



**Draft Statement of Community Involvement  
- Consultation Responses**

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**June - July 2018**

## Contents

<b>ID</b>	<b>Page</b>
SCI01 -----	2
SCI02 -----	4
SCI03 -----	7
SCI04 -----	8
SCI05 -----	11
SCI06 -----	13
SCI07 -----	14
SCI08 -----	16
SCI09 -----	19
SCI10 -----	21

**From:** [REDACTED]  
**Sent:** 25 July 2018 14:42  
**To:** forwardplanningconsultations  
**Cc:** [REDACTED]  
**Subject:** Local Plan Consultations  
**Attachments:** Gnosall PC's response to Local Plan Consultation July 2018.docx

Members of Gnosall Parish Council's Planning Committee recently reviewed the current consultations on Draft Statement of Community Involvement and Strategic Housing and Economic Land Availability Assessment. Their comments were recorded and are listed on the attached document.

Regards

[REDACTED]  
Clerk, Gnosall Parish Council



**Draft Statement of Community Involvement.**

6.3 Unclear – how long are they consulting for - 6 or 12 months? 6.8 refers to 6.

No mention in 10 about how members of the public can attend planning committees or speak for/against an application and how to apply for a place?

Or about what criteria are applied to choose between committee and delegated decision?

**From:** [REDACTED]  
**Sent:** 19 July 2018 17:40  
**To:** forwardplanningconsultations  
**Cc:** [REDACTED]  
**Subject:** Stafford Borough Council New Local Plan - Draft Statement of Community Involvement  
**Attachments:** Planning Consultation Community Involvement 19-07-18.pdf

Good afternoon

I should be grateful if you would forward the attached letter from Stone Town Council, to Mr Yendole and the Forward Planning Team.

Thank you

Best regards

[REDACTED]  
[REDACTED] Assistant Town Clerk | [REDACTED]  
Stone Town Council [REDACTED]  
[clerk@stonetowncouncil.gov.uk](mailto:clerk@stonetowncouncil.gov.uk) | [www.stonetowncouncil.gov.uk](http://www.stonetowncouncil.gov.uk)

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Mr A. Yendole  
Forward Planning  
Stafford Borough Council  
Civic Centre  
Riverside  
STAFFORD  
ST16 3AQ



19 July 2018

Dear Mr Yendole

Stafford Borough Council New Local Plan  
Draft Statement of Community Involvement 2018 Update

Thank you for your letter dated 13 June 2018 inviting Stone Town Council to submit comments in response to the above planning consultation.

At a meeting of the Town Council's General Purposes Committee on 17 July 2018, it was resolved that the following comments be submitted to Stafford Borough Council as Stone Town Council's representation to the Draft Statement of Community Involvement 2018 Update:

- As a statutory consultee there is often a delay with the receipt of plans from the Borough Council making representations difficult to compile in the timeframe available.
- There should be an opportunity for parish and town councils to address the District Council's Planning Committee for the purpose of voicing concerns.
- Consideration should be given to inviting a parish/town council representative to attend Borough Planning Committee meetings.
- It appears that little notice is taken of the Town Council's planning representations by the Borough Council.
- The Town Council would like to see evidence/feedback that consultations are taken seriously, and are not dismissed. Information should be provided to monitor the decisions in accordance with or against the wishes of the parish/town council.
- Reference is made to Community Infrastructure Levy (CIL) in the Statement. Town and parish councils should receive 15% of CIL from development in their areas and when a Neighbourhood Plan is in place the proportion is 25%. When is the Borough Council going to implement CIL as the Town Council is aware that it is missing out on payments?

[Redacted signature area]

[www.stonetowncouncil.gov.uk](http://www.stonetowncouncil.gov.uk)

Town Clerk

Yours sincerely



Town Clerk



[www.stonetowncouncil.gov.uk](http://www.stonetowncouncil.gov.uk)

Town Clerk



**From:** [REDACTED]  
**Sent:** 15 July 2018 15:32  
**To:** forwardplanningconsultations  
**Subject:** Draft Statement of Community Involvement

Dear Sirs,

Thank you for consulting us on the Draft Statement of Community Involvement.

