



XIV

Welcome to **WALA XIV**
Manama, Bahrain
May 29-31, 2024

How UK Airport Operators are being challenged by the UAM industry

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16:30 – 17:00, 30 May 2024

HOSTED BY:



Introduction

- English solicitor specialising in Real Estate
- Main practice is in UK airport sector
- Deal with airport expansion including development of hangars, airside offices and "land banking" for future expansion
- Leasing and concession agreements with airport occupiers (including MROs, FBOs, public facing retail occupiers and any other business providing services to an airport)
- Acted on planning appeals for increase in flights
- Not as yet acted on the development of any vertiports, as there aren't any in the UK!

Background

- What will this talk cover?
 - What is UAM?
 - UK Airport Sector
 - What has happened so far in the UK?
 - Legal backdrop and challenges
 - Civil Aviation Authority (development of vertiports)
 - Civil Aviation Authority (operation of eVTOLs)
 - Airspace
 - Planning law and policy (and community engagement)
 - Non-legal challenges
 - Operational issues
 - Economics
 - Energy supply
 - Conclusion

What do we mean by UAM?

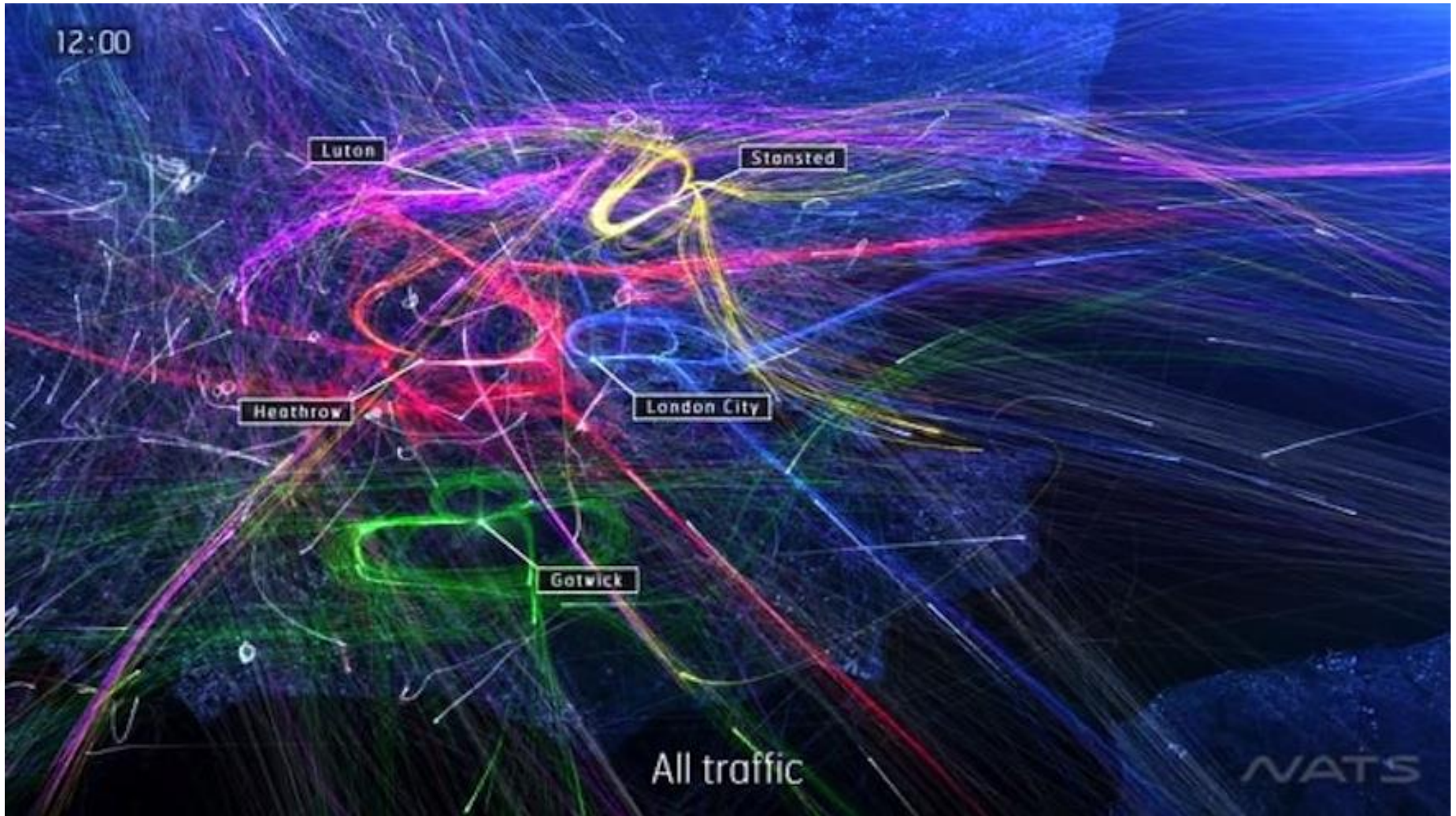
- VTOLs / eVTOL
- Vertical take-off and landing aircraft – i.e. can take off and land without a runway
- "e" = electric
- Development of vertiports by airport operators at existing UK airports
- Assumptions:
 - Commercial airports will want vertiports to complement existing operations; and smaller airports could convert from general aviation into dedicated vertiports
 - eVTOLs will be used for onward connections, for travel from airport to airport (replacing some short haul flights) or for freight / deliveries



Source: Farnborough Airshow 2022

UK Airport Sector

- 370 destinations to over 100 countries
- 300 million passengers a year
- 230,000 employed
- 80% of visitors and 40% of trade by value arrives by air
- 140 airports and airfields
- Densely populated and highly urbanized
- General public "weaponize" planning system against airport development
- Regulations across many different statutes, but principally: Civil Aviation Acts, Air Navigation Order and the Planning Acts



Source: National Air Traffic Services

What has happened so far in the UK?

