



Planning & Development
Ashford Borough Council
International House
Dover Place
Ashford
TN23 1HU

Planning Portal Ref: PP-14481994

Q24043/JAB/LW

15 January 2026

Dear Sir / Madam,

**LAND AT MOUNTAIN FARM, MARSH ROAD, HAMSTREET, ASHFORD
HYBRID PLANNING APPLICATION**

On behalf of Dean Lewis Estates an application has been submitted via the Planning Portal to Ashford Borough Council in support of a Hybrid planning application for residential and employment development at Land at Mountain Farm, Marsh Road, Hamstreet, Ashford ('the Site').

The proposed description of development is as follows:

"Hybrid planning application comprising Outline planning permission (all matters reserved except for access) for demolition of existing commercial floorspace and single dwelling and construction of up to 75 dwellings with incidental open space, associated works and infrastructure and a Full application for the construction of replacement commercial building with access, car and cycle parking, associated works and infrastructure."

As detailed in the supporting Design & Access Statement and Planning Statement, the submission follows discussions with Orlestone Parish Council and feedback from an Online Public Consultation.

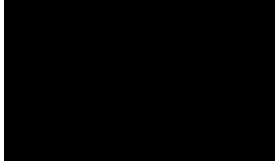
Having had regard to the Council's validation checklist the application is accompanied by a full set of plans and supporting reports, which are as detailed in the accompanying schedule.

The Applicant is committed to the delivery of the Site and would like to progress development as soon as possible. We would therefore welcome the opportunity to discuss programming in a meeting to run through consultation feedback during the life of the application.

In the meantime, we trust sufficient information has been provided for the application to be validated. However, should you require any further information or have any questions then please do not hesitate to contact me.



Yours sincerely,



Lucy Wilford
Director



Enc. Drawing Schedule