The Inland Waterways Association (IWA) was founded in 1946 and is a membership charity, with over 15,000 members, that works to protect and restore the country's canals and river navigations. IWA is a national organisation with a network of volunteers and branches who use their expertise and knowledge, and work with navigation authorities, government and other organisations, for the benefit of the waterways and their users. The Association also provides practical and technical support to waterway restoration projects, and acts as a national 'umbrella' organisation for numerous local waterway societies and trusts that promote and protect waterways in their areas.

IWA is currently, and has been for many years, a consultee for Local Plan policies, site allocations and planning applications affecting the waterway corridor in Stafford Borough.

We would therefore be obliged if you would amend:  
Appendix 2 – General Consultation Bodies for Plan Making, and also:  
Appendix 3 – Consultation Bodies for Development Management  
to include "Inland Waterways Association".

Regards,

[REDACTED]  
Chairman & Planning Officer  
Inland Waterways Association, [REDACTED]  
[REDACTED]

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The Inland Waterways Association is a non-profit Distributing Company Limited by Guarantee No 612245  
Registered Charity No 212342. Registered Office: Island House Moor Road CHESHAM HP5 1WA.  
Website: [www.waterways.org.uk](http://www.waterways.org.uk)



**From:** [REDACTED]  
**Sent:** 06 July 2018 13:24  
**To:** forwardplanningconsultations  
**Subject:** Consultations on Statement of Community Involvement (SCI)

**Attachments:** 249469 Natural England Response Letter - Statement of Community Involvement.pdf; 249473 Natural England Response Letter

**Reference:** SCI  
**Our Ref:** 249469 & 249473

Dear Sir or Madam

Thank you for your email dated 13<sup>th</sup> June 2018, requesting Natural England's consultation on two of the elements in Stafford Borough Council's New Local Plan.

We have attached a letter of response for each one, please do not hesitate to get in touch if you require any further assistance.

Kind regards

[REDACTED]  
[REDACTED]  
Technical Support Adviser  
Consultations Team  
Natural England  
[REDACTED]  
[REDACTED]

[www.gov.uk/natural-england](http://www.gov.uk/natural-england)

[REDACTED]

We are here to secure a healthy natural environment for people to enjoy, where wildlife is protected and England's traditional landscapes are safeguarded for future generations.

Natural England offers two chargeable services - the Discretionary Advice Service, which provides pre-application and post-consent advice on planning/licensing proposals to developers and consultants, and the Pre-submission Screening Service for European Protected Species mitigation licence applications. These services help applicants take appropriate account of environmental considerations at an early stage of project development, reduce uncertainty, the risk of delay and added cost at a later stage, whilst securing good results for the natural environment.

For further information on the Discretionary Advice Service see [here](#)  
For further information on the Pre-submission Screening Service see [here](#)

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Date: 06 July 2018  
Our ref: 249469  
Your ref: Statement of Community Involvement



Forward Planning  
Civic Centre  
Riverside  
Stafford ST16 3AQ

**BY EMAIL ONLY**

[forwardplanningconsultations@staffordbc.gov.uk](mailto:forwardplanningconsultations@staffordbc.gov.uk)



Dear Sir or Madam

**Consultation on Statement of Community Involvement**

Thank you for your consultation on the above dated and received by Natural England on 13<sup>th</sup> June 2018.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

We are supportive of the principle of meaningful and early engagement of the general community, community organisations and statutory bodies in local planning matters, both in terms of shaping policy and participating in the process of determining planning applications.

We regret we are unable to comment, in detail, on individual Statements of Community Involvement but information on the planning service we offer, including advice on how to consult us, can be found at: <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>.

