

WELCOME

ARA EUROPE

Welcome, and thank you for taking the time to view this exhibition on the proposed development at Gloucester Business Park (GBP).

ARA Europe – the Applicant – is bringing forward proposals to create new units for employment use on the remaining undeveloped plots at GBP. This exhibition provides information on the new owners of GBP, an overview of the site history, and summaries of the proposed development at each of the six plots.

The Applicant - ARA Europe

STRAITS Trading and its retained asset manager ARA Europe recently acquired Gloucester Business Park (GBP) from Advanced Research Cluster (ARC /Arlington) and are now the owners of the majority of the site.

ARA Europe is a real estate investment manager bringing 30+ years of investment and asset management experience across UK and Western Europe. Their focus on sustainability, people-centred design and community engagement seeks to improve the business and social environments of our customers and other stakeholders.

With its diverse mix of office, industrial and logistics property, supported by strong retail and commercial offerings, ARA Europe's vision for Gloucester Business Park is to continue its legacy and build on its strength to grow the employment use within the park, as set out in the outline planning consent (granted in 1992), along with associated uses to add to the thriving community of this well-established business park.

Given the connectivity of Gloucester Business Park, with its direct access from Junction 11A of the M5 motorway, linking Birmingham to the North, Bristol to the South and London to the East, the park is well suited for logistics development, with strong occupier demand from e-commerce and other manufacturing based employers.

The plans for the vacant plots will maintain the high quality of buildings and surrounding mature green landscaping to attract further valuable occupiers to the area, increasing local employment and adding to the amenities within the surrounding area.

Site History

GBP was established in the early 1990's and covers 276 acres (111 hectares) of land.

The site upon which the Park has been developed was formerly the factory and test airfield for the Gloster Aircraft Company, famous for building the Hawker Hurricane during the 1940s and the Gloster Javelin during the 1950s. The airfield ceased to be operational in 1962 and Arlington began developing the Park in the early 1990s based on a mixed use outline planning consent allowing for the delivery of office, industrial, residential and retail uses.

To date, over 2.75 million sq ft has been developed, ranging from small industrial units to large distribution facilities, together with a range of Grade A office buildings.

Outline planning permission was granted in 1992 which provides an unrestricted permission in terms of floorspace for Class B1, B2 and B8 uses across the site. The outline has been twice extended, first in 2001 and the most recent being in 2011. The 2011 permission allows for the submission of Reserved Matters Applications to be made by the 10th March 2026.

ARA Europe are seeking Reserved Matters approval and planning permission to develop the last remaining six plots, as shown on the plan below:

