

Westerhill Regeneration Area



East Dunbartonshire is one of the country's most desirable locations to live. It is situated to the north of the Glasgow City Region, with an outstanding natural environment bounded by the Campsie Fells and the Kilpatrick Hills.

Westerhill Regeneration Area is only five miles from Glasgow City Centre and the River Clyde and approximately 20 miles from Glasgow Airport. It is located two miles north of the M80 and Bishopbriggs town centre.



sustainable thriving achieving

East Dunbartonshire Council

www.eastdunbarton.gov.uk

Location

Set in one of the most desirable local authority areas in Scotland, the Westerhill Regeneration Area is an attractive and accessible investment location providing long-term opportunities for business, economic and inclusive growth.

Reasons to invest in East Dunbartonshire

East Dunbartonshire boasts some of the highest achieving schools in the country and best school leaver destination figures in Scotland. The local population offers a highly-skilled workforce and some of the highest levels of degree-educated residents in the region. New enterprise survival rates are some of the best in the region.

- Sustainable and resilient local economy
- Vibrant town centres, business parks and enterprise centres
- Tourism centres on an outstanding natural and historic environment
- Home to some of the most desirable residential neighbourhoods in Scotland
- Home to some of the highest earners in Scotland
- Above-average life expectancy



Description

The Westerhill Regeneration Area provides 75 hectares of employment land, consisting of existing premises and newly released land.

Westerhill Regeneration Area provides:

- An accessible business location with good sub-regional, local and internal connectivity, and high-quality environment to operate and work in
- long-term flexible business land supply to support regional and national priority sectors and potential local growth opportunities - for example Manufacturing and Production; Information and Communication; Financial and Insurance Activities; Professional, Scientific and Technical Activities; Net Zero; Creative Industries; and Distribution and Logistic
- A framework to explore smaller-scale flexible accommodation to support SMEs to grow and expand
- A defined regeneration and business area to focus business support and to target future funding opportunities.

Westerhill Regeneration Area provides a range of developable land parcels which are supported by over £30m of public sector transport infrastructure investment (the Westerhill Development Road).



This image shows an artist's impression of the Westerhill Regeneration Area and is for indicative purposes only. Open space design, massing and siting of buildings is subject to individual development proposals, and compliance with statutory planning policy and guidance.



Planning

The WRA planning guidance and masterplan are adopted as part of the Council's Local Development Plan (LDP2), since September 2024.

The Masterplan delivers a long-term vision to shape development within the WRA and encourage investment. It is also subject to other key policy parameters, such as protecting the natural environment. The Masterplan is formal planning guidance under the adopted LDP2 and a material consideration when determining planning applications for any proposals within the WRA. In preparation of the Masterplan, the Council has carried out a Strategic Environmental Assessment (SEA) for the area - this and other relevant documents are available on the website: [Westerhill Regeneration Area](https://www.eastdunbarton.gov.uk/westerhill-regeneration-area).

Contact

We can arrange for any relevant enquires for sites or investment to be discussed with landowners and relevant Council services including Business Support and the Planning Service.

Please contact
invest@eastdunbarton.gov.uk

For more information on East Dunbartonshire's City Deal Place and Growth Programme, which includes the Westerhill Regeneration Area, please visit www.eastdunbarton.gov.uk/citydeal

WRA Masterplan