We now ask that all planning consultations are sent electronically to the central hub for our planning and development advisory service at the following address: [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk). This system enables us to deliver the most efficient and effective service to our customers.

Yours faithfully

  
Consultations Team



**From:** [REDACTED]  
**Sent:** 02 July 2018 21:36  
**To:** forwardplanningconsultations  
**Subject:** Draft statement of Community Involvement - Feedback

## Statement of Community Involvement – 2018 Update

### Feedback as requested by 31 July 2018

#### Transparency regarding planning in Stafford BC

On the subject of transparency, I went to the website <https://www.staffordbc.gov.uk/forward-planning-consultations> to see what the next steps would be after this consultation. However, there is nothing else, and only historic related documents.

Compare this to Cheltenham BC's website , which publishes 21 deadlines in the next 4 months:

<https://democracy.cheltenham.gov.uk/mgListPlanItems.aspx?PlanId=234&RP=166>

#### Maximising participation

Objectives include maximising public participation, but this page and the accompanying documents are so wordy, that someone needs to be pretty keen and interested in planning to wade through them. Does it really need to be 35 pages long??

Some of the information could be made more accessible, such as via a calendar or via a flow chart.

#### Robust community consultation

Page 7 (4.4) what is meant by 'robust community consultation'? There is no explanation about how any research will be carried out to assess housing need or other community need.

Page 7 (4.5) – for someone does not "normally engage with planning" the list of strategies and policies is very difficult to assess, as there is no clarity over what weight particular issue will be given. The general public should not have to go to great legal expense to understand their local plan.

Page 8 (4.8) – we note that there is no mention of an equality assessment. If the council was serious about customer care and consulting with individuals 'who do not normally engage with planning' –then this should be on the agenda.

According to the Stafford BC website, the last Housing Market Assessment was in 2012 – but does not cover market housing. Therefore, on what basis is Stafford BC basing its decisions about local housing need? When will this survey be repeated? Will it cover market housing need? Such as the need for bungalows for elderly/disabled residents?

Page 9 (5.4) –We (and our neighbours) were astonished that the local plan covers a twenty-year period – children are born, grow up and (hopefully) move away in that timeframe. A fit fifty-year-old in a family home may be a retired empty nester with mobility issues requiring entirely different housing. Why is there no published review calendar or any mechanism to accommodate changing needs and circumstances?

Page 9 (5.5) briefly mentions 'survey data. But It is not clear from the document, how housing need will be assessed. What is the timetable for this? A particular issue in the Eccleshall Neighbourhood Plan was that the

survey was biased against the surrounding hamlets, with only Croxton having a specific question in regard to its housing need. The approach needs to be fair to all the villages in the borough where there may be need.

### **Neighbourhood planning**

10. (5.8) – The statement that ‘Neighbourhood Planning allows communities to choose where new homes etc should be built’ is not true. Community wishes are over-ridden by planning officers and members if they are not in the neighbourhood plan, even if circumstances have changed since the plan was drawn up. 100% local support appears to carry no weight. But councillors in other parishes are able to veto the development because they do not want to ‘set a precedent’. Consequently, this undermines public confidence in the planning system and the consultation process appears to be a waste of time. Your community engagement strategy needs to back up this commitment with actions.

Page 11 (6.6) – There is no indication of when people will have an opportunity to comment on proposed sites.

Page 13 (6.20) there is no description of what evidence will be gathered - the absence of relevant evidence regarding market housing need for older people is part of the current problem causing generation stuck – as no one is building bungalows any more.

Page 13 (6.21) when do you expect to publish the Supplementary Planning document for Stafford and the other KSVs? There is no indication of this on the Forward Planning page.

### **How We Will Consult**

Page 18 (8.1)

**Letters and emails** – Letters should be properly addressed with an indication on the envelope that they are from Stafford BC Planning Department. After querying why we had not been included in the survey last time, we discovered that surveys had been sent addressed to ‘The Occupier’. Consequently we, and many of our neighbours, had put them straight into the recycling, thinking that they were junk mail.