- Noise but not much substance from central government
- Future of Flight Action Plan
- Test flights by Vertical Aviation:
 - Unsuccessful flight from Cotswold Airport
 - Planning demonstration of VX4 at Farnborough International Airshow July 2024
 - Planning flight between Farnborough Airport and London Heathrow in September 2024
- UK Urban Air Mobility Consortium
 - Looking at routes over London from London City Airport to Heathrow Airport

Future of Flight Action Plan



UK Future of Flight Action Plan

March 2024

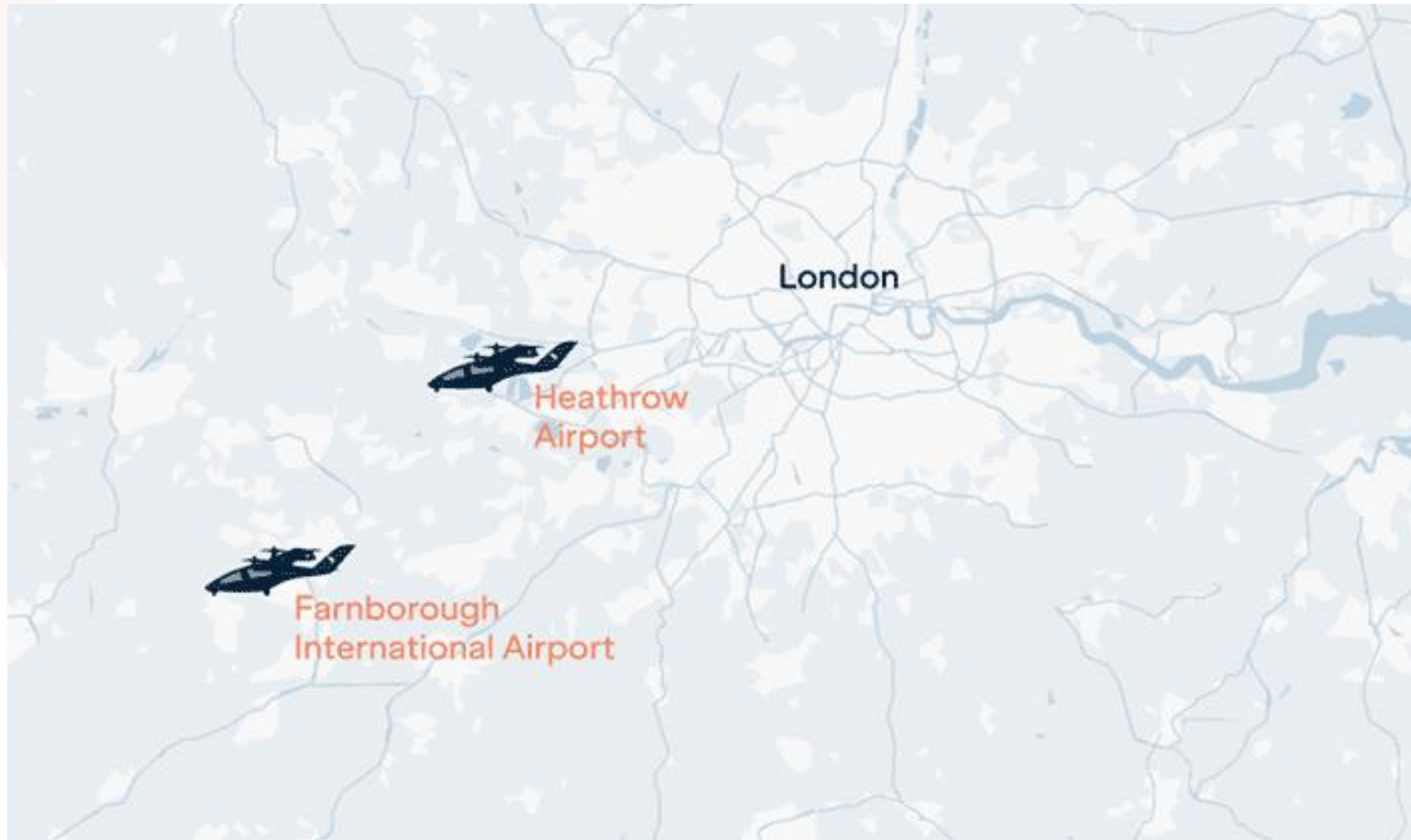


Source: Department for Transport

WORLDWIDE AIRPORT
LAWYERS ASSOCIATION

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شركة مطار البحرين
BAHRAIN AIRPORT COMPANY

Test flights by Vertical Aerospace Group at Cotswold Airport and Farnborough Airport



Source: West of England Aerospace Forum

UK Urban Air Mobility Consortium

EVE

NATS

Heathrow

D
LON
N
CITY
AIRPORT


Skyports


VERTICAL

 atech

 VOLOCOPTER

This has not happened (yet!)



Source: Vertical Aerospace

Legal Backdrop and challenges

- Civil Aviation Authority (development of vertiports)
- Civil Aviation Authority (operation of eVTOLs)
- Airspace
- Planning law and policy (and community engagement)
- Real estate law restrictions

Civil Aviation Authority (development of vertiports)

- Recent consultation on development of vertiports in existing aerodromes
- Only applies to aerodromes – nothing yet on bespoke vertiports
- Result = extensive set of proposed requirements
- Significant amount of space required

Civil Aviation Authority (operation of eVTOLs)

- Very little right now
- Existing drone law unhelpful as largely applies to unmanned drones
- Basic requirements for certificate of airworthiness in CAP 733, registration of aircraft and radio licence
- Otherwise regulation gap that needs to be filled

Airspace

- Large amount of controlled airspace in the UK
- A lot of obvious routes through urban areas for eVTOL's will pass through controlled airspace
- NATS responsible for controlling UK airspace
- No consideration has been given yet as to how to integrate eVTOL routes into controlled airspace!

