



PROPOSED LAND EXCHANGE & VISION FOR BLACKBUSHE AIRPORT

Extraordinary Consultative Committee

Repeat Session - Public Meeting

Yateley Society Presentation to Members

19:00, Tuesday 23rd January 2024

10:00, Wednesday 31st January 2024

19:30, Thursday 1st February 2024

The Ely

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Monteagle Hall

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- Proposed Land Exchange
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BLACKBUSHE OWNERSHIP



Cameron Ogden



Sir Peter Ogden



Jonathan Palmer

BLINKBUSHE LIMITED

BLACKBUSHE OWNERSHIP

BLINKBUSHE LIMITED

FALCON PROPCO4 LTD

BLACKBUSHE AIRPORT LTD

COTTAGE FARM
HOLDING LTD



Sir Peter Ogden



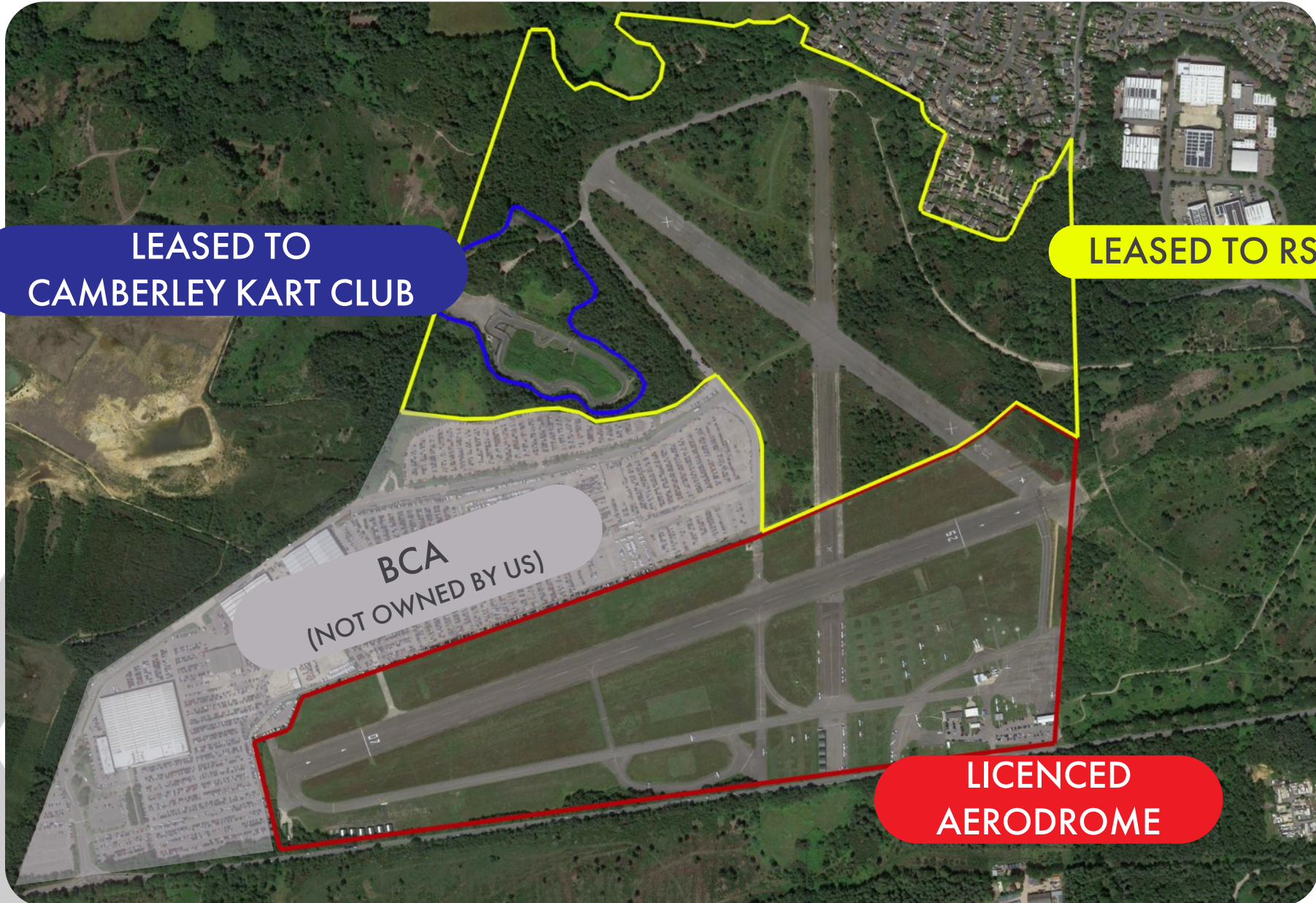
BLACKBUSHE LAND

LEASED TO
CAMBERLEY KART CLUB

LEASED TO RSPB

BCA
(NOT OWNED BY US)

LICENCED
AERODROME



BLACKBUSHE LAND



COMMON LAND

RESOLVING THE ISSUE

SCHEDULE 2 APPLICATION (COMMONS ACT 2006)




- Sought to deregister the licenced aerodrome site
- Submitted in 2016, and was successful in front of the Planning Inspector at a Public Inquiry
- Subsequently overturned at Judicial Review
- Finally redetermined in November 2023
- The Terminal Building and Pathfinder Café footprints have been deregistered.

RESOLVING THE ISSUE

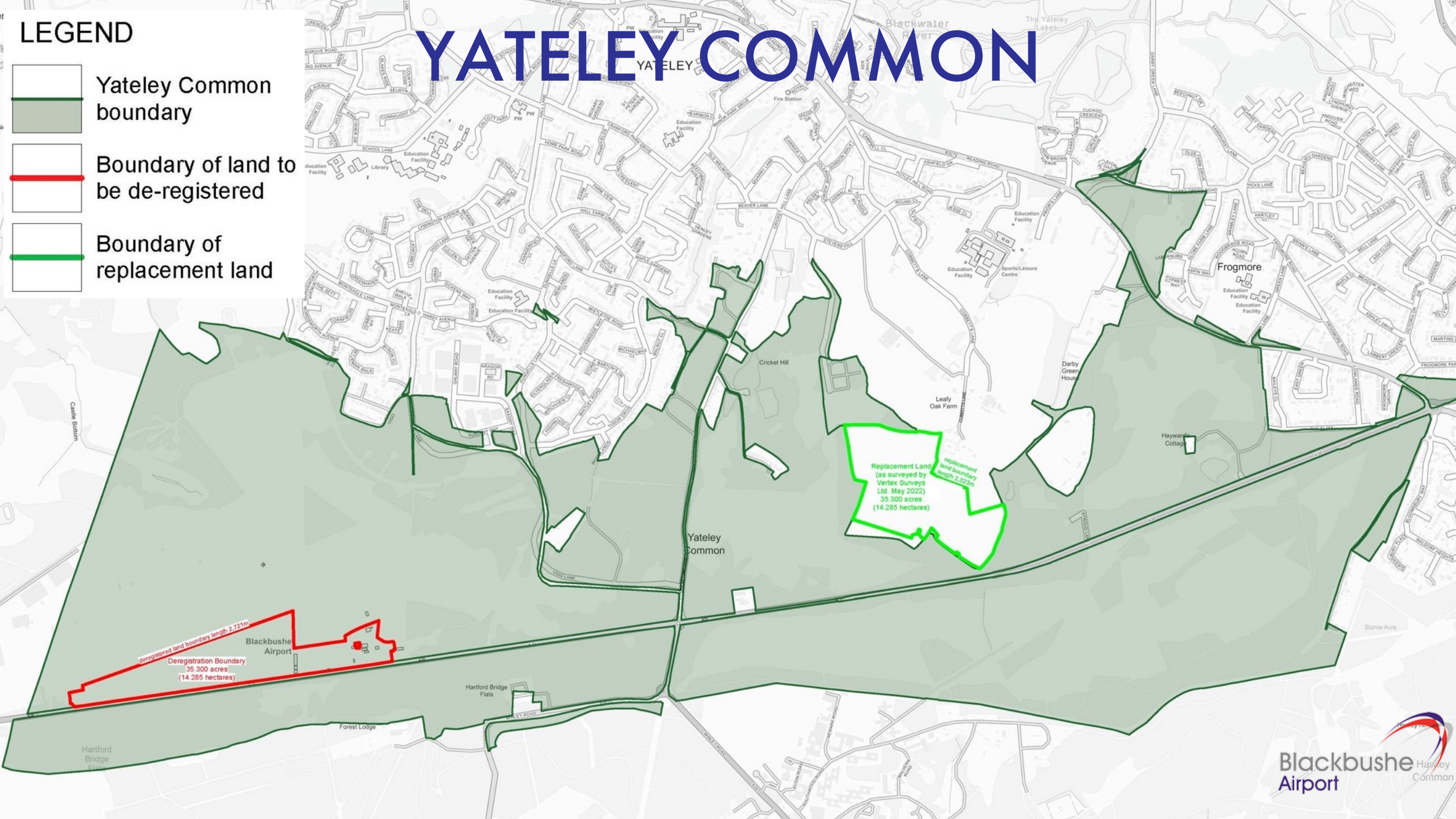
SECTION 16 APPLICATION (COMMONS ACT 2006)