**Parish Forum Meetings** – these need to be published well in advance and more extensively. We were not aware of the previous one(s). For example, dates could be listed in parish newsletters (just as church services are).

**Display Boards** – You should also utilise the display boards in all local villages, where parish council meetings are advertised.

**Public workshops and meetings** - these need to be published well in advance and more extensively. We were not aware of the previous one(s). For example, dates could be listed in parish newsletters.

**Press releases** – few people purchase newspapers these days, and even fewer are delivered in the rural areas. You need to ensure that details appear in other local newsletters eg Stone Gazette and Parish Newsletters.

**Council Website** – This could be much more user-friendly for the public. It appears to be designed for planning consultants / architects etc

### **SOME FRESH IDEAS**

**Local / Parish / Community websites** - Do you have a database of these?

**Sports and social clubs** – eg Tennis, cricket rugby clubs, theatre

**Social media** – there are lots of active local groups on social media.

**Stafford station** – many people work outside Stafford and do not have time to get to the library or council offices during the week but might have time to look at a display on their way home.

With best wishes

**From:** [REDACTED]  
**Sent:** 26 June 2018 14:37  
**To:** forwardplanningconsultations  
**Subject:** RE: Stafford Borough Council Forward Planning Consultation

Our ref: HS2-STC-PE-007

Thank you for consulting HS2 Ltd on the above consultation, however we have no specific comments to make on the content contained in either document.

Kind regards

[REDACTED] **Town Planning Advisor – Phase Two | HS2 Ltd**

[REDACTED]  
High Speed Two (HS2) Limited, Two Snow Hill, Queensway, Birmingham B4 6GA | [www.gov.uk/hs2](http://www.gov.uk/hs2)

**From:** [REDACTED]  
**Sent:** 28 July 2018 11:18  
**To:** forwardplanningconsultations  
**Subject:** COMMENTS ON Stafford Borough Council Forward Planning Consultation  
**Attachments:** Response to Forward Planning Consultation\_deadline 31 July 2018.docx  
**Importance:** High

Please find attached my comments on:

**Draft Statement of Community Involvement**

The sections and text of interest have been extracted from each document and followed by my comments.

Thank you,

[REDACTED]



## Statement of Community Involvement 2018 Update

### 3.6 Council Constitution

The requirements for carrying out effective consultation set out in this draft Statement of Community Involvement will help deliver the Council's Corporate Business Plan 2018-2021 key objective:

*"To improve the quality of life of local people by providing a safe, clean, attractive place to live and work and encouraging people to be engaged in developing strong communities that promote health and well-being"*

*Response:* If this is to be achieved, then serious consideration should be given to how housing developments can ruin the area in which people have chosen to live, forcing them to leave.

### 5.7–5.12 Neighbourhood Planning

*Response:* There should be a guarantee that Neighbourhood Plans will always be taken in to account during policymaking and individual planning decisions; otherwise, they become worthless pieces of paper that simply fulfil a requirement and offer appeasement.

### 6.7 Survey, Evidence Gathering and Early Engagement on Policy Options

The local community and stakeholders are encouraged to provide their details via a consultation database so that they can be kept informed throughout the following stages.

*Response:* People should be made aware of this and informed how to do so by means other than just online (i.e. via website and email).

### 6.34 Adoption of Neighbourhood Plan

The Council will publish the Inspector's Report and arrange a referendum. If the Neighbourhood Plan is successful at referendum (achieved more than a 50% yes vote) the Borough Council will then adopt the Neighbourhood Plan and it will be used in the determination of Planning Applications in the Neighbourhood Plan Area.

*Response:* It should be clarified who is eligible to participate in the referendum: only residents within the area covered by the plan. It would be unfair for those living outside the area, or only working in the area, to decide whether or not the plan is accepted.

