

**Simon Hoets**

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**From:** Simon Hoets  
**Sent:** 03 May 2007 14:28  
**To:** [REDACTED]  
**Subject:** FW: Profitable Plots: Welcome

Further to my earlier email, it has just come to my attention that DPL have written to colleagues in our Planning Policy Team to make a case for excluding the relevant land from green belt designation. This will be taken into account when the green belt review takes place - probably in a year or so. It should not be assumed that a review will lead to the land being taken out of the green belt. It is worth noting that the Mayor's London Plan does not envisage any significant alteration to the green belt as it considers the scale of growth anticipated can be accommodated within the existing urban area.

Simon Hoets

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

**From:** Simon Hoets  
**Sent:** 03 May 2007 11:49  
**To:** [REDACTED]  
**Subject:** RE: Profitable Plots: Welcome

I am not aware of any meetings with the Council about this site other than one that I attended many months ago with planners acting for Profitable Plots. I don't have the information to hand but this meeting was certainly not this year and involved no more than a preliminary discussion about principles. Absolutely no encouragement was given about the prospects for a residential development. I'm confident that I would be aware of any serious meetings, especially if they had been this year, that involved questions about planning permission.

Simon Hoets  
 West Area Planning Manager  
 London Borough of Hounslow

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

**From:** [REDACTED]  
**Sent:** 02 May 2007 05:49  
**To:** Simon Hoets  
**Subject:** Re: Profitable Plots: Welcome

Dear Simon,

Thank you very much for your prompt reply!

Just one more question, thank you so much for your patience.

Did DPL meet with your Council for a pre-submission consultation to present their proposed development plan in March 2007? They had communicated to the investors that there was a meeting with the Hounslow Council on the proposed development plan for this site.

Best regards,  
 [REDACTED]

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

**From:** Simon Hoets <Simon.Hoets@hounslow.gov.uk>  
**To:** [REDACTED]  
**Sent:** Monday, April 30, 2007 5:23:14 PM  
**Subject:** RE: Profitable Plots: Welcome

Thank you for your email.

28/05/2007

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 use (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.

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 online.

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?

28/05/2007

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](http://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.dlpcconsultants.co.uk](http://www.dlpcconsultants.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,

  
Profitable Plots Pte Ltd  
Tel:   
Fax: 

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**Simon Hoets**

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**From:** Simon Hoets  
**Sent:** 03 May 2007 11:34  
**To:** Stuart Harrison  
**Subject:** RE: Profitable Plots: Welcome

Thanks Stuart. Was it Lesley? I thought it was you!!! Whoever it was the only meeting I've been involved with was (with one of you) before all this went live. The meeting was with their planners and was just about generalities. No matter - the question I'm being asked now is about an alleged meeting during March 2007. I'm now going to reply that I'm not aware that there have been any and that I'd expect to have known about one.

Simon

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

**From:** Stuart Harrison  
**Sent:** 03 May 2007 10:08  
**To:** Simon Hoets  
**Subject:** RE: Profitable Plots: Welcome

Simon  
 I understand Lesley and yourself met with Profitable Plots last year but we have had no further meetings re any submission.  
 regards  
 Stuart

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

**From:** Simon Hoets  
**Sent:** 03 May 2007 09:56  
**To:** Stuart Harrison  
**Subject:** FW: Profitable Plots: Welcome

Stuart -- Below is an email exchange I've had with someone from the Far East about the above. I'm being told, I think, that there is an actual proposal to develop that has been submitted and that DLP have met us this year about it. No such proposal or meeting has come DC's way but I'm wondering whether there might have been some sort of communication with your team that might have become something else in translation!? Any thoughts?

Simon

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

**From:** [REDACTED]  
**Sent:** 02 May 2007 05:49  
**To:** Simon Hoets  
**Subject:** Re: Profitable Plots: Welcome

Dear Simon,

Thank you very much for your prompt reply!  
 Just one more question, thank you so much for your patience.  
 Did DPL meet with your Council for a pre-submission consultation to present their proposed development plan in Mar 2007? They had communicated to the investors that there was a meeting with the Hounslow Council on the proposed development plan for this site.

Best regards,  
 [REDACTED]