# Ballymore secures joint venture with TfL to deliver 1,400 sustainable homes at Limmo Peninsula



Ballymore has been confirmed as the joint venture partner with Transport for London’s (TfL) property company, Places for London, to redevelop the Limmo Peninsula site near Canning Town, Newham. This significant project will transform a brownfield area, previously used for the Elizabeth line’s construction—specifically for lowering tunnelling machines—into a residential-led development comprising around 1,400 new homes. Of these, approximately 40% are designated as affordable housing, marking an investment in tackling housing needs in east London.

The Limmo Peninsula redevelopment covers a five-hectare site with about 600 metres of river frontage along Bow Creek. The plans include not only residential properties but also commercial spaces and large publicly accessible open areas, aimed at fostering community interaction and supporting local economies. A key feature of the scheme is the construction of a new pedestrian and cycle bridge, which will improve connectivity between the peninsula and the Canning Town area, linking closely to transport hubs less than a five-minute walk away.

Places for London initially shortlisted four firms, with three submitting tenders late last year, before settling on Ballymore as the preferred bidder this spring. The project is part of Places for London's broader ambition to deliver 20,000 homes and generate revenue to support London’s transport network. The partnership with Ballymore also includes opportunities for the developer to explore additional sites across east London, strengthening Ballymore’s footprint in the area.

This move aligns with wider urban regeneration trends in East London that combine residential development with sustainable transport and environmentally friendly design. Earlier announcements from Places for London emphasized the intention for the scheme to be effectively car-free, encouraging a shift toward walking, cycling, and use of public transport. Such an approach reflects contemporary urban planning principles aimed at reducing carbon emissions and improving quality of urban life.

In parallel, Ballymore has advanced other substantial projects in Newham. In late 2024, the company submitted planning applications for two nearby riverside developments, proposing nearly 3,700 additional homes. These projects embody a mix of affordable housing, co-living suites, new educational facilities, light industrial workspace, retail, community spaces, and green areas, all designed to contribute to the creation of vibrant, active riverside neighbourhoods.

Overall, the Limmo Peninsula development exemplifies a multifaceted approach to London’s housing crisis, urban regeneration, and sustainable transport integration, set against the backdrop of reusing land once devoted to monumental infrastructure projects like the Elizabeth line.

### 📌 Reference Map:

* Paragraph 1 – [[1]](https://www.building.co.uk/news/ballymore-lands-tfl-housing-deal-in-newham/5136711.article), [[2]](https://www.wired-gov.net/wg/news.nsf/articles/Places%2Bfor%2BLondon%2Blaunches%2Bsearch%2Bfor%2Bnew%2Bdevelopment%2Bpartner%2Bin%2Beast%2BLondon%2B01022024091000), [[3]](https://bdaily.co.uk/articles/2024/01/31/places-for-london-launches-search-for-new-development-partner-in-east-london)
* Paragraph 2 – [[1]](https://www.building.co.uk/news/ballymore-lands-tfl-housing-deal-in-newham/5136711.article), [[4]](https://www.standard.co.uk/business/transport-for-london-tfl-places-limmo-peninsula-canning-town-newham-east-london-homes-car-free-b1136068.html), [[5]](https://www.newhamrecorder.co.uk/news/24090138.tfl-housing-firm-seeks-partner-canning-town-development/), [[7]](https://www.mylondon.news/news/east-london-news/huge-new-1500-home-neighbourhood-28564013)
* Paragraph 3 – [[1]](https://www.building.co.uk/news/ballymore-lands-tfl-housing-deal-in-newham/5136711.article), [[2]](https://www.wired-gov.net/wg/news.nsf/articles/Places%2Bfor%2BLondon%2Blaunches%2Bsearch%2Bfor%2Bnew%2Bdevelopment%2Bpartner%2Bin%2Beast%2BLondon%2B01022024091000), [[3]](https://bdaily.co.uk/articles/2024/01/31/places-for-london-launches-search-for-new-development-partner-in-east-london), [[5]](https://www.newhamrecorder.co.uk/news/24090138.tfl-housing-firm-seeks-partner-canning-town-development/)
* Paragraph 4 – [[1]](https://www.building.co.uk/news/ballymore-lands-tfl-housing-deal-in-newham/5136711.article), [[2]](https://www.wired-gov.net/wg/news.nsf/articles/Places%2Bfor%2BLondon%2Blaunches%2Bsearch%2Bfor%2Bnew%2Bdevelopment%2Bpartner%2Bin%2Beast%2BLondon%2B01022024091000), [[4]](https://www.standard.co.uk/business/transport-for-london-tfl-places-limmo-peninsula-canning-town-newham-east-london-homes-car-free-b1136068.html), [[7]](https://www.mylondon.news/news/east-london-news/huge-new-1500-home-neighbourhood-28564013)
* Paragraph 5 – [[6]](https://www.theplanner.co.uk/2024/12/19/permission-sought-two-schemes-comprising-3600-homes-east-london)