Planning law and policy (and community engagement)



Source: The Guardian

Planning law and policy (and community engagement)

- Planning permission required for any vertiport
- Planning law is extensive and unwieldy
- Very costly and complex process to obtain planning permission
- Uncertain how local authorities and communities will view eVTOL's and vertiports
- Early engagement with local communities is essential
- Airports will no doubt have to give added value to the community (voluntarily and/or through "section 106" obligations)

Real Estate law restrictions

HM Land Registry



Official copy of register of title

Title number HP784241 Edition date 22.04.2022

- This official copy shows the entries on the register of title on 23 MAY 2022 at 16:45:11.
- This date must be quoted as the 'search from date' in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 22 Nov 2022.
- Under s.57 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Weymouth Office.

A: Property Register

This register describes the land and estate comprised in the title.

BASEMENTS : FAREHAM
DAMSHES : DORSET

- The Freehold land shown edged with red on the plan of the above title filed at the Registry and being land at Dauluis Airfield, Fareham.
- (18.01.2006) The land tinted pink and tinted blue on the title plan has the benefit of a right of way with or without vehicles over the land tinted brown on the title plan. This right has been acquired through long user.
NOTE: Copy statutory declaration dated 27 January 2006 made by Philip Greaves for the Ministry of Defence filed under HP647483.
- (18.01.2006) The land tinted pink on the title plan has the benefit of the rights granted by a Deed of Grant dated 7 September 1976 made between (1) V. T. Croom Limited and (2) The Secretary of State For Defence.
NOTE: Copy filed under HP647493.
- (14.03.2006) The land tinted yellow on the title plan has the benefit of the rights granted by the Conveyance dated 17 December 1976 referred to in the Charges Register.
- (14.03.2006) The land tinted yellow, tinted pink and tinted blue on the title plan has the benefit of the rights reserved by her in subject to the rights granted by a Transfer of Other Land dated 28 October 2006 made between (1) The Secretary of State For Defence and (2) Triosom Housing (Portsmouth) Limited.
NOTE: Copy filed under HP646937.
- (08.03.2006) The land tinted pink, tinted yellow and tinted blue on the title plan has the benefit of the rights granted by a Deed of Grant of Mutual Rights dated 7 March 2006 made between (1) The Secretary of State For Defence and (2) The Colonel Maurice Henry Neville Moore Trust.
NOTE: Copy filed under HP647126.
- (19.07.2006) The land tinted pink and tinted yellow on the title plan

1 of 10

Title number HP784241

A: Property Register continued

- has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of Other Land abutting the south east boundary of the land in this title dated 23 March 2006 made between (1) The Secretary of State for Defence and (2) Peter Goodman & Co.
- NOTE: No copy of the Transfer referred to is held by HM Land Registry.
- (15.05.2006) The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 23 March 2006 referred to in the Charges Register.
 - (15.05.2006) The Transfer dated 23 March 2006 referred to above contains a provision as to light or air.
 - (19.07.2006) The land tinted pink and tinted yellow on the title plan has the benefit of the rights granted by the Transfer dated 24 March 2006 referred to in the Charges Register.
 - (19.07.2006) The Transfer dated 24 March 2006 referred to in the Charges Register contains a provision excluding the operation of section 62 of the Law of Property Act 1925 as therein mentioned.
 - (11.01.2013) The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 21 December 2012 referred to in the Charges Register.
 - (11.01.2013) The Transfer dated 21 December 2012 referred to above contains a provision as to right of light and air and a provision relating to the passing of easements as therein mentioned.
 - (11.04.2013) The land hatched blue on the title plan has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 29 March 2013 referred to in the Charges Register.
NOTE: The rights granted by clauses 2.2 and 2.3 are included in the registration only so far as the Transferor has power to grant the same.
 - (11.04.2013) The Transfer dated 29 March 2013 referred to above contains a provision excluding the operation of section 62 of the Law of Property Act 1925 as therein mentioned.
 - (15.07.2015) The land has the benefit of the rights granted by but is subject to the rights reserved by a Transfer of the land in this title dated 27 March 2015 made between (1) Homes and Communities Agency and (2) Fareham Borough Council.
NOTE: Copy filed.
 - (15.07.2015) The Transfer dated 27 March 2015 referred to above contains provisions as to light or air, boundary structures and other matters.
 - (18.10.2016) The land has the benefit of any legal easements granted by a Deed of Grant dated 18 August 2016 made between (1) Homes and Communities Agency (2) Fareham Borough Council and (3) Tideland UK Limited but is subject to any rights that are granted by the said deed and affect the registered land.
NOTE: Copy filed under HP797742.
 - (18.10.2016) By a Deed dated 18 August 2016 made between (1) Homes and Communities Agency (2) Fareham Borough Council and (3) Tideland UK Limited the Transfer dated 27 March 2015 referred to above was varied as therein mentioned.
NOTE: Copy filed under HP797742.
 - (19.11.2017) A new title plan showing an amended extent based on the latest revision of the Ordnance Survey Map has been prepared.
 - (16.02.2019) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.
 - (11.01.2020) The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.

