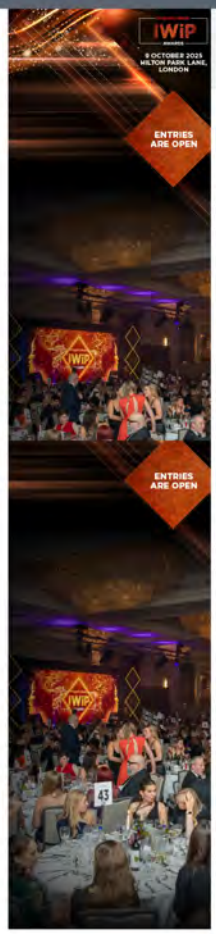

NEWS

Reselton wins decade-long planning battle for £1.3bn mixed-use Mortlake Brewery scheme

By Ciaran Nerval | 02 May 2025

Developer Reselton has won a planning appeal to develop its £1.3bn residential-led mixed-use scheme in Mortlake, south-west London.

CGI of Reselton's Mortlake scheme, south-west London

The scheme, overlooking the River Thames, is located on the old Stag Brewery site and will involve construction of 1,068 homes, which will comprise a mixture of one- to four-bedrooms. The scheme will have a minimum 7.5% provision of affordable housing.

The site, designed by architect Squire & Partners, was acquired by Reselton in 2015 and the proposed scheme has been in legal battles for approval ever since. Three separate iterations were approved by the planning authority at the London Borough of Richmond upon Thames, which were then turned down by the Greater London Authority due to the scheme's size.

Plans for the site also include a 1,200-pupil secondary school academy, retail space, offices and nine acres of green space.

Construction will include a series of road improvements to open up public access to a formerly privately occupied 22-acre brownfield riverside site.

The homes will use air-source heat pumps, and more than 400 new trees will be planted across the site.

The appeal was led by Dartmouth Capital Advisors on behalf of Reselton Properties, a wholly owned subsidiary of Singapore-listed City Developments.

Guy Duckworth, development director of Dartmouth Capital Advisors, said Reselton acquired the site with the benefit of a planning brief from Richmond Council, the "spirit of which our architects Squire & Partners have followed faithfully".

He added: "Yet it has taken 10 years to obtain a planning consent.

"Through the expert planning advice of our consultants Newmark, London Borough of Richmond upon Thames approved three planning applications, all of which were refused by mayor of London Sadiq Khan, including one scheme that his own Greater London Authority officers recommended for approval offering a minimum of 30% affordable housing and a new secondary school."

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