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21st September 2022

Planning Inspectorate
The Square
Temple Quay Room 3 O/P
Temple Quay House
Bristol
BS1 6PN

Our reference: A/2235

Dear Sir

**LAND AT SUMMERFIELD BUNGALOW, WATERCRESS BEDS, SPRINGWELL LANE, HAREFIELD,
RICKMANSWORTH WD3 8UX PLANNING PORTAL REFERENCE PP-11278431**

The papers attached to this letter represent the appellants case against the non-determination of an application submitted to the London Borough of Hillingdon Council on 26th May 2022. The council has not indicated that the application is deficient in information yet has not formally validated it or determined it. The statutory determination period is now passed, and the appellant wishes to appeal against the deemed refusal of permission. Since there has been no correspondence from the council there are no grounds on which the appellant is aware the council finds the development unacceptable, so at this stage the submitted Planning Statement and original covering letter relating to the application form the appellant's appeal documents. It has been requested the appeal be dealt with by means of a Hearing, and a draft statement of common ground has also been submitted.

The appeal casework portal required this appeal to be submitted using the new Beta service. The Beta service contains errors when uploading documentation. For this reason, a complete copy of the appeal submission has been emailed and posted to the Planning Inspectorate.

If there is any additional information you require, please let u know.

Yours faithfully


Andy Stevens
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