

CLARKSTON 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



CLARKSTON SOUTH: A STRATEGIC VISION

Clarkston South offers a major opportunity to deliver a well-planned, sustainable '20 minute' neighbourhood of around 900 new homes—with a diverse mix of high-quality market and affordable housing to meet East Renfrewshire's growing needs.

The proposal presents a structured and future-facing vision for the growth of Clarkston, reinforcing established development patterns while enhancing education provision and embedding high-quality green and blue infrastructure.

PLACEMAKING GROUNDED IN NATIONAL AND LOCAL PRIORITIES

Anchored by a new Neighbourhood Hub, the proposal integrates growth, education, and open space to create a connected, inclusive, and resilient community. Rooted in the principles of NPF4 and East Renfrewshire: A Place to Grow, it supports the creation of a healthy, accessible, and climate-conscious place where children, families, and communities can thrive.

The design prioritises liveability, connectivity, and long-term sustainability—ensuring people-first development that complements the area's unique character.

DELIVERING EDUCATION, INFRASTRUCTURE, AND GREEN SPACE

The framework centres around three key placemaking moves:

- the provision of **land for new school sports facilities** to enable the expansion of Williamwood High School;
- the development of a **Neighbourhood Hub** aligned with existing infrastructure along Busby Road and Eaglesham Road;
- the creation of **Drumlin Park**—a major open space integrating biodiversity, play, and active travel routes, while connecting to surrounding communities including Newton Mearns and Waterfoot.

Below: Birds-eye artists impression



OUR MASTERPLAN

The Clarkston South Masterplan Framework sets out a clear vision for a sustainable, mixed-use neighbourhood, covering access, development areas, landscaping, public open space, and active travel links. The site spans approximately 33.8 hectares and is designed to reflect the character and density of the surrounding area.

DEVELOPMENT HIGHLIGHTS

The proposal includes new homes of mixed types and tenures, including 25% affordable housing, alongside a local living centre with shops, health, education, and community uses, centred around a new public space - Drumlin Square.

Other key elements include a community nursery, enhanced school drop-off provision, multiple play areas, and 1.8 hectares of land for existing school expansion.

GREEN INFRASTRUCTURE AND BIODIVERSITY

Approximately 44% of the site (around 26.6 hectares) is dedicated to open space, featuring Drumlin Park, woodland planting, and a connected green corridor network. The proposal includes active travel routes and aims to increase the site's habitat biodiversity value by 23.25%, supporting both recreation and ecological enhancement.

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.

NEIGHBOURHOOD HUB

At the heart of the community is a vibrant Neighbourhood Hub, combining ground-floor retail and community uses with homes above. Located next to Williamwood High School, it creates a new local centre and is designed to support local businesses, services, and social interaction. The Hub will create opportunities for new retailers and provide space for a much-needed new GP practice.

DRUMLIN PARK & SQUARE

Drumlin Park offers a destination green space with play areas and links to active travel routes, while Drumlin Square serves as a high-quality public space for events, gatherings and everyday connection. Together, they form the social and recreational heart of the neighbourhood.