- Seeks to deregister **and exchange** 35.3 acres of the licenced aerodrome site
- Provides an equal sized area at Cottage Farm
- Secures access for the public by way of a S193 LPA deed
- Provides a 15 year management plan to ensure the integration of the replacement land into the common

LEGEND





-  Yateley Common boundary
-  Boundary of land to be de-registered
-  Boundary of replacement land

YATELEY COMMON



RELEASE LAND

LEGEND

-  Airfield boundary
-  Boundary of land to be de-registered
-  Route of bridleyway ('Welsh Drive')
-  Yateley Common boundary



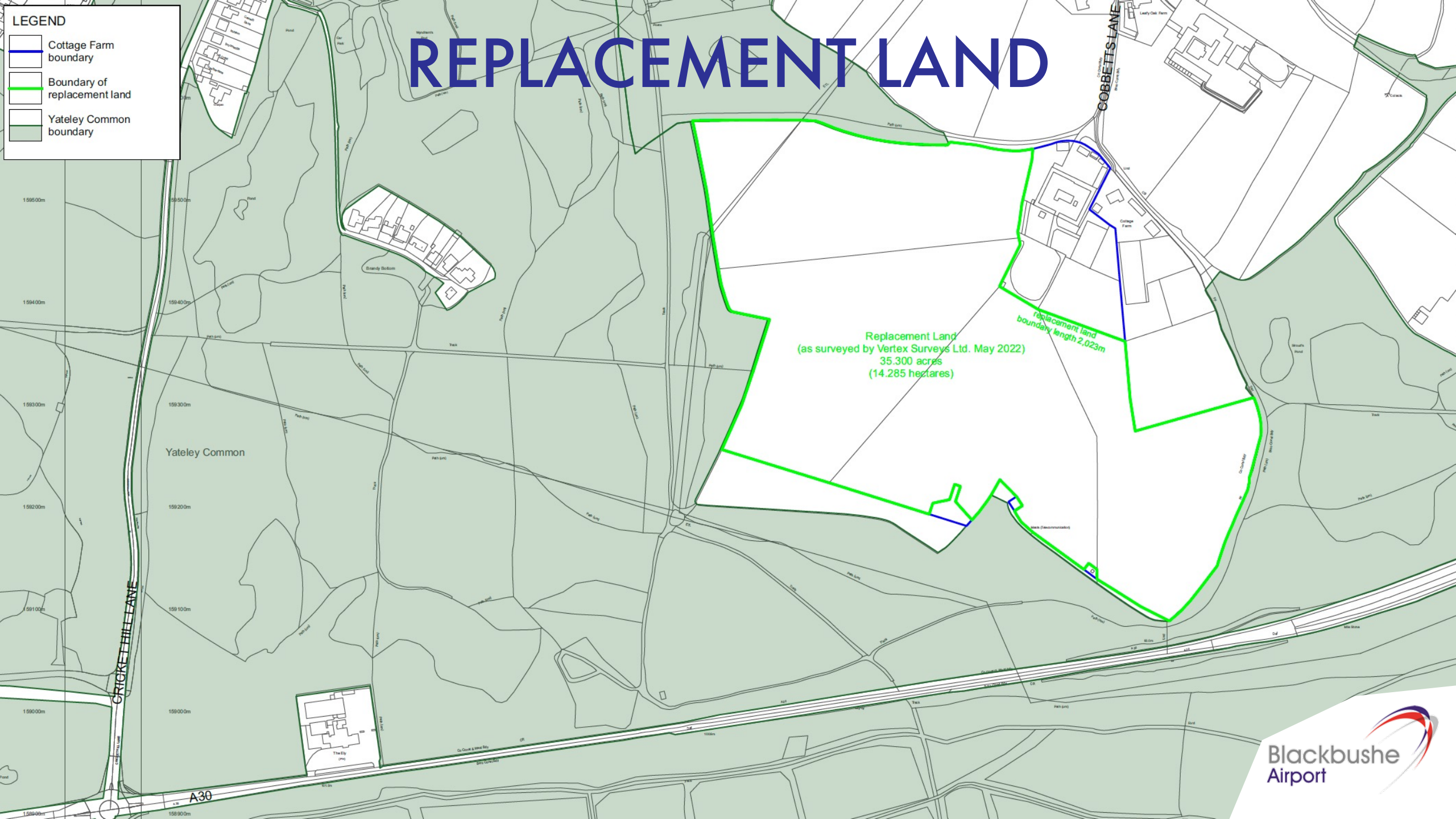
REPLACEMENT LAND

LEGEND

- Cottage Farm boundary
- Boundary of replacement land
- Yateley Common boundary

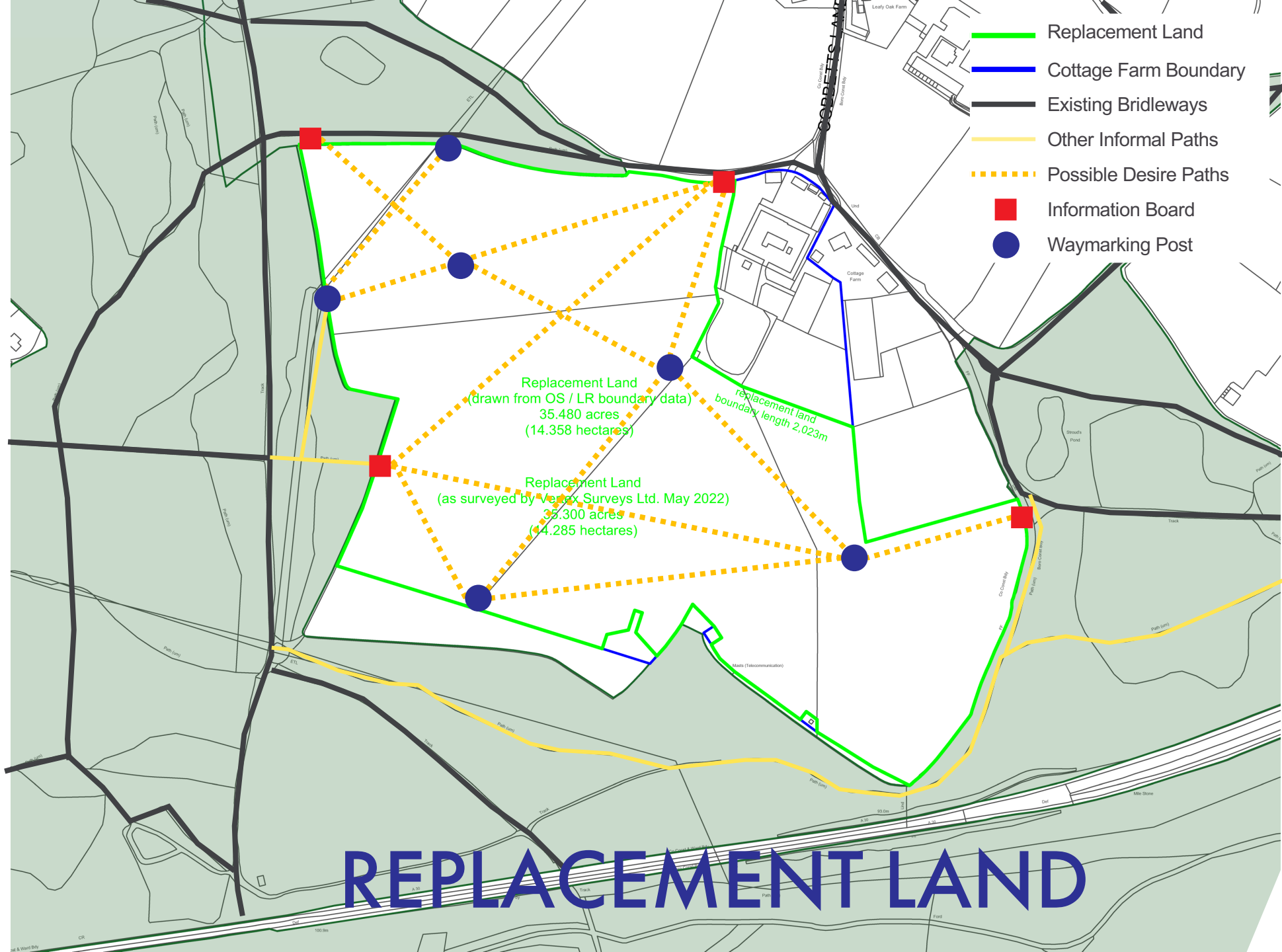
Replacement Land
(as surveyed by Vertex Surveys Ltd. May 2022)
35.300 acres
(14.285 hectares)