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Title number HP784241

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- (15.07.2015) PROPRIETOR: FAREHAM BOROUGH COUNCIL of Director of Finance and Resources 20 Box 14, Civic Offices, Civic Way, Fareham PO14 1AB.
- (15.07.2015) RESTRICTION: No transfer or lease of the registered estate by the proprietor of the registered estate is to be registered without a certificate signed by a conveyancer that the provisions of clauses 2.7, 2.7.1, 2.8.1 or 2.11 of the Transfer dated 27 March 2015 and made between (1) Homes and Communities Agency and (2) Fareham Borough Council have been complied with or that they do not apply to the disposition.
NOTE: Copy filed under HP646780.
- (15.07.2017) RESTRICTION: No disposition of the part of the registered estate edged and numbered 8 in blue on the title plan by the proprietor of the registered estate is to be registered without a certificate signed by Proprietary Practitioners Limited of Unit 20, Nevill House Road, Portsmouth PO3 1SR or their conveyancer that the provisions of clause 7.1 of an Agreement dated 7 June 2017 made between (1) Fareham Borough Council and (2) Proprietary Practitioners Limited have been complied with.
- (15.07.2017) RESTRICTION: No disposition of the part of the registered estate edged north on the title plan by the proprietor of the registered estate is to be registered without a certificate signed by Proprietary Practitioners Limited of Unit 20, Nevill House Road, Portsmouth PO3 1SR or their conveyancer that the provisions of clause 8.1 of an Agreement dated 7 June 2017 made between (1) Fareham Borough Council and (2) Proprietary Practitioners Limited have been complied with.
- (11.01.2019) RESTRICTION: No disposition of the land tinted blue on the title plan (other than a charge) by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a certificate signed by the applicant for registration or its conveyancer that the provisions of clause 11.4.2.1 of the Transfer dated 21 December 2012 referred to in the Charges Register have been complied with or that they do not apply to the disposition.
- (22.04.2022) RESTRICTION: No disposition of the part of the registered estate shown shaded yellow, shaded yellow and hatched blue and shaded pink on the plan attached to the Agreement dated 6 April 2022 (other than a charge) by the proprietor of the registered estate is to be registered without a certificate signed by Hampshire County Council of the Gasco, Winchester SO3 9QQ or its conveyancer that the provisions of clauses 7.7, 7.8, 7.9 and 7.10 of the SA Agreement dated 6 April 2022 and made between (1) Hampshire County Council and (2) Fareham Borough Council and (3) Homes England (the trading name of the Homes and Communities Agency) have been complied with or are not applicable to that disposition.
NOTE: Copy plan filed.

C: Charges Register

This register contains any charges and other matters that affect the land.

- (06.01.2006) The land tinted blue on the title plan is subject to such restrictive covenants as may have been imposed thereon before 6 January 2006 and are still subsisting and capable of being enforced.
- (11.04.2013) A Weyburn Agreement dated 6 March 1995 affecting the land hatched blue on the title plan relates to the construction and maintenance of a golf course.
NOTE: Copy filed under HP791648.
- (06.01.2006) The land tinted blue on the title plan is subject for the term of one hundred years from 1 September 1916 to the rights granted

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Title number HP784241

C: Charges Register continued

- (14.03.2006) A Conveyance of the land tinted purple on the title plan dated 17 December 1976 made between (1) John Patrick Sprigg and Peter Goodman and (2) The Secretary of State For Defence contains restrictive covenants.
NOTE: Copy filed under HP647126.
- (15.01.2006) The land tinted pink and tinted blue on the title plan is subject to the rights granted by a Deed of Grant dated 4 August 1976 made between (1) The Secretary of State For Defence and (2) Southern Water Authority.
The said Deed also contains restrictive covenants by the grantor.
NOTE: Copy filed under HP646780.
- (11.04.2013) The land hatched blue on the title plan is subject to the rights granted by a Deed dated 13 July 1976 made between (1) John Patrick Sprigg and Peter Goodman and (2) Southern Water Authority.
The said Deed also contains restrictive covenants by the grantor.
NOTE: Copy filed under HP791648.
- (12.01.2006) The land tinted yellow on the title plan is subject to the rights granted by a Deed of Grant dated 20 November 1984 made between (1) The Secretary of State For Defence and (2) Portsmouth Water Company.
NOTE: Copy filed under HP647126.
- (11.04.2013) The land hatched blue on the title plan is subject to the rights granted by a Deed dated 1 May 2003 made between (1) Peter Goodman and (2) Portsmouth Water Limited.
The said Deed also contains restrictive covenants by the grantor.
NOTE: Copy filed under HP791648.
- (15.05.2006) A Transfer of the land tinted blue on the title plan and other land dated 23 March 2006 made between (1) Secretary of State For Defence and (2) First Secretary of State contains restrictive covenants.
NOTE: Copy filed under HP646780.
- (15.07.2006) A Transfer of the land tinted pink and tinted yellow on the title plan and other land dated 24 March 2006 made between (1) The Secretary of State For Defence and (2) South East England Development Agency contains restrictive covenants.
NOTE: Copy filed under HP643724.
- (15.07.2015) The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereon.
The leases grant and reserve easements as therein mentioned.
NOTE: Each lease is referenced by edging and numbering in blue on the title plan unless otherwise stated in the schedule of leases.
- (15.07.2015) The land tinted yellow on the title plan is subject to the rights granted by a Lease dated 30 June 2011 for a term of 99 years made between (1) The Secretary of State For Communities and Local Government and South East England Development Agency and (2) Southern Electric Power Distribution Plc.
NOTE: Copy filed HP791648.
- (06.01.2006) The land tinted blue on the title plan is subject for the term of one hundred years from 1 September 1916 to the rights granted

