

NEWTON MEARNS SOUTH

A new well-planned, mixed-tenure 20 minute neighbourhood with integrated education and green infrastructure, as well as plans for new commercial and health facilities



NEWTON MEARNS SOUTH: A STRATEGIC VISION

Newton Mearns South presents a major opportunity to deliver a well-planned, sustainable new neighbourhood that combines growth, education, local living, and green infrastructure.

The development would provide much-needed high-quality market and affordable homes in a variety of types and tenures, helping to address East Renfrewshire's housing shortfall while enhancing the wider area.

PLACEMAKING GROUNDED IN POLICY

The proposal is shaped by the principles of National Planning Framework 4 (NPF4) and East Renfrewshire's "A Place to Grow" strategy. It focuses on creating a distinctive, healthy, and adaptable place where communities can thrive. This includes ensuring that children and young people are supported, and that the environment promotes wellbeing, sustainability, and future resilience.

COMMUNITY INFRASTRUCTURE FIRST

The framework makes three key moves to realise significant education and placemaking benefits:

- An Education Campus that enables the expansion of existing schools and introduces new educational facilities, closely linked to a walkable Local Living Centre;
- An Expanded Green Corridor, stretching from Broom Park and connecting into the newly envisioned Earn Water Nature Park—creating a destination open space that enhances biodiversity, supports recreation, and improves climate resilience;
- A Traffic-Calmed Boulevard, forming a strategic route through the site, connecting Calderwood Lodge, St Clare's Primary, and Mearns Castle High School, and reinforcing the integrated Education Campus concept.

FLEXIBLE LAND USE AND DELIVERABILITY

The proposal demonstrates flexibility, using both Mac Mic and Council-owned land, with a viable alternative option that focuses solely on Mac Mic land. This alternative still supports school expansion entirely within land controlled by Mac Mic Group.

Below: Birds-eye artists impression



OUR MASTERPLAN

The Newton Mearns South masterplan framework outlines a sustainable, well-connected 20-minute neighbourhood delivering around 1,100 homes of mixed type and tenure, including 25% affordable housing. The plan integrates education, green infrastructure, and community uses to meet East Renfrewshire's future growth needs.

DEVELOPMENT HIGHLIGHTS

Key Components

- Local living centre with shops, health, education, and community uses, centred around a new public space, Mearns Square;
- Community Sports Hub with pitches to replace Millenium Park provision;
- Education Campus with land for school expansion and new traffic-calmed boulevard;

- New road layout, including a rerouted Broom Road East and potential Humble Road connection providing traffic calmed education campus;
- Higher-density zones near Waterfoot Road and key hubs;
- Extensive open space (21.1 ha), including Earn Water Nature Park, active travel links, and biodiversity-focused design.

PLACE-LED, RESILIENT GROWTH

With a strong emphasis on placemaking, biodiversity, and climate resilience, the development delivers a walkable, mixed-use community supported by improved infrastructure, enhanced school provision, and connected green networks.

Below: Proposed Development Framework Plan



A 20-MINUTE NEIGHBOURHOOD

The proposed mixed use development constitutes a sustainable 20 minute neighbourhood and has a variety of uses and functions set out below.

LOCAL LIVING CENTRE

A 3-4 storey mixed-use hub with retail, community, education, and healthcare facilities, acting as a focal point and gateway for the neighbourhood.

MOBILITY HUB

Located near the Local Living Centre, it offers bike parking, EV charging, and public transport links to encourage active travel and reduce car use.

HOMES

About 1,100 diverse market and affordable homes (25% affordable), supporting a healthy, accessible 20-minute neighbourhood.

COMMUNITY SPORTS FACILITY

Two pitches with clubhouse, changing rooms, and parking, connected to active travel routes for community use.

MEARNS SQUARE & BOULEVARD

Pedestrian-friendly, traffic-calmed public spaces for social interaction, events, and outdoor learning, with quality landscaping and design.

EARN AMPHITHEATRE

Higher-density homes focused around a quality community events / gathering space that faces south to benefit from natural light, riverside and countryside views.

Below: artists impression - Neighbourhood Hub



A CAMPUS APPROACH TO EDUCATION

Newton Mearns South offers a strategic opportunity to create a future-focused, integrated education campus serving Calderwood Lodge / St Clare's Primary, Mearns Castle High School, and new residents.

The approach promotes safety, accessibility, and sustainability through thoughtful placemaking and infrastructure upgrades.

A key move is the rerouting of Broom Road East, removing through-traffic and enabling a traffic-calmed boulevard between the two schools. This supports safe cross-campus movement, encourages active travel, and creates a healthier learning environment.

The campus layout also allows for the expansion of school facilities while minimising environmental impact.

KEY FEATURES:

- 0.7 ha Council land for new education facility in Local Living Centre;
- Land to extend Mearns Castle High School;
- 1.18 ha Mac Mic land to extend Calderwood Lodge / St Clare's Primary, replace sports facilities;
- Traffic-calmed boulevard with active travel routes, public transport, and nearby Mobility Hub.