replacement land
boundary length 2,023m



REPLACEMENT LAND





- Replacement Land
- Cottage Farm Boundary
- Existing Bridleways
- Other Informal Paths
- ⋯ Possible Desire Paths
- Information Board
- Waymarking Post

REPLACEMENT LAND

CONSIDERATIONS

In determining the application, the appropriate national authority shall have regard to:

- a) the interests of persons having rights in relation to, or occupying, the release land (and in particular persons exercising rights of common over it);
- b) the interests of the neighbourhood;
- c) the public interest;
- d) any other matter considered to be relevant.

WHO HAS RIGHTS OVER THE RELEASE LAND?

There are 23 "active" registrations of Common Rights on the register.

Of these, 20 registrations have a modern address (in some cases, they are now multiple properties), 3 no longer exist, and have been replaced by small or large housing estates.

These "**COMMONERS**" have rights to graze animals, collect turf, gravel, and timber etc.

In practice, no properties graze animals anywhere on the common. Some may collect timber etc, but none do so over the active aerodrome, for obvious safety reasons.

There is no "**RIGHT TO ROAM**" over the active aerodrome.

- S193 LPA rights conferred by the Deed of the Manor of Crondall have never applied west of the old Vigo Lane.
- Airports are specifically excluded from the CROW Act 2000.

THE NEIGHBOURHOOD

POSITIVE BENEFITS

- 35.3 additional accessible acres of recreation space.
- S193 LPA rights to be applied to the new land.
- Replacement Land of better ecological value (not covered by tarmac).
- Links two sections of the common, reducing pressure on overused routes.
- 15-Year Environmental Management Plan, ensure land develops ecologically.
- Opportunity for habitat creation.

LOSS OF EXISTING USE

- The Release Land is not currently accessible to Commoners or the Public.

FUTURE USE & ENJOYMENT

- Deregistration of Release Land does not interfere with the use of Yateley Common as a whole.

THE PUBLIC INTEREST

RECREATION & ACCESS

- New access for the public, contrasted with no access over Release Land.
- Location, close to rights of way network.

NATURE CONSERVATION

- 29% of the Release Land is covered by tarmac, the rest is mown short.
- Replacement Land will benefit from 15-year EMP to ensure the establishment of ecologically rich area, and wildlife habitats.

IMPACT ON THE LANDSCAPE

- Replacement land is surrounded by SSSI, SPA land and has the potential to be integrated with these areas.
- Reduces burden of recreation on the rest of Yateley Common

PROTECTION OF ARCHAEOLOGY & LOCAL HERITAGE

- Unlikely any archaeological or heritage features are present in either parcels of land.

