Gateway Review Panel – Decisions made 3 November 2026

This Gateway Review Panel (the Panel) was made up of Cllr. Brian Drayson, Chair of Planning Committee and Mike Hughes, Director of Planning and Environment.

Applications considered are set out below. The Panel only determines whether 'Schedule 2' applications and 'own interest' applications (e.g. where the Council is the applicant) should go to Planning Committee or not. The Panel determines this with reference to the relevant legislation (here) and Government guidance, to which the Council must have regard (here). The Panel does not determine whether the application itself should be granted permission or not.

Schedule 1 applications cannot legally be determined by Planning Committee in England, they must be determined by officers. Schedule 2 applications in Rother may be requested for a referral to Planning Committee within 21 days of the date of validation of the application by writing to referrals@rother.gov.uk. You should explain why the application meets the Government Gateway test.

Schedule 2 applications (ordered by application reference)

Case Reference	**RR/2023/1427/P**
Address	Land Off Spindlewood Drive, Bexhill
Description of development	Erection of 146 dwellings (including 30% affordable), with associated landscaping and infrastructure, together with access off of Barnhorn Road and Spindlewood Drive.
Source of referral request	Officer referral
DECISION	TO BE DETERMINED BY PLANNING COMMITTEE
Reason for decision	Although an allocated site the development gives rise to social and environmental issues of significance to the local area (including flooding and potential impact on the Pevensey Levels habitat site). Any impact on highways, particularly the access onto the A259, is also capable of being a significant planning matter meeting the Government Gateway test for a referral to Planning Committee.

Case Reference	**RR/2023/1721/P**
Address	Rosewood Park – land north of, Bexhill
Description of development	Outline Planning Application with all matters reserved except access for the erection of up to 340 residential dwellings (including affordable housing), commercial unit (retail/community facility use under classes E/F), public open

	space, landscaping and sustainable drainage system (SuDS) and vehicular access points.
Source of referral request	Officer referral
DECISION	TO BE DETERMINED BY PLANNING COMMITTEE
Reason for decision	Large development on an (as yet) unallocated site. Given the scale of the development it gives rise to social and environmental issues of significance to the local area. Any impact on highways, particularly the A259, is also capable of being a significant planning matter given the scale of the development.

Case Reference	**RR/2024/998/P**
Address	Salehurst Vicarage, Land At Fair Lane, Salehurst/Robertsbridge
Description of development	Demolition of existing mission hall and vicarage and the erection of 10no. new build dwellings (4no. 2-Bedroom and 6no. 3-Bedroom houses) with the creation of a new vehicle access from Fair Lane and associated parking and landscaping.
Source of referral request	Member call in request under previous Constitution (prior to the National Scheme of Delegation)
DECISION	TO BE DETERMINED BY OFFICERS UNDER DELEGATED POWERS
Reason for decision	The application is broadly in line with the allocation in a made Neighbourhood Plan. In accordance with Government guidance the application is not considered to meet the Government Gateway test.

Case Reference	**RR/2025/1499/P**
Address	Main Street - Land Off, Peasmarsh
Description of development	Demolition of The Garden House and the erection of 70 dwellings with access taken off Main Street, together with the provision of parking, landscaping, open space and associated infrastructure
Source of referral request	Member call in request under previous Constitution (prior to the National Scheme of Delegation)
DECISION	TO BE DETERMINED BY PLANNING COMMITTEE
Reason for decision	As a (partially) unallocated site within the High Weald National Landscape, and given the scale of the development in Peasmarsh, the proposal raises environmental issues of significance to the local area. Planning Committee determination considered appropriate.

Case Reference	RR/2026/0468/OUT
Address	Former Sidley Sports Ground Buckholt Lane, Bexhill, East Sussex, TN39 5AU
Description of development	Outline planning application for demolition of existing buildings and construction of up to 77 affordable dwellings with all matters reserved except access.
Source of referral request	Officer referral
DECISION	TO BE DETERMINED BY PLANNING COMMITTEE
Reason for decision	Housing is proposed on a former playing field. The application raises economic, social and environmental issues of significance to the local area and should be determined by Planning Committee.