Above: artists impression of sports pitches

Below: education campus detail plan



PHASING

The development will be delivered over approximately 15-20 years in four overlapping phases, each lasting about 5 years, aligned with LDP3 and LDP4 cycles. School facility extensions can occur during any phase in coordination with the Council.

School expansion and sports pitch re-provision can come forward during any phase, subject to agreement with East Renfrewshire Council. Open space, drainage, biodiversity and play areas will be delivered alongside adjacent phases, and affordable housing will be integrated throughout.

PHASE 1

- Northern and western vehicle access points, Local Living Hub with education facilities, community sports facilities, and ~275 homes to the north and west.

Phase 2:

- Realignment of Broom Road East connecting access points, adjacent ~275 homes, and completion of Mearns Square and Boulevard.

PHASE 3

- Roundabout at Waterfoot Road, eastern access point, east-west strategic road section, and ~275 homes in the eastern area.

PHASE 4

- Connection of eastern and western phases, ~275 homes, and potential extension of the strategic road westward linking to adjacent development.

Open spaces, biodiversity features, play areas, and the amphitheatre will be delivered alongside each phase. School pitch reprovision and affordable housing will be integrated flexibly across phases.

Below: phasing plan



NEWTON MEARNS SOUTH CONSORTIUM

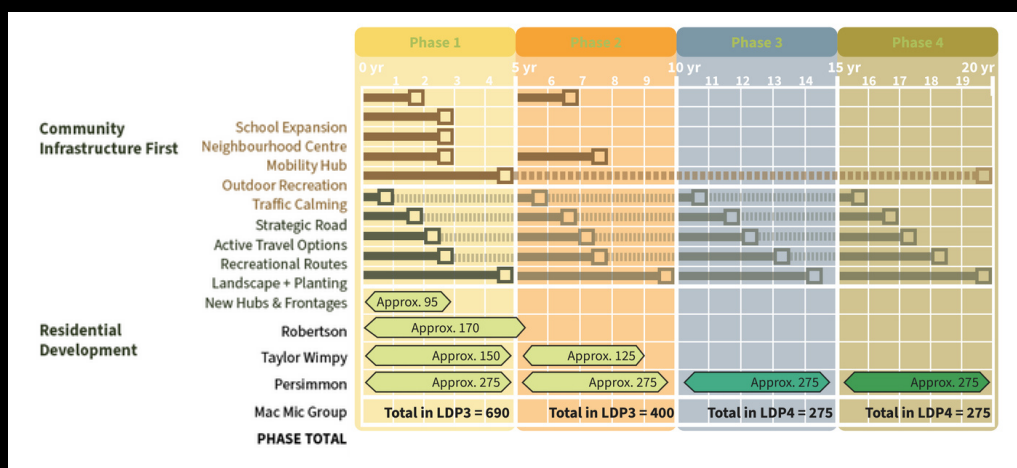
Land between the A726 and B767 offers a major opportunity to sustainably manage future growth in East Renfrewshire. The vision is for a series of well-connected neighbourhoods that align with established development patterns and are underpinned by early investment in education and high-quality green and blue infrastructure.

This coordinated approach could help address existing school capacity challenges while delivering all-tenure housing to meet needs over the next 20 years.

A consortium of landowners — Mac Mic Group, Robertson Homes, Persimmon Homes, and Taylor Wimpey — has come together to support this shared vision.

The consortium is offering land and contributions toward a new school estate and is committed to working closely with the Council to deliver place-focused outcomes. While sites could come forward individually, the collaborative approach reflects a shared commitment to sustainable, accessible, and climate-conscious development.

Below: consortium phasing plan



WHY MAC MIC

Mac Mic Group, a family-owned company celebrating 100 years of heritage, is committed to creating sustainable, community-focused developments.

Our team of expert placemakers prioritise high-quality design, biodiversity and decarbonisation, ensuring our projects enhance the environment and improve residents' lives, leaving a legacy we can all be proud of.

By choosing Mac Mic Group, East Renfrewshire Council would be

working with a developer that not only understands the local context but has helped shape it.

We look forward to once again demonstrating our pioneering approach and delivering homes and places that will serve East Renfrewshire for generations to come.

We bring not just homes, but enduring value, trust, and a clear vision for long-term community benefit.

COMMUNITY WEALTH BUILDING

The delivery of new housing, expanded education facilities and a local centre will provide significant benefits for the local economy during the construction period and further benefit once occupied, including:



COMMUNITY ENGAGEMENT

We want to collaborate with the community to ensure that Newton Mearns South aligns with local needs and aspirations.



Scan the QR code to view our **Masterplan Vision Statement**.

This document is optimised for viewing on a PC rather than a mobile device.

GET IN TOUCH

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