SUBMISSION TIMELINE



SUBMISSION TIMELINE



APPLICATION SUBMITTED TO PLANNING INSPECTORATE (PINS)

Section 16 Application documents were submitted directly to PINS.

At the point of submitting, a public consultation was launched.

- Notices at the Release Land and Replacement Land
- Notice in the News & Mail
- Social Media Post(s)
- Extraordinary Consultative Committee
- Additional Sessions as required.

All documentation is hosted online at www.blackbusheairport.co.uk/consultation

SUBMISSION TIMELINE



PUBLIC CONSULTATION CLOSING DEADLINE

Consultation responses are sent to PINS who will provide copies to BAL.

BAL may submit a response to the consultation responses who will typically have 21 days to respond once again.

The inspector will be appointed and will conduct a site visit.

They will decide whether to determine on written representations or to have a public inquiry.

We expect it will be a public inquiry.

SUBMISSION TIMELINE



PUBLIC INQUIRY

If a public inquiry is held, we anticipate this will be in autumn or winter 2024.

Perhaps up to a year after submission (depending on PINS workload).

This will probably take place over several days at a venue such as The Elvetham.

PLANNING APPLICATION(S)

We anticipate running applications for planning / permitted development notifications alongside the s16 process.

This will ensure that if the application is successful, we are ready to go.

SUBMISSION TIMELINE



DECISION

Following a public inquiry, we anticipate a decision within a few months.

After this decision, usually a 3-month period is provided for parties to request a judicial review.

WORKS TO COTTAGE FARM

We won't open up the Replacement Land to the public until the appeal period is lapsed.

But, in the meantime, works to remove internal fences can begin, and preparations made ready for the public.

SUBMISSION TIMELINE



REPLACEMENT LAND IS OPENED

External fences will be removed, signage & waymarking posts erected, and the land will be opened to the public.

The 15-year EMP will commence.

PHASE 1A CONSTRUCTION STARTS

Once a s17 order is made, we want to be ready to start construction on hangars, as these will deliver an immediate benefit to the sustainability of the airport, and can be delivered under Permitted Development.

Phase 1B will follow, provided the planning process is complete.

CONSULTATION

WHAT IT IS ABOUT

The consultation asks for views on:

- merits of the proposed land swap
- impact on the rights of 'commoners'
- impact on public access
- impact of the land swap on nature, landscape, and heritage

WHAT ITS NOT ABOUT

- design, appearance, or layout of proposed development
- impacts of the proposed development on the local economy or community
- impacts of the proposed development on highways etc

Such matters will be considered when planning application(s) are submitted

HOW TO RESPOND

ONLINE

www.blackbusheairport.co.uk/consultation

Responses (supportive, neutral, and objections) can be submitted here. They are sent automatically to PINS, and copied to the airport.

EMAIL

commonlandcasework@planninginspectorate.gov.uk.

Please copy responses to:

consultation@blackbusheairport.co.uk

POST

Common Land Team, The Planning Inspectorate, 3A Temple Quay House, Temple Quay, Bristol, BS1 6PN

Q&A

ON THE SUBJECT OF THE LAND EXCHANGE

PLEASE STATE YOUR NAME WHEN ASKING YOUR QUESTION

VISION



THE VISION

- RATIONALISE THE SITE LAYOUT
- CREATE HANGARAGE FOR RELIABLE REVENUE STREAM
- IMPROVE FACILITIES FOR PILOTS AND THE PUBLIC ALIKE



CURRENT CHALLENGES

COMMERCIAL



FACILITIES



CURRENT CHALLENGES

COMMERCIAL

Limited reliable income from non-weather-dependent sources (hangars/offices)

Forced to pursue landing revenue, which in turn increases movements

A high-effort approach, with low reward

Business performance highly vulnerable to external factors



CURRENT CHALLENGES

FACILITIES

Existing buildings have insufficient space to house demand from aviation businesses

Most businesses are in pre-fabricated structures well past their intended life

Cost of premises maintenance is high

Security of the airport site due to lack of fencing, particularly along A30

HANGAR / MAINTENANCE CENTRE



TOWER, TERMINAL
& FIRE STATION



OBJECTIVES

CAFÉ / RESTAURANT / EVENT SPACE



MODERN AIRPORT FACILITIES



NEW TERMINAL:

- Airport admin
- Passenger Lounge
- Crew Facilities
- Tower with accessibility built in

FIRE STATION & FACILITIES MAINTENANCE:

- Garages for 3 appliances
- Space for FM equipment
- Office & staff facilities
- Workshop
- Storage

WHY RELOCATE THE TOWER?

