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## Draft Canterbury District Local Plan: Regulation 19 Consultation / Policy C17 - Land at Seotamot / Matheou Family

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From gurdev [REDACTED]  
Date Wed 5/13/2026 5:27 PM  
To Consultations <Consultations@canterbury.gov.uk>

 8 attachments (3 MB)

Policy C17 Land at Seotamot.pdf; 110526. Covering Letter. Seotamot.pdf; 110526. Reg 19 Reps.pdf; Appendix 1 Location Plan.pdf; Appendix 2 Regulation 18 Seotamot.pdf; Appendix 3 Title Plan.pdf; Appendix 3 Title Register.pdf; Appendix 4 Land at the Hill Planning Appeal.pdf;

### --Email From External Account--

Dear Sirs and Madam,

Please find attached representations in respect of the Publication (Regulation 19) version of the Draft Canterbury District Local Plan.

The representations are made by Rubix Estates Ltd on behalf of the Matheou Family who own "Land at Seotamot, Littlebourne Road, Canterbury", which is identified as a draft allocation under Policy C17 of the Regulation 19 Plan (previously Policy N7 in the September 2025 Focused Regulation 18 consultation).

The accompanying representations:

1. Support the inclusion of Land at Seotamot as a residential allocation under Policy C17 and confirm the site is sound, deliverable and consistent with the Plan's spatial strategy, the Sustainability Appraisal findings, and national planning policy;
2. Set out our position on the soundness of Policy C17; and
3. Confirm our clients' continued commitment to working collaboratively with the Council to bring the site forward early in the plan period.

The following documents are enclosed:

- Covering Letter
- Regulation 19 Representations (Rubix Estates Ltd, May 2026)
- Appendix 1 - Site Location Plan (Title No. K795652)
- Appendix 2 - Copy of our previous Regulation 18 representations (21 October 2025) for reference
- Appendix 3 - Title Plan
- Appendix 3 - Title Register
- Appendix 4 - Land at the Hill Planning Appeal
- Policy Wording from the Regulation 19 Local Plan

We confirm that we wish to be notified of:

- The submission of the Local Plan to the Secretary of State for Examination;
- The publication of the Inspector's Report; and
- The adoption of the Local Plan.

Please acknowledge receipt of this submission at your earliest convenience. Should you require any clarification or further information, please do not hesitate to contact me using the details below.

Yours faithfully,

**Best Regards,**

**Gurdev**

**RUBIX**

**Gurdev Moore | Director |**

[www.rubixestates.co.uk](http://www.rubixestates.co.uk)

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