heath Public Art Vision).
- 5.2 The location and detail of public art commissions on the Primary School, Sports Facilities and Allotments Reserved Matters parcel will be agreed via the appointed Public Art Steering Group in accordance as per the provisions of the Section 106 legal agreement for the Outline Planning Application. The Statement does however highlight where suitable opportunities for the delivery of public art have been provided in accordance with the *Vision for Public Art at One Horton Heath*.

