



Homes  
England

Date: 11 April 2023

Our Ref: RFI4266

Tel: 0300 1234 500

Email: [infogov@homesengland.gov.uk](mailto:infogov@homesengland.gov.uk)

Making homes happen

██████████  
By Email Only

Information Governance Team  
Homes England  
Windsor House – 6<sup>th</sup> Floor  
50 Victoria Street  
London  
SW1H 0TL

Dear ██████████

**RE: Request for Information – RFI4266**

Thank you for your request for information which was processed in accordance with the Freedom of Information Act 2000 (FOIA).

You requested the following information:

*I would like to request copies of any written correspondence between Homes England and Southend United Football Club, or Powerhaus Consultancy, regarding a proposed new football stadium at Fossetts Farm, Southend-on-Sea.*

**Response**

We can confirm that we do hold some of the requested information. We will address each of your questions in turn.

- ***Written correspondence between Homes England and Southend United Football Club, regarding a proposed new football stadium at Fossetts Farm, Southend-on-Sea***

We can confirm that Homes England does not hold the information detailed in your request.

To conclude that the information is not held, we have searched with our Infrastructure Fund team who would have the requested information if held.

The FOIA does not oblige a public authority to create information to answer a request if the requested information is not held. The duty under section 1(1) is only to provide the recorded information held.

The full text of section 1 in the legislation can be found here:

<https://www.legislation.gov.uk/ukpga/2000/36/section/1>

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### **Advice and Assistance**

We have a duty to provide advice and assistance in accordance with Section 16 of the FOIA. To comply with this duty we are able to confirm that we have not had written correspondence with Southend United Football Club about the development of a new football stadium at Fossetts Farm. We can confirm that we have had correspondence with Thames Plaza PLC about the development of a new football stadium at Fossetts Farm.

- ***Written correspondence between Homes England and Powerhaus Consultancy, regarding a proposed new football stadium at Fossetts Farm, Southend-on-Sea***

We can confirm that we do hold the requested information.

Please find enclosed with this response Annex A, copies of email correspondence between Homes England and Powerhaus Consultancy.

Information contained within Annex A has been redacted under the following exemption:

#### **Section 40 – Personal information**

We have redacted/are withholding 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>

#### **Not in Scope**

We have also redacted information contained within Annex A that does not fall within the scope of your request.

#### **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. You can request an internal review by writing to Homes England via the details below, quoting the reference number at the top of this letter.

Email: [infogov@homesengland.gov.uk](mailto:infogov@homesengland.gov.uk)



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SW1H 0TL

Your request for review must be made in writing, explain why you wish to appeal, and be received within 40 working days of the date of this response. Failure to meet this criteria may lead to your request being refused.

Upon receipt, your request for review will be passed to an independent party not involved in your original request. We aim to issue a response within 20 working days.

You may also complain to the Information Commissioner's Office (ICO) 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

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s. 40(2)

**From:** s. 40(2) @powerhausconsultancy.co.uk>  
**Sent:** 07 April 2021 10:45  
**To:** s. 40(2)  
**Cc:** s. 40(2)  
**Subject:** Re: Fossetts - Design & Access Statement

Hi All,

Please find attached a link to the Design and Access Statement for Fossetts Farm - <https://we.tl/t-OpdenXOIU2>

Should you require any further documentation please let me know. Thank you

Kind Regards,

s. 40(2)

Powerhaus Consultancy  
The Stanley Building, 7 Pancras Square,  
London, N1C 4AG  
E: [s.40\(2\)@powerhausconsultancy.co.uk](mailto:s.40(2)@powerhausconsultancy.co.uk)  
T: s. 40(2)

On Wed, 7 Apr 2021 at 10:32, s. 40(2) @lenrose.co.uk> wrote:

Hi s. 40(2)

Please could you send a link to the Design & Access Statement for Fossetts Farm to the Homes England team (copied)?

Thank you.

Kind regards,

s. 40(2)

s. 40(2)

Director

T: s. 40(2)



67 Grosvenor Street

London, W1K 3JN

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s. 40(2)

**From:** s. 40(2) @powerhausconsultancy.co.uk>  
**Sent:** 14 June 2021 09:24  
**To:** s. 40(2)  
**Cc:** s. 40(2)  
**Subject:** Re: CGIs for Fossetts and not in scope

Morning s. 40(2)

Please find attached CGIs and Design and Access Statement extracts for the following:

Fossetts Farm - <https://we.tl/t-7DWBhuEyNI>

not in scope

Should you require anything further, please let me know. Thank you

Kind Regards,

s. 40(2)

Powerhaus Consultancy

The Stanley Building, 7 Pancras Square,  
London, N1C 4AG

E: [s.40\(2\)@powerhausconsultancy.co.uk](mailto:s.40(2)@powerhausconsultancy.co.uk)

T: s. 40(2)

On Sun, 13 Jun 2021 at 14:04, s. 40(2) @lenrose.co.uk> wrote:

Hi s. 40(2)

Please can you send s. 40(2) (cc'd) the link to the CGIs and (for both Fossetts & not in scope) that we shared with the planning officers ahead of the planning committee meeting on 28<sup>th</sup> June.

s. 40(2) the CGIs that s. 40(2) will forward have been extracted from the Design & Access statements and the officers were planning to use some of these images in their presentation to members. I thought these images may also be helpful for your credit committee report.

Thanks,

s. 40(2)

s. 40(2)

Director

T: s. 40(2)



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