Case Reference	RR/2026/0600/OUT & RR/2026/0610/LBC
Address	Hodsons Mill, Northbridge Street, Robertsbridge
Description of development	Planning: RR/2026/0600/OUT - Hybrid planning application comprising: (1) Full planning permission and Listed Building Consent for works including the demolition of the Grade II Listed Oast House and the construction of a new building on its site incorporating retained or reused historic fabric to provide residential dwellings; together with the conversion of the existing Mill building (a non-designated heritage asset) to provide residential dwellings, with the ground floor accommodating either community, commercial, or retail floorspace; and the formation of the primary vehicular and pedestrian access, associated highway works, floodplain compensation, and enabling infrastructure; and (2) Outline planning permission (with all matters reserved except access) for residential dwellings, together with access, landscaping, drainage, and public open space. Listed Building Consent: RR/2026/0610/LBC - Listed Building Consent for works including the demolition of the Grade II Listed Oast House and the construction of a new building on its site incorporating retained or reused historic fabric to provide residential dwellings; together with the conversion of the existing Mill building (a non-designated heritage asset) to provide residential dwellings, with the ground floor accommodating either community, commercial, or retail floorspace. (In association with the hybrid planning application RR/2026/0600/OUT)

Source of referral request	Officer referral
DECISION	BOTH PLANNING APPLICATION AND LISTED BUILDING CONSENT APPLICATION TO BE DETERMINED BY PLANNING COMMITTEE.
Reason for decision	This is a relatively large development of up to 125 homes on an (as yet) unallocated site within the High Weald National Landscape. On balance, it is considered a major development within the meaning given in policy N4 of the NPPF. These are significant planning matters and therefore the Panel agrees that the planning application meets the Government Gateway test and should be reported to Planning Committee. The Panel agrees that the listed building consent application should also be presented to Planning Committee as a related application.

Own interest applications (e.g. where the Council is the applicant). Ordered by application reference.

These applications do not need to pass the Government Gateway test. Rather, there just needs to be agreement between the Panel that these applications should be presented to planning committee (or not).

Case Reference	**RR/2026/0675/FULL**
Address	40-42 Cinque Ports Street, Rye
Description of development	Change of use from Class E to C1 to include the blockage of 1 x internal door and the creation of an opening between No. 40 – No. 42 Cinque Ports Street to make one unit (part retrospective).
Why is this an 'own interest' application?	Applicant is related to a Rother District Councillor who part owns the freehold of the application site.
Source of referral request	Officer referral
DECISION	TO BE DETERMINED BY PLANNING COMMITTEE
Reason for decision	Given that the applicant is a close family relation of a Rother District Councillor it is considered appropriate to present the case to Planning Committee in the interests of transparency and public accountability.

Case Reference	**RR/2026/1006/FULL & RR/2026/1007/LBC**
Address	The Colonnade, The Promenade, Bexhill
Description of development	Removal of existing doors, shutters and screening and installation of new shopfront and glazing to central convex bays.

Why is this an 'own interest' application?	The Council is the landowner, although is not the applicant.
Source of referral request	Officer referral
DECISION	TO BE DETERMINED BY PLANNING COMMITTEE
Reason for decision	Important listed building on Bexhill seafront. Proposals for this site have been subject to public interest in the recent past. To be presented to Planning Committee for decision in the interests of transparency and public accountability.

Case Reference	**RR/2026/1148/FULL**
Address	East Sussex County Council Highways Dept Yard, 4 Elva Way, Bexhill
Description of development	Amendments to welfare accommodation and the external layout for the reuse of an East Sussex County Council vehicle depot as a Local Authority vehicle depot, granted under planning consent RR/2025/1744/FULL.
Why is this an 'own interest' application?	The Council is both the applicant and the landowner
Source of referral request	Officer referral
DECISION	TO BE DETERMINED BY PLANNING COMMITTEE
Reason for decision	Given proximity to residential properties and as original application was determined by Planning Committee it is considered appropriate to be presented to Planning Committee in the interests of transparency and public accountability.

Case Reference	**RR/2026/1237/LBC**
Address	Rother District Council, Town Hall, London Road, Bexhill
Description of development	Internal alterations to the existing reception area to create a secure interview room, including the installation of a glazed security screen separating the staff and public areas, together with the formation of a new internal doorway to provide secure staff-side access.
Why is this an 'own interest' application?	The Council is both the applicant and the landowner
Source of referral request	Officer referral
DECISION	TO BE DETERMINED BY PLANNING COMMITTEE
Reason for decision	Alterations are modest but it is considered appropriate to be presented to Planning Committee in the interests of transparency and public accountability.