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 27 July 2018 16:47  
**To:** forwardplanningconsultations  
**Subject:** Stafford Borough Council Forward Planning Consultation  
**Attachments:** Response- Stafford Local Plan - 2018-07-27.pdf

Good afternoon  
Please find attached our response to consultation.

Regards

[REDACTED] **Asset Manager (Staffordshire)**  
Highways England | The Cube | [REDACTED]

[REDACTED]

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Our ref:  
Your ref: Forward Planning Consultation SHELAA

[REDACTED]  
Asset Manager  
Operations Directorate

Forward Planning  
Consultation  
Stafford Borough Council  
Via Email:  
[forwardplanningconsultations@staffordbc.gov.uk](mailto:forwardplanningconsultations@staffordbc.gov.uk)



27 July 2018

Dear Sir,

#### **STAFFORD BOROUGH COUNCIL LOCAL PLAN REVIEW OF DRAFT SCI**

Thank you for forwarding me details of the above referenced Local Plan consultation. Highways England is responsible for the operation and maintenance of the Strategic Road Network (SRN) in England. The network includes all major motorways and trunk roads and in the vicinity of the plan area comprises the M6 Motorway and the A50 Trunk Road.

We have reviewed the consultation documents in line with Department for Transport Circular 02/2013 *Strategic Road Network and the delivery of sustainable development*, and note that these will consider the draft methodology for the Strategic Housing & Employment Land Availability Assessment (SHELAA) and Statement of Community Involvement (SCI). These are largely matters for local consideration at this stage and do not, in themselves, affect the operation of the SRN.

We therefore have no specific comments to provide on these documents however note that new development proposals arising through the Local Plan will need to consider the traffic implications of development for the SRN as well as any other relevant environmental or physical implications .

Please do not hesitate to contact me if you require any more information or clarification.

Yours sincerely,



OD Midlands

Email: [REDACTED]

Cc: [REDACTED]



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**From:**  
**Sent:** 09 July 2018 17:21  
**To:** forwardplanningconsultations  
**Subject:** EHRC-CU11786 Yendole 20180709 - Response to your email enquiry

Dear Alex

**Subject: Stafford Borough Council New Local Plan  
Draft Statement of Community Involvement**

Thank you for your letter dated 13 June 2018.

The Commission does not have the resources to respond to all consultations, and it is not our practice to respond to consultations on local plans or infrastructure projects unless they raise a clear or significant equality or human rights concern.

Local, Parish and Town Councils and other public authorities have obligations under the Public Sector Equality Duty (PSED) in the Equality Act 2010 to consider the effect of their policies and decisions on people sharing particular protected characteristics. We provide advice for public authorities on how to apply the PSED, which is the mechanism through which public authorities involved in the planning process should consider the potential for planning proposals to have an impact on equality for different groups of people. To assist, you will find our technical guidance [here](#).

Yours sincerely

EHRC Corporate Correspondence Team

Correspondence Unit | Arndale Centre, Arndale House, Manchester, M4 3AQ



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## Our vision

We live in a country with a long history of upholding people's rights, valuing diversity and challenging intolerance. The Commission seeks to maintain and strengthen this heritage while identifying and tackling areas where there is still unfair discrimination or where human rights are not being respected.

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The Equality and Human Rights Commission was established by the Equality Act 2006 as the Commission for Equality and Human Rights.

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 31 July 2018 17:58  
**To:** ForwardPlanning; forwardplanningconsultations  
**Subject:** Draft Statement of Community Involvement 2018 Update - response from Newport Road Area Residents Association  
**Attachments:** response to statement of community involvement july 18 final.docx

Good afternoon

Please find attached a response from Newport Road Area Residents Association.

