

An architectural rendering of a modern residential street. The scene shows a wide, paved road with a central green space filled with various plants and flowers. On the left, there are brick houses with gabled roofs. A woman is riding a bicycle on the left side of the road. On the right, there are more brick houses, and a woman is walking a dog. A car is parked on the right side of the road. The sky is blue with some clouds.

ONE
HORTON
HEATH

The Holme and The Homestall Public Art Statement

December 2025

Public Art Statement

Holme & Homestall

Reserved Matters Application

December 2025



ONE HORTON HEATH

DOCUMENT CONTROL

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Eastleigh Borough Council

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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 12

ONE HORTON HEATH

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. A Public Art Statement for the Lower Acre residential parcel has been submitted and approved.
- 1.4 One of the recommendations of the Lower Acre Public Art Statement was the creation of an overarching *One Horton Heath Public Art Vision* to provide a cohesive strategy for the delivery of public art across the whole site. A draft version of the Public Art Vision is with Fair Oak & Horton Heath Parish Council for approval presently.
- 1.5 The purpose of this Public Art Statement is not to dictate the location or type of public art commissions on the Holme and Homestall reserved matters parcels, but rather to ensure that there are suitable and sufficient opportunities for delivery. These opportunities for the delivery of public art commissions have been considered using the guidance provided by the One Horton Heath Public Art Vision and are detailed in the remainder of the report.

2. Policy Context

National Planning Policy Framework (2024)

- 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).

National Design Code

- 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.

Eastleigh Borough Council Local Plan 2016-2036

- 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.

ONE HORTON HEATH

- 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.

Eastleigh Borough Council Planning Obligations SPD

- 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, 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.

Eastleigh Borough Council Public Art Strategy 2023-2028

- 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 Holme and Homestall are later phases 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 *One Horton Heath Public Art Vision* 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 using the guidance provided by the *One Horton Heath Public Art Vision* 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 Public Art Vision (OHHPAV), for which a draft is currently with Fair Oak and Horton Heath Parish Council for sign-off. 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 OHHPAV 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 the Holme and Homestal (see paragraph 4.3) and as such funding will be available to facilitate these aspects of the OHHPAV at the discretion of the Steering Group.
- 4.3 There are no specific locations for public art works in the Holme and Homestal identified in the Public Art Vision, but the following opportunities are provided in Figure 1. below.

Figure 1: Opportunities for Public Art



The scaling of this drawing cannot be assured
Revision
A
Date
2025-12-10
Dn
JF
Cld
PC

- Level 3 Play Public Arts
- Bus Shelter Public Art
- POS Public Arts

Project
One Horton Heath
Drawing Title
Public Art Location Plan
Date
2025-09-17
Scale
1:1250 (A3)
Drawn by
JF
Check by
RMCW
Project No.
332612639
Drawing No.
STA-22-XX-SK-4-005
Revision
A

Bus Shelters

- 4.4 The Public Art Vision highlights that embedding public art within public transport infrastructure has several benefits, including enhancing the unique character of the development and encouraging use of the bus network.
- 4.5 The Vision proposes commissioning artists to use recycled materials or greenery to create innovative designs for the bus stops however they will still need to be functional bus shelters and comply with the specifications of the Highway Authority and bus operator.
- 4.6 One Horton Heath will have circa thirteen bus stops, including two on the secondary internal distributor road that bisects the Holme parcel.

Fir Tree Lane

- 4.7 The existing Fir Tree Lane forms the southern boundary of the Homestal and the northern border of the Holme. This road will be partially converted into a bridleway and will form a key east-west route from main link road to the west (The Avenue) to the Local Centre and existing Horton Heath settlement to the east.
- 4.8 The new Fir Tree Lane will be framed by existing woodland, enhanced with flowering meadows, SuDS features, and amenity lawns and is intended to encourage both outdoor activity and biodiversity. *Figure 1* suggests opportunities along its route where public art could feature.

Cycle Greenway

- 4.9 A landscaped cycle / pedestrian link that runs east – west through the Homestal connecting with the adjacent residential parcels of The Folds and Quobleigh Breach, as well as other key routes throughout the site.
- 4.10 The 'Cycle Greenway' will have a 3-metre-wide shared path runs alongside rain-garden beds, amenity lawns and benches. It will offer informal spaces for rest, and social interaction and public art could assist in adding interest along the route (See *Figure 1*).

Green Spine

- 4.11 This is a linear park that runs north – south through the centre of the Homestal and connects key routes of movements with wider network of open space and green infrastructure. The Green Spine comprises of a series of pathways and seating areas set amongst a network of rain garden and rain garden trees.
- 4.12 *Figure 1* suggests locations where public art could be incorporated into the Green Spine, potentially as part of wayfinding / signage measure leading residents to key areas of green infrastructure.

Green Fringes

- 4.13 These are areas on the periphery of the Holme and Homestal parcels that have been utilised for open space. To the north and south of the parcel the 'green fringes' act as a transition to large areas of public open space, Quobleigh Woods and Foxholes Woods from the development. Landscaping is semi-naturalistic and uses the large SuDs attenuation basins as features.
- 4.14 To the east and west of the site, the green fringes are more modest in scale and act as a green buffer for the established hedgerows and trees that separate the One Horton Heath parcels. While narrower than the areas to the north and south, these areas still provide opportunities for recreation with pathways forming a continuous loop around the Homestal parcel.

ONE HORTON HEATH

- 4.15 Again, *Figure 1* suggests locations where public art could be incorporated with similar potential for wayfinding / signage opportunities in these areas.

Play Areas

- 4.16 The Holme incorporates 'an informal play area', an area aimed at providing naturalistic opportunities for play such as boulders or logs, rather than a formal equipped playground. This is located in the southern green fringe leading to Foxholes Wood and could potentially utilise public art.
- 4.17 There is a larger 'formal playground' in the landscaped area between the Homestal and the Folds, just to the north of the 'cycle greenway' which similarly has the potential to incorporate public art.

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 Holme and Homestall Reserved Matters parcels 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 *One Horton Heath Public Art Vision*.