

MAC MIC
GROUP



A CENTURY OF
WORKING TOGETHER
1925-2025

EAGLESHAM NORTH

A new well-planned mixed-tenure 20-minute neighbourhood with new country park, community facilities, and provision of land for a new primary school and extension to the existing cemetery.



A VISION FOR EAGLESHAM NORTH

The proposed allocation of land to the north of Eaglesham presents a valuable opportunity to support the long-term sustainability of the village while enhancing its unique character. The vision aligns with the ambitions of National Planning Framework 4 (NPF4) and helps address the identified shortfall of housing land in East Renfrewshire through the Local Development Plan (LDP).

A LIVEABLE, LANDSCAPE-LED COMMUNITY

This is a carefully considered, mixed-use proposal that delivers more than housing. It promotes healthy, active lifestyles, supports local economic development, and enhances access to the countryside through the delivery of a new country park.

Below: Birds-eye view of Eaglesham viewed from the South with computer generated model of Eaglesham North

The masterplan includes residential areas with potential retail, leisure, and community facilities. It is underpinned by a landscape-led approach, with green infrastructure that integrates seamlessly with the surroundings and strengthens the village's connection to nature.

CREATING A GATEWAY TO THE CONSERVATION VILLAGE

At the heart of the vision is a commitment to respecting and responding to Eaglesham's heritage. The site forms a natural gateway to the historic village, and the masterplan draws from its conservation roots to create a place that complements and enhances the existing character. A key element is the country park itself—featuring open meadowland, a new woodland edge, and a network of pedestrian and cycle routes to support both biodiversity and wellbeing.



OUR MASTERPLAN

The masterplan offers a thoughtful, long-term extension to Eaglesham, enhancing its landscape setting with a new 34.5 hectares country park and creating a liveable, sustainable, and productive community.

- New community and retail facilities
- Provision of land for expansion to the existing cemetery
- Provision of land for a replacement primary school
- New play facilities and enhanced walking and cycling path networks

DEVELOPMENT HIGHLIGHTS

- Provides a mix of quality private and affordable homes
- New country park enhancing green and blue infrastructure and encouraging outdoor activity
- Creates a new gateway into the historic conservation village
- A long-term and sustainable expansion for Eaglesham

Below: High-quality housing overlooking new 'Homeward Green' on approach from Eaglesham



Below: Proposed Development Framework Plan

Key:

- (A) Country Park and Arts Walk
- (B) Country Park and Three Ponds Walk
- (C) Market Garden and Growing Space
- (D) Country Park Visitor Centre/ Garden Centre
- (E) Homeward Green
- (F) Community Hub
- (G) Woodland Buffer Walk
- (H) Play Park
- (I) Walk and SuDS Pond
- (J) Play Park
- (K) Potential Housing Site/Link (different landowner)
- (L) Adjacent Housing Promotion Site (different landowner)
- (M) Existing Retail Centre
- (N) The Orry
- (O) Cemetery Expansion Zone



COUNTRY PARK & COMMUNITY FACILITIES

The country park at Eaglesham North will be a key asset—delivering new walking and cycling routes, enhancing access to nature, and creating a vibrant rural destination that complements village life.

KEY FEATURES INCLUDE:

- Farm Shop & Market Garden – Local food and enterprise
- Homeward Green – A welcoming village gateway
- Playspaces – Safe and active spaces for families
- Community & Events Space – For gatherings and local use
- Visitor / Garden Centre – Supporting tourism and education
- Potential New School (c.2 hectares) – Futureproofing local education
- Green Network Links – Active travel to Waterfoot, Clarkston & beyond

DELIVERING LOCAL AND LASTING BENEFITS

The country park will:

- Create attractive places to live and visit
- Enhance access to the countryside
- Deliver social and economic benefits
- Support local businesses and new job creation
- Provide space for education, health and wellbeing
- Build local community wealth and resilience

Below: A landscape destination for East Renfrewshire



Below: Proposed habitats and access

Wet Meadows

Wet grassland species will be proposed across the SuDS and in open areas around the existing ditch, outwith woodland and scrub areas totally approximately 1 hectre. Wet grassland is a nectar rich habitat, invaluable for invertebrate and bird species.

Footpath connection

Approximately 5 km of well designed and connected footpaths and active travel links will be created across the Park. This will enable people to connect to the nature as it flourishes within the park.

Broadleaved Woodland

An approximately 13 hectares network of broadleaved woodland (including scrubland edge) is proposed, complementing the existing field boundary framework. A native and locally appropriate species mix including ground flora, mid-storey and upper-storey species will promote a healthy and bio-diverse woodland.

Wet Woodland

Approximately 1 hectare of wet woodland will be created through the planting and seeding of locally appropriate species. Wet woodland is a highly valuable habitat for biodiversity and is well suited to the existing site conditions.

Wildflower Meadows

Wildflower meadows form a highly bio-diverse habitat, promoting healthy soils and invertebrate populations. Approximately 17 hectares of locally appropriate wildflower meadow mixes are proposed across the Country Park and will provide habitat corridors between wooded and scrub land areas.



HOMEWARD GREEN: A NEW VILLAGE GATEWAY

‘Homeward Green’ will form a welcoming new gateway into Eaglesham, embracing the civic character and charm of the historic village. The iconic Weary Tree remains a focal point, marking the arrival into a place rooted in the heritage of an 18th-century planned settlement.