[REDACTED]

[REDACTED]



# Newport Road Area Residents Association



For the attention of the Forward Planning Consultations team, Stafford Borough Council, Civic Centre, Riverside, Stafford, ST16 3AQ

## **Draft Statement of Community Involvement 2018 Update**

Further to the invitation for comments regarding this draft Statement members of Newport Road Area Residents Association have reviewed and discussed the contents of the document. On behalf of those members, the committee of the association have the following observations which we consider need to be addressed: -

- 1 The title is misleading. The document only relates to community involvement regarding planning matters and doesn't cover other topics where there should/could be involvement with the community eg waste and recycling, environment etc. Please amend title accordingly.
- 2 To strengthen local community participation in shaping future development and reaching planning decisions as stated in the Vision (section 3) we recommend the Council
  - inform local resident associations about all local development proposals and planning applications eg include them in Appendix 1 and 3 (see section 6.6);
  - involve the local community in a review of the ease of use of the current planning website eg it is very difficult to find the relevant documents particularly when there are a considerable number as per the current Burleyfields application (17/27731/FUL);
  - nominate an officer who the local community can raise concerns with post planning, during development eg due to excessive noise, dust etc
  - actively promote the possibility for local communities to initiate and/or become involved in neighbourhood planning groups (section 5.7 onwards);
  - explain how they intend to work with individuals/groups that don't normally engage.
- 3 The following sections of the draft Statement should be strengthened
  - a. Planning System (section 4)
    - detail the process whereby the Council will gain the help of the local community in the creation of the Local Plan (4.4);
    - involve local communities, other than just through their local councillor, in the evaluation of and decisions of specific planning applications (4.6);
    - detail the process for the election of, and term period, for members of the Planning Committee.
  - b. Planning Policy Documents (section 5)
    - the weblink for guidance on Neighbourhood Planning is incorrect (section 5.12), it should include 1 at the end;
    - the weblink guidance states that if a local community wishes to develop such a plan it should contact its local Parish or Town Council but doesn't explain what to do when neither exist in the area concerned? eg Newport Road area. This seems to be contrary to section 5.9 of the draft Statement which states that either a Parish Council or a Neighbourhood Forum can do so?

- details of how to form a Neighbourhood Forum with the Local Planning Authority needs to be included (5.9), as this isn't covered in the weblink.
- c. When we will consult (section 6)
- The term consultation should be defined not just the period;
  - 6.3 refers to the Stafford Borough Community Compact. Is this the same as the previously referred to Stafford Borough Compact?
  - local neighbourhood groups should be included in the relevant appendices (6.6);
  - all stakeholders should be informed directly of the Examination in Public as well as via a published advert (6.12);
  - clearer requirements for developers should be included (6.18);
  - no diagram is included (6.19);
  - it should be made clear who the relevant stakeholders are (6.20);
  - 6.22 should include groups in Appendix 1 and 2;
  - it would aid understanding if it was explained how the Council determine which representations require an amendment (6.23);
  - no diagram is included (6.36);
  - is there a reason why the Council doesn't have a Community Infrastructure Levy? (as stated in glossary of terms).
- d. Planning Applications (section 9 and 10)
- include details of the Development Management process would aid transparency (9.4);
  - it should not be left to the case officers discretion as to who is defined as a near neighbour, this should be made very clear so that a consistent approach is adopted (10.5);
  - local Neighbourhood groups should be included in the relevant Appendices (10.7);
  - the site visit undertaken by the Case Officer should include a conversation with representatives of the local community to be sure they fully understand local opinion (10.10);
  - the reason why the planning application would be delegated to the Head of Development should be included;
  - the term 'called in' (10.14) should be included in the Glossary of Terms;
  - the process of the result of an appeal should be included (10.21).

We note reference in the draft Statement to both The Staffordshire Compact and the Stafford Borough Compact although we have not been able to find copies of these documents. Please can you provide a web link to them so that we can understand their content eg the stated consultation timescales.

We would welcome an opportunity to be involved in the drafting of the Councils emerging Communication Strategy.

Kind regards

[Redacted signature]

[Redacted contact information]