

Simon Hoets

From: Simon Hoets
Sent: 30 April 2007 10:23
To: [REDACTED]
Subject: RE: Profitable Plots: Welcome

Thank you for your email.

The answer to your question is "No" if, by 'full development plan', DLP or SLPT mean an application for planning permission. There have been no planning applications for housing or mixed use development during the almost three years that I have worked for the London Borough of Hounslow. It may be that they mean something else by 'full development plan' but, whatever it means, it should not encourage hope that planning permission for new residential or commercial development, or the removal of the land from green belt designation, would be likely within 2 years. I am not aware that any small part of the site has planning permission for any kind of development.

I hope this helps.

Simon Hoets
West Area Planning Manager
London Borough of Hounslow

-----Original Message-----

From: [REDACTED]
Sent: 27 April 2007 19:56
To: Simon Hoets
Subject: Re: Profitable Plots: Welcome

Dear Simon,

I am extremely grateful for the time you have spent in drafting this reply.
Yes, I do not expect to obtain any form of legal/investment advice from you - I will need to do so myself.

Thank you for your confirmation that the site is indeed on the green belt and is a nature conservation area. I had looked into your Hounslow website and had indeed seen that the site is designated as such and I greatly appreciate your frankness in opinion on this site.

I have one more question, which I sincerely hope you can confirm. Did the company "DLP Consultants Ltd", together with "Strategic Land Planning Trust", submit a full development plan for this specific site (120 acres site that is South of Ashford Road and West of Chertsey Road) to your council in March 2007 (this is what they communicated to me)? I tried to search for this info on the Hounslow Council site but the information only dates back 5 weeks till the end of March. Would really appreciate your help to confirm this.

The company selling the land (Profitable Plots) had presented that there is a significantly high chance of the site getting Planning Permission for either a residential or mixed used (commercial/residential) because it is a brownfield site and a small portion of the site near Ashford Road had previously been given Planning Permission. The company had also claimed that due to the significant housing demand in Hounslow area, rezoning of the nature conservation area into a development site is highly likely in the next 2 years.

I guess all this is not entirely true.

28/05/2007

Once again, thank you for your time and attention to this email.

Best regards,
[REDACTED]

----- Original Message -----

From: Simon Hoets <Simon.Hoets@hounslow.gov.uk>

To: [REDACTED]

Sent: Saturday, April 28, 2007 1:09:53 AM

Subject: RE: Profitable Plots: Welcome

To reply to your email:

* You should take your own legal advice with respect to the ownership of the site. Alternatively you could have a look at the UK Land Registry webpage. I'm afraid this Council can not help you with this.

<http://www.landregistry.gov.uk/>

* I can confirm that the site you refer to is currently within the Metropolitan Green Belt and that much of it is a nature conservation area within the Council's development plan (UDP). While these designations are in place the chances of planning permission being granted for any development other than as a cemetery or a building ancillary to an open space activity, such as outdoor sport or recreation, or other uses that would preserve the openness of the green belt, are next to nil in my opinion. I do not think there is any prospect of these designations being removed for several years and I am not aware of any proposal to change them in the longer term. I can not, however, say that planning permission will never be granted.

* I can not offer you any advice on the investment value of this site - I am not qualified to do this. You will need to seek independent advice for this. You can however get more information via the internet from various sources - PPG2 (Planning Policy Guidance note) for instance provides Government advice on green belts. The London Plan (Greater London Authority) and the Hounslow Unitary Development Plan can also be seen on-line.

I hope this deals with the questions you raise.

Simon Hoets
West Area Planning Manager
London Borough of Hounslow

-----Original Message-----

From: [REDACTED]

Sent: 20 April 2007 07:50

To: planning comments

Subject: Fw: Profitable Plots: Welcome

Dear Sir,

I would like to bring the following strategic land investment opportunity posed to investors in Asia. I have received other emails indicating that the site being sold by this company (pls see attachment titled "Hounslow") is a nature and conservation site that will never obtain planning permission. In addition, how can I verify that Profitable Plots is in fact the current legal owner of the site?

Thank you!

----- Forwarded Message -----

From: [REDACTED]
To: [REDACTED]
Sent: Wednesday, March 28, 2007 2:40:31 PM
Subject: Profitable Plots: Welcome

Dear [REDACTED],

Thank you for your interest in Profitable Plots and the investment opportunities we provide for our clients.

At Profitable Plots we use **Strategic Land Investments** as a **financial instrument** to assist our clients in reaching their financial goals; be it for the short, medium or long term.

Our current site is the best we have had on offer yet. Just 5 Kilometers (2 Miles) south of Heathrow Airport, **Concorde Village** is strategically located. There is a requirement for **45 000 new homes** in the area over the next 10 years, as outlined in the London Plan for housing. The area around Heathrow has been defined by Central Government as having "**enormous growth potential**".

Concorde Village is also within a highly **sustainable location**. With good road excess and all the local amenities needed for sustainable living within reach, it is no wonder that **Taylor Woodrow PLC**, one of Britain's leading national house builders, has entered into a **pre-emption agreement** with Profitable Plots for the purchase of this site once planning approval is granted.

Each plot is priced at **£5625**, and based on current Government valuation (Valuation Office Agency www.voa.gov.uk) the site obtaining planning in today's market would already yield a **338% return** on investment.

Our dedicated planning consultants Development Land and Planning Consultants (www.dlpconsultants.co.uk) expect to complete the planning process for Concorde Village in 5 to 7 years, being the conservative estimate. By which time the return will be upwards of **500%**.

As your account officer I will be introducing to you our products that have been specifically designed to address your various financial goals.

One such product is the **STAR Program** which affords you, the client, a **fixed annual return** of **12.5%** every year while waiting for the underlying asset (the land) to mature (obtain planning permission). It is a product that essentially allows you to receive an **annual income stream**.

I am sure you will appreciate that 12.5% p.a. fixed return is a very attractive offer for investors, and that the STAR Program plots **are** selling fast. Please revert at your earliest convenience, especially if it's this program that you are interested in.

I have attached a newsletter and product specification for Concorde Village to help give you a clearer picture of the products and services we provide for our clients. Please don't hesitate to contact me should you have any questions at all.

How would you like to receive further information?

Via email

Via post (Please provide mailing address)

Would you prefer a personal call? (Please include your contact details and **best times to call**)

Be sure to include your country code e.g. +65 for Singapore.

I look forward to hearing from you.

In the meantime, I wish you well with all your investments, wherever they may be.

28/05/2007

Kind regards,

[REDACTED]
[REDACTED]
Profitable Plots Pte Ltd
[REDACTED]
[REDACTED]
[REDACTED]

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