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## Bibliography

1. <https://www.building.co.uk/news/ballymore-lands-tfl-housing-deal-in-newham/5136711.article> - Please view link - unable to able to access data
2. <https://www.wired-gov.net/wg/news.nsf/articles/Places%2Bfor%2BLondon%2Blaunches%2Bsearch%2Bfor%2Bnew%2Bdevelopment%2Bpartner%2Bin%2Beast%2BLondon%2B01022024091000> - In February 2024, Places for London, Transport for London's property company, announced a search for a new development partner to redevelop the Limmo Peninsula in Newham. The 5-hectare site, previously used for Elizabeth line construction, has the potential to deliver up to 1,500 new homes, including affordable housing. The development aims to include commercial space, public open areas, and improved connectivity, such as a new cycle and pedestrian bridge and a river walkway. The project is part of a broader programme to deliver 20,000 homes and generate revenue for London's transport network.
3. <https://bdaily.co.uk/articles/2024/01/31/places-for-london-launches-search-for-new-development-partner-in-east-london> - In January 2024, Places for London, the property development arm of Transport for London, sought a joint venture partner for a residential-led scheme at the Limmo Peninsula in Newham. The 5-hectare site, previously used for Elizabeth line works, offers the potential for up to 1,500 new homes, including affordable housing. The development plans include commercial space, publicly accessible open areas, and enhancements to connectivity, such as a new cycle and pedestrian bridge and a river walkway. The project is part of a wider programme to deliver 20,000 homes and generate revenue for London's transport network.
4. <https://www.standard.co.uk/business/transport-for-london-tfl-places-limmo-peninsula-canning-town-newham-east-london-homes-car-free-b1136068.html> - In January 2024, Transport for London's property development arm, Places for London, sought a joint venture partner for a 'car-free' scheme to deliver 1,500 new homes at the Limmo Peninsula near Canning Town. The 5-hectare site, previously used by TfL for Elizabeth Line work, is set to become a new residential development. The project is expected to feature affordable housing, with Places for London aiming for 50% of homes to be affordable. The development may also include commercial space, large areas of publicly accessible open space, and a pedestrian bridge over Bow Creek.
5. <https://www.newhamrecorder.co.uk/news/24090138.tfl-housing-firm-seeks-partner-canning-town-development/> - In February 2024, Transport for London's property company, Places for London, sought a joint venture partner for a major development in Newham. The plan is to transform the former Elizabeth Line work site at Limmo Peninsula, Canning Town, into up to 1,500 homes. The 5-hectare site includes affordable housing and potentially commercial space to support the local economy. The development aims to improve connectivity with a new cycle path, pedestrian bridge, and river walkway. The site is less than a five-minute walk from Canning Town station.
6. <https://www.theplanner.co.uk/2024/12/19/permission-sought-two-schemes-comprising-3600-homes-east-london> - In December 2024, Ballymore submitted two hybrid planning applications to Newham Council for riverside sites in East London, aiming to deliver nearly 3,700 new homes. The Thames Road project includes 1,658 homes, with 281 affordable units and 359 co-living suites. It also proposes a new primary school, light industrial workspace, parkland, and ground-floor retail and community spaces. The Knights Road scheme involves 1,667 homes, including 334 affordable units, and 4,000m² of light industrial and flexible workspace. Both projects will feature open green spaces, improved connectivity, and riverfront access, contributing to Royal Wharf’s development as an active riverside neighbourhood.
7. <https://www.mylondon.news/news/east-london-news/huge-new-1500-home-neighbourhood-28564013> - In January 2024, Transport for London (TfL) sought to bring forward an 'effectively car-free' development scheme on a former Elizabeth line site at the Limmo Peninsula in Newham. The 5-hectare site, with 600 metres of river frontage, is set to deliver up to 1,500 new homes, including affordable housing, alongside a range of improvements for the local community. The development aims to include commercial space, large areas of publicly accessible open space, and enhancements to connectivity, such as a new cycle and pedestrian bridge and a river walkway. The site is less than five minutes’ walk from Canning Town London Underground station.