A WELL-CONNECTED, LIVEABLE PLACE

The masterplan delivers a new gateway into the conservation village with a new landscaped entrance emulating the historic Orry in Eaglesham. The delivery of community facilities will support Eaglesham as a vibrant 20-minute neighbourhood. By increasing local footfall and providing much-needed new homes within walking distance of key services, the development reinforces the town’s liveability.

New amenities will complement—not compete with—existing local businesses. The plan enhances access to the countryside and green networks, with landscape improvements designed to benefit both residents and visitors. A new country park and associated facilities will strengthen Eaglesham’s role as a gateway to East Renfrewshire’s wider countryside.

IMPROVING CONNECTIVITY AND ACTIVE TRAVEL

The masterplan integrates with wider green and active travel networks, supporting future cycle and footpath connections—including the potential link between Eaglesham and Waterfoot identified in LDP2.

The site is well served by public transport, with regular bus services (4A and 395) along Glasgow Road.

Below: New gateway into Eaglesham with iconic Weary Tree as focal point



Below: Birds-eye view with computer generated model of Eaglesham North



CHARACTER AREAS & DESIGN APPROACH

Our proposals respond sensitively to the distinctive character of Eaglesham by introducing a series of carefully considered 'character zones' to guide the layout and architectural style.

A refined palette of high-quality, durable materials will reflect the surrounding landscape and built context while establishing a strong identity for the development. The design will balance consistency and variety, ensuring a pleasant, well-integrated environment that feels both new and rooted in place.

Top: A sensitive extension to Eaglesham which reflects the landscape setting of the village

Below left and right: A healthy and sustainable place which brings social benefits to Eaglesham and the wider area



PHASING

Each plot within the masterplan reflects a distinct character that complements Eaglesham's setting, landmarks, and topography. The phasing outlined below is indicative, and the site can be brought forward in a variety of ways, with each plot designed to deliver its own distinct character and capable of being delivered in isolation.

PHASE 1 – GATEWAY & CIVIC CORE (PLOTS 1A & 1B):

Development begins with the new country park and Plots 1A & 1B, forming a welcoming gateway into the village. These areas will have a more civic feel and feature a mix of terraced and detached homes, including the full 25% Affordable Housing provision (c.100 homes). The potential school area would be delivered in this plot is required.

PHASE 2 – FAMILY LIVING (PLOTS 1C & 1D):

Moving east, density decreases with a focus on family-oriented semi-detached and detached homes. These plots offer opportunities for small and medium-sized enterprise (SME) developers to contribute to the build-out, supporting local enterprise.

PHASE 3 – COUNTRYSIDE EDGE (PLOTS 2A, 2B & 2C):

The outer plots will accommodate larger, low-density homes within a rural setting, ideal for SME delivery. These plots offer a rare opportunity for small developers in East Renfrewshire, helping diversify housing delivery and promote design variety.

Below: Phasing plan for Eaglesham North



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

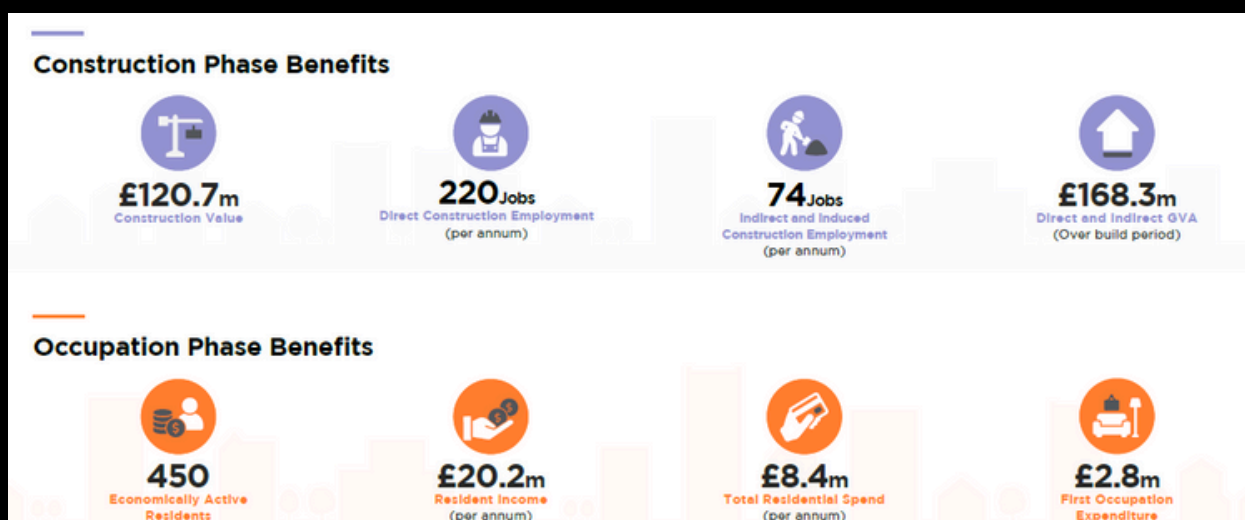
working with a developer that not only understands the local context but has helped shape it.

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 Eaglesham North 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

Fiona Robertson, streets-UK.
fiona.robertson@streets-uk.com