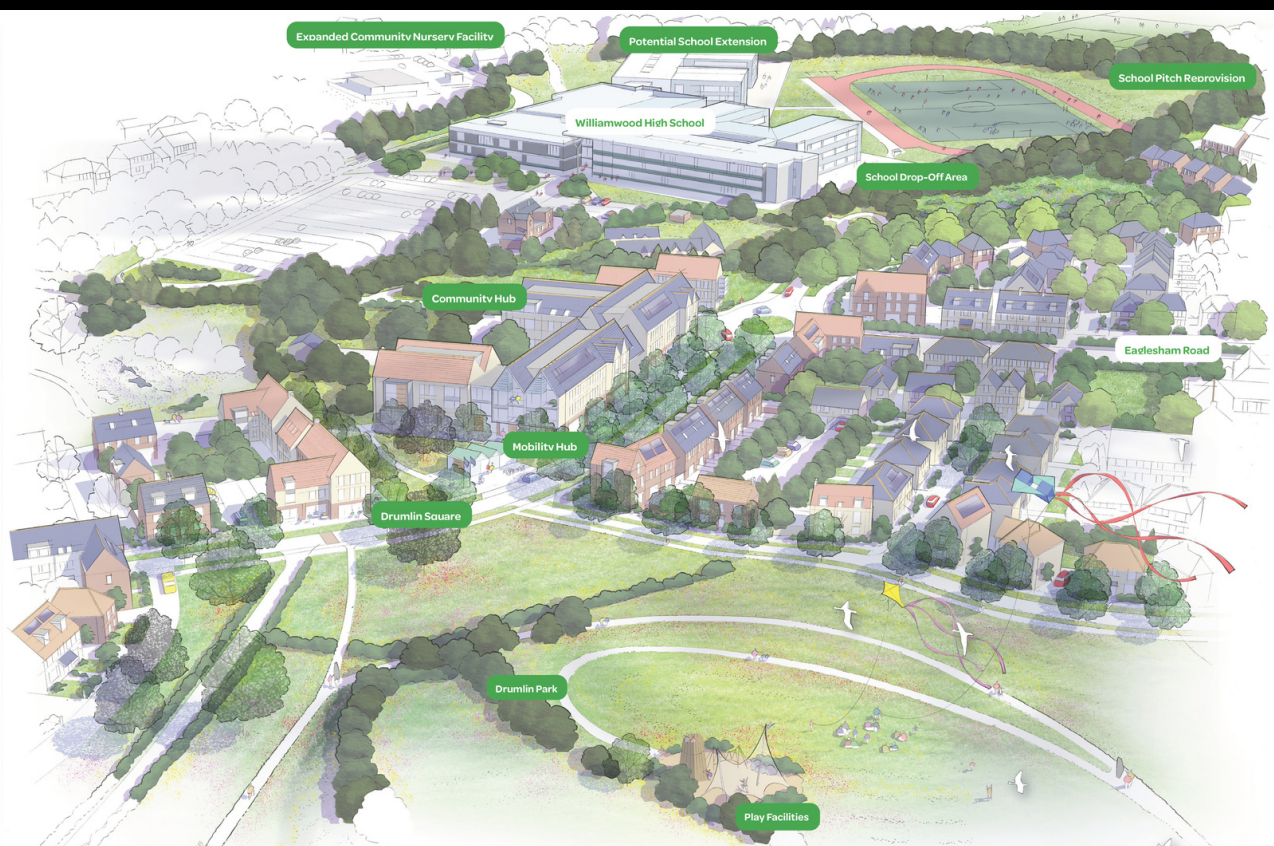
MOBILITY HUB

The Mobility Hub, located within Drumlin Square, encourages sustainable travel with secure bike parking, EV charging, and links to public transport. It supports a car-light lifestyle, improves accessibility, and helps reduce carbon emissions.

COMMUNITY NURSERY

Land has been allocated for an expanded Community Nursery Facility, offering potential for a permanent structure and outdoor learning space. Positioned near the Education Campus and connected to walking and cycling routes, it enhances local childcare provision and strengthens the sense of place for families.

Below: artists impression - Neighbourhood Hub



A CAMPUS APPROACH TO EDUCATION

Clarkston South supports the creation of a modern, accessible Education Campus that benefits Williamwood High School and the wider community. The plan prioritises safety, sustainability, and future growth and includes:

SPACE TO GROW

Around 1.8 hectares is allocated for new sports pitches, freeing the existing pitch area for a potential extension, Williamwood High School, with 0.7 hectares of expansion land within Council ownership.

IMPROVED ACCESS

A new traffic-calmed drop-off zone, twice the size of the existing one, enhances safety and separates parking from pedestrian routes. The existing drop-off area can be converted to additional parking.

CONNECTED TO THE COMMUNITY

The campus is well linked to the Neighbourhood Hub, Drumlin Square, Mobility Hub, and Drumlin Park, ensuring convenient access to local services and sustainable travel options.