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Title number HP784241

C: Charges Register continued

- (16.08.2011) The land tinted blue on the title plan is subject to the rights granted by a Deed dated 24 August 2011 made between (1) The Secretary of State For Communities And Local Government and (2) Southern Gas Networks Plc.
The said Deed also contains restrictive covenants by the grantor.
NOTE: Copy filed under HP646780.
- (11.01.2013) A Transfer of the land tinted blue on the title plan and other land dated 21 December 2012 made between (1) The Secretary of State For Communities And Local Government and (2) Homes And Communities Agency contains restrictive covenants.
NOTE: Copy filed under HP797225.
- (19.01.2013) The land tinted yellow on the title plan is subject to the rights granted by clause 12.2.1.4 of a Transfer of the land tinted blue on the title plan and other land dated 21 December 2012 made between (1) The Secretary of State For Communities And Local Government and (2) Homes And Communities Agency.
NOTE: Copy filed under HP797225.
- (11.04.2013) A Transfer of the land hatched blue on the title plan dated 28 March 2013 made between (1) Ian Curtis and others and (2) Homes and Communities Agency contains restrictive covenants.
NOTE: Copy filed under HP791648.
- (09.06.2014) The land tinted pink on the title plan is subject to the rights granted by a Deed of Grant and Rights dated 28 May 2014 made between (1) Homes And Communities Agency and (2) Hampshire County Council.
NOTE: Copy filed under HP647493.
- (15.07.2015) By a Deed dated 26 March 2015 made between (1) Secretary of State For Defence and (2) Homes and Communities Agency the coverage provisions contained in the Transfer dated 24 March 2006 referred to above are extinguished as therein mentioned.
NOTE: Copy filed.
- (12.11.2015) The land is subject to any rights that are granted by a Deed dated 3 November 2015 made between (1) Fareham Borough Council and (2) Portsmouth Water Limited and affect the registered land.
The said Deed also contains restrictive covenants by the grantor.
NOTE: Copy filed.
- (01.12.2015) The land is subject to the easements granted by a Lease dated 6 March 2015 of an Electricity Substation forming part of the land edged and numbered 1 in blue on the title plan for a term of 99 years from and including 4 March 2015.
NOTE: Copy lease filed under HP788388.
- (21.04.2016) The lease of an electricity substation dated 4 April 2016 made between (1) Fareham Borough Council and (2) Southern Electric Power Distribution Plc. referred to in the schedule of leases hereon contains restrictive covenants by the landlord.
- (21.04.2016) The lease of an electricity substation dated 4 April 2016 made between (1) Fareham Borough Council, (2) Southern Electric Power Distribution Plc and (3) Universal Tool And Production Company Limited referred to in the schedule of leases hereon contains restrictive covenants by the landlord.
- (09.06.2016) The land is subject to the rights granted by a lease of an electricity substation, Molede Way, Iles on the Solent dated 23 March 2016 made between (1) Homes and Communities Agency, (2) Fareham College and (3) Southern Electric Power Distribution Plc for a term of 99 years from and including 23 March 2016.

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Real Estate law restrictions

Title number HP784241

C: Charges Register continued

NOTE: Copy filed under HP795778.

24 (01.11.2016) The parts of the land affected thereby are subject to the rights granted by a lease of an electricity substation dated 19 February 2015 referred to in the schedule of leases hereto.

The said deed also contains restrictive covenants by the grantor.

NOTE: Copy lease filed under HP795903.

25 (19.12.2016) The parts of the land affected thereby are subject to the rights granted by a lease of an electricity substation dated 13 December 2016 for a term of 99 years from the date thereof.

The said deed also contains restrictive covenants by the grantor.

NOTE: Copy lease filed under HP901407.

26 (19.12.2016) The land is subject to any rights that are granted by a lease dated 13 October 2016 for a term of 99 years from the date of the lease and made between (1) Tidesman UK Limited (the Landlord) (2) Southern Electric Power Distribution Plc (the Tenant) (3) Parham Borough Council (Council) and (4) Home and Communities Agency (the Home and Communities Agency) and affect the registered land.

The said deed also contains restrictive covenants by the Council.

NOTE: Copy filed under HP901411.

27 (12.07.2017) UNILATERAL NOTICE affecting the land edged and numbered 8 in blue on the title plan in respect of an Option Agreement dated 2 June 2017 made between (1) Parham Borough Council and (2) Froptech Portsmouth Limited.

28 (12.07.2017) UNILATERAL NOTICE affecting the land edged and numbered 8 in blue on the title plan in respect of an Option Agreement dated 2 June 2017 made between (1) Parham Borough Council and (2) Froptech Portsmouth Limited.

29 (12.07.2017) UNILATERAL NOTICE affecting the land edged and numbered 8 in blue on the title plan in respect of an Option Agreement dated 2 June 2017 made between (1) Parham Borough Council and (2) Froptech Portsmouth Limited.

30 (12.07.2017) UNILATERAL NOTICE affecting the land edged and numbered 8 in blue on the title plan in respect of an Option Agreement dated 2 June 2017 made between (1) Parham Borough Council and (2) Froptech Portsmouth Limited.

31 (18.04.2018) UNILATERAL NOTICE in respect of an Agreement for lease dated 16 February 2018 made between (1) Parham Borough Council and (2) NATS (Nn Route) Plc.

32 (18.04.2018) UNILATERAL NOTICE in respect of an Agreement for lease dated 16 February 2018 made between (1) Parham Borough Council and (2) NATS (Nn Route) Plc.

33 (11.07.2018) UNILATERAL NOTICE affecting the part of the registered estate shown edged red, coloured red, hatched blue, coloured blue and coloured grey of the copy plans in respect of a lease dated 8 May 2018 made between (1) Parham Borough Council (2) National Grid IPFA Limited and (3) National Grid Holdings One Plc.

NOTE: Copy plans filed under HP669348.

34 (11.07.2018) UNILATERAL NOTICE affecting the part of the registered estate shown edged red, coloured red, hatched blue, coloured blue and coloured grey of the copy plans in respect of a lease dated 8 May 2018 made between (1) Parham Borough Council (2) National Grid IPFA Limited and (3) National Grid Holdings One Plc.

NOTE: Copy plans filed under HP669348.

35 (21.01.2019) The parts of the land affected thereby are subject to the rights granted by a lease of land at Swoodfish Park dated 21 December 2018 referred to in the schedule of leases hereto.

The lease contains restrictive covenants by the landlords.

NOTE 1: Copy lease filed under HP928939.

36 (15.10.2019) The land is subject to any rights that are granted by a deed dated 8 October 2019 made between (1) Parham Borough Council (2) Pelican Infrastructure Services Limited and (3) Southern Gas Networks Plc and affect the registered land.

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Title number HP784241

C: Charges Register continued

The said deed also contains restrictive covenants by the grantor.

NOTE: Copy filed.