- FISOs require line of sight on the runway and movement areas.
- Current location limits scope for building of hangars to a pocket at eastern end of site.

WHY RELOCATE THE TOWER?

- A central location opens up the site.
- Improves air safety, by increasing visibility for FISOs.
- Opportunity to build a modern tower accessible by wheelchairs.

MULTI-PURPOSE HANGARAGE



FLAGSHIP HANGAR:

- Home for a Helicopter OEM / MRO
- Home for 2 or 3 small business jets

LIGHT GA HANGARS:

- Parking for light piston aircraft
- Maintenance Facility
- Home for Aerobility

LONGER TERM HANGARS:

- Spaces for innovation, new technologies etc.
- Further parking for aircraft if required

CAFÉ & EVENT VENUE



PATHFINDER CAFÉ:

- Increase capacity for existing footfall
- Improved larger garden viewing area

RESTAURANT:

- Providing gastro-pub like menu
- Balcony overlooking aerodrome

EVENT VENUE:

- Top floor devoted to a flexible venue space, accommodating over 150 people.
- Available for parties, conferences, as well as local groups on hourly basis

FIRST 3 YEARS

PHASE 1





PHASE 1A

- 2 x 10,850 sqft hangars – 30 aircraft total
- Unheated hangars, with small kitchenette / WC facilities.
- Likely 15 existing / 15 new aircraft
- These types of aircraft operate typically 40 flights per year.

- 15,500 sqft hangar - home to a light aircraft MRO
- Reduce flights by based aircraft to other aerodromes for mx
- Bring technical employment to Blackbushe
- Associated 1,345 sqft in office space.

PHASE 1B

- New Terminal
- New Café & Event Venue
- New Fire Station

FLAGSHIP HANGAR

- 29,850 sqft of hangar space
 - 2,715 sqft of office
 - Home to 2/3 business jets (including owners)
 - Establish a base for a Helicopter OEM / MRO
-
- New A30 access
 - New Car Parking to service buildings



PHASE 1 OVERVIEW

An aerial architectural rendering of an airport terminal complex. The image shows a runway and taxiway running diagonally across the upper half. Below the runway, there are several buildings, including a large terminal building with a blue roof, a smaller building with a brown roof, and a parking lot. The surrounding area is green with trees and grass. The title 'PHASE 1 OVERVIEW' is written in large blue letters at the top left.

- 71,096 sqft of hangarage
- (Replaces 47,104 lost in last decade)
- Café & Events Venue
- Terminal Facilities
- Flagship Hangar
- Delivered within 3 years of exchange

STAKEHOLDER BENEFITS

- Improved visual amenity from the highway.
- Safer access / egress from the airport site.
- Creation of jobs:
 - Estimated 35 direct new hires for the airport, in administration, ground handling of aircraft, and hospitality
 - Further 20-30 in phase 1 from OEM / MROs
 - Scope for further, from start-up aviation innovation businesses
- Airport contributions to local economy, business rates etc.
- Provisions to maintain and improve access for public to/from YCP.

3-10 YEARS

PHASE 2



PHASE 2 3-10 YEARS

Anticipated to be delivered early on:

- Flying School hub
- Creation of Heritage Centre

Delivered much later, in accordance with demand:

- Scope for 59,675 sqft of hangarage + offices
- New taxiway to facilitate aprons



10 YEARS +

LONG TERM

SCOPE



LONG TERM

SCOPE 10 YEARS +

Scope for additional 51,538 sqft of hangarage
+ offices if/when demand requires



VIDEO OF PROPOSED VISION

See: <https://www.youtube.com/watch?v=VE2AewlFvzE>

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THANK YOU

PLEASE ASK IF YOU HAVE ANY QUESTIONS

WE HOPE YOU WILL SUPPORT OUR APPLICATION