



Homes
England

Making homes happen

Date: 28/02/2020
Our Ref: RFI2903
Tel: 0300 1234 500
Email: infogov@homesengland.gov.uk


By Email Only

Windsor House
Homes England – 6th Floor
50 Victoria Street
London
SW1H 0TL

Dear 

RE: Request for Information – RFI2903

Thank you for your request for information, which was processed under the Freedom of Information Act 2000 (FOIA).

You requested the following information:

Homes England currently have the above mentioned plot going to auction for sale with Savills:
<http://auctions.savills.co.uk/Auctions/LotDetails?pid=0ab8b7c3-4d8c-45be-bc0d-83a6aae22096&us=>

Within the information given is the following:

A pre-application planning enquiry was historically submitted to South Staffordshire Council exploring the possibility of residential development on the site. This confirms that “the principle of residential development on part of the site is acceptable in policy terms”. This relates to the northern extent of the site which extends to circa 1.48 acres (0.6 hectares) gross and which falls within the designated settlement boundary. The remaining southern portion of the site is designated as greenbelt and is currently protected from development, and will be subject to an overage as part of the sale.

Having contacted the mentioned Council, they have said they are not permitted to release details of a Pre-App to a third party and I was to contact Homes England directly.

Can I please request you forward me a copy of the aforementioned Pre-Application planning enquiry?

Response

We can confirm that we do hold the requested information. Please find attached Annex A, the Pre-application planning enquiry.

The copy of the planning enquiry that we hold does not include Appendix 1 – Site Location Plan and Aerial Photo, however we do also hold this information separately and as such have provided this as Annex B.

OFFICIAL



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Section 40 – Personal information

We have redacted information on the grounds that it constitutes third party personal data and therefore engages section 40(2) of the FOIA.

To disclose personal data, such as names, contact details, addresses, email addresses and personal opinions could lead to the identification of third parties and would breach one or more of the data protection principles.

Section 40 is an absolute exemption which means that we do not need to consider the public interest in disclosure. Once it is established that the information is personal data of a third party and release would breach one or more of the data protection principles, then the exemption is engaged.

The full text in the legislation can be found on the following link;
<https://www.legislation.gov.uk/ukpga/2000/36/section/40>

Right to Appeal

If you are not happy with the information that has been provided or the way in which your request has been handled you may request an internal review by writing to;

The Information Governance Team
Homes England – 6th Floor
Windsor House
50 Victoria Street
London
SW1H 0TL

Or by email to;
infogov@homesengland.gov.uk

You may also complain to the Information Commissioner however, the Information Commissioner does usually expect the internal review procedure to be exhausted in the first instance.

The Information Commissioner's details can be found via the following link;
<https://ico.org.uk/>

Please note that the contents of your request and this response are also subject to the Freedom of Information Act 2000. Homes England may be required to disclose your request and our response accordingly.

Yours sincerely,
The Information Governance Team
For Homes England