37 (01.06.2020) A Transfer of the land edged and numbered HP944444 in green on the title plan dated 27 May 2020 made between (1) Parham Borough Council and (2) Southern Electric Power Distribution Plc contains restrictive covenants by the Transferor.

NOTE: Copy filed under HP944444.

38 (01.06.2020) The land is subject to any rights that are granted by the Transfer dated 27 May 2020 referred to above and affect the registered land.

39 (03.06.2020) UNILATERAL NOTICE affecting the part of the registered estate shown edged red, tinted purple, tinted dark blue, hatched blue, tinted pink, tinted green, tinted orange, hatched orange, hatched black and tinted grey/edged black on the copy plan in respect of a Deed of Surrender of Part and Deed of Variation dated 27 May 2020 made between (1) Parham Borough Council (2) National Grid IPFA Limited and (3) National Grid Holdings One Plc.

NOTE: Copy plan filed under HP669348.

40 (03.06.2020) UNILATERAL NOTICE affecting the part of the registered estate shown edged red, tinted purple, tinted dark blue, hatched blue, tinted pink, tinted green, tinted orange, hatched orange, hatched black and tinted grey/edged black on the copy plan in respect of a Deed of Surrender of Part and Deed of Variation dated 27 May 2020 made between (1) Parham Borough Council (2) National Grid IPFA Limited and (3) National Grid Holdings One Plc.

NOTE: Copy plan filed under HP669348.

41 (13.08.2020) The parts of the land affected thereby are subject to the rights granted by a lease of land lying to the north of Daealus Drive dated 13 July 2020 referred to in the schedule of leases hereto.

The said deed also contains restrictive covenants by the grantor.

NOTE: Copy lease filed under HP947893.

42 (04.11.2020) The lease of a substation at Spittire Way dated 3 November 2020 made between (1) Parham Borough Council and (2) Southern Electric Power Distribution Plc referred to in the schedule of leases hereto contains restrictive covenants by the landlord.

43 (04.05.2021) The lease of an electricity substation at Daealus Airfield dated 21 May 2021 made between (1) Parham Borough Council and (2) Southern Electric Power Distribution Plc referred to in the schedule of leases hereto contains restrictive covenants by the landlord.

44 (02.09.2021) The land is subject to any rights that are granted by a deed dated 16 August 2021 made between (1) Parham Borough Council (Grantor) and (2) Southern Gas Networks Plc and affect the registered land.

The said deed also contains restrictive covenants by the grantor.

NOTE: Copy filed.

45 (19.04.2022) The parts of the land affected thereby are subject to the rights granted by a lease of Business Hangar 4, Inland Airport dated 6 April 2022 referred to in the schedule of leases hereto.

NOTE: Copy lease filed under HP967669.

46 (19.04.2022) The parts of the land affected thereby are subject to the rights granted by a lease of Business Hangar 4, Inland Airport dated 6 April 2022 referred to in the schedule of leases hereto.

The leases grant and reserve easements as therein mentioned.

NOTE: In addition, certain leases grant the negative use of the Aeron as more particularly described in the Schedule of Leases.

Schedule of notices of leases

Registration date	Property description	Date of lease and term	Lessors' title	Lessee's title
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Title number HP784241

C: Charges Register continued

The said deed also contains restrictive covenants by the grantor.

20 (23.04.2014) The Innovation Centre

21 (05.08.2014) Land at Broom Way

22 (21.04.2016) an electricity substation, Spittire Way

23 (01.06.2020) The land is subject to any rights that are granted by the Transfer dated 27 May 2020 referred to above and affect the registered land.

24 (03.06.2020) UNILATERAL NOTICE affecting the part of the registered estate shown edged red, tinted purple, tinted dark blue, hatched blue, tinted pink, tinted green, tinted orange, hatched orange, hatched black and tinted grey/edged black on the copy plan in respect of a Deed of Surrender of Part and Deed of Variation dated 27 May 2020 made between (1) Parham Borough Council (2) National Grid IPFA Limited and (3) National Grid Holdings One Plc.

25 (04.07.2016) an electricity substation, Daealus Drive

26 (06.04.2017) 1 Vulcan Way

27 (04.11.2020) The lease of a substation at Spittire Way dated 3 November 2020 made between (1) Parham Borough Council and (2) Southern Electric Power Distribution Plc referred to in the schedule of leases hereto contains restrictive covenants by the landlord.

28 (04.05.2021) The lease of an electricity substation at Daealus Airfield dated 21 May 2021 made between (1) Parham Borough Council and (2) Southern Electric Power Distribution Plc referred to in the schedule of leases hereto contains restrictive covenants by the landlord.

29 (12.07.2017) Station 1, Spittire Way

30 (02.09.2021) The land is subject to any rights that are granted by a deed dated 16 August 2021 made between (1) Parham Borough Council (Grantor) and (2) Southern Gas Networks Plc and affect the registered land.

31 (11.05.2018) Hangar 14 and associated apron

32 (11.05.2018) Hangar 13 and associated apron

33 (19.04.2022) The parts of the land affected thereby are subject to the rights granted by a lease of Business Hangar 4, Inland Airport dated 6 April 2022 referred to in the schedule of leases hereto.