Below: artists impression of expanded community nursery facility



Below: education campus detail plan



SUSTAINABILITY STRATEGY

Sustainability is at the heart of the landscape-led masterplan, which enhances biodiversity and climate resilience through integrated, nature-led features such as:

ALLOTMENTS

Designated growing spaces promote local food production, support biodiversity, and offer opportunities for community and educational use.

PLAY

A mix of formal and informal play areas in well-connected, overlooked locations to encourage safe, inclusive outdoor activity.

ACTIVE TRAVEL

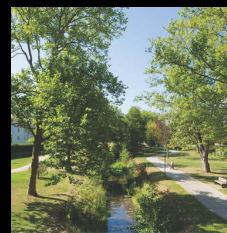
Integrated walking and cycling routes set within green corridors connect all parts of the site, promoting healthy, sustainable movement.

BIODIVERSITY

A variety of natural and semi-natural open spaces feature native planting, wildflower meadows, and habitat zones to enhance ecology and biodiversity.

DRAINAGE

A comprehensive SuDS network integrates aquatic and wetland habitats, delivering both drainage function and ecological value.



Below: indicative landscape masterplan



PHASING

The proposed development will be delivered over approximately 15–20 years in four overlapping phases, allowing flexibility in response to local needs and market conditions. The site offers a strategic growth opportunity aligned with future Local Development Plan cycles (LDP3 and LDP4).

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

- Construction of Eaglesham Road roundabout and key access points;
- Delivery of Neighbourhood Hub, Clarkston Square, new school drop-off area and sports pitch;
- Approx. 225 homes to the east and west of Eaglesham Road.

PHASE 2

- Approx. 335 homes in the central area.

PHASE 3

- Emergency access and approx. 115 homes in the southern part of the western site.

PHASE 4

- Link to Flenders Road, formation of western vehicle access, and approx. 225 homes.



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

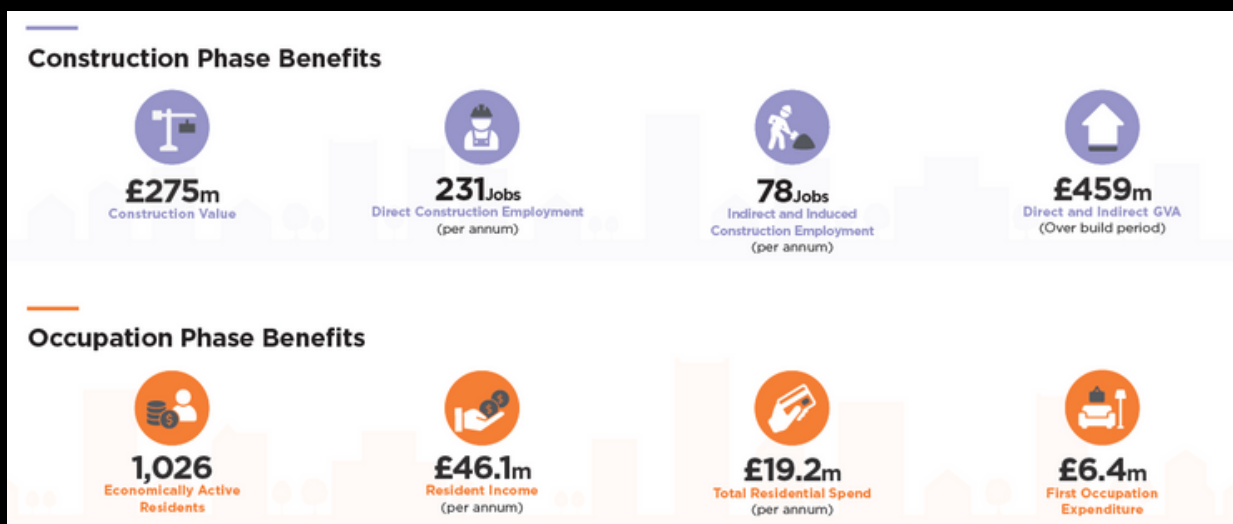
working with a developer that not only understands the local context but has helped shape it.

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 Clarkston 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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