34 (07.09.2018) Hangar 17

35 (15.01.2019) 3-5 Meteor Way

Registration date	Property description	Date of lease and term	Lessors' title	Lessee's title
27.03.2014	The Innovation Centre	200 years from and including 27.03.2014	HP770656	
05.08.2014	Land at Broom Way	05.07.2013 to and including 05.07.2013	HP773651	
21.04.2016	an electricity substation, Spittire Way	04.04.2016 to and including 4 April 2016	HP936442	
01.06.2020	The land is subject to any rights that are granted by the Transfer dated 27 May 2020 referred to above and affect the registered land.			
03.06.2020	UNILATERAL NOTICE affecting the part of the registered estate shown edged red, tinted purple, tinted dark blue, hatched blue, tinted pink, tinted green, tinted orange, hatched orange, hatched black and tinted grey/edged black on the copy plan in respect of a Deed of Surrender of Part and Deed of Variation dated 27 May 2020 made between (1) Parham Borough Council (2) National Grid IPFA Limited and (3) National Grid Holdings One Plc.			
04.07.2016	an electricity substation, Daealus Drive	19.02.2015 to and including 19.02.2015	HP796903	
06.04.2017	1 Vulcan Way	06.04.2017 to and including 06.04.2017	HP907188	
04.11.2020	The lease of a substation at Spittire Way dated 3 November 2020 made between (1) Parham Borough Council and (2) Southern Electric Power Distribution Plc referred to in the schedule of leases hereto contains restrictive covenants by the landlord.			
04.05.2021	The lease of an electricity substation at Daealus Airfield dated 21 May 2021 made between (1) Parham Borough Council and (2) Southern Electric Power Distribution Plc referred to in the schedule of leases hereto contains restrictive covenants by the landlord.			
12.07.2017	Station 1, Spittire Way	02.06.2017 to and including 02.06.2017 and terminating on 05.04.2042	HP908498	
02.09.2021	The land is subject to any rights that are granted by a deed dated 16 August 2021 made between (1) Parham Borough Council (Grantor) and (2) Southern Gas Networks Plc and affect the registered land.			
11.05.2018	Hangar 14 and associated apron	29.03.2018 from and including 29.03.2018 to and including 28.03.2024		
11.05.2018	Hangar 13 and associated apron	29.03.2018 from and including 29.03.2018 to and including 28.03.2024		
19.04.2022	The parts of the land affected thereby are subject to the rights granted by a lease of Business Hangar 4, Inland Airport dated 6 April 2022 referred to in the schedule of leases hereto.			
07.09.2018	Hangar 17	23.08.2018 from and including 23.08.2018 to and including 22.08.2024		
15.01.2019	3-5 Meteor Way	05.09.2018 from and including 05.09.2018 to and including 05.09.2018	HP928156	

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Title number HP784241

Schedule of notices of leases continued

Registration date	Property description	Date of lease and term	Lessors' title	Lessee's title
06.09.2018	Land at Swoodfish Park	30.07.2017 to and including 30.07.2017	HP928939	
21.01.2019	Land at Swoodfish Park	21.12.2018 to and including 21 December 2018		
01.02.2019	Business Hangar 6	01.02.2019 to and including 1 February 2019		
26.02.2019	Business Hangar 6	12 (Part of)		
26.02.2019	Business Hangar 5	11 (Part of)		
13.08.2020	Land at Daealus Airfield	11.07.2020 to and including 11 July 2020	HP947893	
04.11.2020	Sub station at Spittire Way	03.11.2020 to and including 3 November 2020	HP950008	
24.05.2021	Unit 8, Parady Business Park	13.03.2021 to and including 13 March 2021	HP956537	
26.05.2021	Electricity Substation at Daealus Airfield	11.05.2021 to and including 21 May 2021	HP956602	
12.11.2021	Bellman Hangar 1	12.10.2021 to and including 20 October 2021 to and including 19 October 2026	HP961848	
19.04.2022	Business Hangar 4	06.04.2022 to and including 06.04.2022	HP967669	

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Title number HP784241

Schedule of notices of leases continued

Registration date	Property description	Date of lease and term	Lessors' title	Lessee's title
17 (NBN)		16 years from and including 4 April 2022		
	The airspace above the upper level of the buildings is excluded from the title.			
	See entry in the Charges Register relating to the rights granted by this lease.			
	This lease grants the exclusive use of the Agron edged and numbered 18 in blue on the title plan.			

End of register



Real estate law restrictions

- Restrictive covenants in favour of third parties prevent specific uses
- Rights of way for third parties that must be preserved
- Restrictions on the levels of noise in the surrounding area that are constantly monitored
- Restrictions on the size of public safety zones based on worldwide crash data that cannot exceed specified sizes
- Leasehold covenants preventing specified operations, or requiring landlord consent for any works

Non-legal challenges

- Operational issues
- Economics
- Energy supply

Operational Issues

- Specialized infrastructure
- Integration with existing facilities
- Passenger handling
- Technological limitations
 - Range
 - Visual flying only
- Airspace

Economics

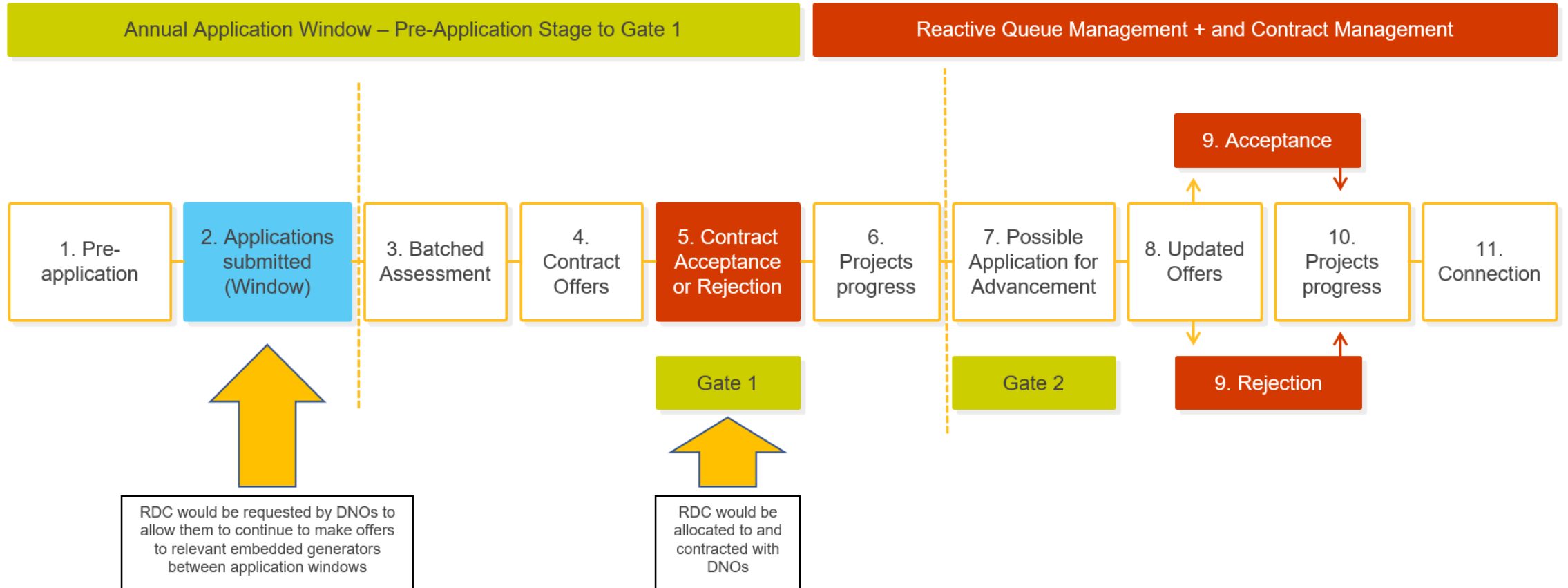


Source: Mott MacDonald

Energy supply

- Vertiports will have significant electricity requirements
- Electricity supply in the UK is through the National Grid
- Grid connection required for new projects
- Queue is significant, but varies across the UK
- Process is long winded

Energy supply

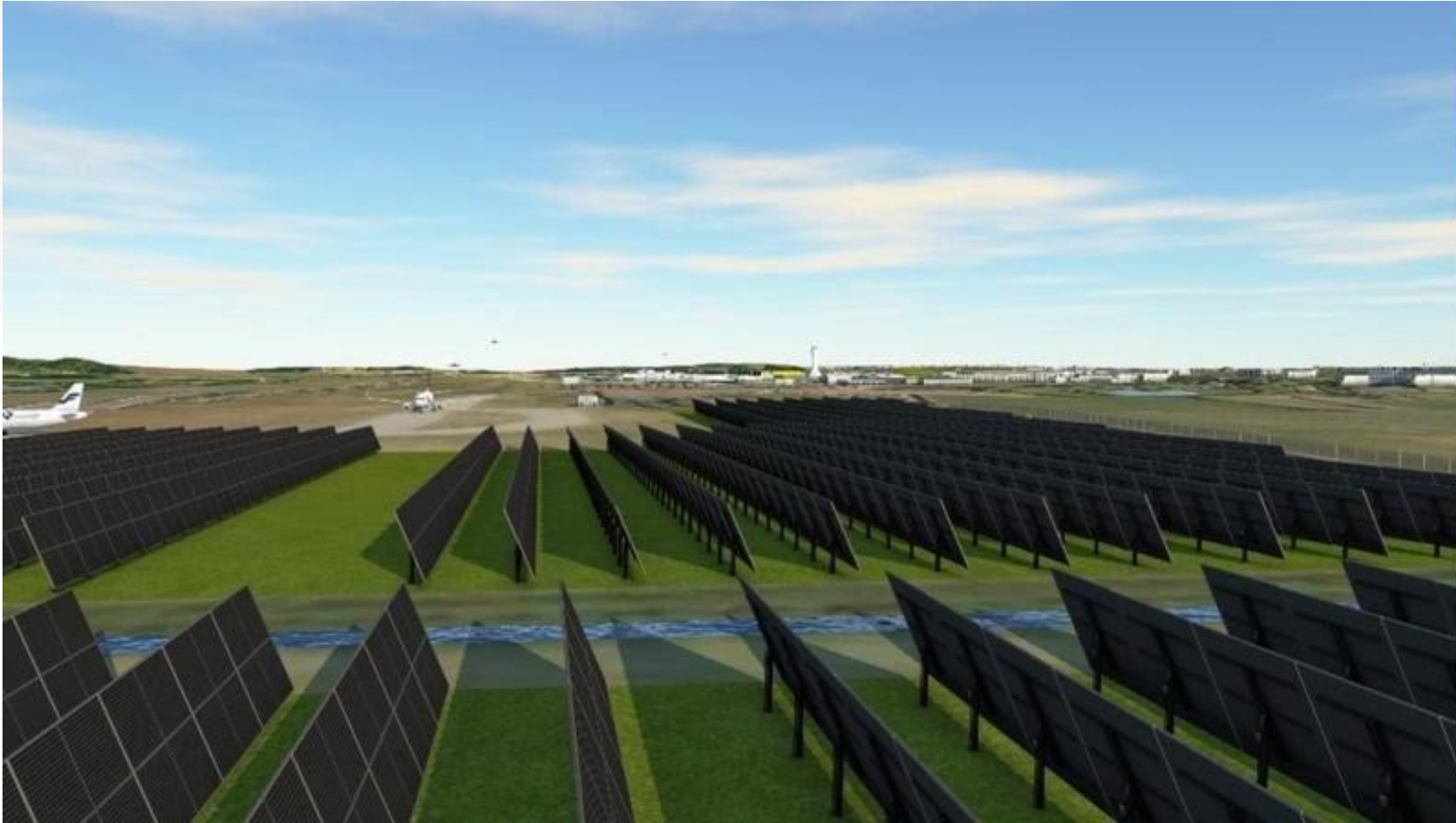


Source: National Grid

Energy supply

- Alternatives?
 - Onsite generation
 - Battery storage
 - Hydrogen

Energy supply



Source: Edinburgh Airport, via BBC

Energy supply



Source: PV Magazine

Energy supply



Source: Automation.com

Conclusions

- Challenges are huge!
- What can be done?
 - Acts of parliament
 - Reform planning system
 - Subsidies
 - Funding to CAA
- Change of government
- What could work in the meantime?



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Thank you!

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